

MILL POND SUBDIVISION

a Planned Unit Development, Phase IV TO THE CITY OF ASHLAND

located 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

SWAIN SURVEYING, INC.

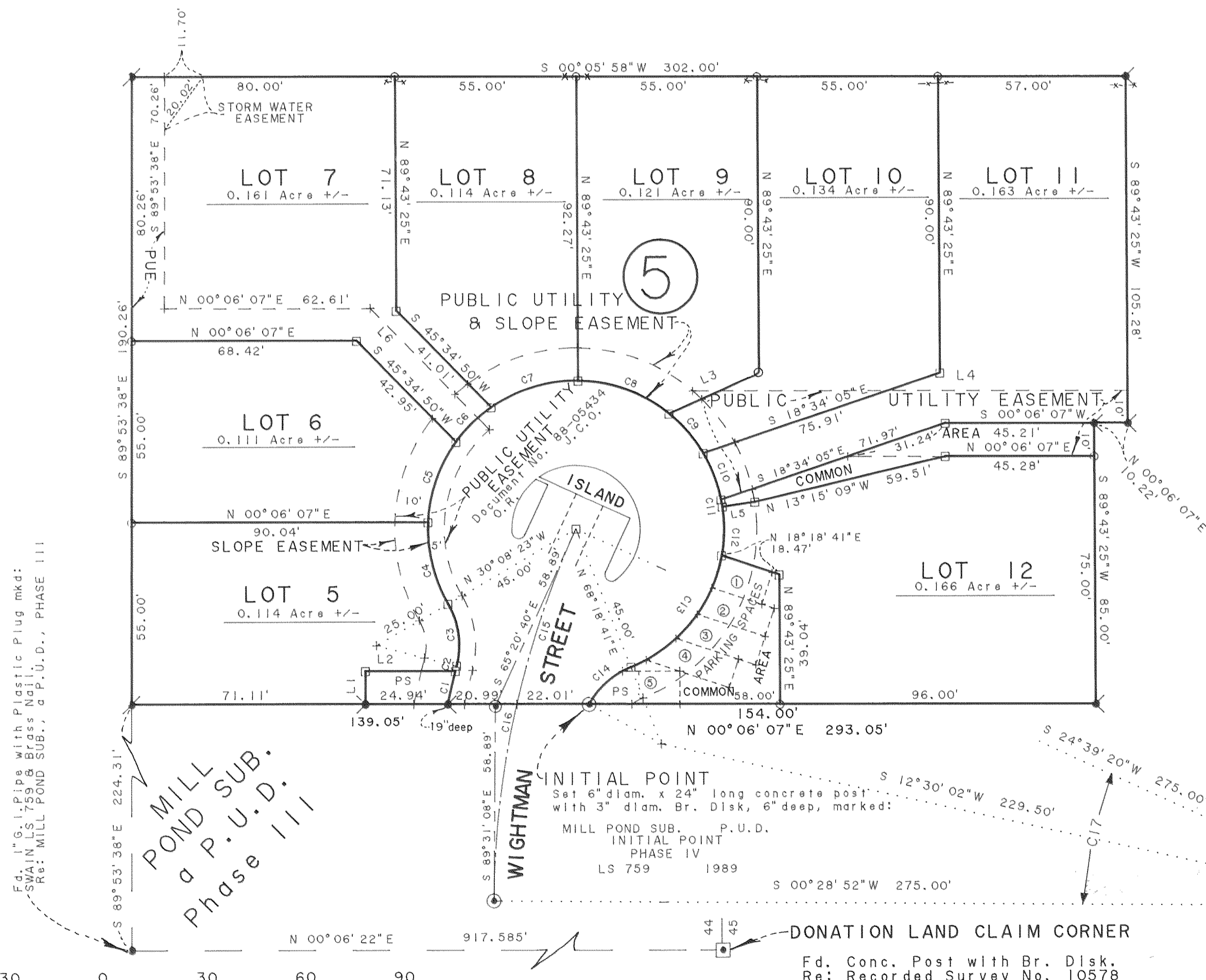
APRIL 6, 1989

27 1/2 North Main Street
Ashland, Oregon 97520

SCALE: 1" = 30'

BASIS OF BEARING:

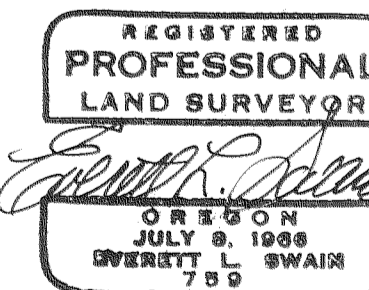
TRUE MERIDIAN AT N-S CENTERLINE
OF SECTION 10
(derived from N.O.A.A. net)



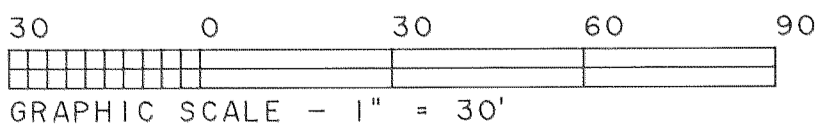
- Found monument as shown
- ⊙ Found 5/8 inch Iron Rod with Cap per Recorded Survey No. 8597
- ⊙ Found 3/4 inch Galvanized Iron Pipe with plug per Mill Pond Subdivision, a P.U.D., Phase III and Recorded Survey No. 11516
- ⊙ Found 1/2 inch Galvanized Iron Pipe with plug per Mill Pond Subdivision a Planned Unit Development, Phase III
- ⊙ Found 1 inch Galvanized Iron Pipe with 2 1/2 inch diameter Br. Cap in Monument Case, unless otherwise shown.
- Set 1/2 x 24 Inch Galvanized Iron Pipe with Yellow Plastic Plug marked: SWAIN LS 759
- Post Monumentation

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE /CURVE
C1	295.50'	5.13'	10.26'	1° 59' 23"	19° 23' 22"
C2	295.50'	0.82'	1.63'	0° 18' 58"	19° 23' 22"
C3	25.00'	10.23'	19.42'	44° 30' 54"	229° 10' 59"
C4	45.00'	13.24'	25.75'	32° 47' 20"	127° 19' 26"
C5	45.00'	13.47'	26.18'	33° 20' 14"	127° 19' 26"
C6	45.00'	7.61'	15.07'	19° 11' 17"	127° 19' 26"
C7	45.00'	14.50'	28.06'	35° 43' 17"	127° 19' 26"
C8	45.00'	15.58'	30.00'	38° 11' 50"	127° 19' 26"
C9	45.00'	8.06'	15.95'	20° 18' 37"	127° 19' 26"
C10	45.00'	15.09'	19° 12' 50"	127° 19' 26"	127° 19' 26"
C11	45.00'	7.62'	15.09'	19° 12' 50"	127° 19' 26"
C12	45.00'	1.13'	2.26'	2° 52' 32"	127° 19' 26"
C13	45.00'	7.57'	15.00'	19° 05' 55"	127° 19' 26"
C14	25.00'	24.80'	45.33'	57° 43' 11"	127° 19' 26"
C15	275.00'	8.98'	17.25'	39° 31' 44"	229° 10' 59"
C16	275.00'	28.13'	56.06'	11° 40' 45"	20° 50' 05"
C17	275.00'	30.11'	59.97'	12° 29' 43"	20° 50' 05"
C17	275.00'	58.89'	116.03'	24° 10' 28"	20° 50' 05"

COURSE	BEARING	DISTANCE
L1	S 89° 53' 38" E	10.00'
L2	S 00° 06' 07" W	27.24'
L3	S 24° 08' 50" E	29.94'
L4	S 00° 06' 07" W	132.13'
L5	S 08° 37' 05" E	10.00'
L6	S 45° 34' 50" W	51.59'



Tax Lot 101, 39-1E-10BD
Job: LM 1291T
File: LM 1291T5



DONATION LAND CLAIM CORNER

Fd. Conc. Post with Br. Disk.
Re: Recorded Survey No. 10578

MILL POND SUBDIVISION

a Planned Unit Development, Phase IV

TO THE CITY OF ASHLAND

Declaration of Restrictions, Easements and Agreements. See Document No. 89-08238

located 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

WATER RIGHTS STATEMENT:
See Document No. 88-18585
of the Official Records.

DEDICATION

SURVEYOR'S CERTIFICATE

STATE OF OREGON

County of Jackson

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 FOUND 6 INCH DIAMETER CONCRETE POST WITH 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 CLAIM Nos. 43 AND 44, 917.585 FEET TO A FOUND 1 INCH GALVANIZED IRON PIPE SITUATED AT THE NORTHWEST CORNER OF MILL POND SUBDIVISION, A PLANNED UNIT DEVELOPMENT, PHASE III, AS NOW RECORDED; THENCE LEAVING SAID CLAIM LINE, SOUTH 89°53'38" EAST ALONG THE NORTHERLY BOUNDARY LINE OF SAID PHASE III, 224.31 FEET TO A FOUND 5/8 INCH IRON ROD SITUATED AT THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°08'07" WEST ALONG THE EASTERLY BOUNDARY LINE OF SAID PHASE III, 139.05 FEET TO A FOUND 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 IV; THENCE NORTH 00°06'07" EAST ALONG THE EASTERLY BOUNDARY LINE OF SAID PHASE III, 139.05 FEET TO A FOUND 5/8 INCH IRON ROD; THENCE SOUTH 89°53'38" EAST (RECORD SOUTH 89°56'20" EAST, 190.30 FEET) 190.26 FEET TO A FOUND 5/8 INCH IRON ROD; THENCE SOUTH 00°05'58" WEST (RECORD SOUTH 00°03'40" WEST) ALONG THE EASTERLY BOUNDARY LINE OF THAT TRACT OF LAND AS RESURVEYED AND SHOWN ON THAT MINOR LAND PARTITION FILED THE 7TH DAY OF SEPTEMBER, 1988 AND RECORDED IN VOLUME 8 AT PAGE 65 OF "MINOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON, 302.00 FEET TO A FOUND 3/4 INCH GALVANIZED IRON PIPE; THENCE LEAVING SAID EASTERLY BOUNDARY LINE, SOUTH 89°43'25" WEST, 105.28 FEET TO A FOUND 3/4 INCH GALVANIZED IRON PIPE; THENCE NORTH 00°06'07" EAST, 10.22 FEET TO A FOUND 3/4 INCH GALVANIZED IRON PIPE; THENCE SOUTH 89°43'25" WEST, 85.00 FEET TO A FOUND 3/4 INCH GALVANIZED IRON PIPE SITUATED IN THE EASTERLY BOUNDARY LINE OF MILL POND SUBDIVISION, A PLANNED UNIT DEVELOPMENT, PHASE III, AS NOW RECORDED; THENCE NORTH 00°06'07" EAST ALONG SAID EASTERLY BOUNDARY LINE, 154.00 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 7th day of APRIL, 1989.

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

RECORDING

Filed for record this 3RD day of MAY, 1989 at 4:08 o'clock
9 P.M. and recorded in Volume 16 of plats at page 20 of records
of Jackson County, Oregon.

Kathleen S. Beckett County Clerk
Raune R. Ford Deputy

This tract of land as set forth hereon shall no longer be eligible for Talent Irrigation District water.

Examined and approved by the Talent Irrigation District in regular session this 7 day of March, 1989.

Donald M. Minear President
Holl Secretary

Examined and approved as required by O.R.S. 92.100 as of the 24 day of April, 1989.

Ann E. Cacko Deputy
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 94.036 have been paid as of the 24 day of April, 1989.

Barbara E. Warden
Tax Collector

Tax Lot 101, 39-1E-10BD
Job: LM 1291T
File LM 1291TD
Sheet 1 of 2

KNOW ALL MEN BY THESE PRESENTS,

that we Larry E. Medinger and Donna R. Medinger, husband and wife, 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, Landscape and Parking Space common areas, public utility and road slope easements and a street as set forth hereon and that this plat is a correct representation of MILL POND SUBDIVISION, A Planned Unit Development, Phase IV. We do hereby dedicate to the public for street purposes that street as shown hereon. Also, said subdivision shall be subject to public utility and road slope 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 IV 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 IV to the City of Ashland.

IN WITNESS WHEREOF,

we have set our hands and seals this 7th day of March, 1989.

Larry E. Medinger
Larry E. Medinger
Donna R. Medinger
Donna R. Medinger

STATE OF OREGON

County of Jackson

Personally appeared the above named Larry E. Medinger and Donna R. Medinger, husband and wife, and acknowledge the foregoing instrument to be their voluntary act and deed.

Before me:
Everett L. Swain
EVERETT L. SWAIN
NOTARY PUBLIC - OREGON
My Commission Expires 2/5/93

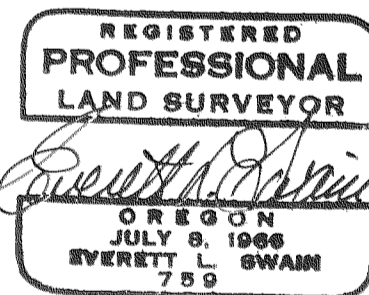
APPROVAL

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of Sept. 14, 1988, the above plat is hereby approved. Dated this 13 day of April, 1989.

Neil Benson President
John Ferguson Secretary

Examined and approved this 12th day of April, 1989.

James H. Olson
City Surveyor



POST MONUMENTATION

I, Everett L. Swain hereby certify that all monuments will be set on or before the 29th day of Dec., 1989.

Everett L. Swain
Surveyor

All monuments are now set, on this 29th day of DECEMBER, 1989. See Document No. 89-30930 of the Official Records of Jackson County, Oregon.

Everett L. Swain
Surveyor
11839

SWAIN SURVEYING, INC.

27 1/2 North Main Street
Ashland, Oregon 97520

11590

Survey No. _____

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

SURVEY FOR: Mill Pond Two
520 Terrace Street
Ashland, Oregon 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 Tax Lot 101,
Assessors Map 39-1E-10BD. The basis of the outer
boundary for this subdivision is Recorded Survey No.
11516. This is the fourth (4) phase and the
continuation of Mill Pond Subdivision, a Planned Unit
Development Phase III to the City of Ashland filed for
record the 18th day of May, 1988 at 2:31 o'clock P.M.
and recorded in Volume 15 of plats at page 98 of
records of Jackson County, Oregon.

PROCEDURE: Utilizing previously established survey control and
previously set or found outer boundary monuments,
proceeded to monument Phase IV as shown on the
accompanying map. The remainder of the lot
monumentation will be set at a later time.

BASIS OF BEARING: True Meridian at the North-South 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 6, 1989

ref: LM1291T-3.NAR

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

Tax Lot 101, 39-1E-10BD

** RECEIVED **
Date 5-3-89 By [Signature]
This survey Consists of
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JULY 9, 1966
EVERETT L. SWAIN
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