

Y.M.C.A. COMMERCIAL P.U.D.

SW 1/4 OF SEC. II, TWP. 39S., R. IE. W.M.

JACKSON COUNTY OREGON

YOUNG MEN'S CHRISTIAN ASSOCIATION OF ASHLAND, OREGON

1908 ASHLAND STREET ASHLAND, OREGON 97520

SURVEYOR'S CERTIFICATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that, the Young Men's Christian Association of Ashland, Oregon, is a duly organized non-profit Corporation of the State of Oregon and is the owner in fee simple of the land herein described and have caused the same to be divided into lots and streets 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 division and shall be subject to a Declaration of Covenants Conditions and Restrictions which is contained in a separate document to be filed simultaneously herewith and referenced hereon. The Young Men's Christian Association does hereby grant to the public for public use the streets together with all easements shown hereon including slope, utility, pedestrian access and bicycle access easements as necessary for the construction and maintenance of public streets, sidewalks, bicycle paths and utilities. McCaw Cablevision or its successor is hereby granted the right to use the said public utility easements for the installation and maintenance of TV Cable, as required. The Young Men's Christian Association hereby designates said division as the YMCA Commercial, a Planned Unit Development to the City of Ashland.

YOUNG MEN'S CHRISTIAN ASSOCIATION, INCORPORATED:

Ollen Frescher
PRESIDENT

Robert W. Stephens

STATE OF OREGON

County of Jackson)

June 3

_A.D. 1987

Personally appeared the aboved named persons, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged the said instrument to be their voluntary act and deed.

GEORGE I. ROBERTS
NOTARY PUBLIC - OREGON

My Commission Expires 1-19-89

Notary Public for Oregon
My Commission Expires 1-19-89

Examined and approved this 18th day of June, 1987

Jame Holow City Surveyor

I certify that, pursuant to authority granted to us by the Ashland Planning Commission in open meeting of March 14, 1985, the above plat is hereby approved by the Ashland Planning Commission.

Dated this 19 day of June, 1987

Carlle J. Ston all Joh Jero

President

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All taxes, fees, assessments, or other charges as required by O.R.S. 94036 have been paid as of 29 19 67.

Tax Collector

Examined and approved as required by 0.R.S. 92.100 as of $(\sqrt{29} - 1987)$.

Margaret M. Morgan Assessor, Department of Assessment STATE OF OREGON)

County of Jackson)

I, Roger Kauble, duly Registered Surveyor for 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:

A Tract or parcel of land situated in the Southwest quarter of Section 11, Township 39 South, Range 1 East, Willamette Meridian, in the County of Jackson, State of Oregon, more fully described as follows:

Commencing at a found bronze cap (Jackson County Surveyor Re-establishment) monumenting the section corner common to Sections 11, 12, 13 and 14; thence North 80° 29' 41" West 4051.67 feet to a 3 inch brass monument set in a two inch inside diameter iron pipe 36 inches long driven six inches below the ground surface and situated on that Boundary Line by Agreement recorded as Document Number 75-15343 of the Official Records of Jackson County, Oregon, said monument being the INITIAL POINT of the YMCA COMMERCIAL Planned Unit Development and the true point of beginning; thence North 89° 53′ 31" East 311.27 feet to a 5/8 inch iron pin; thence South 00° 21′ 05" West 126.27 feet to a 5/8 inch iron pin; thence North 89° 57′ 36" East 315.70 feet to a 5/8 inch iron pin situated on the Westerly right-of-way of Tolman Creek Road; thence South 00° 04' 09" West 126.27 feet along said right-of-way to a 5/8 inch iron pin; thence leaving said right of way South 89° 57' 36" West 316.32 feet to a 5/8 inch iron pin; thence South OD 21' 05" West 368.06 feet to a 5/8 inch iron pin situated on the Northerly right of way of the Green Springs Highway (Oregon State Highway Number 66) thence along said Green Springs right of way North 89 $^{\circ}$ 52' 39" West 145.03 feet to a 5/8 inch iron pin; thence leaving said right of way North 00 $^{\circ}$ 42' 02" East 53.53 feet to a 5/8 inch iron pin; thence Northeasterly along a tangent curve concave to the East 40.135 feet to a 5/8 inch iron pin (Central Angle = 27° 53' 00'; Radius = 82.47 feet; and Long Chord bears North 14° 38' 32" East 39.74 feet); thence Northerly along a tangent curve concave to the West 40.135 feet to a 5/8 inch iron pin (Central Angle = 27° 53' 00'; Radius = 82.47 feet; and Long Chord bears North 14° 38' 32' East 39.74 feet); thence North 00° 42' 02" East 75.87 feet to a 5/8 inch iron pin; thence Northwesterly along a tangent curve concave to the West 44.16 feet to a 5/8 inch iron pin (Central Angle = 46° 27' 42'; Radius = 54.46 feet; and Long Chord bears North 22°31 '49" West 42.96 feet); thence North 89° 52' 39" West 62.20 feet to a 5/8 inch iron pin; thence North 00° 42' 02" East 104.00 feet to a 5/8 inch iron pin; thence North 89° 52' 39" West 110.01 feet to a 5/8 inch iron pin situated on a Boundary Line by Agreement recorded as Document No. 75-15343 of the Official Records of Jackson County, Oregon; thence North 00° 42' 02" East 269.38 feet along said Boundary Line, to the point of beginning.

Korger Hauble

Subscribed and sworn to before me this 4th day of June 1987

GEORGE J. ROBERTS

NOTARY PUBLIC - OREGON

My Commission Expires 1-19-89

Filed for record this the 9th day of hely, of 1987, at 10:39 o'clock A.M. and recorded in Volume 15 of plays at Page 81 of Records of Jackson County, Oregon.

Matter Bake

Kalttler S. Beckelt
County Clerk

DUPLICATE OF THE ORIGINAL

PROFESSIONAL LAND SURVEYOR

ROGER O. KAUBLE

10916

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Survey	No .			

Survey Narrative to comply with Paragraph 209.250 Oregon Revised Statutes

Survey For:

Young Men's Christian Association

iýúš Ashland Street Ashland, Oregon 97520

Location:

Southwest 1/4 of Section 11, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon.

Purpose:

To subdivide a tract of land into 5 lots creating a commercial planned unit development as per clients request.

Procedure:

Controlling monuments set during Record of Surveys 5613, 7610, 8788, and 9032 were located and tied, then compared with record position. All boundary monuments not located, were reset during this survey according to record bearing and distance (see plat). The right of way of Y.M.C.A. Way was widened to include a bicycle path located along the easterly portion of said Way and is dedicated to the City of Ashland on this Plat.

Boundary line agreements and easements were acquired on adjoining property lines as needed. Several easements, specifically public utility, irrigation, storm drain, and street have provisions noted on the plat.

Two inch diameter iron pipe, thirty inches in length, with a three inch diameter brass cap were set according to City of Ashland specifications to monument centerline right of way points of intersection for YMCA Way.

Basis of Bearing:

N.O.A.A. True Bearing at the North-South centerline of Section 11 as per Record of Survey No. 9032.

Roger Kauble & Associates PO Box 1252 Ashland, Oregon 97520

June 21, 1987

PROFESSIONAL LAND SURVEYOR

OREGON
JULY 13, 1979
ROGER D. KAUBLE

* * RECEIVED * *

Date 7/9/87 By St

This survey Consists of:

2 sheet(s) Map

page(s) Narrative

JACKSON COUNTY SURVEYOR