

MILL POND SUBDIVISION

A PLANNED UNIT DEVELOPMENT, PHASE III

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

APRIL 19, 1988

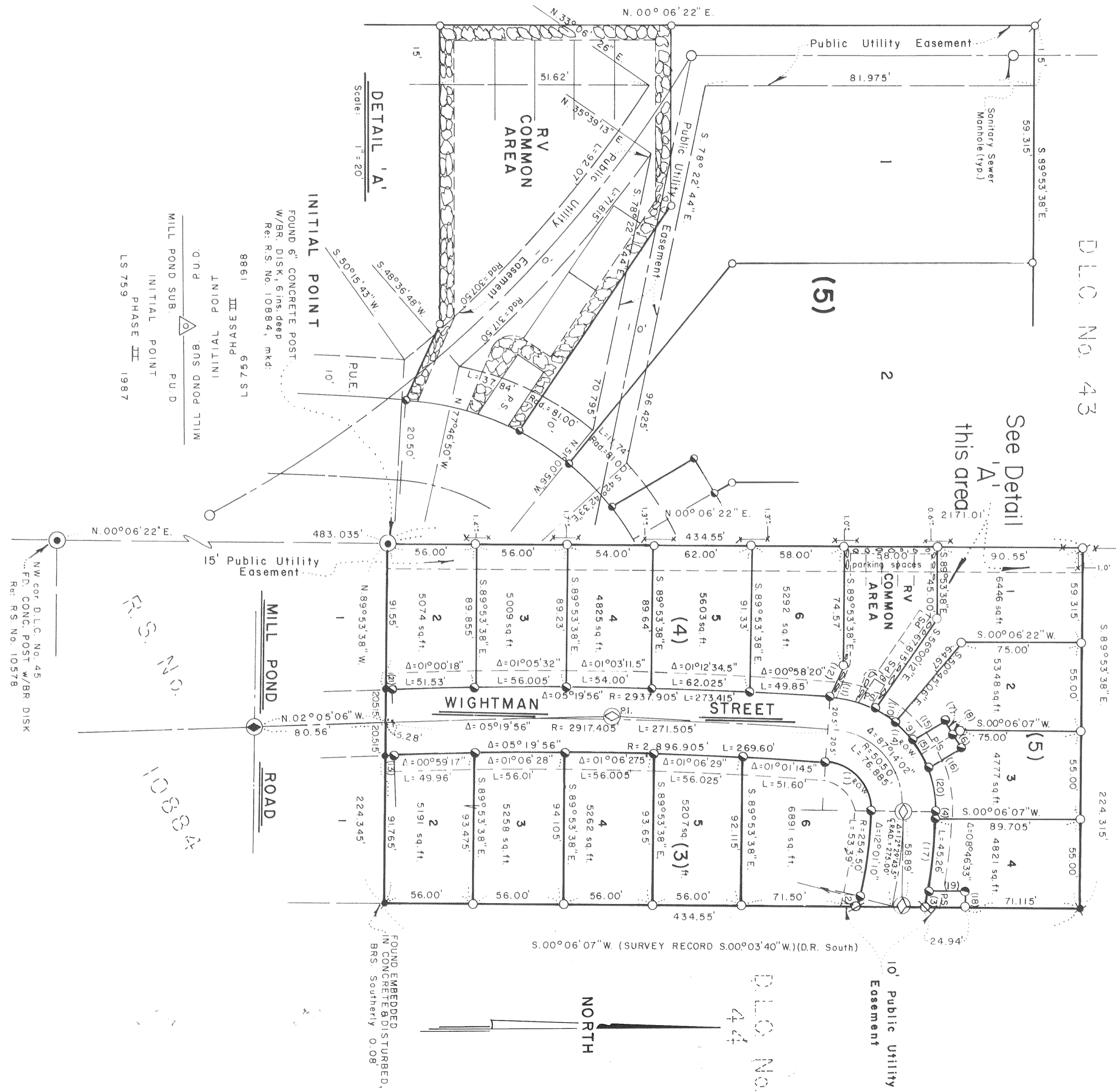
SCALE 1" = 50'

TRUE MERIDIAN AT N-S $\frac{1}{2}$ 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 IN MONUMENT CASE PER R.S. No. 10884
- ⊖ FOUND 3/4 INCH GALVANIZED IRON PIPE W/PLASTIC PLUG PER R.S. No. 10884
- FOUND 1/2 INCH GALVANIZED IRON PIPE W/PLASTIC PLUG PER R.S. No. 10884
- ⊙ FOUND 5/8 INCH IRON ROD W/PLASTIC CAP, 2" deep, PER R.S. No. 8597
- ⊕ SET 1 x 30 INCH GALVANIZED IRON PIPE W/PLASTIC PLUG mkd. SWAIN AND BRASS NAIL LS 759
- ⊖ SET 1/2 x 24 INCH GALVANIZED IRON PIPE W/PLASTIC PLUG mkd. SWAIN AND BRASS NAIL LS 759
- ⊙ POST MONUMENTATION
- ⊕ POST MONUMENTATION
- ⊖ SET 3/4 x 30 INCH GALVANIZED IRON PIPE W/PLASTIC PLUG mkd. SWAIN AND BRASS NAIL LS 759

| | BEARING/DELTA | LENGTH | RADIUS |
|------|----------------------------|---------|---------|
| (1) | $\Delta=87^{\circ}14'02''$ | 45.675' | 30.00' |
| (2) | $\Delta=16^{\circ}16'55''$ | 7.105' | 25.00' |
| (3) | $\Delta=01^{\circ}58'31''$ | 10.185' | 295.50' |
| (4) | $\Delta=00^{\circ}50'15''$ | 4.32' | 295.50' |
| (5) | $\Delta=16^{\circ}11'37''$ | 20.065' | 71.00' |
| (6) | $S.59^{\circ}43'13''W.$ | 10.00' | |
| (7) | $S.59^{\circ}43'13''W.$ | 10.00' | |
| (8) | $S.30^{\circ}16'47''E.$ | 5.28' | |
| (9) | $\Delta=12^{\circ}22'30''$ | 15.335' | 71.00' |
| (10) | $\Delta=12^{\circ}06'17''$ | 15.00' | 71.00' |
| (11) | $\Delta=23^{\circ}53'47''$ | 29.61' | 71.00' |
| (12) | $S.66^{\circ}37'40''E.$ | 20.76' | |
| (13) | $N.02^{\circ}05'06''W.$ | 6.065' | |
| (14) | $\Delta=87^{\circ}14'02''$ | 108.10' | 71.00' |
| (15) | $S.30^{\circ}16'47''E.$ | 23.71' | |
| (16) | $N.30^{\circ}16'47''W.$ | 23.71' | |
| (17) | $\Delta=09^{\circ}36'48''$ | 49.58' | 295.50' |
| (18) | $N.89^{\circ}53'53''W.$ | 10.00' | |
| (19) | $S.00^{\circ}06'07''W.$ | 23.00' | |
| (20) | $\Delta=22^{\circ}39'51''$ | 28.085' | 71.00' |
| (21) | $S.02^{\circ}05'06''E.$ | 4.495' | |



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

** RECEIVED **
Date 5/18/88 By SK
This survey consists of:
2 sheet(s) Map
1 case(s) Narrative
JACKSON COUNTY
SURVEYOR

MILL POND SUBDIVISION

A PLANNED UNIT DEVELOPMENT, PHASE III

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. 87-13187
Water Rights Statement
see Document No. 88-09436
of the Official Records

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, RV and Parking Space common 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 III. We do hereby dedicate to the public for street purposes that street as shown hereon. Also, said subdivision shall be subject to public utility easements as shown hereon. Cooke 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 III shall be subject to a "Declaration of Restrictions, Easements, and Agreements" setting forth the conditions for common areas, 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, Phase III** to the City of Ashland.

IN WITNESS WHEREOF, we have set our hands and seals this 4th day of

May 1988
Madelaine C. Roesch
Larry E. Medinger
Donnea R. Medinger
Aubrey Seeman
Madelaine C. Roesch
Notary Public, State of New York
No. 42-469-1262
Qualified in Queens County
Cert. Exp. in New York County
Term Expires 1/30/90

STATE OF OREGON
County of Jackson ss

May 2 A.D. 1988

Personally appeared the above named Larry E. Medinger and Donnea R. Medinger, husband and wife, and acknowledged the foregoing instrument

to be their voluntary act and deed.
Before me:

Sonja N. Akerman
SONJA N. AKERMAN
NOTARY PUBLIC - OREGON
My Commission Expires 4-6-90

APPROVAL

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of March 9 1988, the above plat is hereby approved. Dated this 10 day of May 1988.

Neil Benson President
John Ferguson Secretary

Examined and approved this 5th day of May 1988.

James H. O'Leary
City Surveyor

Examined and approved by the Talent Irrigation District in regular session this 3rd day of May 1988.

Donald W. Minceal President
Bill Secretary

Examined and approved as required by O.R.S. 92.100 as of 10th May 1988.

Margaret M. Morgan
Assessor, Department of Assessment

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

5-10 1988

Jean Bailey deputy
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 AND PHASE III; THENCE CONTINUING NORTH 00°06'22" EAST, ALONG SAID CLAIM LINE, 434.55 FEET TO A 1x30 INCH GALVANIZED IRON PIPE; THENCE LEAVING SAID CLAIM LINE, SOUTH 89°53'38" EAST (DEED RECORD EAST) (RECORDED SURVEY No. 8597 - SOUTH 89°56'20" EAST, 224.40 FEET) 224.315 FEET TO A FOUND 5/8 INCH IRON ROD; THENCE SOUTH 00°06'07" WEST (DEED RECORD SOUTH) (RECORDED SURVEY No. 8537 - SOUTH 0°03'40" WEST) 434.55 FEET TO THE NORTHEAST CORNER OF MILL POND SUBDIVISION, A PLANNED UNIT DEVELOPMENT, PHASE II; THENCE NORTH 89°53'38" WEST ALONG THE NORTHERLY BOUNDARY LINE OF SAID PHASE II, 224.345 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 28th day of April 1988.

Sonja N. Akerman
NOTARY PUBLIC - OREGON
My Commission Expires 4-6-90

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Everett L. Swain
OREGON
JULY 8, 1986
EVERETT L. SWAIN
759

POST MONUMENTATION

I, Everett L. Swain hereby certify that all monuments will be set on or before the April 28th 1989.

Everett L. Swain
Surveyor

All monuments are now set, on this 26th day of August 1988. See Document No. 88-15466 of the Official Records of Jackson County, Oregon.

Everett L. Swain
Surveyor

RECORDING

Filed for record this 18 day of May 1988 at 2:31 o'clock P. M. and recorded in Volume 15 of plats at page 96 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Martha Baker
Deputy

STATE OF NEW YORK

New York County ss
New York State

A.D. 1988, max 4th

Personally appeared the above named Aubrey Seeman and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



SWAIN SURVEYING, INC.

27 1/2 North Main Street
Ashland, Oregon 97520

Survey No. 11180

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Larry E. Medinger
Donnea A. Medinger
520 Terrace St.
Ashland, OR 97520
Aubrey Seeman
520 Terrace St.
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 the remaining portion of that land as set forth in Document No. 85-13937 of the Official Records of Jackson County, Oregon. This is the third (3) phase and the continuation of Mill Pond Subdivision, a Planned Unit Development, Phase II to the City of Ashland filed for record the 27th 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.

PROCEDURE: From control established throughout the course of Phase I and II of Mill Pond Subdivision, a Planned Unit Development, and filed in the office of the Jackson County Surveyor as No. 10578 and 10884, proceeded to monument Phase III 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 19, 1988

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 8, 1988
EVERETT L. SWAIN
759

Tax Lot 400 39 1E 10B

** RECEIVED **
Date 5/18/88 By X
This survey Consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR