

10578

# MILL POND SUBDIVISION

## A PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND

LOCATED IN D.L.C. No. 44 & 45 IN THE NW 1/4 OF SEC. 10, TWP. 39S., R. 1 E.W.M., JACKSON COUNTY, OREGON

SWAIN SURVEYING, INC.  
27 1/2 N. MAIN STREET

APRIL 9, 1986  
ASHLAND, OREGON 97520

SCALE: 1" = 50'

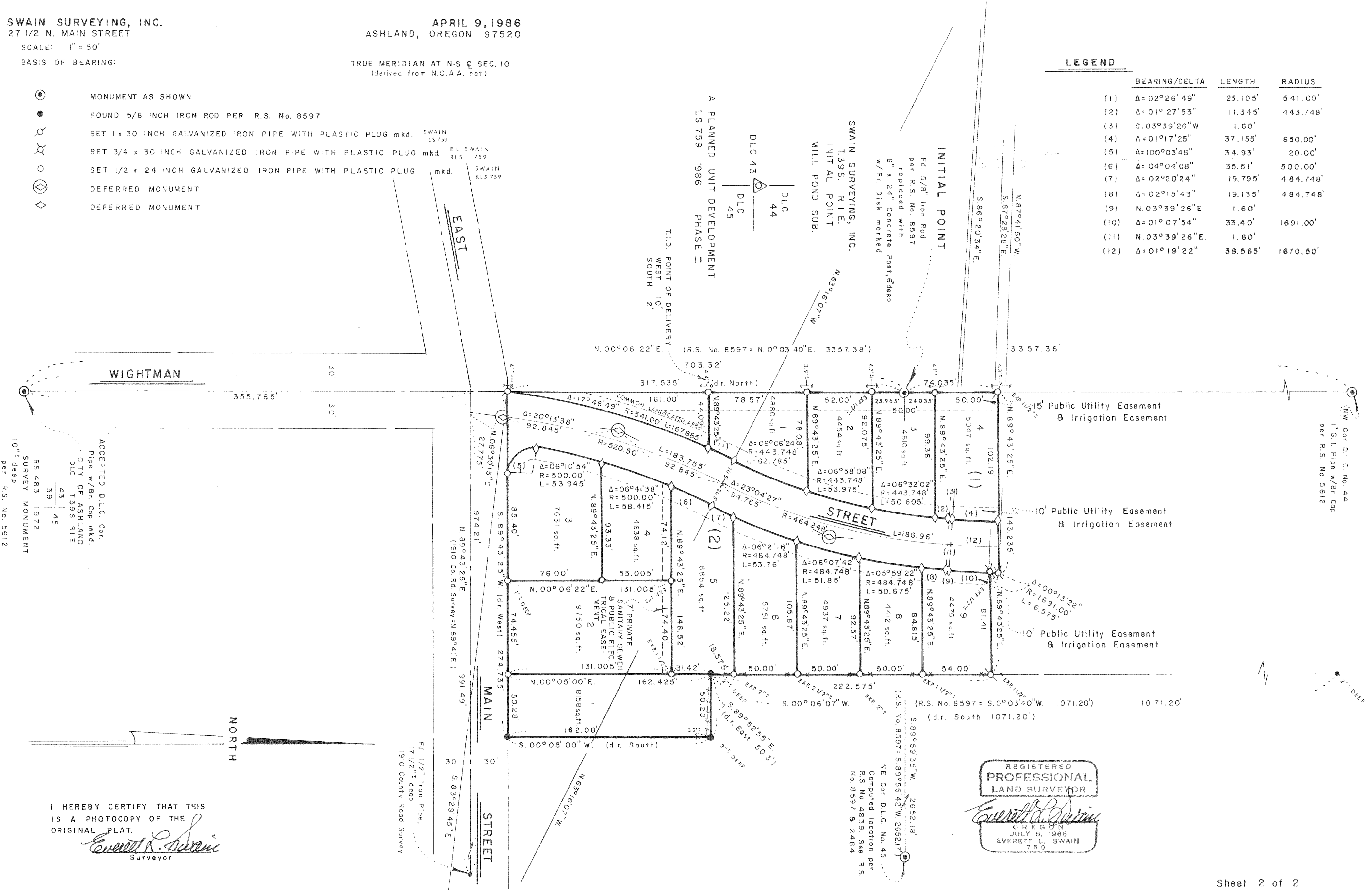
BASIS OF BEARING:

TRUE MERIDIAN AT N-S  $\frac{1}{2}$  SEC. 10  
(derived from N.O.A.A. net)

- ⊙ MONUMENT AS SHOWN
- FOUND 5/8 INCH IRON ROD PER R.S. No. 8597
- ⊗ SET 1 x 30 INCH GALVANIZED IRON PIPE WITH PLASTIC PLUG mkd. SWAIN LS 759
- ⊗ SET 3/4 x 30 INCH GALVANIZED IRON PIPE WITH PLASTIC PLUG mkd. EL SWAIN RLS 759
- ⊗ SET 1/2 x 24 INCH GALVANIZED IRON PIPE WITH PLASTIC PLUG mkd. SWAIN RLS 759
- DEFERRED MONUMENT
- ◇ DEFERRED MONUMENT

### LEGEND

	BEARING/Delta	LENGTH	RADIUS
(1)	$\Delta = 02^{\circ}26'49''$	23.105'	541.00'
(2)	$\Delta = 01^{\circ}27'53''$	11.345'	443.748'
(3)	$S.03^{\circ}39'26''W.$	1.60'	
(4)	$\Delta = 01^{\circ}17'25''$	37.155'	1650.00'
(5)	$\Delta = 100^{\circ}03'48''$	34.93'	20.00'
(6)	$\Delta = 04^{\circ}04'08''$	35.51'	500.00'
(7)	$\Delta = 02^{\circ}20'24''$	19.795'	484.748'
(8)	$\Delta = 02^{\circ}15'43''$	19.135'	484.748'
(9)	$N.03^{\circ}39'26''E$	1.60'	
(10)	$\Delta = 01^{\circ}07'54''$	33.40'	1691.00'
(11)	$N.03^{\circ}39'26''E.$	1.60'	
(12)	$\Delta = 01^{\circ}19'22''$	38.565'	1670.50'



I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT.

*Everett L. Swain*  
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

*Everett L. Swain*

OREGON  
JULY 8, 1988  
EVERETT L. SWAIN  
759

10578 9L/18

# MILL POND SUBDIVISION

## A PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND

Declaration of Restrictions, Easements and Agreements  
see Document No. 86-10592

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT.

*Everett L. Swain*  
Surveyor

LOCATED IN D.L.C. No. 44 & 45 IN THE NW 1/4 OF SEC. 10, TWP. 39S., R. 1 E.W.M., JACKSON COUNTY, OREGON

This plat and the dedication hereof is subject to the condition that Talent Irrigation District's obligation to deliver water is limited to the point indicated on the plat and is further subject to the statutory powers, rules and regulations of Talent Irrigation District. Examined and approved by the Talent Irrigation in regular session this 3rd day of June 1986.

Attest:

*Donald M. Minard* President  
*W.H. Hay* Secretary

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 June 1986.

*Michael K. Cherry*  
*Carolene M. Manama* Director of Assessment and Taxation Deputy

Filed for record this 11 day of June 1986 at 2:57 o'clock P.M.  
and recorded in Volume 15 of plats at page 59 of records of Jackson County, Oregon.

*Kathleen S. Beckett* County Clerk  
*Martha Baker* Deputy

### DEDICATION

KNOW ALL MEN BY THESE PRESENT, that we

Larry E. Medinger and Donnea R. Medinger, husband and wife, and Aubrey Seeman are the owners in fee simple of the land as described hereon and we have caused the same to be surveyed and platted into lots, blocks, common landscape area, and a street as set forth hereon and that this plat is a correct representation of MILL POND SUBDIVISION, A Planned Unit Development. We do hereby dedicate and convey to the public for public use that street area shown hereon as Wightman Street. Also, said subdivision shall be subject to public and private utility and irrigation easements as shown hereon. McCaw Cablevision is hereby granted the right to use said public utility easements for underground placement of TV cable lines. Mill Pond Subdivision, A Planned Unit Development shall be subject to a "Declaration of Restrictions, Easements, and Agreements" setting forth the condition for a common landscape area, as well as other provisions contained therein and shall be filed simultaneously herewith and thereby made a part hereof. We do hereby designate this planned unit development as MILL POND SUBDIVISION, A Planned Unit Development to the City of Ashland.

IN WITNESS WHEREOF, we have set our hands and seals this 11 day of April 1986.

*Larry E. Medinger* Larry E. Medinger  
*Donnea R. Medinger* Donnea R. Medinger  
*Aubrey Seeman* Aubrey Seeman

STATE OF OREGON  
County of Jackson

April 11 A.D. 1986

Personally appeared the above named Larry E. Medinger and Donnea R. Medinger, husband and wife, and Aubrey Seeman and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Winona G. Swain*  
Notary Public for Oregon  
My Commission expires 6-20-86

*Winona G. Swain*  
WINONA G. SWAIN  
NOTARY PUBLIC - OREGON  
My Commission expires 6-20-86

### APPROVAL

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of February 12 1986, the above plat is hereby approved. Dated this 30th day of May 1986.

*Carlisle F. Stout* President  
*Richard J. Wamboldt* Secretary

Examined and approved this 22nd day of May 1986.

*James H. Olson*  
City Surveyor

### POST MONUMENTATION CERTIFICATE

All monuments will be set on or before the 1st day of June, 1987. All monuments are now set, on this 24th day of July 1986. See document No. 86-13664 of the Official Records of Jackson County, Oregon.

*Everett L. Swain*  
Surveyor

10613

### SURVEYOR'S CERTIFICATE

STATE OF OREGON  
County of Jackson

I, Everett L. Swain, a duly Registered Professional Land 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:

BEGINNING AT A 6 INCH DIAMETER BY 24 INCH LONG CONCRETE POST WITH A 3 INCH DIAMETER BRONZE DISK BEING SITUATED AT THE CORNER COMMON TO THE SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 44 AND THE NORTHWEST CORNER OF DONATION LAND CLAIM NO. 45, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE BASE AND MERIDIAN, JACKSON COUNTY, OREGON, SAID POST BEING THE INITIAL POINT OF MILL POND SUBDIVISION, A PLANNED UNIT DEVELOPMENT; THENCE NORTH 00°06'22" EAST ALONG THE CLAIM LINE COMMON TO DONATION LAND CLAIMS NO. 43 AND 44, 74.035 FEET; THENCE LEAVING SAID CLAIM LINE, NORTH 89°43'25" EAST, 143.235 FEET; THENCE ALONG THE ARC OF A 1,691.00 FOOT RADIUS CURVE TO THE RIGHT, THE RADIAL BEARINGS "IN AND OUT" ARE NORTH 87°41'50" WEST AND SOUTH 87°28'28" EAST (THE CENTRAL ANGLE IS 00 DEGREE 13 MINUTES 22 SECONDS) 6.575 FEET; THENCE NORTH 89°43'25" EAST, 81.41 FEET; THENCE SOUTH 00°06'07" WEST (SURVEY RECORD SOUTH 0°03'40" WEST) (DEED RECORD SOUTH) 222.575 FEET TO A FOUND 5/8 INCH IRON ROD; THENCE SOUTH 89°52'55" EAST (DEED RECORD EAST, 50.3 FEET) TO A FOUND 5/8 INCH IRON ROD; THENCE SOUTH 00°05'00" WEST (DEED RECORD SOUTH) 162.08 FEET TO A FOUND 5/8 INCH IRON ROD SITUATED IN THE NORTHERLY RIGHT OF WAY LINE OF EAST MAIN STREET; THENCE SOUTH 89°43'25" WEST (DEED RECORD WEST) ALONG SAID NORTHERLY RIGHT OF WAY LINE 274.735 FEET TO A POINT IN THE BOUNDARY LINE COMMON TO DONATION LAND CLAIMS NO. 43 AND 45, SAID TOWNSHIP AND RANGE; THENCE NORTH 00°06'22" EAST ALONG SAID CLAIM LINE, (DEED RECORD NORTH) 317.535 FEET TO THE INITIAL POINT.

SUBJECT TO ANY AND/OR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD AND THOSE APPARENT ON THE LAND.

*Everett L. Swain*  
Surveyor

Subscribed and sworn to before me this 9th day of April 1986.

*Winona G. Swain*  
WINONA G. SWAIN  
NOTARY PUBLIC - OREGON  
My Commission Expires 6-20-86

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Everett L. Swain*  
OREGON  
JULY 8, 1985  
EVERETT L. SWAIN  
759

\*\* RECEIVED \*\*  
Date 6/11/86 By SLC  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

Sheet 1 of 2

**SWAIN SURVEYING, INC.**  
27 1/2 North Main Street, Suite 9  
ASHLAND, OREGON 97520

SURVEY No. 10573

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

**SURVEY FOR:** Larry E. and Donnea R. Medinger      Aubrey N. Seeman  
520 Terrace Street      520 Terrace Street  
Ashland, Oregon 97520      Ashland, Oregon 97520

**LOCATION:** Situated in Donation Land Claim Nos. 44 and 45 in the Northwest quarter of Section 10, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon.

**PURPOSE:** To survey and subdivide into lots and blocks a portion of that land as set forth in Document No. 85-13937 of the Official Records of Jackson County, Oregon

**PROCEDURE:** In researching the County Surveyor's records it was revealed that a survey had been made by John S. Pierson, L.S. and filed as Recorded Survey No. 8597. The monuments, as set by said surveyor, were recovered and tied into my control traverse. The monuments found were utilized to control the Easterly boundary line of this survey. The Westerly boundary line of Donation Land Claim Nos. 44 and 45, as shown on the accompanying map, controls the Westerly boundary of this survey. The alignment of East Main Street was established by recovering the two 1910 County Road Survey centerline angle points, as shown on Recorded Survey No. 8597, and then holding the record angle of the 1910 County Road Survey, Westerly of the Westerly monument found to intersect the Westerly boundary line of Donation Land Claim No. 45. The monument called for in the 1910 County Road Survey, which falls in the immediate vicinity of Wightman Street, was searched for but appears to have been destroyed by the excavation and placement of a storm water drainage pipe across East Main Street. The remainder of the survey is as shown on the accompanying map.

**BASIS OF BEARING:** True Meridian at the N-S centerline of Section 10 as derived from the National Oceanic and Atmospheric Administration (formerly Coast and Geodetic Survey) survey net established in 1968 and filed in the office of the Jackson County Surveyor.

April 9, 1986

Swain Surveying, Inc.  
27 1/2 N. Main St.  
Ashland, OR 97520

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Everett L. Swain*  
OREGON  
JULY 8, 1966  
EVERETT L. SWAIN  
759

A portion of Tax Lot 400 39 1E 10B

**\*\* RECEIVED \*\***

Date 6/11/86 By SK

This survey Consists of:  
2 sheet(s) Map  
1 page(s) Narrative

JACKSON COUNTY  
SURVEYOR