

**** APPROVALS ****

WE CERTIFY THAT PURSUANT to authority granted to us by the Talent Planning Commission in open meeting of January 26, 20 06 this plat is hereby approved by the Talent Planning Commission. File No. PUD-05-05.
Dated this 21st day of November, 20 06.

Attest: n/a President John Adams Secretary

EXAMINED AND APPROVED this 21st day of November, 2006.

Robert Roberts
Jackson County Surveyor

EXAMINED AND APPROVED this 22nd day of November, 2006.

John P. Wahl
City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 as of December 1, 2006.

William Johnson Deputy
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of December 1, 2006.

Patty Bidzorek Deputy
Tax Collector

**** DECLARATION ****

Know all men by these presents that ADAMS GROUP, LLC, C.A. GALPIN, CHARLES A. COCHRANE and C.A. COCHRANE CONSTRUCTION, LLC are the owners in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be subdivided into the lots, street and common area as shown on Sheet 2, and that we hereby dedicate to the public for public use the Street and R/W Dedication as well as those areas shown on Sheet 2 labeled as Public Utility Easement (PUE), Public Storm Drainage Easement (SDE), Public Water line Easement (WLE) and Public Trail Access Easement (PTAE). We do hereby make and establish the Private Drainage Easement (PSDE) and Access Easement (AE) as shown on Sheet 2 for the benefit and use by the Lots as designated. We hereby designate said Subdivision as LITHIA VIEW SUBDIVISION, PHASE 2. This Subdivision shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat.

Gregg Adams
GREGG ADAMS, MEMBER
ADAMS GROUP, LLC

C.A. Galpin
C.A. GALPIN

Charles A. Cochrane
CHARLES A. COCHRANE, MEMBER
C.A. COCHRANE CONSTRUCTION, LLC

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named GREGG ADAMS and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Adams Group, LLC

Dated this 19 day of October, 2006.

Cori Nicholson
Cori N. Notary Public - Oregon
Commission No. 390328
My Commission Expires 3/7/09

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named C.A. GALPIN and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 19 day of October, 2006.

Cori Nicholson
Cori N. Notary Public - Oregon
Commission No. 390328
My Commission Expires 3/7/09

LITHIA VIEW SUBDIVISION, PHASE 2

In Lot 6, Block 1. HYDE PARK SUBDIVISION & Located in the N.E. 1/4 of Sec. 26, T.38S., R.1W., W.M. City of Talent Jackson County, Oregon. (Planning File PUD-05-05)

SURVEY FOR:

ADAMS GROUP, LLC. ET. AL.
1970 ASHLAND STREET, #2
ASHLAND, OR 97520

SURVEY BY:

L.J. Friar & Associates, P.C.
Consulting Land Surveyors
816 West Eighth Street
Medford, OR 97501
Phone: (541) 772-2782
Email: ljfriar@charter.net

DATE:
OCTOBER 12, 2006

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

Filed for record this 01 day of December, 2006 at 3:01 o'clock P.M., and recorded in Volume 32 of Plats at Page 100 of the records of Jackson County, Oregon and recorded as Document No. 2006-060396, Official Records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Anthony Dellechia
Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2006-060397, Official Records of Jackson County, Oregon.

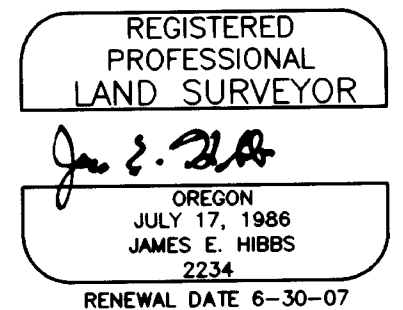
**** SURVEYOR'S CERTIFICATE ****

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, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Commencing at the most Westerly corner of LITHIA VIEW SUBDIVISION, according to the official plat thereof, now of record in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the Northwesterly line thereof, North 34°03'16" East, 364.60 feet to the most Northerly corner thereof; thence along the Northeasterly line thereof, South 49°51'44" East, 218.70 feet to an angle point; thence continue along said Northeasterly line, North 89°56'36" East, 128.71 feet to the Southwesterly line of Pacific Highway No. 99; thence along said Southwesterly line the following four courses, North 52°35'59" West, 252.25 feet to an angle point; thence North 37°24'01" East, 10.00 feet to an angle point; thence North 52°35'59" West, 376.99 feet to an angle point; thence North 52°42'02" West, 46.58 feet to most Easterly corner of SUMMER MEADOWS SUBDIVISION, according to the official plat thereof, now of record in Jackson County, Oregon; thence along the Southeasterly line thereof, South 34°03'16" West, 462.95 feet to the most Southerly corner thereof; thence along the Southwesterly line of Lot 6, Block 1 of HYDE PARK SUBDIVISION, according to the official plat thereof, now of record in Jackson County, Oregon South 55°56'44" East, 350.05 feet to the initial point of beginning.

**** AFFIDAVIT OF CONSENT ****

FROM PREMIERWEST BANK RECORDED AS DOC. #2006-200483, ORJCO.



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

PURPOSE: To survey and monument the corners of the Lots, Street and Common Area of LITHIA VIEW SUBDIVISION, PHASE 2. See Talent File PUD-05-05.

PROCEDURE: From existing control established by this office during Summer Meadows Subdivision (FS14588) and Lithia View Subdivision (FS18038), computed the interior lot, street and common area corner positions and set monuments as shown on Sheet 2.

STATE OF OREGON)
COUNTY OF JACKSON) ss.

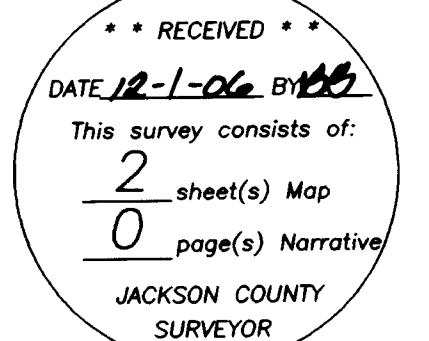
PERSONALLY appeared the above named CHARLES COCHRANE and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of C.A. Cochrane Construction, LLC.

Dated this 19 day of October, 2006.

Cori Nicholson
Cori N. Notary Public - Oregon
Commission No. 390328
My Commission Expires 3/7/09

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs
SURVEYOR



APPROVED FOR RECORDING.

John P. Wahl
COUNTY COMMISSIONER/ADMINISTRATOR

12-1-06
DATE

SHEET 1 OF 2

SURVEY FOR:

ADAMS GROUP, LLC, ET. AL.
1970 ASHLAND STREET, #2
ASHLAND, OR 97520

SURVEY BY:

L.J. Friar & Associates, P.C.
Consulting Land Surveyors
816 West Eighth Street
Medford, OR 97501
Phone: (541) 772-2782
Email: ljfriar@charter.net

DATE:
OCTOBER 12, 2006

LITHIA VIEW SUBDIVISION, PHASE 2

In Lot 6, Block 1, HYDE PARK SUBDIVISION &
Located in the N.E. 1/4 of Sec. 26, T.38S, R.1W., W.M.
City of Talent Jackson County, Oregon.
(Planning File PUD-05-05)

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD	
C1	90°00'00"	31.42	20.00	N79°03'16"E 28.28	
C2	90°00'00"	31.42	20.00	N10°56'44"W 28.28	
NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N37°24'01"E	10.00	L4	N34°03'00"E	17.98
L2	N34°03'00"E	24.05	L5	S55°56'44"E	11.00
L3	N89°19'34"W	17.21			

PLANNING CONDITION:

LOT 32 SHALL HAVE NO VEHICULAR ACCESS TO PACIFIC HIGHWAY NO. 99.

REGISTERED PROFESSIONAL LAND SURVEYOR

J. Friar
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-07

LEGEND

- = FD. 1/2" IRON PIPE W/ PLASTIC CAP MKD. SWAIN LS759 PER FS11144.
- ⦿ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS14588 OR 18038.
- ⊙ = FD. 5/8" x 24" IRON PIN W/ ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. PER FS18038.
- ⊗ = SET 5/8" x 24" IRON PIN W/ ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- ⊘ = SET 5/8" x 30" IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC.
- = SET 5/8" x 24" IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC.
- PTAE = PUBLIC TRAIL ACCESS EASEMENT.
- PUE = PUBLIC UTILITY EASEMENT.
- PSDE(1) = PRIVATE STORM DRAINAGE EASEMENT (LOT #)
- JCDR = JACKSON COUNTY DEED RECORDS.
- SQ FT = SQUARE FEET.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER MONUMENT.
- () = SEE COURSE DATA TABLE.
- () = RECORD DATA PER HYDE PARK.
- FS = FILED SURVEY #.
- SDE = PUBLIC STORM DRAINAGE EASEMENT.
- WLE = PUBLIC WATER LINE EASEMENT.
- SMS = SUMMER MEADOWS SUBDIVISION (FS14588).
- LVS = LITHIA VIEW SUBDIVISION (FS18038).
- AE = ACCESS EASEMENT.
- SSE = CENTERLINE OF SANITARY SEWER EASEMENT PER DOC. 03-83432, ORJCO. (15' WIDE)
- RM = REFERENCE MONUMENT.

BASIS OF BEARINGS

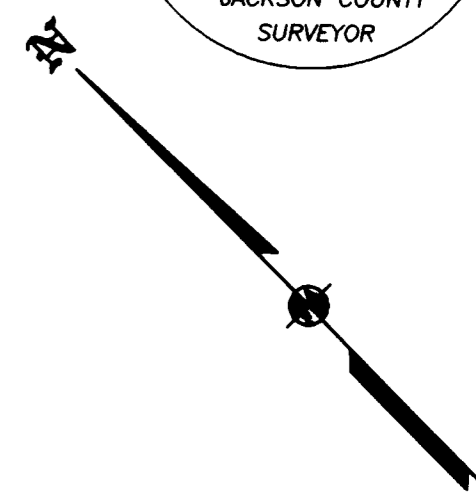
SURVEY NO. 18038 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET
SCALE: 1" = 40'

*** RECEIVED ***
DATE 12-1-06 BY *WES*

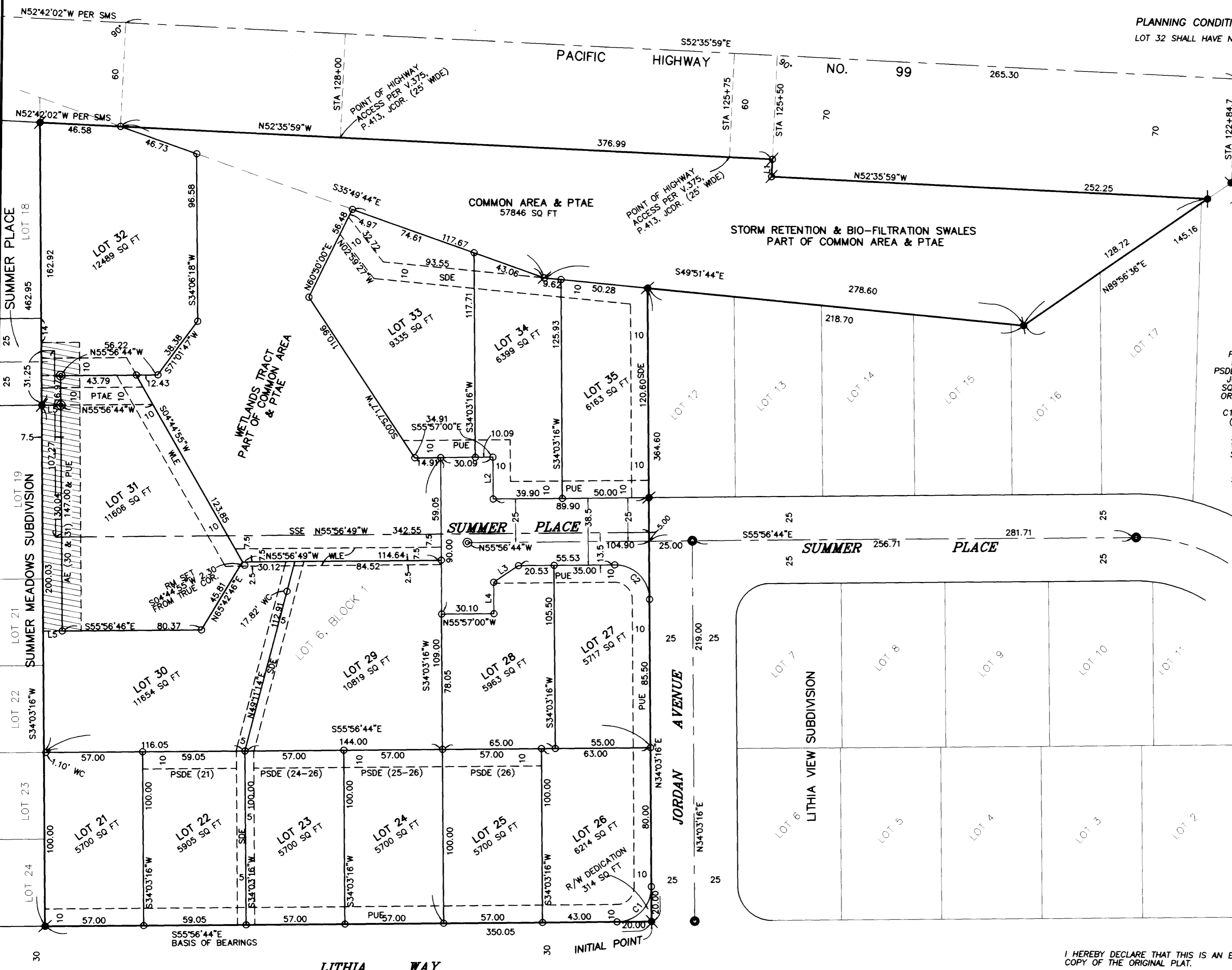
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative

JACKSON COUNTY SURVEYOR



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

J. Friar
SURVEYOR



381W25DB TL100 & 199

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.