

APPROVALS

ASHLAND PLANNING DEPARTMENT
PA #2015-00825 SUBDIVISION

10.11.2016 DATE

VERDE VILLAGE, PHASE 1
In Parcel 2 per Partition Plat No. P-32-2015,
and in the N.W. 1/4 of Section 4,
T.39S., R.1E., W.M. City of Ashland
Jackson County, Oregon
(PA#2015-00825)

RECORDER'S CERTIFICATE

Filed for record this 13th day of October, 2016 at
9:16 o'clock A.M., and recorded in Volume 42 of Plats
at Page 27 of the records of Jackson County, Oregon and recorded as
Document No. 2016-033640, Official Records of Jackson County, Oregon.

Christine D Walker
County Clerk

Kathy Barowcliff
Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No.
2016-032138, Official Records of Jackson County, Oregon.

EXAMINED AND APPROVED as required by ORS 92.100 as of October 6th, 2016.

Bradley F. Barlow
City Surveyor

SURVEY FOR:
SUNCREST HOMES, LLC
PO BOX 1313
TALENT, OR 97540

EXAMINED AND APPROVED this 11th day of October, 2016
City Engineer

DATE:
OCTOBER 5, 2016

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96
as of Oct. 13, 2016.

Deputy
Assessor, Department of Assessment

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OREGON 97535
PH: (541) 772-2782

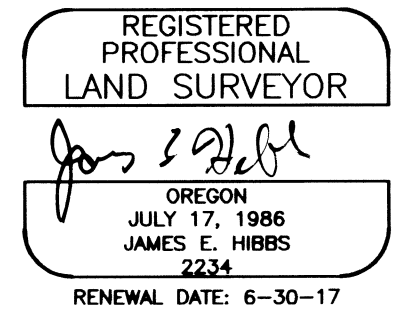
ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have
been paid as of Oct 13, 2016, 2016.

Datley Walker
Tax Collector

SURVEYOR'S CERTIFICATE

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY DECLARE THAT
THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND COMPLIES WITH THE REGULATIONS
FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED
AS FOLLOWS:

Parcel 2 per Partition Plat No. P-32-2015, recorded September 9, 2015, in Record of Partition Plats
in Jackson County, Oregon and filed as Survey No. 21797 in the Office of the Jackson County
Surveyor.



DECLARATION

Know all men by these presents that VERDE VILLAGE DEVELOPMENT LLC, is the owner in fee of the
lands shown on Sheet 2, more particularly described in the Surveyor's Certificate, and has subdivided
the same into the Lots, Common Area and street as shown on Sheet 2; and (1) does hereby
dedicate to the public for public use under the jurisdiction of the City of Ashland, the Street and
Public Utility Easements (PUE); (2) does hereby make and establish the Private Storm Drainage
Easements (PSDE), Private Sanitary Sewer Easements (PSSE) and Private Water Line Easement (PWLE);
and (3) does hereby designate said Subdivision as VERDE VILLAGE, PHASE 1, which shall be subject to
the Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2016-032138,
Official Records of Jackson County, Oregon. Emergency and Fire vehicles shall have the right to use
Dunn Circle at all times and as necessary.

LAZ AYALA, MEMBER
VERDE VILLAGE DEVELOPMENT, LLC

CHARLIE HAMILTON, MEMBER
VERDE VILLAGE DEVELOPMENT, LLC

STATE OF OREGON)
)SS.
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED LAZ AYALA AND ACKNOWLEDGED THE FOREGOING INSTRUMENT
TO BE THIS VOLUNTARY ACT AND DEED ON BEHALF OF VERDE VILLAGE DEVELOPMENT, LLC.

DATED THIS 6th DAY OF October, 2016.

Linda Anne Alexander
NOTARY PUBLIC - OREGON

COMMISSION NO. 943011
MY COMMISSION EXPIRES September 21, 2019

STATE OF OREGON)
)SS.
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED CHARLIE HAMILTON AND ACKNOWLEDGED THE FOREGOING INSTRUMENT
TO BE THIS VOLUNTARY ACT AND DEED ON BEHALF OF VERDE VILLAGE DEVELOPMENT, LLC.

DATED THIS 6th DAY OF October, 2016.

Linda Anne Alexander
NOTARY PUBLIC - OREGON

COMMISSION NO. 943011
MY COMMISSION EXPIRES September 21, 2019

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

James E. Hibbs
SURVEYOR

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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS, COMMON AREA AND STREET CREATED THROUGH VERDE VILLAGE,
PHASE 1 AS REQUESTED BY THE CLIENT. SEE ASHLAND PA# 2015-00825.

PROCEDURE: THE EXTERIOR OF THE SUBJECT TRACT WAS MONUMENTED BY THIS OFFICE DURING FS21797. COMPUTED
THE LOT, COMMON AREA AND STREET RIGHT OF WAY CORNER LOCATIONS PER THE APPROVED TENTATIVE PLAT AND SET
MONUMENTS AS SHOWN ON SHEET 2.

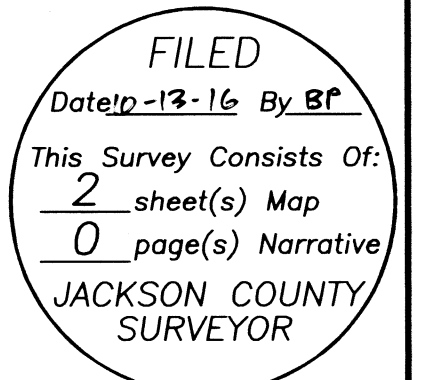
AFFIDAVIT OF CONSENT

FROM PEOPLE'S BANK OF COMMERCE RECORDED AS DOC. #2016-033639 ORJCO.

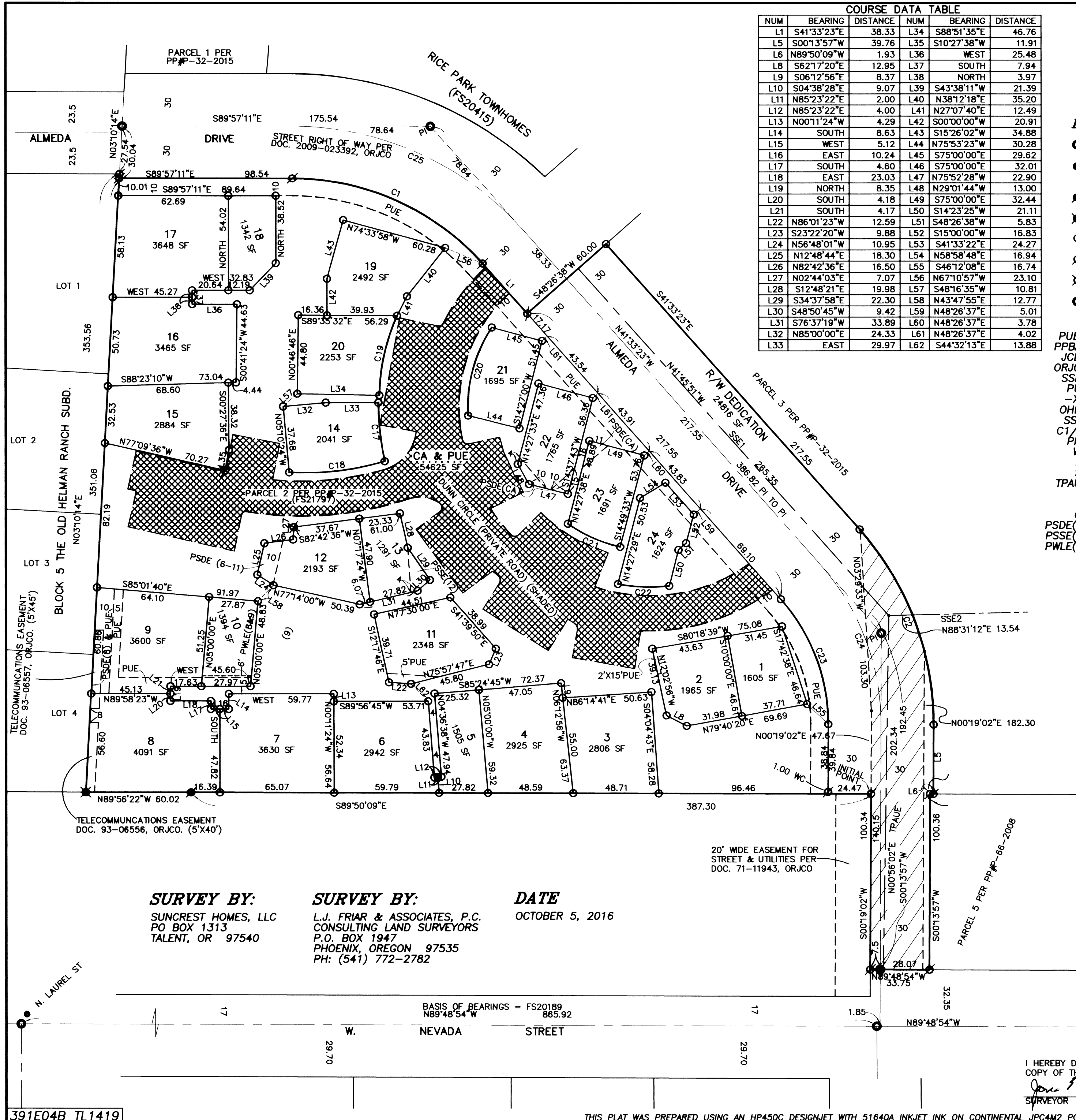
APPROVED FOR RECORDING:

C. Thompson
COUNTY COMMISSIONER/ADMINISTRATOR

10/13/16
DATE



SHEET 1 OF 2



COURSE DATA TABLE

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	S41°33'23"E	38.33	L34	S88°51'35"E	46.76
L5	S00°13'57"W	39.76	L35	S10°27'38"W	11.91
L6	N89°50'09"W	1.93	L36	WEST	25.48
L8	S62°17'20"E	12.95	L37	SOUTH	7.94
L9	S06°12'56"E	8.37	L38	NORTH	3.97
L10	S04°38'28"E	9.07	L39	S43°38'11"W	21.39
L11	N85°23'22"E	2.00	L40	N38°12'18"E	35.20
L12	N85°23'22"E	4.00	L41	N27°07'40"E	12.49
L13	N00°11'24"W	4.29	L42	S00°00'00"W	20.91
L14	SOUTH	8.63	L43	S15°26'02"W	34.88
L15	WEST	5.12	L44	N75°53'23"W	30.28
L16	EAST	10.24	L45	S75°00'00"E	29.62
L17	SOUTH	4.60	L46	S75°00'00"E	32.01
L18	EAST	23.03	L47	N75°52'28"W	22.90
L19	NORTH	8.35	L48	N29°01'44"W	13.00
L20	SOUTH	4.18	L49	S75°00'00"E	32.44
L21	SOUTH	4.17	L50	S14°23'25"W	21.11
L22	N86°01'23"W	12.59	L51	S48°26'38"W	5.83
L23	S23°22'20"W	9.88	L52	S15°00'00"W	16.83
L24	N56°48'01"W	10.95	L53	S41°33'22"E	24.27
L25	N12°48'44"E	18.30	L54	N58°58'48"E	16.94
L26	N82°42'36"E	16.50	L55	S46°12'08"E	16.74
L27	N02°44'03"E	7.07	L56	N67°10'57"W	23.10
L28	S12°48'21"E	19.98	L57	S48°16'35"W	10.81
L29	S34°37'58"E	22.30	L58	N43°47'55"E	12.77
L30	S48°50'45"W	9.42	L59	N48°26'37"E	5.01
L31	S76°37'19"W	33.89	L60	N48°26'37"E	3.78
L32	N85°00'00"E	24.33	L61	N48°26'37"E	4.02
L33	EAST	29.97	L62	S44°32'13"E	13.88

VERDE VILLAGE, PHASE 1
 In Parcel 2 per Partition Plat No. P-32-2015,
 and in the N.W. 1/4 of Section 4,
 T.39S., R.1E., W.M. City of Ashland
 Jackson County, Oregon
 (PA#2015-00825)

- LEGEND:**
- = FD. CITY OF ASHLAND BRASS CAP IN MON. WELL PER FS16744.
 - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. OSMUS PLS2464 PER FS20189 OR 20231.
 - = FD. 5/8" IRON PIN. SEE FS20231.
 - ✱ = FD. 5/8" IRON PIN PER OHRS.
 - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - ⊗ = SET MAG NAIL & 1" BRASS WASHER MKD. L.J. FRIAR & ASSOC. IN CONC.
 - = SET 5/8" X 30" IRON PIN & 2" BRONZE MONUMENT MKD. CITY OF ASHLAND SURVEY MARKER.

- PUE = PUBLIC UTILITY EASEMENT AND PUBLIC PEDESTRIAN AND BICYCLE ACCESS EASEMENT PER PP# P-66-2008.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- SSE2 = CENTERLINE 10' WIDE SANITARY SEWER EASEMENT, V.444, P.301, JCDR.
- PUE = 10' WIDE PUBLIC UTILITY EASEMENT PER THIS PLAT.
- X- = FENCE LINE.
- OHRS = THE OLD HELMAN RANCH SUBDIVISION.
- SSE1 = CENTERLINE 15' WIDE SANITARY SEWER EASEMENT, V.208, P.584, JCDR.
- C1/L1 = SEE COURSE DATA TABLE.
- PP# = PARTITION PLAT NO.
- WC = WITNESS CORNER MONUMENT.
- FS = FILED SURVEY #.
- SE = SLOPE EASEMENT.
- TPAUE = TEMPORARY PUBLIC ACCESS AND UTILITY EASEMENT PER PP# P-66-2008.
- HATCHED AREA = PORTION WITHIN PLAT BOUNDARY EXTINGUISHED BY THE RECORDING OF THIS PLAT.
- CA = COMMON AREA, PRIVATE UTILITY EASEMENT.
- PSDE(6) = PRIVATE STORM DRAIN EASEMENT (LOTS BENEFITTING).
- PSSE(6) = PRIVATE SANITARY SEWER EASEMENT (LOTS BENEFITTING).
- PWLE(6) = PRIVATE WATER LINE EASEMENT (LOTS BENEFITTING).
- PI = POINT OF INTERSECTION.

BASIS OF BEARINGS:
 NOAA TRUE BEARINGS PER SURVEY NO. 20189 AS TAKEN FROM MONUMENTS ALONG THE CENTERLINE OF WEST NEVADA STREET.
 UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	48°23'48"	122.48	145.00	N65°45'17"W 118.87
C2	41°47'20"	121.80	167.00	N20°39'43"W 119.12
C17	11°10'45"	33.61	172.28	S06°10'30"E 33.56
C18	20°01'46"	55.07	157.53	N83°25'09"E 54.79
C19	22°53'57"	46.76	117.00	S12°37'07"W 46.45
C20	36°54'27"	52.83	82.01	S15°10'45"W 51.92
C21	22°17'34"	32.72	84.10	S66°23'17"E 32.51
C22	17°34'22"	29.39	95.84	S87°54'05"E 29.28
C23	41°47'20"	78.04	107.00	N20°39'43"W 76.32
C24	41°47'20"	99.92	137.00	N20°39'43"W 97.72
C25	48°23'48"	147.82	175.00	N65°45'17"W 143.46

EASEMENTS PER PUBLIC RECORD REPORT
 TEMPORARY ACCESS EASEMENT AGREEMENT PER DOC. 2009-037214, ORJCO.
 NO SPECIFIC LOCATION GIVEN.



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

FILED
 Date 10-13-16 By JEF
 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.
 James E. Hibbs
 SURVEYOR

SURVEY BY: SUNCREST HOMES, LLC
 PO BOX 1313
 TALENT, OR 97540

SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C.
 CONSULTING LAND SURVEYORS
 P.O. BOX 1947
 PHOENIX, OREGON 97535
 PH: (541) 772-2782

DATE: OCTOBER 5, 2016

BASIS OF BEARINGS = FS20189
 N89°48'54"W 865.92

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