

# VANDER LIND HOMES SUBDIVISION

## a Planned Unit Development TO THE CITY OF ASHLAND

Located in the SW 1/4 OF SEC. 9, T.39 S., R.1 E., W.B. & M.  
JACKSON COUNTY OREGON

COURSE	BEARING	DISTANCE	CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE/CURVE
L-1	N 42° 57' 23" E	37.86'	C-1	20.00'	19.98'	31.39'	89° 56' 04"	286° 28' 44"
L-2	N 42° 57' 23" E	36.91'	C-2	45.00'	13.55'	26.33'	33° 31' 26"	127° 19' 26"
L-3	N 44° 37' 01" W	16.64'	C-3	45.00'	7.61'	15.07'	19° 11' 17"	127° 19' 26"
L-4	S 44° 37' 01" W	16.64'	C-4	45.00'	7.61'	15.07'	19° 11' 17"	127° 19' 26"
L-5	S 88° 46' 28" E	18.65'	C-5	45.00'	3.68'	7.34'	9° 21' 02"	286° 28' 44"
L-6	S 00° 13' 38" E	6.73'	C-6	20.00'	16.86'	28.01'	80° 15' 25"	286° 28' 44"
L-7	S 47° 22' 17" E	1.97'	C-7	20.00'	20.02'	31.44'	90° 03' 56"	286° 28' 44"
L-8	N 02° 42' 59" E	95.12'	C-8	35.00'	15.71'	29.53'	48° 20' 38"	163° 42' 08"
			C-9	165.00'	3.43'	6.86'	2° 22' 57"	34° 43' 29"
			C-10	165.00'	4.42'	8.84'	3° 04' 07"	34° 43' 29"
			C-11	165.00'	5.78'	11.57'	4° 00' 57"	34° 43' 29"
			C-12	165.00'	9.31'	18.59'	6° 27' 24"	34° 43' 29"
			C-13	165.00'	13.55'	26.33'	9° 56' 04"	34° 43' 29"
			C-14	165.00'	19.98'	39.00'	13° 32' 29"	34° 43' 29"
			C-15	60.00'	40.69'	71.51'	68° 17' 17"	95° 29' 35"
			C-16	60.00'	7.56'	15.04'	14° 21' 41"	95° 29' 35"
			C-17	60.00'	19.01'	36.83'	35° 10' 02"	95° 29' 35"
			C-18	165.00'	19.59'	39.00'	13° 32' 29"	34° 43' 29"

### SOLAR DATA

LOT 4

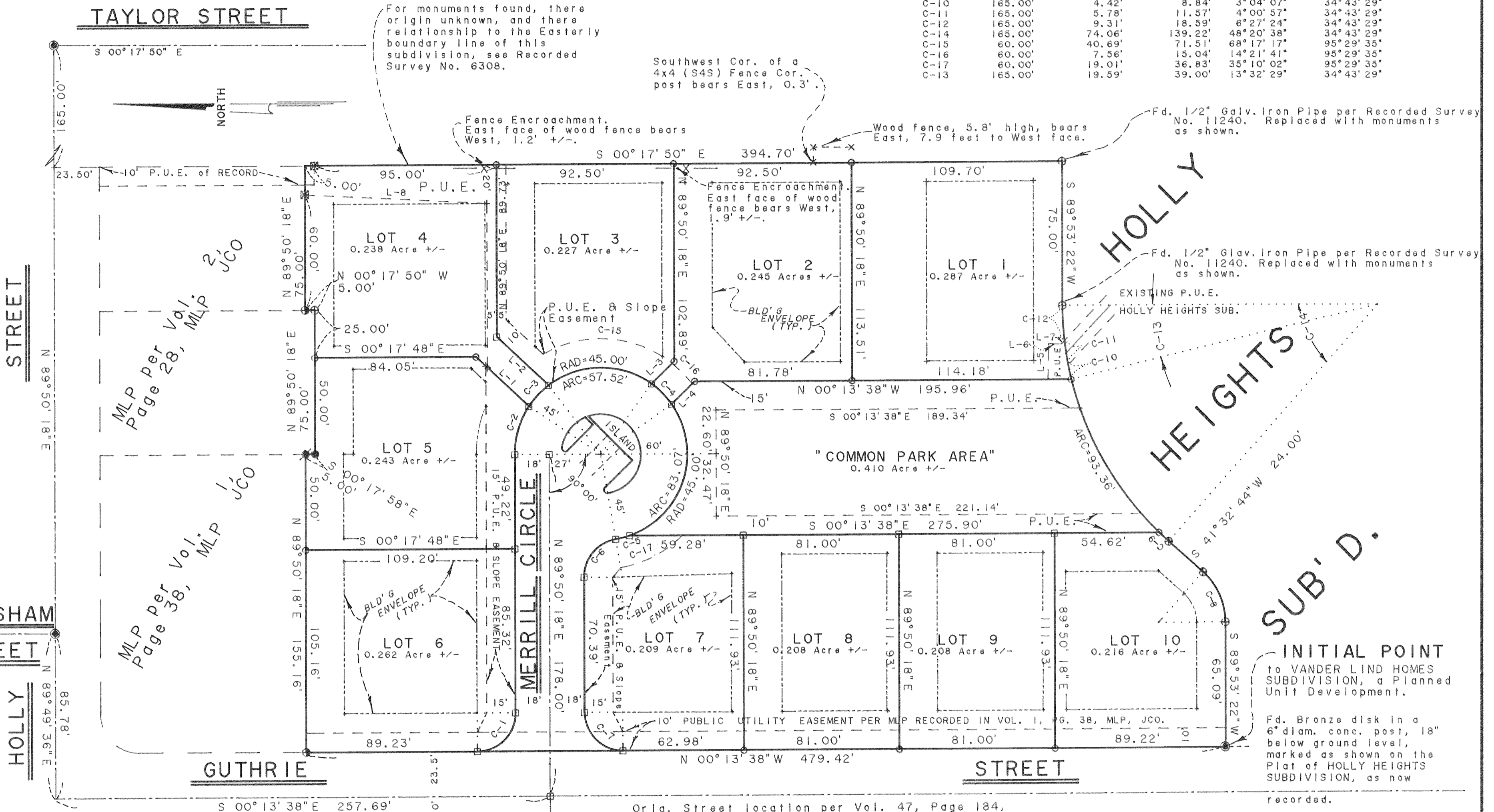
SSB	MAX. HTG.
6'	8.4'
10'	10.0'
15'	12.1'
20'	14.1'
25'	16.1'
30'	18.1'
35'	20.1'
40'	22.2'
45'	24.2'
50'	26.2'
55'	28.2'
60'	30.2'
65'	32.25'

LOT 5

6'	5.6'
10'	10.3'
15'	12.4'
20'	14.5'
25'	16.7'
30'	18.8'
35'	20.9'
40'	23.0'
45'	25.2'
50'	27.3'
55'	29.4'
60'	31.6'
65'	33.7'

LOT 6

6'	8.6'
10'	10.3'
15'	12.5'
20'	14.65'
25'	16.8'
30'	19.0'
35'	21.15'
40'	23.3'
45'	25.5'
50'	27.65'
55'	29.8'
60'	32.0'



### POST MONUMENTATION

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

*Everett L. Swain*  
Surveyor

All monuments are now set, on this 29th day of DECEMBER, 1989.  
See Document No. 89-30729 of the Official Records of Jackson County, Oregon.

11940

*Everett L. Swain*  
Surveyor

### SWAIN SURVEYING, INC.

27-1/2 North Main Street  
Ashland, Oregon 97520

SCALE: 1" = 40'

BASIS OF BEARING:

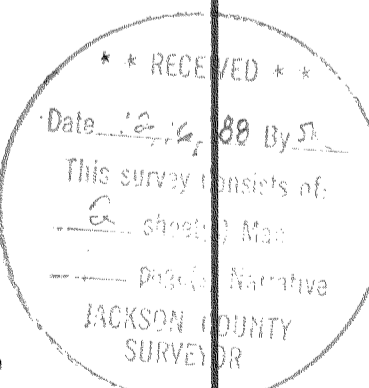
TRUE MERIDIAN at N-S Centerline of Section 9  
(derived from N.O.A.A. net)

- Fd. Iron Pipe & Br. Disk in Monu. Case, unless otherwise shown
- Fd. 5/8 inch Iron Rod and replaced with 3/4 x 30 inch Galv. Iron Pipe tagged SWAIN LS 759
- Fd. 5/8 inch Iron Rod and replaced with a 3/4 x 36 inch Galv. Iron Pipe tagged SWAIN LS 759
- Set 1/2 x 24 inch Galv. Iron Pipe tagged SWAIN LS 759
- Set 3/4 x 30 inch Galv. Iron Pipe tagged SWAIN LS 759
- Set 3/4 x 36 inch Galv. Iron Pipe tagged SWAIN LS 759
- Set 3/4 x 30 inch Galv. Iron Pipe tagged WIT. COR. RLS 759
- Deferred Monument

Tax Lot 1000, 39-1E-9CD

Ref: DL 1302T

NOVEMBER 18, 1988



VANDER LIND HOMES SUB'D  
a Planned Unit Development  
Sheet 2 of 2

# RECORDING VANDER LIND HOMES SUBDIVISION a Planned Unit Development TO THE CITY OF ASHLAND

Filed for record this 16<sup>th</sup> day of December, 1988 at 9:23 o'clock A.M. and recorded in Volume 16 of Plats at page 11 of records of Jackson County, Oregon.

Declaration of Covenants, Conditions, Restrictions and Easements

See Document No. 87-27106

WATER RIGHT STATEMENT:  
See Document No. 87-27105 of the Official Records of Jackson County, Oregon.

Kathleen S. Beckett Saune R. Ford  
County Clerk Deputy

Located in the Southwest Quarter of Section 9, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we

Donald L. Lewis and Kathryn L. Lewis, Trustees for the LEWIS TRUST, dated December 2, 1987, state that the LEWIS TRUST is the owner in fee simple of the lands as described hereon and that we Donald L. Lewis and Kathryn L. Lewis, Trustees, on behalf of the LEWIS TRUST dated December 2, 1987, have caused the same to be surveyed and platted into lots, common park area, a street, public utility and road slope easements as set forth hereon and that this plat is a correct representation of VANDER LIND HOMES SUBDIVISION, a Planned Unit Development. We do hereby dedicate to the public for street purposes that street shown hereon as MERRILL CIRCLE. Also, said subdivision shall be subject to road slope and 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. VANDER LIND HOMES SUBDIVISION, a Planned Unit Development, shall be subject to a "Declaration of Covenants, Conditions, Restrictions and Easements as well as any other provisions contained therein and shall be filed simultaneously herewith and thereby made a part hereof. We Donald L. Lewis and Kathryn L. Lewis, Trustees, on behalf of the LEWIS TRUST, dated December 2, 1987, do hereby designate this development as VANDER LIND HOMES SUBDIVISION, a Planned Unit Development to the City of Ashland.

IN WITNESS WHEREOF, we Donald L. Lewis and Kathryn L. Lewis, Trustees, on behalf of the LEWIS TRUST, dated December 2, 1987, do hereby set our hands and seals this 23 day of NOVEMBER, 1988.

BY: Donald L. Lewis Donald L. Lewis, Trustee  
BY: Kathryn L. Lewis Kathryn L. Lewis, Trustee

## STATE OF OREGON

County of Jackson ss

Nov. 23 A.D., 1988.

Personally appeared the above named Trustees, Donald L. Lewis and Kathryn L. Lewis acting on behalf of the LEWIS TRUST, dated December 2, 1987, do hereby acknowledge the foregoing instrument to be their voluntary act and deed.

Before me:

Dennis P. Ernst  
Notary Public for Oregon  
My Commission expires 4-20-92

Dennis P. Ernst  
DENNIS P. ERNST  
NOTARY PUBLIC - OREGON  
My Commission Expires 4-20-92

Dennis P. Ernst  
DENNIS P. ERNST  
NOTARY PUBLIC - OREGON  
My Commission Expires 4-20-92

## APPROVAL

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of October 12, 1988, the above plat is hereby approved. Dated this 5<sup>th</sup> day of December, 1988.

Neil Bender President  
John Ferguson Secretary

Examined and approved this 1<sup>st</sup> day of December, 1988.

Examined and approved as required by O.R.S. 92.100 as of December 6, 1988.

Michael H. Cherry  
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 94.036 have been paid as of Dec 6, 1988.

Carlene M. Marzama  
Tax Collector

Subscribed and sworn to before me this 1<sup>st</sup> day of December, 1988.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Everett L. Swain  
OREGON  
JULY 9, 1966  
EVERETT L. SWAIN  
759

## 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 pipe with a bronze disk situated at the quarter corner common to Sections 9 and 16, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon; thence South 89°50'22" West along the section line common to Sections 9 and 16, 640.00 feet; thence leaving said section line North 00°13'38" West (d.r. North 0°17' West) along the Easterly right of way line of Guthrie Street, 660.67 feet to a 5/8 inch iron rod; thence leaving said right of way line, North 89°53'22" East, 3.50 feet to a 6 inch diameter concrete post with bronze disk situated in the new Easterly right of way line of Guthrie Street as established by that Minor Land Partition filed for record the 29th day of March, 1976 and recorded in Volume 1, Page 38 of "Minor Land Partitions" in Jackson County, Oregon; thence North 00°13'38" West along said new Easterly right of way line, 50.00 feet to a found 6 inch diameter concrete post with a bronze disk which is 18 inches below ground level marked 'Initial Point' Holly Heights Subdivision, RPLS 759 1979 and also being the INITIAL POINT of VANDER LIND HOMES SUBDIVISION, a Planned Unit Development; thence North 00°13'38" West along the new Easterly right of way line of Guthrie Street, 479.42 feet to a 3/4 x 36 inch galvanized iron pipe situated at the Southwest corner of Parcel No. 1 of that Minor Land Partition filed for record the 29th day of March, 1976 and recorded in Volume 1, Page 38 of "Minor Land Partitions" in Jackson County, Oregon; thence leaving said new Easterly right of way line, North 89°50'18" East along the Southerly boundary line of Parcel No. 1 and 2 as shown on that Minor Land Partition last hereinabove referred to, 155.16 feet to a found 5/8 inch iron rod replaced with a 3/4 x 36 inch galvanized iron pipe situated at the Southeast corner of said Parcel No. 2; thence leaving said Parcel No. 2, South 00°17'58" East along the Westerly boundary line of Parcel No. 1 of that Minor Land Partition filed for record the 22nd day of June, 1978 and recorded in Volume 2, Page 28 of "Minor Land Partitions" in Jackson County, Oregon, 5.00 feet to a found 5/8 inch iron rod replaced with a 3/4 x 30 inch galvanized iron pipe situated at the Southwest corner thereof; thence North 89°50'18" East along the Southerly boundary line of said Parcel No. 1, 75.00 feet to a 3/4 x 30 inch galvanized iron pipe situated at the Southeast corner thereof; thence North 00°17'50" West along the Easterly boundary line of said Parcel No. 1, 5.00 feet to a 3/4 x 36 inch galvanized iron pipe situated at the corner of that tract or parcel of land as set forth in Document No. 87-24322 of the Official Records of Jackson County, Oregon; thence leaving the Easterly boundary line of said Parcel No. 1, North 89°50'18" East along the Northerly boundary line of that tract or parcel of land as set forth in the last referred to document, 60.00 feet to a 3/4 x 30 inch galvanized iron pipe WITNESS CORNER; thence continuing North 89°50'18" East along said Northerly boundary line, 15.00 feet to a point in the Easterly boundary line of Parcel No. 2 of that Minor Land Partition filed for record the 22nd day of June, 1978 and recorded in Volume 2, Page 28 of "Minor Land Partitions" in Jackson County, Oregon; thence South 00°17'50" East, parallel to and 165.00 feet Westerly therefrom, the centerline of Taylor Street, 394.70 feet to a found 1/2 inch galvanized iron pipe replaced with a 3/4 x 30 inch galvanized iron pipe and situated at the Northeast corner of Holly Heights Subdivision, as now recorded; thence South 89°53'22" West along the Northerly boundary line of said subdivision, 75.00 feet to a found 1/2 inch galvanized iron pipe replaced with a 3/4 x 30 inch galvanized iron pipe; thence along the arc of a 165.00 foot radius curve to the left (the central angle is 48 degrees 20 minutes 38 seconds and the long chord bears South 65°43'03" West, 135.127 feet) 139.22 feet to a 3/4 x 30 inch galvanized iron pipe; thence South 41°32'44" West, 24.00 feet to a 3/4 x 30 inch galvanized iron pipe; thence along the arc of a 35.00 foot radius curve to the right (the central angle is 48 degrees 20 minutes 38 seconds and the long chord is South 65°43'03" West, 28.663 feet) 29.53 feet to a 3/4 x 30 inch galvanized iron pipe; thence South 89°53'22" West, 65.09 feet to the Initial Point.

Subject to any and/or easements and/or rights of way of record and those apparent on the land.

Tax Lot 1000, 39-1E-9CD  
Ref: DL1302TD

Sheet 1 of 2



SWAIN SURVEYING, INC.

27 1/2 North Main Street  
Ashland, Oregon 97520

Survey No. 11431

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES**

**SURVEY FOR:** The LEWIS TRUST, dated December 2, 1987  
c/o Donald L. and Kathryn L. Lewis, Trustees  
442 Guthrie Street  
Ashland, Oregon 97520

**LOCATION:** Situated in the Southwest Quarter of Section 9,  
Township 39 South, Range 1 East of the Willamette Base  
and Meridian, Jackson County, Oregon.

**PURPOSE:** To survey into lots, a street, a common park area, and  
easements, that tract of land as shown on the  
accompanying map, per request of the clients  
representatives.

**PROCEDURE:** Commenced this survey from control previously  
established in the vicinity of Guthrie and Merrill  
Streets. This tract of land which is now platted as  
VANDER LIND HOMES SUBDIVISION, a Planned Unit  
Development, is basically Parcel No. 3 of that Minor  
Land Partition recorded in Volume 2, Page 28 of "MINOR  
LAND PARTITIONS" in Jackson County, Oregon, **EXCEPT** the  
Southerly portion of this parcel has been modified by  
the Platting of the Holly Heights Subdivision, as now  
recorded. The Initial Point of Holly Heights  
Subdivision was found and verified for location and  
therefore was utilized for the Initial Point of this  
development. Lot No. 1 is served by ingress and egress  
through that reservation set forth in the Dedication  
portion of the Holly Heights Subdivision, as now  
recorded. There is a modification of Parcel No. 2 of  
that Minor Land Partition recorded in Volume 2, Page 28  
of "MINOR LAND PARTITIONS" in Jackson County, Oregon.  
This modification has been incorporated into the outer  
boundary of this development. See Document No. 87-  
24322 of the Official Records of Jackson County,  
Oregon.

**BASIS OF BEARING:** True Meridian at the North-South centerline of Section  
9 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.

November 18, 1988

Ref: DL 1302T.NAR

Swain Surveying, Inc.  
27 1/2 North Main Street  
Ashland, Oregon 97520



Tax Lot 1000, 39-1E-9CD

