

MILL POND SUBDIVISION A PLANNED UNIT DEVELOPMENT, PHASE II TO THE CITY OF ASHLAND

LOCATED IN D.L.C. No. 44 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
ASHLAND, OREGON 97520

MAY 4, 1987

SCALE 1" = 50'

TRUE MERIDIAN AT N-S Q. SEC. 10
(derived from N.O.A.A. net)

BASIS OF BEARING:

- ⊙ MONUMENT AS SHOWN
- ⊕ FOUND 1 1/2 INCH GALVANIZED IRON PIPE W/BRONZE DISK PER R.S. No. 10613
- ⊖ FOUND 1 INCH GALVANIZED IRON PIPE W/PLASTIC PLUG PER R.S. No. 10578
- ⊗ FOUND 3/4 INCH GALVANIZED IRON PIPE W/PLASTIC PLUG PER R.S. No. 10578
- FOUND 5/8 INCH IRON ROD W/PLASTIC CAP PER R.S. No. 10613 UNLESS OTHERWISE SHOWN
- ⊘ SET 3/4 x 30 INCH GALVANIZED IRON PIPE W/PLASTIC PLUG mkd. E L SWAIN AND BRASS NAIL RLS 759
- SET 1/2 x 24 INCH GALVANIZED IRON PIPE W/PLASTIC PLUG mkd. SWAIN AND BRASS NAIL LS 759
- ⊙ SET 1 1/2 x 26 1/4 INCH GALVANIZED IRON PIPE WITH 3 INCH BRASS DISK mkd. LS 759 IN MONUMENT CASE 1987

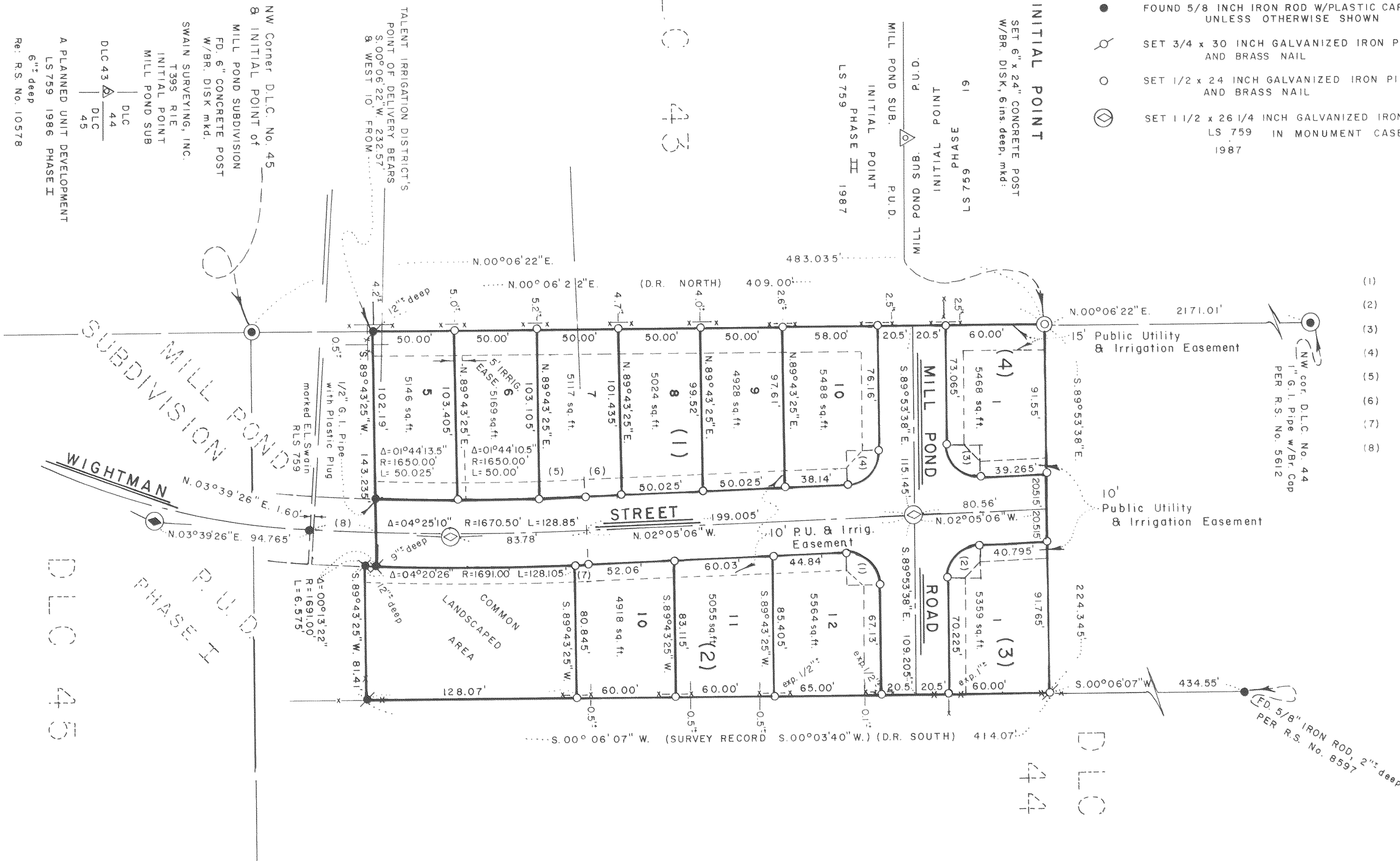


DLC 43

SWAIN SURVEYING, INC.
T39S R1E
INITIAL POINT
MILL POND SUB
DLC 43
DLC 44
DLC 45

A PLANNED UNIT DEVELOPMENT
LS 759 1986 PHASE I
6" x 12" deep
Re: R.S. No. 10578

NW Corner D.L.C. No. 45
& INITIAL POINT of
MILL POND SUBDIVISION
FD. 6" CONCRETE POST
W/BR. DISK mkd.
SWAIN SURVEYING, INC.
T39S R1E
INITIAL POINT
MILL POND SUB
DLC 43
DLC 44
DLC 45



	BEARING/Delta	LENGTH	RADIUS
(1)	Δ=92°11'28"	32.18'	20.00'
(2)	Δ=87°48'32"	30.65'	20.00'
(3)	Δ=92°11'28"	32.18'	20.00'
(4)	Δ=87°48'32"	30.65'	20.00'
(5)	Δ=00°58'43"	28.18'	1650.00'
(6)	S. 02°05'06" E.	21.835'	
(7)	Δ=00°16'12"	7.97'	1691.00'
(8)	Δ=01°19'22"	38.565'	1670.50'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Everett L. Swain

OREGON
JULY 8, 1966
EVERETT L. SWAIN
759

MILL POND SUBDIVISION

A PLANNED UNIT DEVELOPMENT, PHASE II

TO THE CITY OF ASHLAND

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

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

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, Phase II. We do hereby dedicate to the public for street purposes that street and road as shown hereon. Also, said subdivision shall be subject to public utility and irrigation easements as shown hereon. McCaw Cablevision or their successors in interest 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, Phase II 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 is filed as Doc. No. 86-10592 of the Official Records of Jackson County, Oregon and is hereby made a part hereof. We do hereby designate this planned unit development as **MILL POND SUBDIVISION**, A Planned Unit Development, Phase II to the City of Ashland.

IN WITNESS WHEREOF, we have set our hands and seals this 19 day of May 1987.

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

STATE OF OREGON
County of Jackson ss

May 19 A.D. 1987

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:

Dixie Seeman
by Dixie Seeman, Attorney in fact
See Document No. 87-08472
o. r. j. c. o.

Winona G. Swain
Notary Public for Oregon
My Commission expires 6-20-90

APPROVAL

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of October 8 1986, the above plat is hereby approved. Dated this 20th day of May 1987.

Carl F. Stout President
John Ferguson Secretary

Examined and approved this 19th day of May 1987.

James H. Olson
City Surveyor

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 7 day of April 1987.

Donald M. Minard President
Holla Secretary

Examined and approved as required by O.R.S. 92.100 as of May 20 1987.

Michael P. Quinn
Assessor, Department of Assessment

All taxes, fees, assessments, or other charges as required by O.R.S. 94.036 have been paid as of May 20 1987.

Sheryl Ladd
Tax Collector

SURVEYOR'S CERTIFICATE

STATE OF OREGON

County of Jackson ss

I, Everett L. Swain, a duly Registered Professional Land Surveyor of the State of Oregon, being duly sworn 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 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; THENCE NORTH 00°06'22" EAST ALONG THE CLAIM LINE COMMON TO DONATION LAND CLAIMS No. 43 AND 44, 483.035 FEET TO A 6 INCH DIAMETER BY 24 INCH LONG CONCRETE POST WITH A 3 INCH DIAMETER BRONZE DISK SITUATED AT THE INITIAL POINT OF MILL POND SUBDIVISION, A PLANNED UNIT DEVELOPMENT, PHASE II; THENCE LEAVING SAID CLAIM LINE SOUTH 89°53'38" EAST, 224.345 FEET; THENCE SOUTH 00°06'07" WEST (SURVEY RECORD SOUTH 00°03'40" WEST) (DEED RECORD SOUTH) 414.07 FEET TO THE NORTHEAST CORNER OF MILL POND SUBDIVISION, A PLANNED UNIT DEVELOPMENT, PHASE I; THENCE SOUTH 89°43'25" WEST ALONG THE NORTHERLY BOUNDARY LINE OF SAID PHASE I, 81.41 FEET; THENCE ALONG THE ARC OF A 1,691.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIAL BEARINGS "IN AND OUT" ARE NORTH 87°28'28" WEST AND SOUTH 87°41'50" EAST (THE CENTRAL ANGLE IS 00 DEGREES 13 MINUTES AND 22 SECONDS) 6.575 FEET; THENCE SOUTH 89°43'25" WEST, 143.235 FEET TO THE NORTHWEST CORNER OF MILL POND SUBDIVISION, A PLANNED UNIT DEVELOPMENT, PHASE I, SAID CORNER BEING SITUATED IN THE BOUNDARY LINE COMMON TO DONATION LAND CLAIMS No. 43 AND 44, SAID TOWNSHIP AND RANGE; THENCE NORTH 00°06'22" EAST (DEED RECORD NORTH) ALONG SAID COMMON BOUNDARY LINE, 409.00 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 19th day of May 1987.

Winona G. Swain
WINONA G. SWAIN
NOTARY PUBLIC - OREGON
My Commission Expires 6-20-90

Winona G. Swain
WINONA G. SWAIN
NOTARY PUBLIC - OREGON
My Commission Expires 6-20-90

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Everett L. Swain
OREGON
JULY 8, 1966
EVERETT L. SWAIN
759

** RECEIVED **
Date 5/27/87 By JK
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

RECORDING

Filed for record this 27 day of May 1987 at 2:13 o'clock P M. and recorded in Volume 15 of plats at page 78 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Walter Egan
Deputy

TP/JP



SWAIN SURVEYING, INC.

27 1/2 North Main Street
Ashland, Oregon 97520

Survey No. 10884

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Larry E. Medinger
Donnea A. Medinger
520 Terrace Street
Ashland, OR 97520

Aubrey Seeman
520 Terrace Street
Ashland, OR 97520

LOCATION: Situated in Donation Land Claim No. 44 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. This is the second (2) phase and the continuation of Mill Pond Subdivision, a Planned Unit Development, to the City of Ashland filed for record the 11th 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.

PROCEDURE: From control established throughout the course of Phase I of Mill Pond Subdivision, a Planned Unit Development, and filed in the office of the Jackson County Surveyor as No. 10578, proceeded to monument Phase II 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.

May 4, 1987

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

A portion of Tax Lot 400 39 1E 10B

