

PARK ESTATES PHASE 1

A PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND
LOCATED IN
N 1/2 OF SECTION 16, T.39S., R.1 E., W.M.
JACKSON COUNTY, OREGON

DEDICATION

SURVEYOR'S CERTIFICATE

STATE OF OREGON)
County of Jackson) ⁸⁸

KNOW ALL MEN BY THESE PRESENTS that we, David and Rhonda Lewis, husband and wife, are the owners in fee simple of the land herein described and let it be known that we have subdivided the same into lots, streets and open spaces as shown hereon and that the number of lots and the length and course are plainly set forth and this plat is a correct representation of the said subdivision and we do hereby dedicate to the public for public use the streets together with all easements shown hereon including slope, utility, and pedestrian access easements as necessary for the construction and maintenance of public streets, sidewalks, and utilities. McCaw Cablevision or its successor is hereby granted the right to use the public utility easements for the installation and maintenance of TV Cable, as required. We hereby designate said subdivision as Park Estates, a Planned Unit Development.

This subdivision is subject to common private driveway and utility easements as more fully provided in Article X, Declaration of Covenants, Conditions, Restrictions, and Easements applicable to Park Estates. Said Article X, is hereby incorporated and made part of this plat.

David and Rhonda Lewis, in recording this plat, have set aside certain areas of land shown hereon as Open Space areas. These Open Space areas and access easements to and from these Open Space areas are designated for common use by the Park Estates residents and are not for public use. The fee title to any lot shown on the plat abutting upon said common areas shall not extend to or upon the common areas and the fee title to such common areas shall be reserved by the grantor to be conveyed to the Park Estates Homeowners Association, Inc. for the common use of all residents of Park Estates as conveyed in Article V, Declaration of Covenants, Conditions, Restrictions and Easements applicable to Park Estates and recorded with this plat.

We, David and Rhonda Lewis, hereby dedicate to the City of Ashland in fee simple those areas designated and portrayed hereon as street plugs. By approval of this plat, the said City of Ashland undertakes that upon approved dedication of the extension of the affected streets, it will deed the street plugs for public street uses.

David Lewis
David Lewis

Rhonda Lewis
Rhonda Lewis

STATE OF OREGON)
County of Jackson) ⁸⁸

March 22 A.D. 1985

Personally appeared the aboved named David Lewis and Rhonda Lewis, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Trina Andresen
TRINA ANDRESEN
NOTARY PUBLIC - OREGON
My Commission Expires 6-21-88

Trina Andresen
Notary Public for Oregon
My Commission Expires 6-21-88

All taxes, fees, assessments, or other charges as required by O.R.S. 94036 have been paid as of 4/11 1985.

Hary Easter
Tax Collector

APPROVALS

Examined and approved as required by O.R.S. 92.100 as of April 11 1985.

Examined and approved this 27th day of March, 1985

James W. Olson
City Surveyor

Michael H. Cherry
Assessor, Department of Assessment

Subscribed and sworn to before me this 22 day of March 1985

I certify that, pursuant to authority granted to us by the Ashland Planning Commission in open meeting of August 2nd September 12, 1984, the above plat is hereby approved by the Ashland Planning Commission. Dated this 27th day of March, 1985.

John Ferguson
President

John Ferguson
Secretary

Trina Andresen
TRINA ANDRESEN
NOTARY PUBLIC - OREGON
My Commission Expires 6-21-88

Filed for record this the 17 day of April, of 1985, at 11:15 o'clock A.M. and recorded in Volume 15 of Plats at Page 36 of Records of Jackson County, Oregon.

Shirley Cole
Deputy

Kathleen J. Barrett
County Clerk

Commissioner's Journal Vol. 145 Pg. 227

POST MONUMENTATION CERTIFICATE

I, Roger Kauble, hereby certify that all corner monuments will be set on or before September 1, 1985.

All corner monuments are set and certified in document number 90-14075 Official Records, Jackson County, Oregon on this 25 day of MAY, 1985.

Roger Kauble
Surveyor

Verden Thomas
County Surveyor

** RECEIVED **
Date 4/17/85 By JK
This survey consists of:
4 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Roger Kauble
JACKSON COUNTY, OREGON
JUL 13 1989
ROGER P. KAUBLE
1988

that seem to be within reasonable position of any previously recorded/unrecorded property monuments.

Research indicates that the basis of the controlling boundaries (Vol 383 pgs 296, 301, 302 & 303, Jackson County) are aliquot parts of the said Section 16; considering this, then it is questionable if the found pipes were properly set, as no evidence of the subdivision of Section 16 was found.

An Instrument (Vol 383, pgs 301, 302 & 303 of the Jackson County Deed Records) provided for a twenty by one hundred feet strip of land along the westerly property line (northwest corner). A garden shed/carport and a retaining wall were found to be encroaching upon this parcel.

In addition to the dedicated streets (Morton, Lisa Lane, Cascade and Waterline Road) a twenty foot public pedestrian easement encompassing an Irrigation Ditch and an existing granite path on the north side of the ditch was monumented and is to be dedicated to the City of Ashland for the purpose of public pedestrain access.

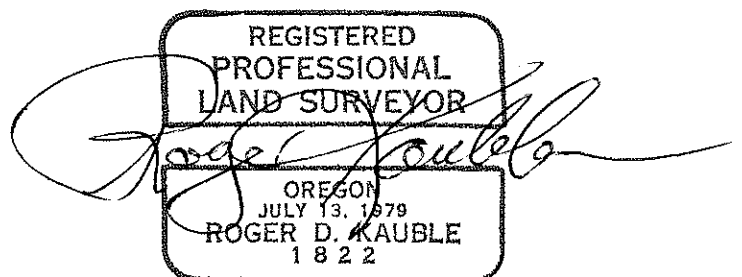
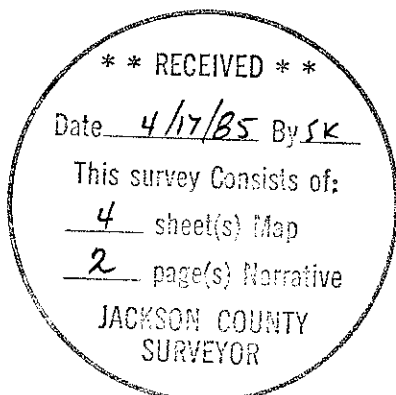
In conducting this survey the subdivision by protraction of the said Section 16 provided the proper proportional bearings and distances for the parcels described by aliquot parts.

The property corners set for Park Estates, Phase 1 were set from control points used in a closed traverse loop. Considerable vandalism (Removing and moving stakes, hubs and property pins) occured during the course of this survey; therefore, the replaced property pins have been buried 3" to 6" below the ground surface.

Basis of Bearing was obtained from True Meridian at the North/South centerline of Section 16, derived form N.O.A.A. net as per RS# 6525.

April 5, 1985

Roger Kauble
173 E. Hersey Street
Ashland, Oregon 97520



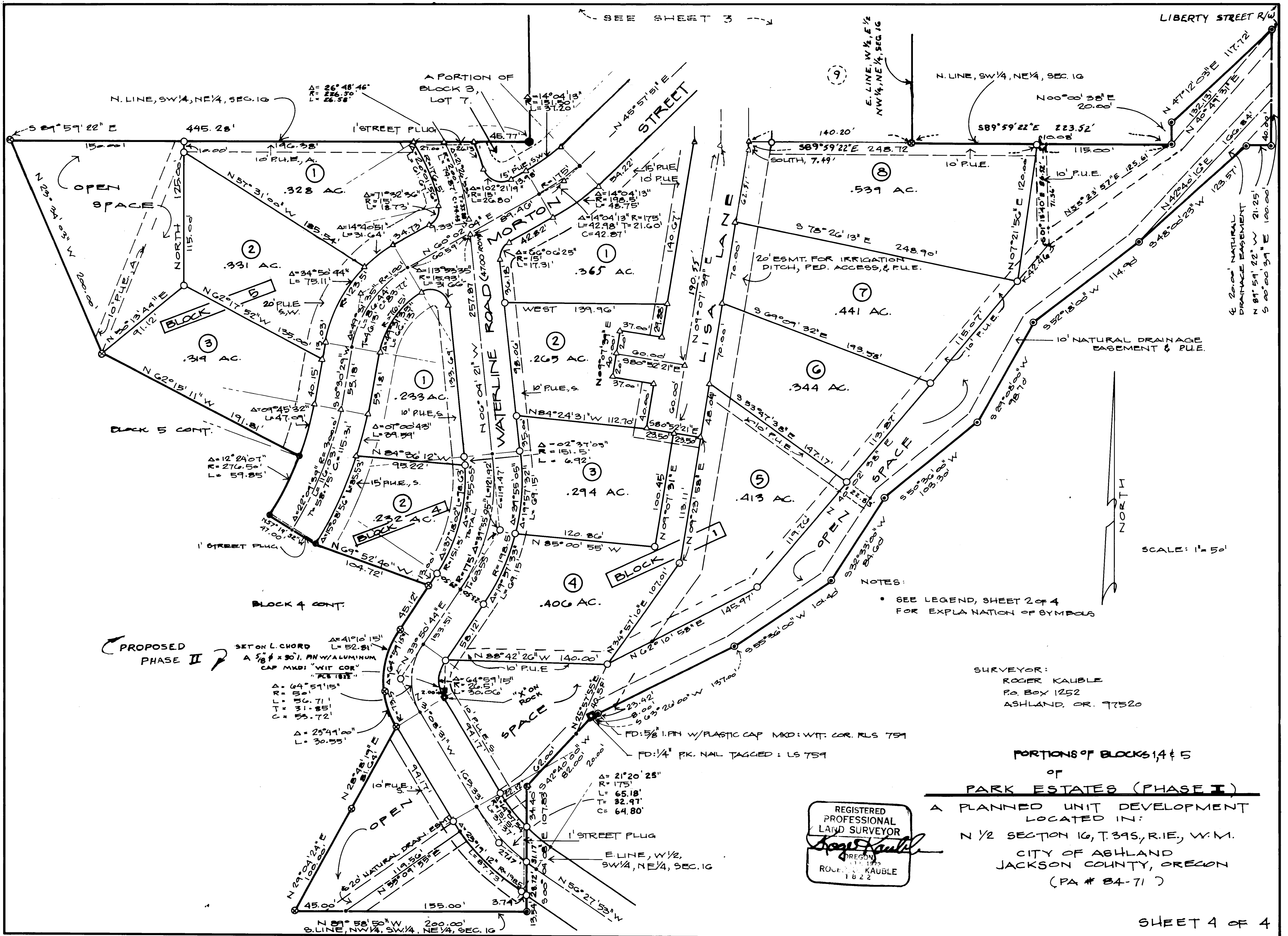
Survey No. 10238**SURVEY NARRATIVE****TO COMPLY WITH PARAGRAPH 209.250****OREGON REVISED STATUTES**

- SURVEY FOR:** David R. Lewis
1024 Pinecrest Terrace
Ashland, Oregon 97520
- LOCATION:** Situated in the Northwest quarter of Section 16,
Township 39 South, Range 1 East, Willamette
Meridian, Jackson County, Oregon
- PURPOSE:** To establish and monument the boundaries of PARK
ESTATES, Phase 1, a Planned Unit Development.
- PROCEDURE:** An extensive search for recorded surveys, deeds, and
documents was conducted at the Jackson County Court-
house, the City of Ashland Engineering Department,
and various local title companies. The documents
were noted and studied to aid in location of recorded
property corners on adjoining parcels.

Minor land partitions (R.S. # 9314 and RS# 9339) performed by Everett L. Swain, P.L.S. # 759, provided the foundation for the boundary control of Park Estates Phase 1: The purpose of Swain's surveys for David R. Lewis were to establish and monument the boundaries of the southeast quarter of the northwest quarter of Section 16, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; and to mark the limits of Mr. Lewis' proposed Development, Park Estates. Swain, a respected Land Surveyor in the Ashland area, did extensive research on the original G.L.O. contract by M.L. McCall (March, 1889; see recorded survey contract # 8239). Using the McCall survey as evidence and by retracement of McCall's evidence, Swain disproved a previously used pipe for the position of the section corner common to Sections 8,9,16, and 17, Township 39 South, Range 1 East, Willamette Meridian.

All the property pins (except one, as shown on the Plat) described by RS# 9314 were located and their relative positions field checked and found to be reasonably correct. The only monument remaining unlocated (RS# 9314) is the NE 1/16 of the said Section 16, which was not found or reset by this survey as the necessary property pins were found. Believing Everett Swain performed his surveys with integrity and used acceptable methods and practice, his work was accepted as the major control for the Planned Unit Development known as Park Estates, Phase 1.

Other survey monuments (The Pines Subdivision and RS #4563B) adjacent to the west 1/2 of the east 1/2 of the northwest 1/4 of the northeast 1/4 of Section 16, Township 39 South, Range 1 East, Willamette Meridian, were searched for using a steel chain and a metal detector. Because most of the recorded property corner monuments were unmarked iron pipes of various diameters and several unrecorded pipes were found near the recorded locations; it is difficult to prove the origin of the pipes found. The general location and the approximate relative bearing and distance between the pipes provides the only real evidence that they are the pipes set by the surveyor of record. The found pipes shown on the Plat are those

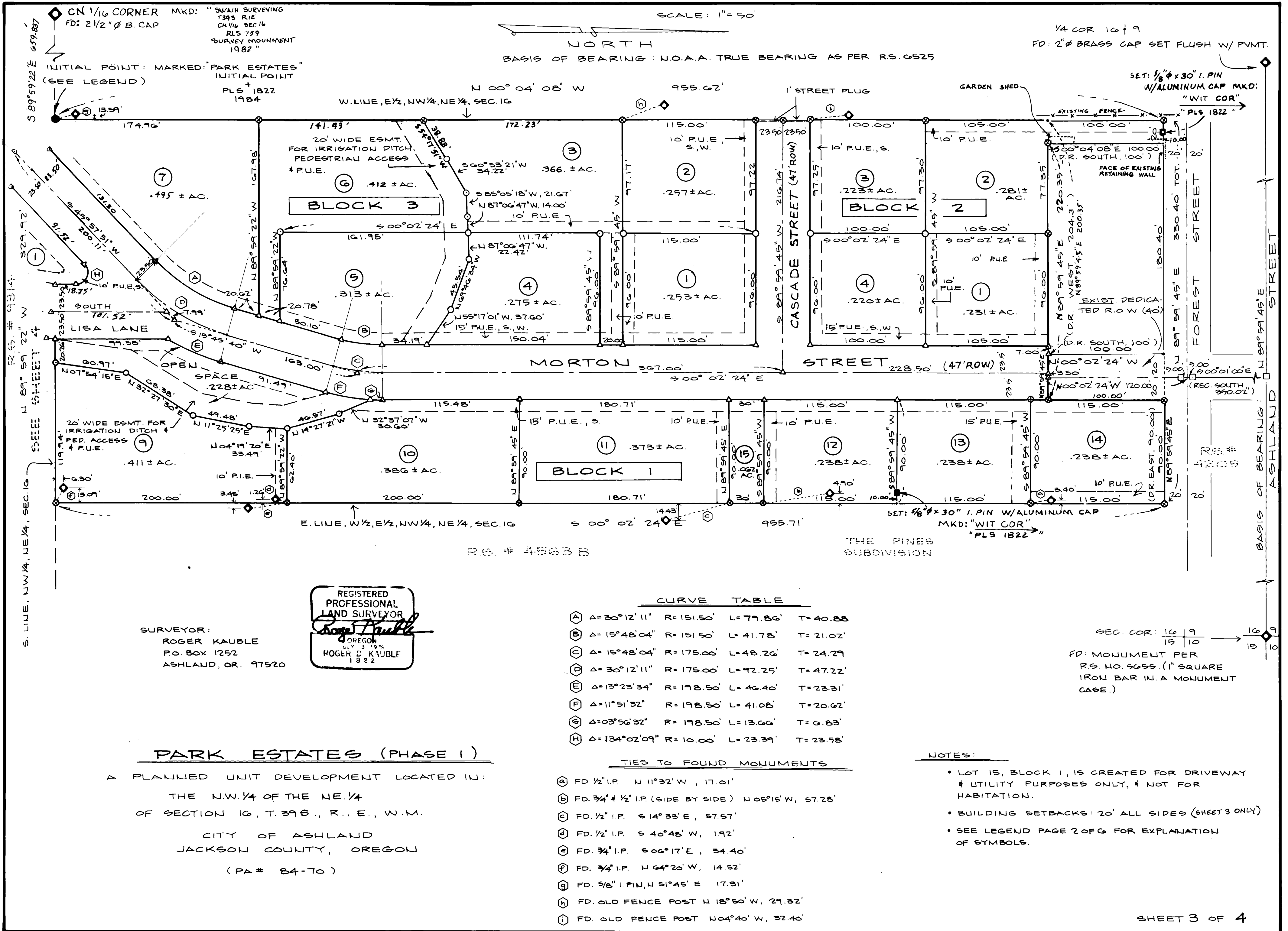


NOTES:
 • SEE LEGEND, SHEET 2 OF 4 FOR EXPLANATION OF SYMBOLS

SURVEYOR:
 ROGER KAUBLE
 P.O. BOX 1252
 ASHLAND, OR. 97520

PORTIONS OF BLOCKS 14 & 15
 OF
PARK ESTATES (PHASE I)
 A PLANNED UNIT DEVELOPMENT
 LOCATED IN:
 N 1/2 SECTION 16, T.39S, R.1E, W.M.
 CITY OF ASHLAND
 JACKSON COUNTY, OREGON
 (PA # 84-71)

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Roger Kauble
 OREGON
 1979
 ROGER KAUBLE
 1822



CN 1/16 CORNER MKD: "SWAIN SURVEYING
7395 R.I.E.
CN 1/16 SEC 16
RLS 759
SURVEY MONUMENT
1982"

SCALE: 1" = 50'

NORTH

BASIS OF BEARING: N.O.A.A. TRUE BEARING AS PER R.S. 6525

1/4 COR 16 + 9
FD: 2" BRASS CAP SET FLUSH W/ PVMT.

INITIAL POINT: MARKED "PARK ESTATES"
(SEE LEGEND)
INITIAL POINT
PLS 1822
1984

SET: 3/8" x 30" I. PIN
W/ALUMINUM CAP MKD:
"WIT COR"

SURVEYOR:
ROGER KAUBLE
P.O. BOX 1252
ASHLAND, OR. 97520

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Roger Kauble
OREGON
JULY 3 1975
ROGER D. KAUBLE
1822

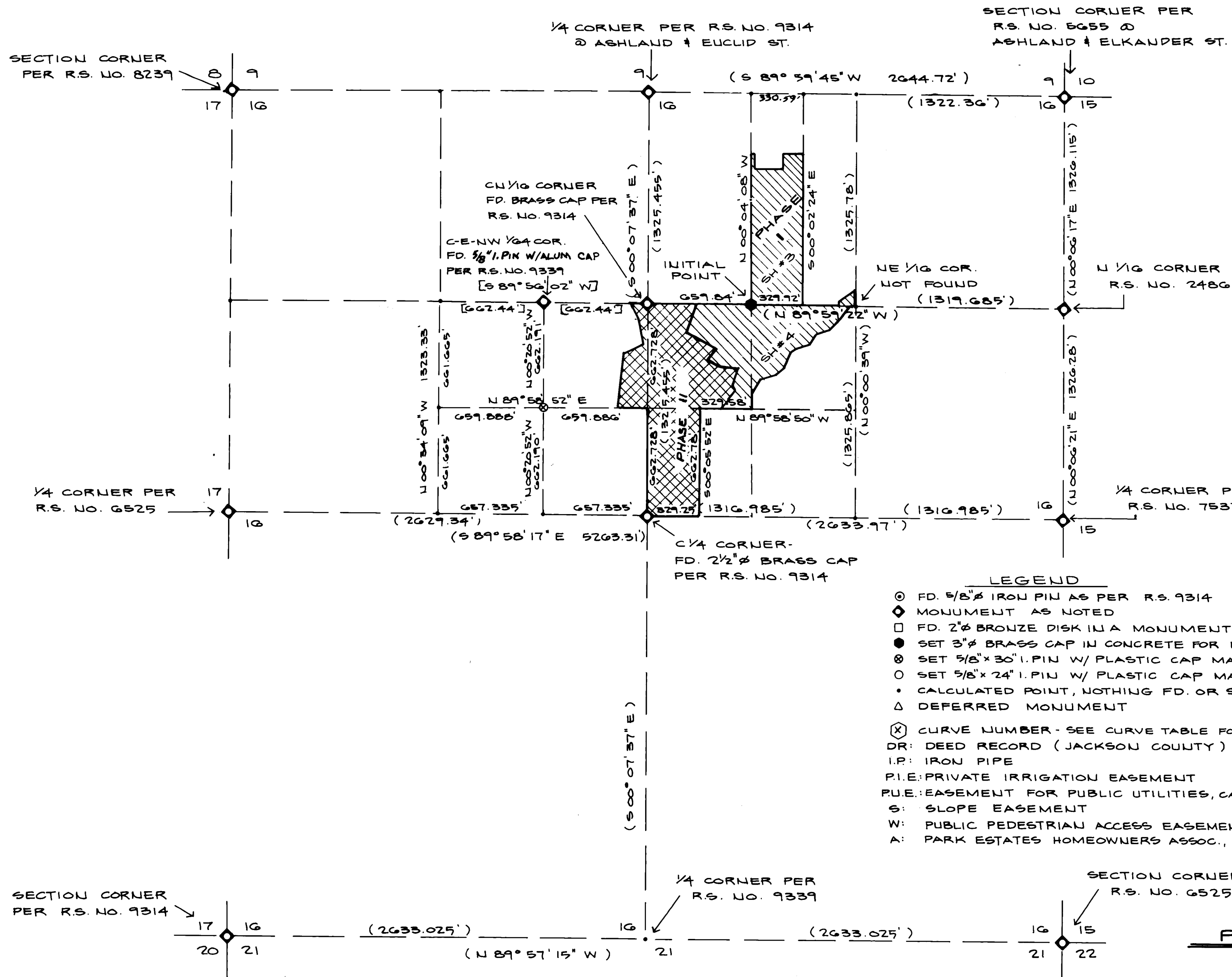
CURVE TABLE			
A	Δ = 30°12'11"	R = 151.50'	L = 79.86' T = 40.88
B	Δ = 15°48'04"	R = 151.50'	L = 41.78' T = 21.02'
C	Δ = 15°48'04"	R = 175.00'	L = 48.26' T = 24.29
D	Δ = 30°12'11"	R = 175.00'	L = 92.25' T = 47.22'
E	Δ = 13°23'34"	R = 198.50'	L = 46.40' T = 23.31'
F	Δ = 11°51'32"	R = 198.50'	L = 41.08' T = 20.62'
G	Δ = 03°56'32"	R = 198.50'	L = 13.66' T = 6.83'
H	Δ = 134°02'09"	R = 10.00'	L = 23.39' T = 23.58'

- TIES TO FOUND MONUMENTS
- Ⓐ FD 1/2" I.P. N 11°32' W, 17.01'
 - Ⓑ FD. 3/4" x 1/2" I.P. (SIDE BY SIDE) N 05°15' W, 57.28'
 - Ⓒ FD. 1/2" I.P. S 14°33' E, 57.57'
 - Ⓓ FD. 1/2" I.P. S 40°48' W, 1.92'
 - Ⓔ FD. 3/4" I.P. S 06°17' E, 34.40'
 - Ⓕ FD. 3/4" I.P. N 04°20' W, 14.52'
 - Ⓖ FD. 5/8" I. PIN, N 51°45' E 17.31'
 - Ⓗ FD. OLD FENCE POST N 18°50' W, 29.32'
 - Ⓘ FD. OLD FENCE POST N 04°40' W, 32.40'

- NOTES:
- LOT 15, BLOCK 1, IS CREATED FOR DRIVEWAY & UTILITY PURPOSES ONLY, & NOT FOR HABITATION.
 - BUILDING SETBACKS: 20' ALL SIDES (SHEET 3 ONLY)
 - SEE LEGEND PAGE 2 OF 6 FOR EXPLANATION OF SYMBOLS.

PARK ESTATES (PHASE I)
A PLANNED UNIT DEVELOPMENT LOCATED IN:
THE N.W. 1/4 OF THE NE 1/4
OF SECTION 16, T. 39 S., R. 1 E., W.M.
CITY OF ASHLAND
JACKSON COUNTY, OREGON
(PA # 84-70)

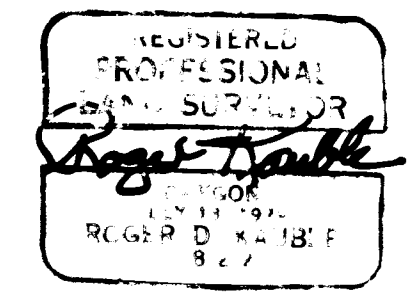
SEC. COR: 16 | 9
15 | 10
FD: MONUMENT PER
R.S. NO. 5655. (1" SQUARE
IRON BAR IN A MONUMENT
CASE.)



SCALE: 1"=500'

BASIS OF BEARING- U.O.A.A. TRUE BEARING AS PER R.S. # 6525.

NOTES:
 () INDICATES RECORD DATA PER R.S. NO. 9314
 [] R.S. NO. 9339



- LEGEND**
- ⊙ FD. 5/8" IRON PIN AS PER R.S. 9314
 - ◆ MONUMENT AS NOTED
 - FD. 2" BRONZE DISK IN A MONUMENT BOX AS PER R.S.#4205
 - SET 3" BRASS CAP IN CONCRETE FOR INITIAL POINT
 - ⊗ SET 5/8" x 30" I. PIN W/ PLASTIC CAP MARKED: "KAUBLE" PLS 1822
 - SET 5/8" x 24" I. PIN W/ PLASTIC CAP MARKED: "KAUBLE" PLS 1822
 - CALCULATED POINT, NOTHING FD. OR SET
 - △ DEFERRED MONUMENT
 - (X) CURVE NUMBER - SEE CURVE TABLE FOR DATA
 - DR: DEED RECORD (JACKSON COUNTY)
 - I.P.: IRON PIPE
 - P.I.E.: PRIVATE IRRIGATION EASEMENT
 - P.U.E.: EASEMENT FOR PUBLIC UTILITIES, CABLE T.V.
 - S: SLOPE EASEMENT
 - W: PUBLIC PEDESTRIAN ACCESS EASEMENT
 - A: PARK ESTATES HOMEOWNERS ASSOC., PRIVATE PED. ACCESS.

PARK ESTATES - PHASE I

SECTION 16 BREAKDOWN
 LOCATION: T. 39 S., R. 1 E., W.M.
 CITY OF ASHLAND
 JACKSON COUNTY, OREGON
 (PA # 84-70)
 (PA # 84-71)

SURVEYOR:
 ROGER KAUBLE
 P.O. BOX 1252
 ASHLAND, OR. 97520