

11367

HALMA VILLAGE

A PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND

LOCATED IN
D.L.C. NO. 40, SECTIONS 4 & 5, TOWNSHIP 39 SOUTH, RANGE 1 EAST, W.M.
JACKSON COUNTY OREGON

FOR
HAL MUNSON

N.W. CORNER D.L.C. NO. 40 PER RS 8041
EAST 699.97'
SOUTH 918.97'

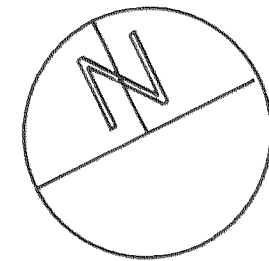
ORANGE AVENUE

CENTERLINE

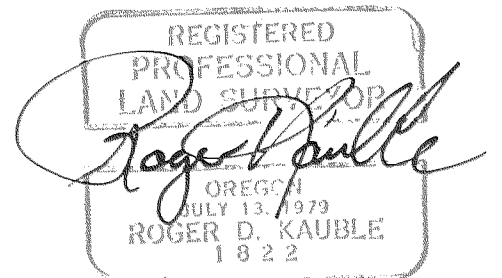
LEGEND

- ⊙ SET 2" x 36" IRON PIPE WITH 3" B. CAP MKD: "INITIAL POINT HALMA VILLAGE 1988 PLS 1822"
- ⊗ FOUND 5/8"x 30" IRON PIN MKD: "KAUBLE PLS 1822" AS PER RS #11312
- ⊙ SET 5/8"x 24" IRON PIN MKD: "KAUBLE PLS 1822"
- ⊙ SET 5/8"x 24" IRON PIN MKD: "WIT. COR. PLS 1822"
- ⊙ FOUND STREET MONUMENT IN BOX
- ⊙ FOUND MONUMENT AS NOTED
- ⊙ FOUND MONUMENT AS NOTED
- FD FOUND
- PR PLAT RECORD, JACKSON COUNTY
- DR DEED RECORD, JACKSON COUNTY
- RS RECORD OF SURVEY
- SBxx' SETBACK FROM PROPERTY LINE
- BUILDING ENVELOPE

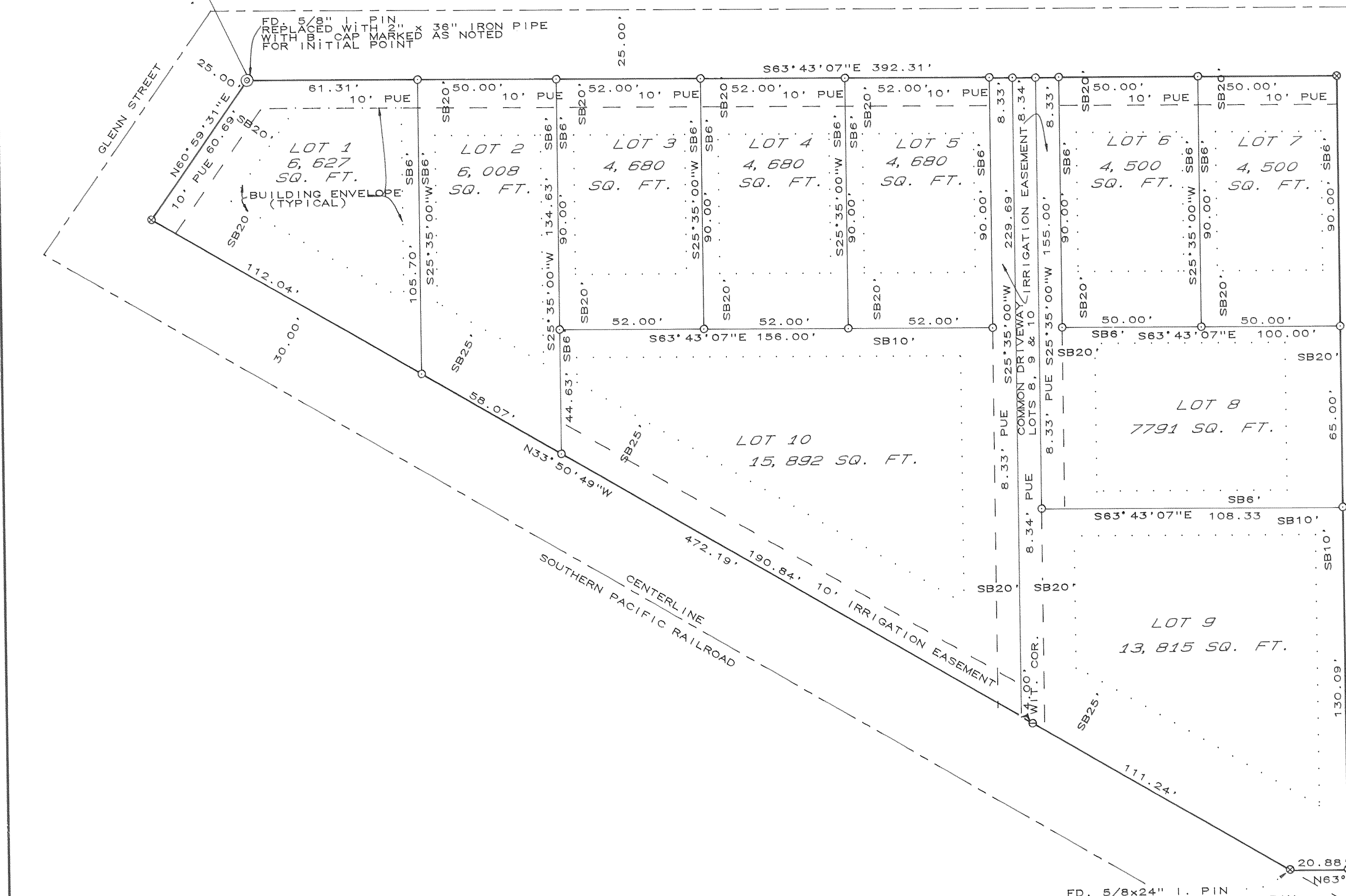
BASIS OF BEARING:
TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 4 -
N.O.A.A. AS PER RS 8041



SCALE 1" = 30'



ROGER KAUBLE AND ASSOCIATES
P. O. BOX 1252
ASHLAND, OREGON 97520



FD. 5/8"x24" I. PIN
REPLACED WITH 5/8"x30" I. PIN

I CERTIFY THAT THIS COPY IS AN
EXACT DUPLICATE OF THE ORIGINAL
Roger Kauble

11367
9/2/85

Declaration of Restrictions, Easements & Agreements - see Document No. 88-22789 PLANNING ACTION NO. 88-100.

HALMA VILLAGE

A PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND

LOCATED IN
DLC 40, SECTION 4 & SECTION 5, TOWNSHIP 39 SOUTH, RANGE 1 EAST, W.M.
JACKSON COUNTY OREGON

Filed for record this the 2nd day of November, 1988, at 2:52 O'Clock P.M. and recorded in Volume 76 of Plats at Page 6 of Records of Jackson County, Oregon.

Kathleen J. Beckett
COUNTY CLERK
Walter Baker
DEPUTY
WATER RIGHTS DOCUMENT NO. 88-06513
"OFFICIAL RECORDS".

DEDICATION

KNOW ALL MEN BY THESE PRESENTS That I, Harold Munson, am the owner in fee simple of the land herein described. Let it be known that I have divided the same 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 subdivision and I do dedicate to the public for public use all the public utility and irrigation easements shown hereon as necessary for the construction and maintenance of said utilities. Cooke Cablevision or its successor is hereby granted the right to use said public utility easements for the installation and maintenance of TV Cable. I hereby designate said subdivision as Halma Village, a Planned Unit Development.

This subdivision is subject to common private driveway and utility easements as more fully provided in Article , Declaration of Covenants Conditions, Restrictions and Agreements applicable to Halma Village. Said Article is hereby incorporated and made a part of this plat.

Harold Munson
HAROLD MUNSON

STATE OF OREGON)
) ss
County of Jackson)
September 6th A.D. 1988

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

Roger L. Balbo
Notary Public for Oregon
My Commission Expires: 1-19-89

Roger L. Balbo
ROGER L. BALBO
NOTARY PUBLIC - OREGON
My Commission Expires 1-19-89

APPROVALS

Examined and approved this 29th day of September, 1988.

James H. Olson
CITY SURVEYOR

We certify that, pursuant to authority granted to us by the Ashland Planning Commission in open meetings of May 19 and July 14, 1988, this plat is hereby approved by the Ashland Planning Commission. Dated this 4 day of October, 1988.

Robert Whitely
PRESIDENT

John Ferguson
SECRETARY

** RECEIVED **
Date 11-2-88 By SK
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

I CERTIFY THAT THIS COPY IS AN EXACT DUPLICATE OF THE ORIGINAL
Roger Kauble

SURVEYOR'S CERTIFICATE

STATE OF OREGON)
) ss
County of Jackson)

I, Roger Kauble, duly Registered 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 heron shown and this plat is a correct representation of the same, and the following is a correct and accurate description of the boundary lines:

That portion of the Donation Land Claim Number 40, Township 39 South Range 1 East, Willamette Meridian, City of Ashland, County of Jackson, State of Oregon, described as follows:

Commencing at a 1 inch diameter iron pipe monumenting the Northwest corner of said Donation Land Claim Number 40; thence East 699.97 feet; thence South 918.97 feet to a 3 inch diameter brass cap marked: "Initial Point, Halma Village, PUD, PLS 1822, 1988" on a 2 inch diameter x 36 inch long iron pipe 6 inches below the ground surface for the Initial Point of Halma Village, P.U.D., said Point situated at the intersection of the southeasterly right of way line of Glenn Street and the south-westerly right of way line of Orange Avenue in the City of Ashland; thence, along said southwesterly right of way line, South 63°43'07" East, 392.31 feet to a 5/8 inch iron pin; thence, leaving said line, South 25°35'00" West, 285.09 feet to a 5/8 inch iron pin situated on the northerly right of way line of Ohio Street in the City of Ashland; thence, along said Ohio Street right of way, North 63°43'46" West, 20.88 feet to a 5/8 inch iron pin situated at the intersection of said Ohio Street right of way and the northeasterly right of way line of the Southern Pacific Railroad; thence, along said northeasterly right of way line, North 33°50'49" West, 472.19 feet to a 5/8 inch iron pin situated at the intersection of said northeasterly right of way line and the said southeasterly right of way line of Glenn Street; thence, along said Glenn Street right of way line, North 60°59' 31" East, 60.69 feet to the Initial Point.

Roger Kauble
ROGER KAUBLE, P.L.S. 1822

Subscribed and sworn to before me this 26th day of October, 1988.

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

Examined and approved as required by O.R.S. 92.100 as of 10/20, 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 Oct 20, 1988.

Carlina M. Mann
TAX COLLECTOR

ROGER KAUBLE AND ASSOCIATES
P. O. BOX 1252
ASHLAND, OREGON 97520
391E4CB TL1300

Survey No. **11367**

Survey Narrative to comply with Paragraph 209.250
Oregon Revised Statutes

Survey For:

Hal Munson
86 Monterey Drive
Medford, Oregon 97504

Location:

D.L.C. 40, Portions of Sections 4 & 5, Township 39
South, Range 1 East, Willamette Meridian, City of
Ashland, Jackson County, Oregon.

Purpose:

To subdivide and monument a tract of land as
approved by Planning Action No. 88-074 and 88-100,
City of Ashland, as per clients request.

Procedure:

Clients property is bounded by the a Southern
Pacific Railroad right of way, Glenn Street right
of way, Orange Avenue right of way, Ohio Street
right of way and one lot from the Laurel Street
right of way; therefore it is necessary to locate
these rights of ways to determine the parcel
boundaries. Monuments set by previous surveys (RS
11312, RS 4726, RS 7288, RS 8041 and RS 9063) were
found and used along with the clients deed
description to define the desired boundaries.

Basis of
Bearing:

N.O.A.A. True Bearing at the North-South
centerline of Section 4, as per R.S. No. 8041.

Roger Kauble & Associates
Post Office Box 1252
Ashland, Oregon 97520

September, 1988

