

APPROVALS

Brandon Goldman
ASHLAND PLANNING DEPARTMENT
PA #2015-00825 SUBDIVISION

December 28, 2017
DATE

EXAMINED AND APPROVED as required by ORS 92.100 as of December 21st, 2017.

Brendley F. Baulin
City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96
as of January 4, 2018.

Dolly Thum, agent
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have
been paid as of January 4, 2018.

Carol Elkins Deputy Tax Collector
Tax Collector

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 Areas 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, Public
Utility Easements (PUE), Public Pedestrian Access Easement (PPAE) and Retaining Wall Easement
(RWE); and (2) does hereby make and establish the Private Utility Easements (UE), Private Irrigation
Easements (PIE) and Private Storm Drainage Easements (PSDE) and (3) does hereby designate said
Subdivision as VERDE VILLAGE, PHASE 2, which shall be subject to the Declaration of Covenants,
Conditions and Restrictions recorded as Document No. 2018-000548, Official Records of Jackson
County, Oregon. Emergency and Fire vehicles shall have the right to use CA4-Alley at all times and
as necessary.

Laz Ayala
LAZ AYALA, MEMBER
VERDE VILLAGE DEVELOPMENT, LLC

Charlie Hamilton
CHARLIE HAMILTON, MEMBER
VERDE VILLAGE DEVELOPMENT, LLC

STATE OF OREGON)
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 21st DAY OF December, 2017.

Linda Ann DeCarlow

LINDA ANN DeCarlow NOTARY PUBLIC - OREGON

COMMISSION NO. 950897

MY COMMISSION EXPIRES May 31, 2020

STATE OF OREGON)
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 21st DAY OF December, 2017.

Linda Ann DeCarlow

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COMMISSION NO. 950897

MY COMMISSION EXPIRES May 31, 2020

VERDE VILLAGE, PHASE 2
In Parcel 3 per Partition Plat No. P-32-2015 &
in Parcel 5 per Partition Plat No. P-66-2008
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)

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

DATE:
DECEMBER 20, 2017

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

SHEET INDEX:
(1) SIGNATURE SHEET
(2) LOT & STREET LAYOUT
(3) LEGEND & COURSE DATA TABLES.

RECORDER'S CERTIFICATE

Filed for record this 05 day of January, 2018 at
9:40 o'clock A.M., and recorded in Volume 44 of Plats
at Page 01 of the records of Jackson County, Oregon and recorded as
Document No. 2018-000549, Official Records of Jackson County, Oregon.

Christine D Walker
County Clerk

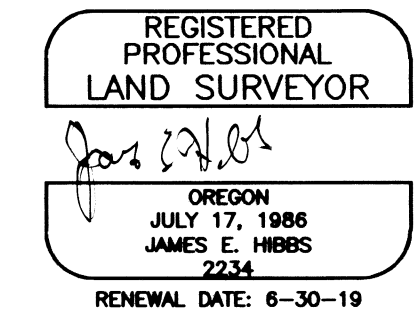
Tahy Baroweliff
Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No.
2018-000548, Official Records of Jackson County, Oregon.

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 3 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 AND Parcel 5 per Partition Plat No. P-66-2008 recorded November 18, 2008, in Record of
Partition Plats in Jackson County, Oregon and filed as Survey No. 20231 in the Office of the Jackson
County 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 2 AS REQUESTED BY THE CLIENT. SEE ASHLAND PA# 2015-00825.

PROCEDURE: THE EXTERIOR OF THE SUBJECT TRACT WAS MONUMENTED BY THIS OFFICE DURING FS21797. MADE TIES
TO ADDITIONAL MONUMENT AROUND PARCEL 5 PER FS20231. 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

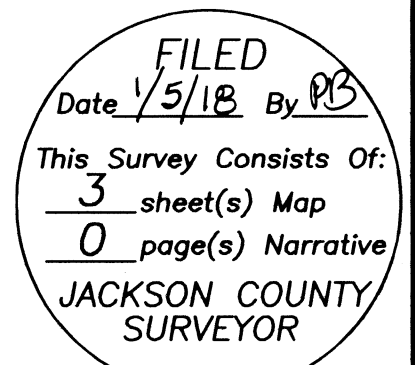
FROM PEOPLE'S BANK OF COMMERCE RECORDED AS DOC. #2018-000547, ORJCO.

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

APPROVED FOR RECORDING:

County Commissioner/Administrator

1/5/18
DATE



SHEET 1 OF 3

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

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
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PHOENIX, OREGON 97535
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VERDE VILLAGE, PHASE 2

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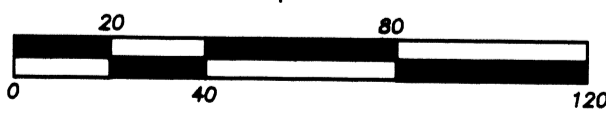
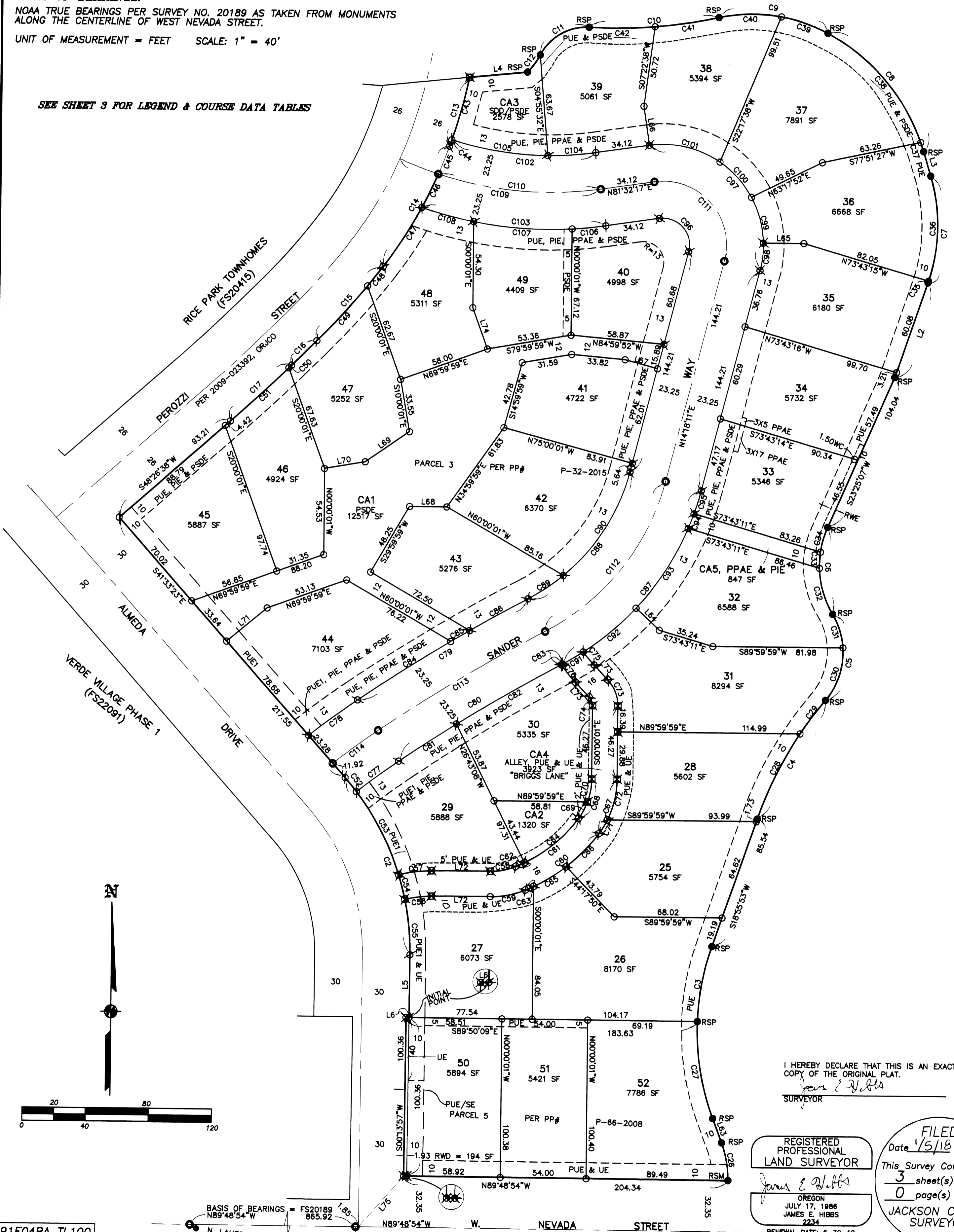
DATE:
DECEMBER 20, 2017

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'

SEE SHEET 3 FOR LEGEND & COURSE DATA TABLES



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE: 6-30-19

FILED
Date 1/5/18 By PB
This Survey Consists Of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

22446
171/12

391E04BA TL100
391E04B TL1100

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

SURVEY BY:
SUNCREST HOMES, LLC
PO BOX 1313
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in Parcel 5 per Partition Plat No. P-66-2008
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T.39S., R.1E., W.M. City of Ashland
Jackson County, Oregon
(PA#2015-00825)

DATE
DECEMBER 20, 2017

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.
- = 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 MAG NAIL & 2" BRASS WASHER MKD. L.J. FRIAR & ASSOCIATES PC IN PAVMENT.
- = SET 5/8" X 30" IRON PIN & 2" BRONZE MONUMENT MKD. CITY OF ASHLAND SURVEY MARKER.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = 10' WIDE (UNLESS OTHERWISE NOTED) PUBLIC UTILITY EASEMENT PER THIS PLAT.
- C1/L1 = SEE COURSE DATA TABLE.
- PP# = PARTITION PLAT NO.
- WC = WITNESS CORNER MONUMENT.
- FS = FILED SURVEY #.
- PUE/SE = 11.93' WIDE PUBLIC UTILITY & SLOPE EASEMENT PER DOC. 2015-030294, ORJCO.
- CA = COMMON AREA.
- SDD = STORM DRAIN DETENTION.
- RWD = RIGHT OF WAY DEDICATION.
- PUE1 = 10' WIDE PUBLIC UTILITY EASEMENT PER PP# P-32-2015.
- PPAE = PUBLIC PEDESTRIAN ACCESS EASEMENT PER THIS PLAT.
- PIE = PRIVATE IRRIGATION EASEMENT PER THIS PLAT.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT PER THIS PLAT.
- UE = PRIVATE UTILITY EASEMENT PER THIS PLAT.
- RSM = FOUND MONUMENT DESTROYED. RESET MAG NAIL & 2" BRASS WASHER MKD. L.J. FRIAR & ASSOCIATES PC. IN PAVEMENT.
- RSP = FOUND MONUMENT DESTROYED. RESET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- RWE = 3' WIDE RETAINING WALL EASEMENT.

COURSE DATA TABLE

NUM	BEARING	DISTANCE
L1	S41°33'23"E	38.33
L2	N18°41'20"E	63.29
L3	S16°54'36"E	16.05
L4	N84°03'01"E	36.57
L5	S00°13'57"W	39.76
L6	N89°50'09"W	1.93
L6.3	S20°36'48"E	16.40
L6.4	N47°07'00"W	20.30
L6.5	S89°59'59"W	25.52
L6.6	S08°30'11"E	24.83
L6.7	S75°00'01"E	21.22
L6.8	N89°59'59"E	23.51
L6.9	N54°59'59"E	33.75
L7.0	N79°59'59"E	25.97
L7.1	N49°59'59"E	33.00
L7.2	S89°48'17"W	37.14
L7.3	S43°22'22"E	12.76
L7.4	S20°00'01"E	27.64
L7.5	N41°09'43"E	42.85

EASEMENTS PER PUBLIC RECORD REPORT

SEWER EASEMENT PER V.444, P.301, JCDR TERMINATED BY DOC. 2017-038537, ORJCO.

TEMPORARY ACCESS EASEMENT AGREEMENT PER DOC. 2009-037214, ORJCO. NO SPECIFIC LOCATION GIVEN IN DOCUMENT.

TEMPORARY PUBLIC ACCESS AND UTILITY EASEMENT PER PP# P-66-2008 WILL EXTINGUISH BY THE RECORDING OF THIS PLAT.

PUBLIC UTILITY EASEMENT PER PP# P-32-2015. SHOWN.

SLOPE & UTILITIES EASEMENT PER DOC. 2015-030294, ORJCO. SHOWN.

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C2	41°47'20"	121.80	167.00	N20°39'43"W 119.12
C3	17°15'58"	48.53	161.04	S10°17'54"W 48.35
C4	20°41'39"	86.68	240.00	S29°18'42"W 86.21
C5	70°49'53"	58.10	47.00	N04°12'35"E 54.47
C6	54°37'28"	57.20	60.00	S03°53'37"E 55.06
C7	35°35'56"	68.34	110.00	N00°53'22"E 67.25
C8	45°12'09"	98.62	125.00	N39°30'41"W 96.08
C9	40°29'07"	70.66	100.00	N82°21'19"W 69.20
C10	15°21'20"	82.41	307.50	N85°04'48"E 82.17
C11	68°00'42"	37.44	32.50	S59°45'07"W 35.41
C12	18°12'20"	13.50	42.50	N35°50'56"E 13.45
C13	07°29'38"	45.28	346.20	N15°42'39"E 45.24
C14	17°44'55"	87.05	281.00	N28°19'55"E 86.70
C15	07°54'29"	62.66	454.00	N41°09'33"E 62.61
C16	00°15'59"	22.31	4798.42	N45°14'52"E 22.31
C17	03°03'47"	52.18	976.00	N46°54'45"E 52.17
C26	20°47'50"	24.28	66.90	N10°12'53"W 24.15
C27	22°16'43"	62.62	161.04	S09°28'27"E 62.22
C28	14°21'32"	60.15	240.00	S26°06'39"W 59.99
C29	06°20'07"	26.54	240.00	S36°27'29"W 26.52
C30	43°34'35"	35.75	47.00	N17°50'15"E 34.89
C31	27°15'18"	22.36	47.00	N17°34'42"W 22.15
C32	29°12'40"	30.59	60.00	S16°36'01"E 30.26
C33	09°49'37"	10.29	60.00	S02°55'07"W 10.28
C34	15°35'11"	16.32	60.00	S15°37'31"W 16.27
C35	00°34'21"	1.10	110.00	N18°24'09"E 1.10
C36	35°01'35"	67.25	110.00	N00°36'11"E 66.20
C37	02°47'13"	6.08	125.00	N18°18'13"W 6.08
C38	42°24'56"	92.54	125.00	N40°54'17"W 90.44
C39	17°49'18"	31.10	100.00	N71°01'23"W 30.98
C40	22°39'51"	39.56	100.00	S88°44'03"W 39.30
C41	07°36'06"	40.80	307.50	N81°12'11"E 40.77
C42	07°45'14"	41.61	307.50	N88°52'51"E 41.58
C43	06°46'15"	40.91	346.20	N15°20'59"E 40.89
C44	00°43'21"	4.37	346.20	N19°05'46"E 4.37
C45	03°51'36"	18.93	281.00	N21°23'14"E 18.93
C46	04°47'00"	23.46	281.00	N25°42'32"E 23.45
C47	09°06'19"	44.66	281.00	N32°39'12"E 44.61
C48	01°57'44"	15.55	454.00	N38°11'10"E 15.55
C49	05°56'46"	47.12	454.00	N42°08'25"E 47.09
C50	00°08'09"	2.31	976.00	N45°26'55"E 2.31
C51	02°55'38"	49.86	976.00	N46°58'49"E 49.86
C52	03°53'43"	11.35	167.00	N39°36'31"W 11.35
C53	20°17'07"	59.13	167.00	N27°31'07"W 58.82
C54	05°29'29"	16.01	167.00	N14°37'49"W 16.00
C55	12°07'01"	35.32	167.00	N05°49'33"W 35.25
C56	14°26'04"	16.88	67.00	S82°35'15"W 16.83
C57	14°26'04"	20.91	83.00	S82°35'15"W 20.85
C58	22°21'19"	16.39	42.00	N78°37'38"E 16.28
C59	22°21'19"	22.63	58.00	N78°37'38"E 22.49
C60	31°29'25"	59.36	108.00	N51°42'16"E 58.61
C61	31°29'25"	50.56	92.00	N51°42'16"E 49.93
C62	03°40'47"	5.91	92.00	N65°36'35"E 5.91
C63	02°57'01"	5.56	108.00	N65°58'28"E 5.56
C64	27°48'39"	44.66	92.00	N49°51'52"E 44.22
C65	12°47'42"	24.12	108.00	N58°06'06"E 24.07
C66	15°44'43"	29.68	108.00	N43°49'54"E 29.59
C67	35°57'34"	36.40	58.00	N17°58'46"E 35.81
C68	35°57'34"	26.36	42.00	N17°58'46"E 25.93
C69	15°57'19"	11.70	42.00	N27°58'54"E 11.66
C70	20°00'15"	14.66	42.00	N10°00'07"E 14.59
C71	09°44'39"	9.86	58.00	N31°05'13"E 9.85
C72	26°12'55"	26.54	58.00	N13°06'26"E 26.31
C73	43°22'21"	18.17	24.00	N21°41'12"W 17.74
C74	43°22'21"	6.06	8.00	N21°41'12"W 5.91
C75	06°05'04"	10.62	100.00	S40°19'50"E 10.61
C76	07°00'35"	14.19	116.00	S39°52'04"E 14.18
C77	03°56'53"	32.85	476.75	S53°37'16"W 32.85
C78	04°11'27"	38.27	523.25	S53°29'59"W 38.26
C79	06°10'24"	124.96	1159.79	S58°40'55"W 124.90
C80	06°10'24"	119.95	1113.29	S58°40'55"W 119.89
C81	02°13'32"	43.24	1113.29	S56°42'29"W 43.24
C82	03°54'12"	75.85	1113.29	S59°46'21"W 75.83
C83	00°02'40"	0.86	1113.29	S61°44'47"W 0.86
C84	03°25'14"	69.24	1159.79	S57°18'20"W 69.23
C85	00°40'49"	13.77	1159.79	S59°21'21"W 13.77
C86	02°04'21"	41.95	1159.79	S60°43'56"W 41.95
C87	47°27'56"	144.35	174.25	N38°02'09"E 140.26
C88	47°27'56"	105.83	127.75	N38°02'09"E 102.83
C89	11°56'50"	26.64	127.75	N55°47'42"E 26.59
C90	35°31'05"	79.19	127.75	N32°03'44"E 77.93
C91	05°00'37"	15.24	174.25	N59°15'48"E 15.23
C92	14°15'09"	43.34	174.25	N49°37'55"E 43.23
C93	19°51'49"	60.41	174.25	N32°34'27"E 60.11
C94	03°17'59"	10.04	174.25	N20°59'33"E 10.03
C95	05°02'22"	15.33	174.25	N16°49'22"E 15.32
C96	112°45'54"	32.97	16.75	N42°04'46"W 27.90
C97	112°45'54"	124.48	63.25	N42°04'46"W 105.34
C98	15°53'56"	17.55	63.25	N06°21'13"E 17.49
C99	27°12'19"	30.03	63.25	N15°11'55"W 29.75
C100	27°12'31"	30.04	63.25	N42°24'20"W 29.75
C101	42°27'08"	46.86	63.25	N77°14'09"W 45.80
C102	25°53'14"	91.71	202.97	S85°31'06"E 90.93
C103	26°59'35"	117.53	249.47	S84°57'56"E 116.45
C104	08°31'48"	30.22	202.97	N85°48'11"E 30.19
C105	17°21'27"	61.49	202.97	S81°15'12"E 61.25
C106	04°53'44"	21.32	249.47	N83°59'09"E 21.31
C107	14°18'16"	62.28	249.47	S86°24'51"E 62.12
C108	07°47'34"	33.93	249.47	S75°21'56"E 33.90
C109	32°50'47"	129.69	226.22	S82°02'20"E 127.92
C110	26°15'03"	103.65	226.22	S85°20'12"E 102.74
C111	112°45'54"	78.72	40.00	N42°04'46"W 66.62
C112	47°27'56"	125.09	151.00	N38°02'09"E 121.55
C113	00°10'24"	122.46	1136.54	S58°40'55"W 122.40
C114	04°03'11"	35.37	500.00	S53°34'07"W 35.36

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

James E. Hibbs
SURVEYOR

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391E04B TL1100

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

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE: 6-30-19

FILED
Date 1/5/18 By RB
This Survey Consists Of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR