

APPROVALS

ASHLAND PLANNING DEPARTMENT (PA-T1-2020-00132) SUBDIVISION

5/19/2021 DATE

WEST VILLAGE, PHASES 1 & 2

A Subdivision Located in the N.E. 1/4 of Section 5, T.39S., R.1E., W.M. City of Ashland Jackson County, Oregon (PA-T1-2020-00132)

RECORDER'S CERTIFICATE

Filed for record this 27th day of MAY, 2021 at 9:56 o'clock A.M., and recorded in Volume 47 of Plats at Page 11 of the records of Jackson County, Oregon and recorded as Document No. 2021-023120, Official Records of Jackson County, Oregon.

Christine D Walker County Clerk

Heather Simpson Deputy

Declaration of C.C. & R.'s recorded as Doc. No. 2021-023119, ORJCO. Declaration of Maintenance recorded as Doc. No. 2021-023118, ORJCO.

SURVEY FOR: CMK DEVELOPMENT, LLC 1679 JACKSON RD., ASHLAND, OR 97520

DATE: APRIL 20, 2021

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

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

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:

Beginning at the most Southerly corner of BILLINGS RANCH SUBDIVISION, according to the official plat thereof, now of record, in Volume 30, Page 20 of plats of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the East line thereof and the West line of those tracts set forth in Document No. 2019-022188, Official Records of Jackson County, Oregon, North 00°04'28" East, 352.14 feet (record North 00°03' East, 351.05 feet) to the Northwest corner of said tracts; thence along the North line of said tracts, South 89°50'36" East, 542.30 feet (record EAST, 542.60 feet) to the Northeast corner thereof; thence along the East line of said tracts the following three courses: South 00°12'48" West, 160.42 feet (record SOUTH, 160.5 feet) to an angle point; thence North 89°49'31" West (record WEST), 4.73 feet to an angle point; thence South 00°01'06" East, 327.01 feet (record SOUTH, 328.0 feet) to the East-Southeast corner thereof; thence along the South line thereof, North 89°56'45" West (record WEST), 148.58 feet to the Southeast corner of that tract set forth in Document No. 97-29138, said Official Records; thence North 00°13'19" East (record NORTH), 125.28 feet to the Northeast corner of said tract; thence North 89°56'45" West (record North 89°57' West), 83.00 feet to the Northwest corner of said tract; thence South 00°13'19" West (record SOUTH), 125.28 feet to the Southwest corner thereof; thence South 89°56'45" East (record South 89°57' East), 12.46 feet to the East line of those tracts set forth in Document No. 2019-022188, said Official Records; thence along said East line, South 00°13'19" West, 179.26 feet (record SOUTH, 179.35 feet) to the Northerly right of way line of the Central Oregon & Pacific Railroad; thence along said right of way line, along the arc of a 3467.87 foot radius non-tangent curve to the left having a central angle of 07°24'23", a distance of 448.28 feet (the long chord of which bears North 45°10'21" West, 447.97 feet) to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR JAMES E. HIBBS JULY 17, 1986 OREGON 2234 RENEWAL DATE: 6-30-21

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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREET CREATED THROUGH WEST VILLAGE, PHASES 1 & 2 AS REQUESTED BY THE CLIENT. THE PARENT PROPERTY IS SET FORTH IN DOC. 2019-022188, ORJCO. SEE ASHLAND PA# T1-2020-00132.

PROCEDURE: USING TRIMBLE R10 GPS RECEIVERS AND TRIMBLE S6 ROBOTIC TOTAL STATION, MADE TIES TO MONUMENTS OF RECORD AS SHOWN ON SHEETS 2 & 3 TO CONTROL THE EXTERIOR OF THE SUBJECT TRACT. COMPUTED THE LOT AND STREET RIGHT OF WAY CORNER LOCATIONS PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AS SHOWN ON SHEETS 2 & 3.

EXAMINED AND APPROVED as required by ORS 92.100 as of May 4, 2021

Scott Fein Jackson County Surveyor

EXAMINED AND APPROVED this 19th day of MAY, 2021

Ashland City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of May 25th, 2021

Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of May 25th, 2021

Haley Denas - Deputy Tax Collector Tax Collector

DECLARATION

Know all men by these presents that CMK DEVELOPMENT, LLC, an Oregon limited liability company, is the owner in fee of the lands shown on Sheets 2 and 3, more particularly described in the Surveyor's Certificate and have subdivided the same into the Lots and streets as shown on Sheets 2 and 3 and (1) do hereby dedicate to the public for public use under the jurisdiction of the City of Ashland, the Street Right of Way together with the Public Utility Easements (PUE), Multi Purpose Path Easement (MPE) and Temporary Multi Purpose Path Easement (TMPE) which shall automatically be vacated upon the utilization of the MPE and (2) do hereby make and establish the Private Storm Drainage Easements for the benefit of the Lots as noted (PSDE (#)), the Private Alley and the Joint Private Sanitary Sewer and Storm Drainage Easement (PSSSDE) for the benefit of the lots and property as noted and (3) do hereby designate said Subdivision as WEST VILLAGE, PHASES 1 & 2 which shall be subject to a Declaration of Covenants, Conditions and Restrictions (CC&R's) and Declaration of Maintenance to be recorded simultaneously with this plat.

KYLE TAYLOR, Manager CMK Development, LLC

Dated this 3rd day of May, 2021

Melissa Manzi Notary Public - Oregon

Commission No. 1005388 My Commission Expires Oct 22, 2024

AFFIDAVIT OF CONSENT

FROM EVERGREEN FEDERAL BANK RECORDED AS DOC. #2021-023116, ORJCO.

APPROVED FOR RECORDING:

COUNTY COMMISSIONER/ADMINISTRATOR

5/25/21 DATE

FILED Date 5/27/21 By PB This Survey Consists Of: 3 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

SHEET 1 OF 3

23343

SURVEY FOR:
CMK DEVELOPMENT, LLC
1679 JACKSON RD.,
ASHLAND, OR 97520

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

WEST VILLAGE, PHASES 1 & 2

A Subdivision
Located in the N.E. 1/4 of Section 5,
T.39S., R.1E., W.M. City of Ashland
Jackson County, Oregon
(PA-T1-2020-00132)

DATE:
APRIL 20, 2021

BASIS OF BEARINGS:

TRUE NORTH BASED ON G.P.S. MEASUREMENTS APPLIED TO THE MONUMENTED CENTERLINE OF RANDY STREET AS SHOWN ON SHEET 2.

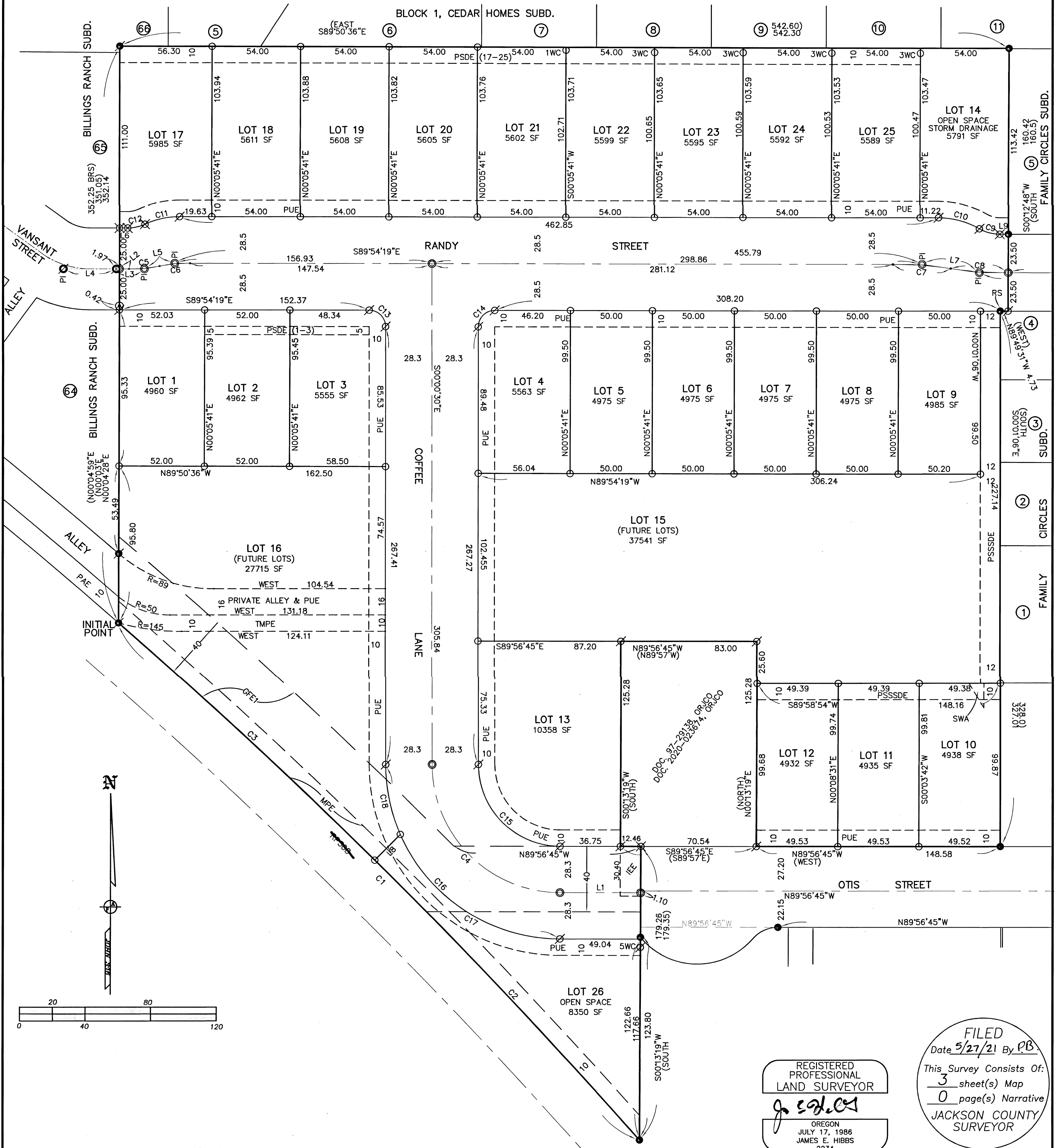
UNIT OF MEASUREMENT = FEET

SCALE: 1" = 40'

SEE SHEET 3 FOR LEGEND & COURSE DATA TABLES

EASEMENTS PER PUBLIC RECORDS REPORT

- 6. PIPELINE EASEMENT PER VOL. 544, PG. 337. JCDR. SHOWN.
- 7. INGRESS-EGRESS EASEMENT PER DOC. 81-15663, ORJCO. SHOWN
- 8. SOLAR ACCESS WAIVER AGREEMENT PER DOC. 84-06645, ORJCO. SHOWN.
- 9. DEED OF TRUST PER DOC. 2019-022189, ORJCO. BLANKET.



23343
17R/13

391E05AD TL200

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

REGISTERED PROFESSIONAL LAND SURVEYOR
J. Friar
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE: 6-30-21

FILED
 Date 5/27/21 By PB
 This Survey Consists Of:
 3 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

SHEET 2 OF 3 19141FM

23343

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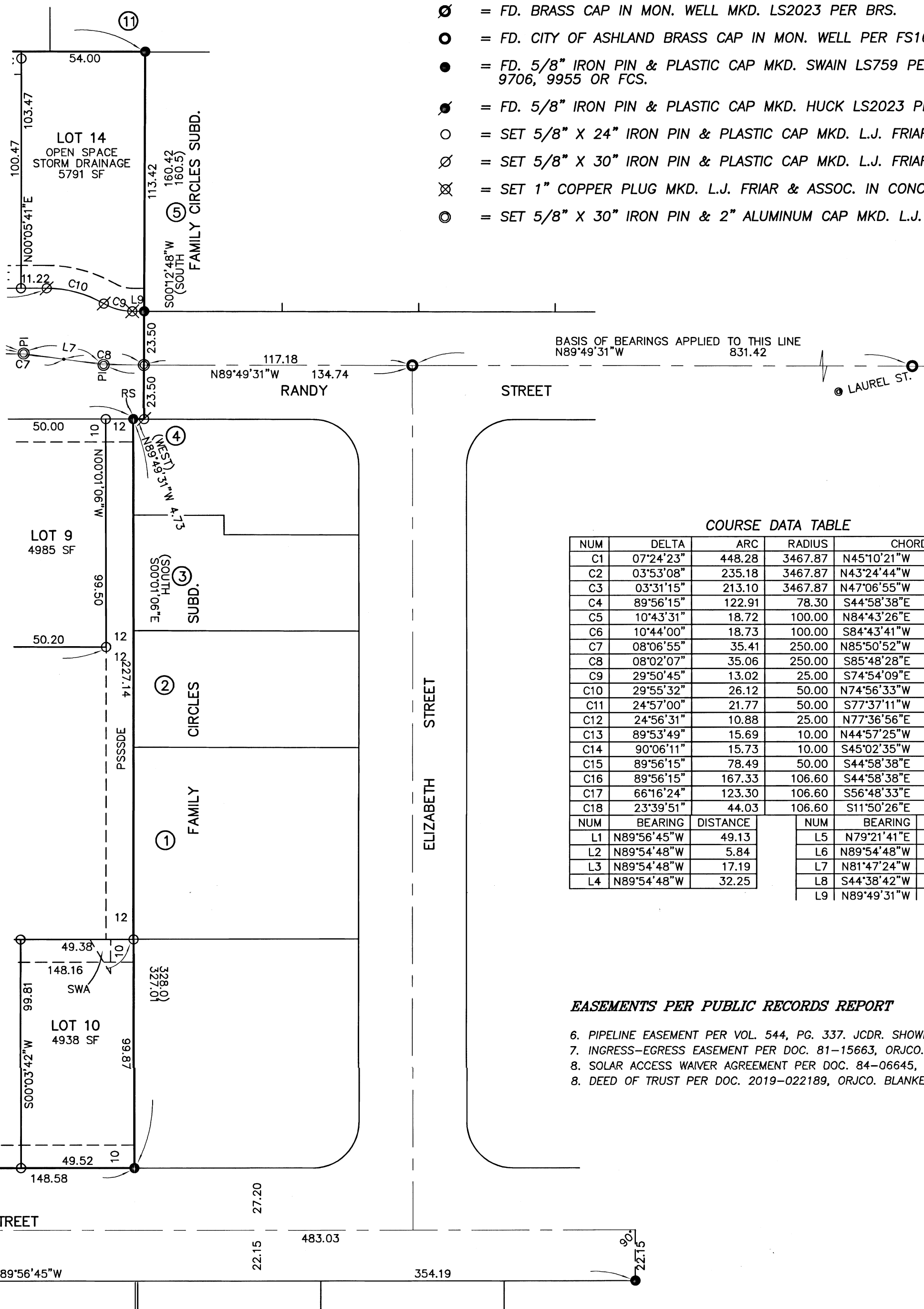
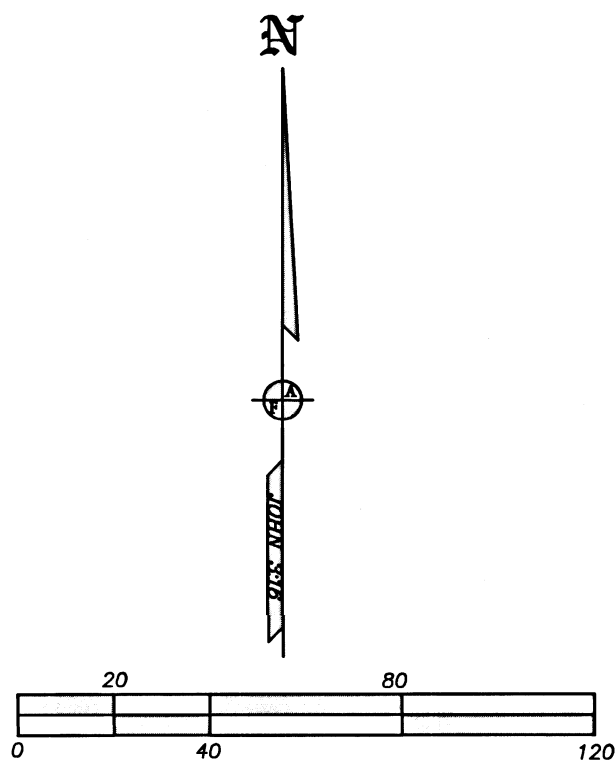
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LEGEND:

- ⊙ = FD. COUNTY SURVEYOR BRASS CAP PER 2016 RE-ESTAB'S.
- ⊗ = FD. BRASS CAP IN MON. WELL MKD. LS2023 PER BRS.
- ⊙ = FD. CITY OF ASHLAND BRASS CAP IN MON. WELL PER FS16744.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. SWAIN LS759 PER FS7603, 9706, 9955 OR FCS.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HUCK LS2023 PER BRS.
- = 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 1" COPPER PLUG MKD. L.J. FRIAR & ASSOC. IN CONCRETE.
- ⊙ = SET 5/8" X 30" IRON PIN & 2" ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.



COURSE DATA TABLE

| NUM | DELTA | ARC | RADIUS | CHORD | |
|-----|-------------|----------|---------|--------------------|----------|
| C1 | 07°24'23" | 448.28 | 3467.87 | N45°10'21"W 447.97 | |
| C2 | 03°53'08" | 235.18 | 3467.87 | N43°24'44"W 235.14 | |
| C3 | 03°31'15" | 213.10 | 3467.87 | N47°06'55"W 213.07 | |
| C4 | 89°56'15" | 122.91 | 78.30 | S44°58'38"E 110.67 | |
| C5 | 10°43'31" | 18.72 | 100.00 | N84°43'26"E 18.69 | |
| C6 | 10°44'00" | 18.73 | 100.00 | S84°43'41"W 18.71 | |
| C7 | 08°06'55" | 35.41 | 250.00 | N85°50'52"W 35.38 | |
| C8 | 08°02'07" | 35.06 | 250.00 | S85°48'28"E 35.03 | |
| C9 | 29°50'45" | 13.02 | 25.00 | S74°54'09"E 12.88 | |
| C10 | 29°55'32" | 26.12 | 50.00 | N74°56'33"W 25.82 | |
| C11 | 24°57'00" | 21.77 | 50.00 | S77°37'11"W 21.60 | |
| C12 | 24°56'31" | 10.88 | 25.00 | N77°36'56"E 10.80 | |
| C13 | 89°53'49" | 15.69 | 10.00 | N44°57'25"W 14.13 | |
| C14 | 90°06'11" | 15.73 | 10.00 | S45°02'35"W 14.15 | |
| C15 | 89°56'15" | 78.49 | 50.00 | S44°58'38"E 70.67 | |
| C16 | 89°56'15" | 167.33 | 106.60 | S44°58'38"E 150.67 | |
| C17 | 66°16'24" | 123.30 | 106.60 | S56°48'33"E 116.54 | |
| C18 | 23°39'51" | 44.03 | 106.60 | S11°50'26"E 43.72 | |
| NUM | BEARING | DISTANCE | NUM | BEARING | DISTANCE |
| L1 | N89°56'45"W | 49.13 | L5 | N79°21'41"E | 18.78 |
| L2 | N89°54'48"W | 5.84 | L6 | N89°54'48"W | 5.00 |
| L3 | N89°54'48"W | 17.19 | L7 | N81°47'24"W | 35.29 |
| L4 | N89°54'48"W | 32.25 | L8 | S44°38'42"W | 22.05 |
| | | | L9 | N89°49'31"W | 5.16 |

EASEMENTS PER PUBLIC RECORDS REPORT

6. PIPELINE EASEMENT PER VOL. 544, PG. 337, JCDR. SHOWN.
7. INGRESS-EGRESS EASEMENT PER DOC. 81-15663, ORJCO. SHOWN
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8. DEED OF TRUST PER DOC. 2019-022189, ORJCO. BLANKET.

LEGEND:

- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- () = RECORD DATA PER DOC. 2019-022188, ORJCO OR AS NOTED.
- BRS = BILLINGS RANCH SUBDIVISION (FS18207).
- C1/L1 = SEE COURSE DATA TABLE.
- FS = FILED SURVEY #.
- GFE1 = PIPE LINE EASEMENT PER VOL. 544, PG. 337, JCDR.
- PSDE(1) = PRIVATE STORM DRAIN EASEMENT (LOTS BEFITTING).
- PSSSDE = JOINT PRIVATE SANITARY SEWER & STORM DRAINAGE EASEMENT FOR LOTS 10-12, 15 & DOC. 2020-023674, ORJCO PER THIS PLAT.
- PI = POINT OF INTERSECTION.
- IEE = INGRESS-EGRESS EASEMENT PER DOC. 81-15663, ORJCO. EXTINGUISHED BY DOC. 2021-018169, ORJCO.
- SWA = APPROX. LOCATION OF SOLAR ACCESS WAIVER PER DOC. 84-06645, ORJCO.
- MPE = PUBLIC MULTI-PURPOSE PATH EASEMENT PER THIS PLAT.
- TMPE = TEMPORARY PUBLIC MULTI-PURPOSE PATH EASEMENT PER THIS PLAT.
- FCS = FAMILY CIRCLES SUBDIVISION (FS14577).
- PAE = PEDESTRIAN ACCESS EASEMENT PER BRS.
- RS = RESET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. IN PLACE OF DESTROYED MONUMENT.
- #WC = #.00 FOOT WITNESS CORNER MONUMENT.

BASIS OF BEARINGS:

TRUE NORTH BASED ON G.P.S. MEASUREMENTS APPLIED TO THE MONUMENTED CENTERLINE OF RANDY STREET AS SHOWN ON SHEET 2.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'

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