

LITHIA PARK VILLAGE
 LOCATED IN
 North 1/2 of the NE 1/4 of Section 17, T 34 S, R 1 E, W 1 M.
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEYOR'S CERTIFICATE

STATE OF OREGON
 ss
 County of Jackson

DEDICATION

KNOW ALL MEN BY THESE PRESENT, that Lithia Homes of Ashland, Inc., an Oregon corporation, is the owner in fee simple of the land hereon described and that it has subdivided the same into Tracts, Lots, Blocks and Streets as shown hereon, and the number and size of the Tracts and Lots, and lengths of all lines, are plainly set forth, and that this Plat is a correct representation of said Subdivision, and Lithia Homes of Ashland, Inc., does hereby dedicate to the Public for public use, all streets shown hereon, together with all easements as shown hereon, and it hereby grants to the City of Ashland in fee simple those areas portrayed and designated and shown hereon as Street Plugs. By its approval of this Plat, the City of Ashland undertakes that upon approved dedication of the extension of an affected Street, it will dedicate the street plug for public street purposes, and Lithia Homes of Ashland, Inc., does hereby designate said Subdivision to be LITHIA PARK VILLAGE, A PLANNED UNIT DEVELOPMENT.

IN WITNESS WHEREOF, I have set my hand and seal this 10 day of JANUARY, 1983

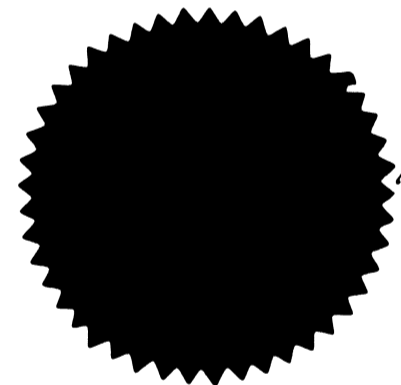
LITHIA HOMES OF ASHLAND, INC.

Mark Cooper
 Mark Cooper, President

Linda Cooper
 Linda Cooper, Secretary

STATE OF OREGON
 ss
 County of Jackson
JANUARY 10, A.D. 1983

Personally appeared the above named Mark Cooper, President, and Linda Cooper, Secretary, and acknowledged the foregoing instrument to be their voluntary act and deed.
 Before me:



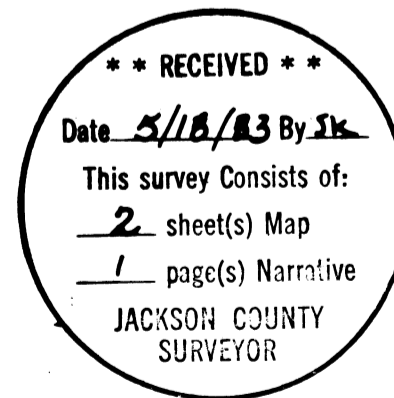
Kenneth W. Pond
 Notary Public for Oregon
 My Commission expires 12-8-84

Note:

Tract A and B shall be owned and maintained by the Lithia Park Village Home owners association.

POST MONUMENTATION CERTIFICATE

All monuments will be set on or before 16 of February 1984. All monuments are now set on this day of 198 . See Document No. of the Official Records of Jackson County, Oregon.



John Hardey
 Surveyor
Kenneth W. Pond
 Notary Public for Oregon
 My Commission Expires 12-8-84

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of MAY 12 1983, the above plat is hereby approved. Dated this 18th day of April 1983

John Ferguson
 President
John Ferguson
 Secretary

Download and approved this 18th day of April 1983

James H. Olson
 City Surveyor

I, John Hardey, duly Registered Surveyor of the State of Oregon, being duly sworn, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at the found 2-1/2" diameter iron pipe being the northeast corner of Section 17 in Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon, thence South 23°00'30" West 1080.39 feet to a concrete monument with brass disc stamped "Initial Point, Lithia Park Village" on the westerly right of way line of Granite Street in the City of Ashland, also being the initial point of Lithia Park Village, a Planned Unit Development; thence South 70°31'30" West 199.52 feet to a 5/8" iron pin; thence North 3°01'00" West 91.92 feet to a 5/8" iron pin; thence Northwesterly 39.79 feet along the arc of a 146.00 foot radius curve to the left, of which the long chord bears North 10°49'30" West 39.67 feet to a 5/8" iron pin; thence Northeasterly 70.96 feet, along the arc of a 334.00 foot radius curve to the right, of which the long chord bears North 12°32'49" West 70.83 feet to a 5/8" iron pin; thence North 83°32'22" East 18.30 feet to a 5/8" iron pin; thence North 2°39'00" West 20.98 feet to a 5/8" iron pin; thence North 87°21'00" East 47.56 feet to a 5/8" iron pin on the westerly line of tract described in deed recorded as No. 81-19571 of the Official Records of Jackson County, Oregon; thence North 3°04'03" East 100.26 feet to a found 1-1/4" diameter yellow plastic cap with 5/8" iron pin at the most northerly corner of said tract; thence South 57°27'39" East, along the northerly line of tract described in deed recorded as No. 78-20940, said Official Records, 13.28 feet to a found 1-1/4" diameter yellow plastic cap with 5/8" iron pin at the north-easterly corner of said tract; thence continue South 57°27'39" East, along the northerly line of tract described in deed recorded as No. 77-14500, said Official Records, 13.28 feet to a found 1-1/4" diameter yellow plastic cap with 5/8" iron pin at the northeasterly corner of said tract; thence North 52°30'41" West (record North 51°15' West), along the south-westerly line of tract described in deed recorded in Volume 342 page 253 of the Deed Records of Jackson County, Oregon, 166.45 feet (record 166.00 feet), to a found 1-1/4" diameter yellow plastic cap with 5/8" iron pin at the northwest corner of said tract; thence North 73°02'52" West (record North 73°10' West), along the southwesterly line of tract described in deed recorded in Volume 592 Deeds page 96, a distance of 115.22 feet (record 115.25 feet) to a found 1-1/4" diameter yellow plastic cap with 5/8" iron pin; thence continue, along the southwesterly line, North 56°23'39" West (record North 56°31' West) 91.01 feet to a found 1-1/4" diameter yellow plastic cap with 5/8" iron pin at the northwesterly corner of said tract; thence South 89°42'39" East (record South 89°50' East), along the north line of said tract, 237.24 feet to a found 1-1/4" diameter yellow plastic cap with 5/8" iron pin at the northeast corner thereof; thence South 30°57'39" East (record South 31°05' East), along the northeasterly line of said tract, 58.49 feet to a found 1-1/4" yellow plastic cap with 5/8" iron pin; thence continue, along the northeasterly line, South 70°32'39" East (record South 70°40' East) 62.98 feet (record 53.65 feet) to a found "PK" nail set in granite boulder at the southeasterly corner of said tract; thence South 60°06'29" East (record South 60°14' East), along a portion of the southerly line of tract described in deed recorded as No. 74-06451 of the Official Records of Jackson County, Oregon (also being along the northeasterly line of tract described in Volume 342 Deeds page 253), 35.80 feet (record 43.04 feet) to a found 1-1/4" diameter yellow plastic cap with 5/8" iron pin on the south line of said tract described in No. 74-06451; thence North 89°46'16" East (record East), along said south line, 164.65 feet to a found 1-1/4" diameter yellow plastic cap with 5/8" iron pin; thence North 1°55'03" East 51.37 feet to a found 1-1/4" diameter yellow plastic cap with 5/8" iron pin; thence North 23°50'57" West 56.90 feet to a 1-1/4" diameter yellow plastic cap with 5/8" iron pin; thence North 33°24'09" West 53.94 feet to a found 1-1/4" diameter yellow plastic cap with 5/8" iron pin; thence North 22°39'53" West 271.73 feet to a found 1-1/4" diameter yellow plastic cap with 5/8" iron pin on the north line of tract described in deed recorded as No. 74-06451, said Official Records; thence North 89°59'25" West (record West), along said line, 554.45 feet to a found 1-1/4" diameter yellow plastic cap with 5/8" iron pin on the east line of tract described in deed recorded in Volume 311 Deeds page 14; thence South 68°15'14" West 81.00 feet to a 5/8" iron pin; thence South 73°55'58" West 156.00 feet to a 5/8" iron pin; thence South 121.00 feet to a 5/8" iron pin; thence South 48°45'00" East 120.06 feet to a 5/8" iron pin; thence South 54°55'35" East 32.00 feet to a 5/8" iron pin; thence South 27°57'47" West 147.94 feet to a 5/8" iron pin; thence South 53°15'00" West 115.00 feet to a 5/8" iron pin; thence South 64°30'00" West 172.00 feet to a 5/8" iron pin; thence South 30°50'00" West 191.00 feet to a 5/8" iron pin; thence South 77°50'00" West 278.00 feet to a 5/8" iron pin; thence South 37°00'00" West 360.18 feet to a 5/8" iron pin on the south line of the North Half of the Northeast Quarter of said Section 17; thence North 89°31'35" East, along said south line, 2028.27 feet to a 5/8" iron pin on the westerly line of Granite Street; thence North 23°28'39" West (record North 23°46' West), along said westerly line, 6.82 feet (record 18.72 feet) to a found 1-1/4" diameter yellow plastic cap with 5/8" iron pin; thence continue, along said line, North 49°52'39" West (record North 50° West) 50.49 feet (record 50.36 feet) to a found 1-1/4" diameter yellow plastic cap with 5/8" iron pin; thence continue, along said line, North 66°22'39" West (record North 66°30' West) 327.92 feet (record 327.33 feet) to a found 1-1/4" diameter yellow plastic cap with 5/8" iron pin; thence continue, along said line, North 16°52'39" West (record North 17° West) 155.84 feet to the Initial Point of beginning.

Subscribed and sworn to before me this 10th day of JANUARY, 1983

I hereby certify that all charges on the tax roll which have become a lien for this calendar year have been paid. Examined and approved this 4 day of May, 1983.

Ray Stewart
 Director of Assessment and Taxation
Gene Linder
 Deputy

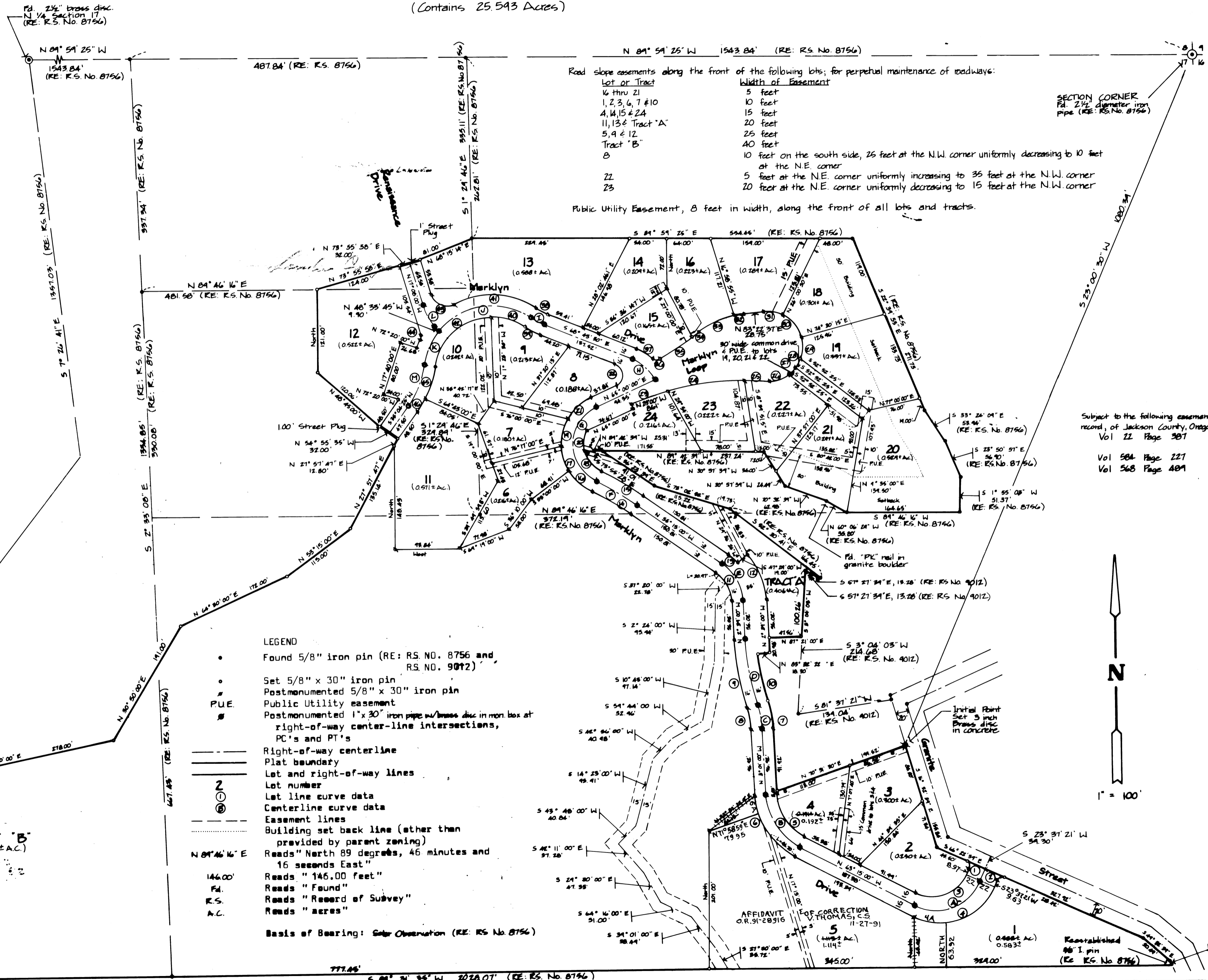
Filed for record this 18th day of May, 1983 at 10:50 o'clock A m. and recorded in Volume 14 of plats at page 98 of records of Jackson County, Oregon.

Kathleen A. Beckett
 County Clerk
Richard M. Cornsack
 Deputy

LITHIA PARK VILLAGE, A PLANNED UNIT DEVELOPMENT

to the City of Ashland
LOCATED IN
North 1/2 of the N.E. 1/4 of Section 17, T 34 S, R 1 E, W.M.
CITY OF ASHLAND, JACKSON COUNTY, OREGON
(Contains 25.543 Acres)

R	Δ	L	L.C.	
1	10.00'	90°00'00"	15.71'	14.14'
2	10.00'	90°00'00"	15.71'	14.14'
3	54.00'	93°07'39"	87.77'	78.42'
4	86.00'	93°07'39"	139.78'	124.98'
5	74.00'	60°14'00"	77.79'	74.26'
6	106.00'	60°14'00"	111.43'	106.37'
7	146.00'	15°37'00"	39.79'	39.67'
8	114.00'	15°37'00"	31.07'	30.98'
9	366.00'	15°59'00"	102.10'	101.77'
10	334.00'	12°10'22"	70.96'	70.83'
11	54.00'	52°36'00"	49.57'	47.85'
12	105.00'	39°52'00"	73.06'	71.59'
13	86.00'	12°44'00"	19.11'	19.07'
14	394.00'	9°34'00"	65.79'	65.71'
15	426.00'	9°34'00"	71.13'	71.05'
16	76.00'	34°46'13"	46.12'	45.42'
17	76.00'	28°35'35"	37.93'	37.53'
18	44.00'	52°11'35"	40.08'	38.71'
19	76.00'	30°46'09"	40.81'	40.33'
20	44.00'	40°19'18"	30.97'	30.33'
21	76.00'	35°41'04"	47.33'	46.57'
22	18.00'	133°43'30"	42.01'	33.10'
23	444.00'	7°12'17"	55.83'	55.79'
24	444.00'	7°12'17"	55.83'	55.79'
25	444.00'	3°20'49"	25.94'	25.93'
26	51.00'	39°23'21"	35.06'	34.37'
27	51.00'	17°07'32"	15.24'	15.19'
28	51.00'	17°06'39"	15.23'	15.17'
29	51.00'	35°30'43"	31.61'	31.11'
30	51.00'	48°29'24"	43.16'	41.89'
31	51.00'	32°38'12"	29.05'	28.66'
32	131.14'	6°03'22"	13.86'	13.85'
33	131.14'	24°59'15"	57.19'	56.74'
34	671.00'	1°05'36"	12.80'	12.80'
35	671.00'	4°47'12"	56.06'	56.04'
36	10.00'	73°36'26"	12.85'	11.98'
37	76.00'	20°32'42"	27.25'	27.11'
38	84.00'	12°50'05"	18.82'	18.78'
39	116.00'	12°50'05"	25.99'	25.93'
40	84.00'	35°07'09"	51.49'	50.69'
41	116.00'	61°59'34"	125.51'	119.48'
42	84.00'	80°32'02"	118.07'	108.59'
43	24.00'	100°44'59"	42.20'	36.97'
44	10.00'	43°01'31"	7.51'	7.33'
45	156.00'	18°23'45"	50.09'	49.87'
46	156.00'	8°13'16"	22.38'	22.36'
A	70.00'	93°07'39"	113.78'	101.66'
B	90.00'	60°14'00"	94.61'	90.32'
C	130.00'	15°37'00"	35.43'	35.32'
D	350.00'	15°59'00"	97.64'	97.32'
E	70.00'	52°36'00"	64.26'	62.03'
F	410.00'	9°34'00"	68.46'	68.38'
G	70.00'	129°49'00"	158.60'	126.79'
H	60.00'	43°43'30"	45.79'	44.69'
I	100.00'	12°50'05"	22.40'	22.35'
J	100.00'	82°40'20"	144.29'	132.09'
K	100.00'	32°58'51"	57.56'	56.77'
L	60.00'	31°25'45"	32.91'	32.50'
M	140.00'	26°37'01"	65.04'	64.45'
N	86.00'	60°51'22"	91.34'	81.11'
HA	86.00'	32°16'14"	48.44'	47.80'
6	106.00'	45°15'57"	83.68'	81.53'
6A	106.00'	15°00'03"	27.75'	27.67'



Road slope easements along the front of the following lots; for perpetual maintenance of roadways:

Lot or Tract	Width of Easement
16 thru 21	5 feet
1, 2, 3, 6, 7 & 10	10 feet
4, 14, 15 & 24	15 feet
11, 13 & Tract "A"	20 feet
5, 9 & 12	25 feet
Tract "B"	40 feet
8	10 feet on the south side, 25 feet at the N.W. corner uniformly decreasing to 10 feet at the N.E. corner
22	5 feet at the N.E. corner uniformly increasing to 35 feet at the N.W. corner
23	20 feet at the N.E. corner uniformly decreasing to 15 feet at the N.W. corner

Public Utility Easement, 8 feet in width, along the front of all lots and tracts.

SECTION CORNER
Fd. 2 1/2" diameter iron pipe (RE: R.S. No. 8756)

Subject to the following easements of record, of Jackson County, Oregon:
Vol 22 Page 387
Vol 584 Page 227
Vol 568 Page 484

LEGEND

- Found 5/8" iron pin (RE: R.S. NO. 8756 and R.S. NO. 9012)
- Set 5/8" x 30" iron pin
- ⊙ Postmonumented 5/8" x 30" iron pin
- P.U.E. Public Utility easement
- ⊞ Postmonumented 1" x 30" iron pipe w/ brass disc in mon. box at right-of-way center-line intersections, PC's and PT's
- Right-of-way centerline
- Plat boundary
- Lot and right-of-way lines
- ① Lot number
- ② Lot line curve data
- ③ Centerline curve data
- ④ Easement lines
- Building set back line (other than provided by parent zoning)
- N 89° 46' 16" E 146.00' Reads " 146.00 feet"
- Fd. Reads " Found"
- R.S. Reads " Record of Survey"
- A.C. Reads " acres"

Basis of Bearing: Solar Observation (RE: R.S. No. 8756)

TRACT "B"
(15.113 ± AC.)



91-28916

91-28916

91-28916

AFFIDAVIT

I, John L. Hardey, Registered Professional Land Surveyor, of the State of Oregon, No. 1990, do hereby state that on this 5th day of November, 1991, errors were corrected to the bearings and distances to lots 1, 2 and 5 of Lithia Park Village Subdivision. This correction is applicable to that Subdivision filed for record on the 18th day of May, 1983 and recorded in Volume 14, Page 98 of "Subdivisions" in Jackson County, Oregon.

Approved by:

Verly Thomas 11/8/91
County Surveyor Date

LEGEND

- Found 5/8" iron pin (RE: R.S. NO. 8756 and R.S. NO. 9012)
- Set 5/8" x 30" iron pin
- ⊠ Postmonumented 5/8" x 30" iron pin
- Postmonumented 1" x 30" iron pipe with brass disc in mon. box at right-of-way centerline intersections, PC's and PT's
- P.U.E. Public utility easement
- A.C. Reads "acres"
- R.S. Reads "Record of Survey"
- 146.00' Reads "146.00 feet"
- N 89° 46' 16" E Reads "North 89 degrees, 46 minutes and 16 seconds East"
- C2 Curve data
- Lot and Right-of-way lines
- - - Right-of-way centerline and easement centerline
- - - Easement lines

See drawing below for corrected values.

John L. Hardey
Surveyor

STATE OF OREGON)
County of Jackson) ss

Nov. 15 A.D. 1991

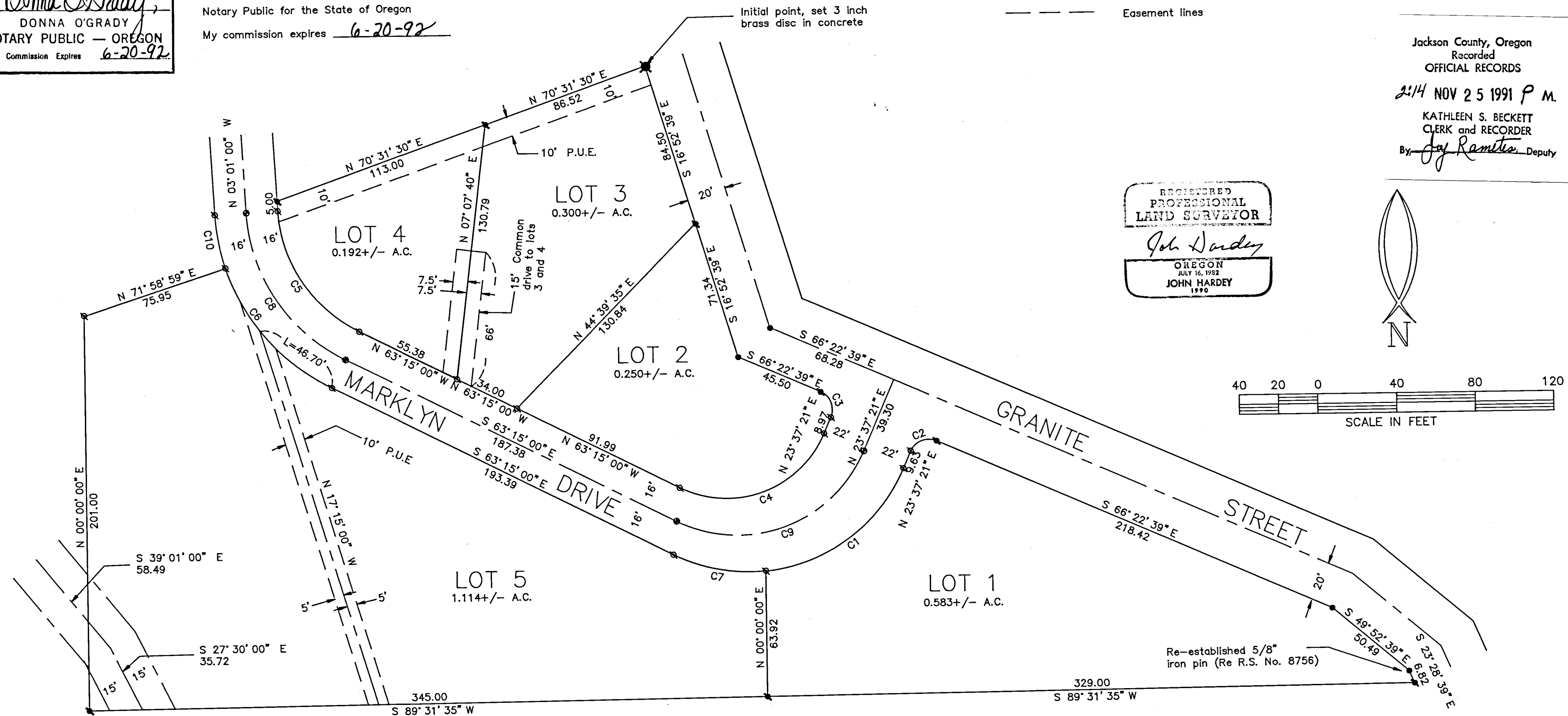
Personally appeared the above named John L. Hardey, Registered Professional Land Surveyor and acknowledged the foregoing instrument to be his voluntary act and deed. Before me.

Donna O'Grady
DONNA O'GRADY
NOTARY PUBLIC - OREGON
My Commission Expires 6-20-92

Notary Public for the State of Oregon

My commission expires 6-20-92

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	60° 51' 22"	86.00	91.34	87.11	50.51 N 54° 03' 02" E	
2	90° 00' 00"	10.00	15.71	14.14	10.00 S 68° 37' 22" W	
3	90° 00' 00"	10.00	15.71	14.14	10.00 N 21° 22' 39" E	
4	93° 07' 39"	54.00	87.77	78.42	57.03 N 70° 11' 10" E	
5	60° 14' 00"	74.00	77.79	74.26	42.93 S 33° 08' 00" E	
6	45° 13' 57"	106.00	83.68	81.53	44.16 S 40° 38' 02" E	
7	32° 16' 14"	86.00	48.44	47.80	24.88 S 79° 23' 10" E	
8	60° 14' 00"	90.00	94.61	90.32	52.21 S 33° 08' 00" E	
9	93° 07' 39"	70.00	113.78	101.66	73.93 N 70° 11' 11" E	
10	15° 00' 03"	106.00	27.75	27.67	13.96 S 10° 31' 02" E	



Jackson County, Oregon
Recorded
OFFICIAL RECORDS
2:14 NOV 25 1991 P.M.
KATHLEEN S. BECKETT
CLERK and RECORDER
By: *Jay Ramtha* Deputy

REGISTERED
PROFESSIONAL
LAND SURVEYOR
John Hardey
OREGON
JULY 16, 1982
JOHN HARDEY
1990

Survey No. 9615

SURVEY NARRATIVE TO COMPLY WITH ORS 209-250

For: Mark Cooper
845 Twin Pine Circle
Ashland, OR 97520

By: Hardey Engineering
1963 Lawncridge
Medford, OR 97501

Purpose: To monument the exterior boundary of Lithia Park Village
Subdivision.

Location: The north $\frac{1}{2}$ of the N.E. $\frac{1}{4}$ of Section 17, Township 39 South,
Range 1 East, Willamette Meridian in the City of Ashland,
Jackson County, Oregon.

Date: May 9, 1983

Basis of Bearing: Solar Observation per Record of Survey No. 8756.

Procedure:

We searched for and found all monuments used by John Pierson to establish the boundary of Mark Cooper's property per record of survey No. 8756 and Record of Survey No. 9012, relative to this plat (with the exception of the most southerly southeast corner which was observed lying on the ground, obviously disturbed). We were instructed by the client to use Mr. Pierson's surveys as the subdivision boundary. This did not apply to the most westerly line and the line in the southeastern area of the subdivision coincident with the south line of Tract A, Marklyn Drive, lot 3 and lot 4, which were monumented by us to separate the subdivision from the remainder of the client's property. We reestablished the most southerly southeast corner of the subdivision per Record of Survey No. 8756. We then proceeded to set the monuments at angle points and lot corners along the subdivision boundary as required.

