

APPROVAL: [Signature]
ASHLAND PLANNING DEPARTMENT
PA #2003-003 SUBDIVISION

12.08.2004
DATE

PARK RIDGE SUBDIVISION, PHASE 2
A Planned Unit Development
In Parcel No. 2 per Partition Plat No. P-34-1000 &
located in the SE 1/4 of Section 4, T.36S, R.1E, W.M.
City of Ashland Jackson County, Oregon

***** RECORDER'S CERTIFICATE *****

APPROVAL:
EXAMINED AND APPROVED THIS 10th DAY OF December, 2004.

for
STARFLOWER LANE, LLC
7118 HIGHWAY 66
Ashland, OR 97520

FILED FOR RECORD THIS 16th DAY OF DECEMBER, 2004, AT
1:41 O'CLOCK P.M., AND RECORDED IN VOLUME 30 OF PLATS ON PAGE 82 OF
THE RECORDS OF JACKSON COUNTY, OREGON.

[Signature]
CITY SURVEYOR

DATE:
NOVEMBER 11, 2004

[Signature]
COUNTY CLERK

[Signature]
DEPUTY

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 AS OF DECEMBER 13th, 2004.

[Signature], DEPUTY
ASSESSOR, DEPARTMENT OF ASSESSMENT

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS RECORDED AS DOC.# 04-072789, ORJCO.

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN
PAID AS OF 13th of December, 2004.

***** SURVEYOR'S CERTIFICATE *****

[Signature], Deputy
TAX COLLECTOR

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE
CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND
SHOWN HEREON THIS PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING
IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

***** DECLARATION *****

Beginning at the Initial Point of PARK RIDGE SUBDIVISION, PHASE 1 (A Planned Community), according to the
official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence
along the Northerly boundary of said PHASE 1, North 89°59'48" West, 66.32 feet (North 89°57'42" West, 66.29
feet) to an angle point; thence North 49°59'18" West, 134.90 feet (record North 50°00'00" West, 135.00 feet) to
an angle point; thence North 74°02'13" West, 194.93 feet (record North 74°00'00" West, 195.00 feet) to an angle
point; thence North 00°02'18" East, 140.56 feet (record 140.41 feet) to the South line of Hersey Street; thence
along said South line, South 89°57'42" East, 337.43 feet (record 387.68 feet) to the beginning of a 20.00 foot
radius curve to the right having a central angle of 90°03'44"; thence along the arc of said curve, 31.44 feet (the
long chord of which bears South 44°55'50" East, 28.30 feet) to the West line of Starflower Lane; thence along
said West line, South 00°06'02" West, 260.64 feet to the INITIAL POINT OF BEGINNING.

KNOW ALL MEN BY THESE PRESENTS THAT STARFLOWER LANE, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE
OWNER IN FEE OF THE REAL PROPERTY SHOWN ON SHEET 2, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S
CERTIFICATE, AND HAS SUBDIVIDED THE SAME INTO THE LOTS, PRIVATE STREET AND COMMON AREA AS SHOWN ON
SHEET 2 AND DOES HEREBY DEDICATE TO THE CITY OF ASHLAND THE PUBLIC PEDESTRIAN ACCESS EASEMENT (PPAE)
AND THE PUBLIC UTILITY EASEMENTS (PUE), WITH THE CONDITION THAT CHARTER COMMUNICATIONS, ITS SUCCESSORS
OR ASSIGNS IN INTEREST IS GRANTED THE RIGHT TO USE SAID PUE'S FOR THE PLACEMENT AND MAINTENANCE OF
CABLE TV LINES AS LONG AS THEY DO NOT INTERFERE WITH THE MAINTENANCE OF CITY ASHLAND UTILITIES. PARK
RIDGE SUBDIVISION, PHASE 2 SHALL BE SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT. STARFLOWER LANE, LLC DOES HEREBY DESIGNATE SAID SUBDIVISION
AS PARK RIDGE SUBDIVISION, PHASE 2.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-05

[Signature]
MARK DIRIENZO, MANAGING MEMBER
STARFLOWER LANE, LLC

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED MARK DIRIENZO, MEMBER OF STARFLOWER LANE, LLC, AND ACKNOWLEDGED
THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF STARFLOWER

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

DATED THIS 17th DAY OF November, 2004.
LANE, LLC.

PURPOSE: TO SURVEY AND MONUMENT THE LOTS, PRIVATE STREETS AND COMMON AREA OF
PARK RIDGE SUBDIVISION, PHASE 2, BEING A SUBDIVISION OF THAT TRACT DESCRIBED
IN DOC. #03-76788, ORJCO. SEE ASHLAND PA-2003-003.

[Signature]
[Signature] Notary Public - Oregon
Commission No. 35424
My Commission Expires March 20, 2006

PROCEDURE: MADE TIES TO MONUMENTS AS SHOWN ON SHEET 2 TO CONTROL THE EXTERIOR
OF THE SUBJECT TRACT. COMPUTED THE INTERIOR LOT, COMMON AREA & PRIVATE
STREET CORNERS AND SET PINS AT THE LOCATIONS SHOWN ON SHEET 2. THE
PINS SHOWN AS BEING RESET WERE TIED BEFORE CONSTRUCTION BEGAN AND
WERE SUBSEQUENTLY DESTROYED BY THE CONSTRUCTION OF IMPROVEMENTS.

***** AFFIDAVIT OF CONSENT *****

FOR USE OF SUBDIVISION NAME FROM MICHAEL T. MAHAR & MOUNTAIN PARK
DEVELOPMENT, L.L.C. RECORDED AS DOC. # 04-072788, ORJCO.

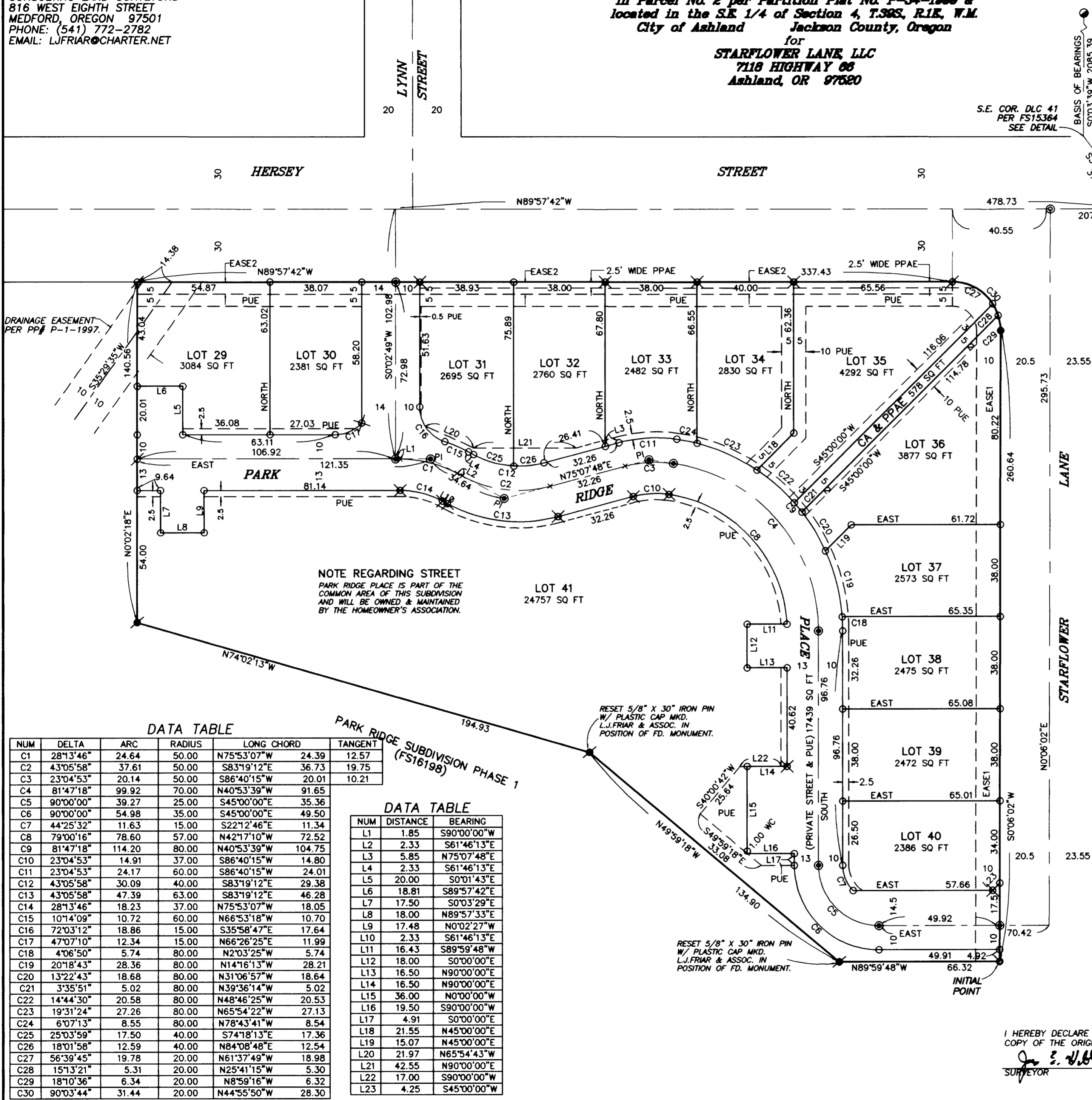
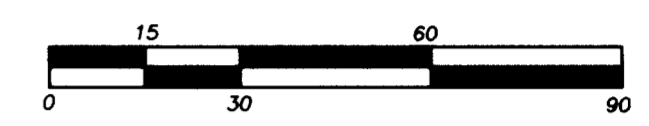
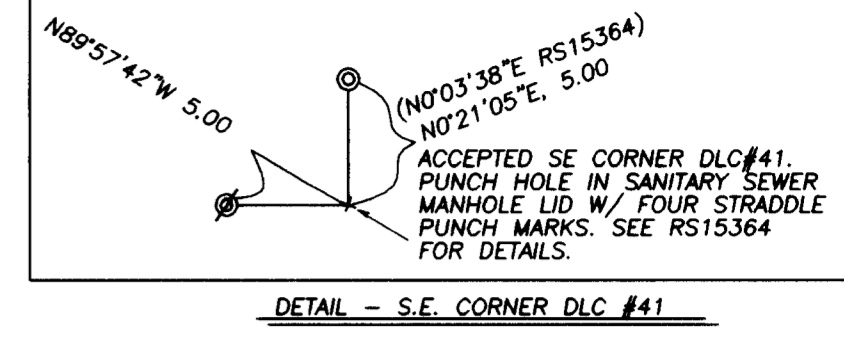
I HEREBY DECLARE THAT THIS IS AN EXACT
COPY OF THE ORIGINAL PLAT.
[Signature]
SURVEYOR

RECEIVED
DATE 12-16-04 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 211, PAGE 397-399 OF
THE COUNTY COMMISSIONER'S JOURNAL OF PROCEEDINGS.

SURVEY BY:
 L.J. FRIAR & ASSOCIATES, P.C.
 CONSULTING LAND SURVEYORS
 816 WEST EIGHTH STREET
 MEDFORD, OREGON 97501
 PHONE: (541) 772-2782
 EMAIL: LJFRIAR@CHARTER.NET

PARK RIDGE SUBDIVISION, PHASE 2
 A Planned Unit Development
 In Parcel No. 2 per Partition Plat No. P-34-1999 &
 located in the S.E. 1/4 of Section 4, T.39S, R.1E, W.M.
 City of Ashland Jackson County, Oregon
 for
STARFLOWER LANE, LLC
 7118 HIGHWAY 66
 Ashland, OR 97520



NOTE REGARDING STREET
 PARK RIDGE PLACE IS PART OF THE
 COMMON AREA OF THIS SUBDIVISION
 AND WILL BE OWNED & MAINTAINED
 BY THE HOMEOWNER'S ASSOCIATION.

DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD	TANGENT
C1	28°13'46"	24.64	50.00	N75°53'07"W	24.39
C2	43°05'58"	37.61	50.00	S83°19'12"E	36.73
C3	23°04'53"	20.14	50.00	S86°40'15"W	20.01
C4	81°47'18"	99.92	70.00	N40°53'39"W	91.65
C5	90°00'00"	39.27	25.00	S45°00'00"E	35.36
C6	90°00'00"	54.98	35.00	S45°00'00"E	49.50
C7	44°25'32"	11.63	15.00	S22°12'46"E	11.34
C8	79°00'16"	78.60	57.00	N42°17'10"W	72.52
C9	81°47'18"	114.20	80.00	N40°53'39"W	104.75
C10	23°04'53"	14.91	37.00	S86°40'15"W	14.80
C11	23°04'53"	24.17	60.00	S86°40'15"W	24.01
C12	43°05'58"	30.09	40.00	S83°19'12"E	29.38
C13	43°05'58"	47.39	63.00	S83°19'12"E	46.28
C14	28°13'46"	18.23	37.00	N75°53'07"W	18.05
C15	10°14'09"	10.72	60.00	N66°53'18"W	10.70
C16	72°03'12"	18.86	15.00	S35°58'47"E	17.64
C17	47°07'10"	12.34	15.00	N66°26'25"E	11.99
C18	4°06'50"	5.74	80.00	N2°03'25"W	5.74
C19	20°18'43"	28.36	80.00	N14°16'13"W	28.21
C20	13°22'43"	18.68	80.00	N31°06'57"W	18.64
C21	3°35'51"	5.02	80.00	N39°36'14"W	5.02
C22	14°44'30"	20.58	80.00	N48°46'25"W	20.53
C23	19°31'24"	27.26	80.00	N65°54'22"W	27.13
C24	6°07'13"	8.55	80.00	N78°43'41"W	8.54
C25	25°03'59"	17.50	40.00	S74°18'13"E	17.36
C26	18°01'58"	12.59	40.00	N84°08'48"E	12.54
C27	56°39'45"	19.78	20.00	N61°37'49"W	18.98
C28	15°13'21"	5.31	20.00	N25°41'15"W	5.30
C29	18°10'36"	6.34	20.00	N8°59'16"W	6.32
C30	90°03'44"	31.44	20.00	N44°55'50"W	28.30

DATA TABLE

NUM	DISTANCE	BEARING
L1	1.85	S90°00'00"W
L2	2.33	S61°46'13"E
L3	5.85	N75°07'48"E
L4	2.33	S61°46'13"E
L5	20.00	S0°01'43"E
L6	18.81	S89°57'42"E
L7	17.50	S0°03'29"E
L8	18.00	N89°57'33"E
L9	17.48	N0°02'27"W
L10	2.33	S61°46'13"E
L11	16.43	S89°59'48"W
L12	18.00	S0°00'00"E
L13	16.50	N90°00'00"E
L14	16.50	N90°00'00"E
L15	36.00	N0°00'00"W
L16	19.50	S90°00'00"W
L17	4.91	S0°00'00"E
L18	21.55	N45°00'00"E
L19	15.07	N45°00'00"E
L20	21.97	N65°54'43"W
L21	42.55	N90°00'00"E
L22	17.00	S90°00'00"W
L23	4.25	S45°00'00"W

LEGEND

- = FD. 3" BRONZE CAP MKD. CITY OF ASHLAND SURVEY MARKER 1997 LS759 PER RS15364.
- = FD. 2.5" BRASS DISC IN MONUMENT CASE MKD. L.J. FRIAR & ASSOCIATES PER MMPS1.
- = FD. 3" BRONZE CAP IN MONUMENT CASE MKD. CITY OF ASHLAND SURVEY MARKER 1993 LS759 PER RS13679.
- = FD. 2.5" BRASS DISC IN CONCRETE MKD. INITIAL POINT LS2023 PER PRS1. RESET BRASS TAG MKD. L.J. FRIAR & ASSOC IN LEAD PLUG IN CONCRETE IN POSITION OF FD. MON.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS15919.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. D. HUCK LS2023 PER PRS1.
- = SET 1" X 30" IRON PIPE W/ 2.5" BRASS CAP MKD. L.J. FRIAR & ASSOC IN MON. WELL.
- ⊗ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC IN LEAD PLUG IN CONCRETE.

- JCDR = JACKSON COUNTY DEED RECORDS.
 SQ FT = SQUARE FEET.
 ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 C1 = SEE DATA TABLE.
 L1 = SEE DATA TABLE.
 () = RECORD DATA AS SHOWN.
 MCE2 = MOUNTAIN CREEK ESTATES, PHASE 2. (FS15930)
 MMPS1 = MOUNTAIN MEADOWS SUBDIVISION, PHASE 1. (FS14730)
 PRS1 = PARK RIDGE SUBDIVISION PHASE 1 (FS16198).
 -X- = FENCE LINE.
 CA = COMMON AREA TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOC.
 PPAE = PUBLIC PEDESTRIAN ACCESS EASEMENT.
 WC = WITNESS CORNER MONUMENT.
 PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.

BASIS OF BEARINGS

NOAA TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 4. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN FROM THE CENTERLINE OF NORTH MOUNTAIN AVENUE AS SHOWN ON SURVEY NO. 6779 ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE AND AS SHOWN HEREON.

DATE: NOVEMBER 11, 2004 UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

EASEMENTS PER SUBDIVISION GUARANTEE

- 1) EASEMENT FOR ELECTRICITY PER VOL.289, PG.107, JCDR CANNOT BE DEPICTED BUT MAY AFFECT THE SUBJECT PROPERTY.
- 2) EASE1 = PUE PER DOC. #98-47951, ORJCO.
- 3) EASE2 = PUE & SLOPE EASEMENT PER CIRCUIT COURT CASE #80-4372-J-2.
- 4) PUE PER DOC. #99-30438, ORJCO LIES WITHIN EASE2.

REGISTERED PROFESSIONAL LAND SURVEYOR
 JAMES E. HIBBS
 OREGON JULY 17, 1986
 JAMES E. HIBBS 2234
 RENEWAL DATE 6-30-05

RECEIVED
 DATE 12-16-04 BY [Signature]
 This survey consists of:
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 JACKSON COUNTY SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
 [Signature]
 SURVEYOR