

## NURSERY STREET P.U.D.

FOR

## DON GREENE

LOCATED IN
LOTS 1,2,5, & 6 BLOCK 30 COOLIDGE'S TRACT
TO THE CITY OF ASHLAND
SE 1/4 SECTION 5 T39S RIE WM.
JACKSON COUNTY OREGON

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS that, we Donald L. Greene and Linda J. Greene, are the owners in fee simple of the land herein described and have caused the same to be divided into lots 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. We do hereby grant to the public for public use all utility easements shown hereon as necessary for the construction and maintenance of public 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. We do hereby designate said division as NURSURY STREET P.U.Q. Planned Unit Development to the City of Ashland.

DONALD L. GREENE

LINDA J. GREENE

STATE OF OREGON )

State Of Oregon )

State Of Oregon )

July 14th A.D. 1987

Personally appeared the above named persons, known to me to be the persons whose names are subscribed to the foregoing instrument. and acknowledged the said instrument to be their voluntary act and deed.

GEORGE J. ROBERTS
NOTARY PUBLIC - OREGON
My Commission Expires 1-19-89

NOTARY PUBLIC for OREGON
My Commission Expires 1-19-89

I certify that, pursuant to authority granted to us by the Ashland Planning Commission in open meeting of May 13, 1987, the above plat is hereby approved by the Ashland Planning Commission.

Dated this 5th day of August, 1987.

John fregorese SECRETARY

All taxes, fees, assessments, or other charges as required by O.R.S. 94036 have

than Darley Lypity
TAX COLLECTOR

Examined and approved as required by O.R.S. 92.100 as of August 18, 1987.

ASSESSOR, Department of Assessment

## SURVEYOR'S CERTIFICATE

State of Oregon )
s
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 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.

That portion of Lots 1, 2, 5, and 6 of Coolidge's Tract to the City of Ashland, in the southeast quarter of Section 5, Township 39 South, Range 1 East, Willamette Meridian, in the County of Jackson, State of Oregon, described as follows:

Commencing at a found 1 inch square iron bar monumenting the northeast corner of Government Lot 4 and situated at the intersection of the centerline right of ways of Wimer Street and High Street in the City of Ashland thence South 89° 55' 22" West 152,22 feet along the right of way centerline of Wimer Street; thence leaving said centerline, North 20.00 feet to q 3 inch diameter brass disk in a 2 inch diameter iron pipe six inches below the ground surface situated on the northerly right of way of Wimer Street, said monument being the Initial Point of Nursery Street, a Planned Unit Development to the City of Ashland and the True Point of Beginning; thence along said right of way, North 89° 55' 22" East 151.23 feet to a 5/8 inch iron pin situated at the intersection of said right of way and the west line of Donation Land Claim Number 40; thence leaving said right of way, North 00° 02' 05" East 199.40 feet along said west line to a 5/8 inch iron pin situated at the intersection of said west line and the south right of way of Nursery Street; thence leaving said west line, South 89° 56' 37" West 151.23 feet along said right of way to a 5/8 inch iron pin; thence leaving said right of way, South 00° 15' 06" East 100.00 feet to a 5/8 inch iron pin; thence South 89° 56' 37" West 1.00 foot to a 5/8 inch iron pin; thence South 00° 15'06" East 99.46 feet to the True Point of Beginning.

Roger Hanble

Subscribed and sworn to before me this 15th day of 1987.

PROFESSIONAL
AND SURVEYOR

AND SURVEYOR

OREGON
DOREGON
ROGER D. KAUBLE

Examined and Approved this 5th day of August, 1987.

CITY SURVEYOR

GEORGE J. ROBERTS
NOTARY PUBLIC - OREGON
My Commission Expires 1-19-89

Filed for record this the 26 day of August, of 1987, at 2:41 o'clock

M. and recorded in Volume 15 of Plats at Page 88 of Records of

Jackson County, Oregon.

Martis Baker DEPUTY Kathley S. Beckett

EXACT DUPLICATE OF THE ORIGINAL

Date 8/26/82 By 5k

This summy Common for 2

JACKET TO BE SEED TO SEED

Commission ers Journal Vol. 156 Pg. 98

Survey Narrative to comply with Paragraph 209.250 Oregon Revised Statutes

Survey For:

Don Greene

375 Normal Street

Ashland, Oregon 97520

Location:

Lots 1, 2, 5, and 6 of Block 30, Coolidge's Tract to the City of Ashland, located in Southeast 1/4 of Section 5, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon.

Purpose:

To define and monument the corners of a tract of land, subdividing said tract into 5 lots, creating a planned unit development as per clients request.

Procedure:

Clients parcel is described as fractional portions of Lots 2 and 5, and including Lots 1 and 6 of Block 30, Coolidge's Tract, originally subdivided by McCall in 1888. Block 30 is defined by the intersections of the following streets and Donation Land Claim boundary:

- 1) West line of Donation Land Claim Number 40
- 2) Intersection of Wimer Street and Rock Street
- 3) Intersection of Rock Street and Nursery Street

These centerline right of ways were defined by location and recovery of street monuments as per Record of Surveys 4378 and 10153. The street monument located at the intersection of Nursery and Rock Street had been disturbed during the paving of Nursery Street, and found to be South 0.03 feet and West 0.25 feet from true position. (see plat)

Interceptions of controlling centerline right of ways provided comparison distances for each block course, determining proportion between the 1888 plat and measured. The easterly and westerly boundaries agreed reasonably well, but the northerly and southerly boundaries differed by as much as four feet (see plat). Clients lots were proportioned according to this ratio, and tentative positions for the outer boundary were calculated.

A boundary line agreement along the northwesterly portion of subject property was required because Emmett Whitham, owner of the adjacent property (100 Nursery Street) testified that the boundary between his property and the former owner of the subject property (now deceased), was in fact his fence which was constructed forty years ago. The position of the remaining outer boundary property corners fit well with existing improvements.

\*\* RECEIVED \*\*

Date 6/26/87 By 5k

This survey Consists of:

\_\_\_\_\_\_\_ sheet(s) Map
\_\_\_\_\_\_\_ page(s) Narrative

JACKSON COUNTY
SURVEYOR

Basis of Bearing:

N.O.A.A. True Bearing at the North-South centerline of Section 5 as per Record of Survey No. 10153.

Roger Kauble & Associates PO Box 1252 Ashland, Oregon 97520

REGISTERED
PROFESSIONAL
LAND SURVEYOR

REGON
ROGER D. KAULLE
1822