

11753

# CANYON PARK II SUBDIVISION

## A PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND

LOCATED IN  
A REPLAT OF A PORTION OF LOTS 14, 15, & 16, BLOCK 1  
OF CANYON PARK SUBDIVISION UNIT NO. 1  
SW 1/4, SW 1/4, SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST, W.M.  
JACKSON COUNTY OREGON  
FOR

### DEAN FISHER

### SOLAR SETBACK TABLE

LOT 18 (-13%)		LOT 19 (-14%)		LOT 20 (-10%)	
HEIGHT	SSB	HEIGHT	SSB	HEIGHT	SSB
10'	12.7'	10'	13.1'	10'	11.6'
15'	28.6'	15'	29.5'	15'	26.1'
20'	44.4'	20'	45.9'	20'	40.6'
30'	70.2'	30'	78.7'	30'	69.8'
35'	92.1'	35'	95.1'	35'	84.1'
LOT 21 (-3.5%)		LOT 22 (-4%)		LOT 23 (-5%)	
HEIGHT	SSB	HEIGHT	SSB	HEIGHT	SSB
10'	9.8'	10'	10.1'	10'	10.1'
15'	22.0'	15'	22.4'	15'	22.8'
20'	34.1'	20'	34.8'	20'	35.4'
30'	58.5'	30'	60.2'	30'	60.8'
35'	70.7'	35'	72.1'	35'	73.4'
LOT 24 (-3%)		LOT 25 (+2%)		LOT 26 (-6.2%)	
HEIGHT	SSB	HEIGHT	SSB	HEIGHT	SSB
10'	9.6'	10'	8.6'	10'	10.5'
15'	21.7'	15'	19.4'	15'	23.5'
20'	33.7'	20'	30.1'	20'	36.6'
30'	57.8'	30'	51.6'	30'	62.7'
35'	69.9'	35'	62.4'	35'	75.8'
LOT 27 (-6.5%)					
HEIGHT	SSB	HEIGHT	SSB	HEIGHT	SSB
10'	10.5'	10'	10.5'	10'	10.5'
15'	23.7'	15'	23.7'	15'	23.7'
20'	36.8'	20'	36.8'	20'	36.8'
30'	63.2'	30'	63.2'	30'	63.2'
35'	76.3'	35'	76.3'	35'	76.3'

### FLAG DRIVE TABLE

F-1	N26°01'01"W	30.42'
F-2	N28°36'03"W	30.75'
F-3	N50°51'08"W	31.67'
F-4	S50°51'08"E	43.59'
F-5	S28°36'03"E	33.66'
F-6	N61°23'57"E	5.00'
F-7	S26°01'01"E	30.92'
F-8	S78°50'54"E	19.48'

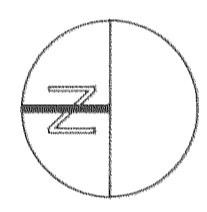
*Roger Kauble*

INITIAL POINT  
CANYON PARK II, P.U.D.

ACCEPTED QUARTER CORNER  
SECS. 15 & 14  
T.39S., R.1E., W.M.

14 SOUTH, 1902.37'

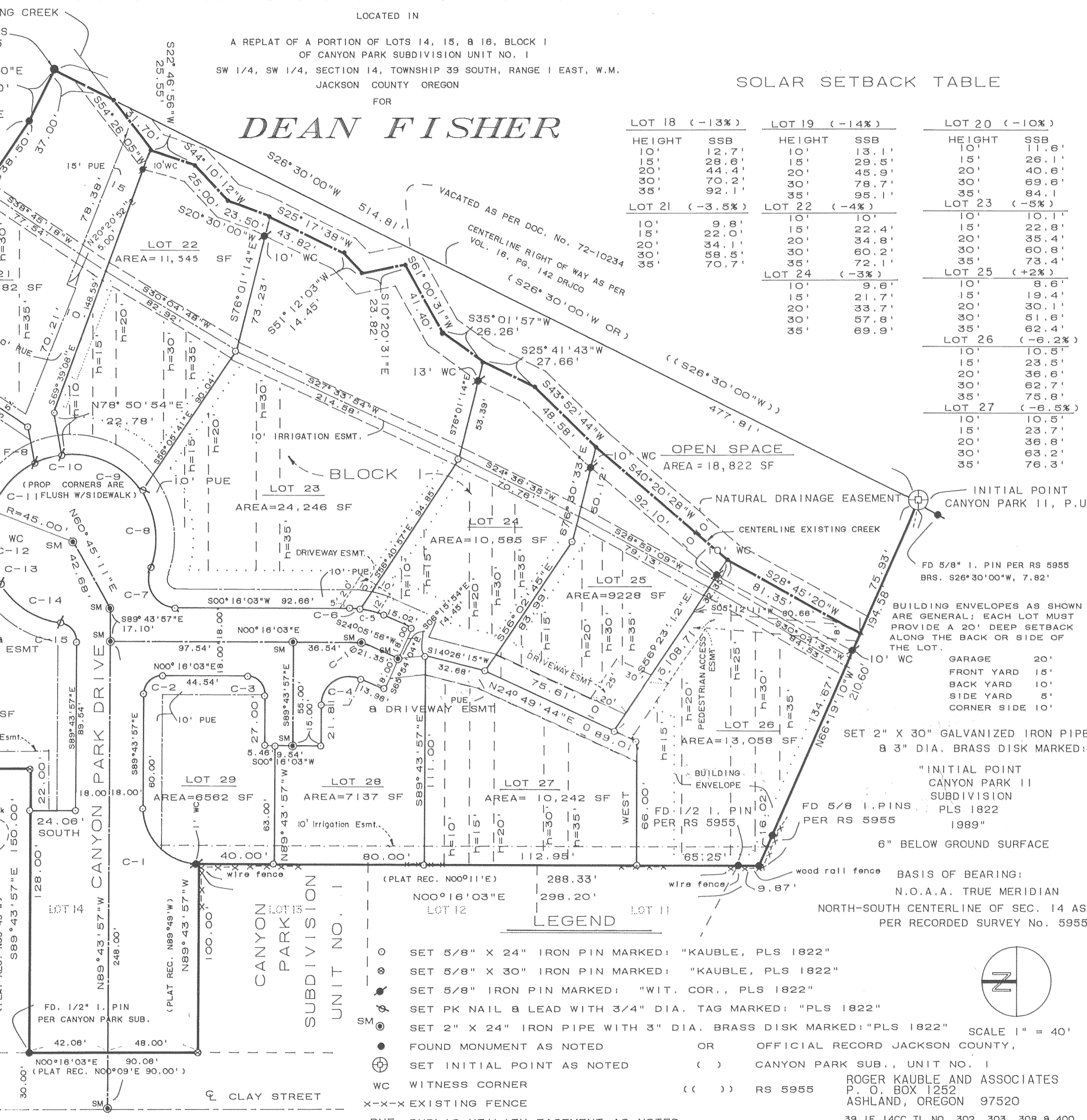
INITIAL POINT DETAIL  
(NO SCALE)



### CURVE TABLE

(N00°16'03"E OR N00°11'E 80.32' OR)

C-1	DELTA=90°00'00", R=30.00', L=47.12', LC=N45°16'03"E, 42.43'
C-2	DELTA=90°00'00", R=10.00', L=15.71', LC=S44°43'57"E, 14.14'
C-3	DELTA=90°00'00", R=10.00', L=15.71', LC=S45°16'03"W, 14.14'
C-4	DELTA=113°49'53", R=15.00', L=29.80', LC=S32°49'01"E, 25.14'
C-5	DELTA=17°21'17", R=48.00', L=14.54', LC=N15°25'17"E, 14.48'
C-6	DELTA=06°28'16", R=48.00', L=5.42', LC=S03°30'11"W, 5.42'
C-7	DELTA=110°43'52", R=15.00', L=28.99', LC=N55°37'59"E, 24.68'
C-8	DELTA=54°44'54", R=45.00', L=43.00', LC=N83°37'28"E, 41.38'
C-9	DELTA=63°10'45", R=45.00', L=49.62', LC=N24°39'38"E, 47.14'
C-10	DELTA=19°16'45", R=45.00', L=15.14', LC=S16°34'06"E, 15.07'
C-11	DELTA=70°07'14", R=45.00', L=55.07', LC=S61°16'08"E, 51.70'
C-12	DELTA=13°06'11", R=45.00', L=10.29', LC=N77°07'10"E, 10.27'
C-13	DELTA=12°45'31", R=45.00', L=10.02', LC=N64°11'20"E, 10.00'
C-14	DELTA=50°15'21", R=45.00', L=39.47', LC=N32°40'53"E, 38.22'
C-15	DELTA=82°42'50", R=10.00', L=14.44', LC=N48°54'38"E, 13.22'
C-16	DELTA=23°49'53", R=30.00', L=12.48', LC=S12°11'00"W, 12.39'
C-17	DELTA=59°55'20", R=39.58', L=41.40', LC=N03°56'39"E, 39.54'



BUILDING ENVELOPES AS SHOWN ARE GENERAL. EACH LOT MUST PROVIDE A 20' DEEP SETBACK ALONG THE BACK OR SIDE OF THE LOT.

GARAGE 20'  
FRONT YARD 15'  
BACK YARD 10'  
SIDE YARD 5'  
CORNER SIDE 10'

SET 2" X 30" GALVANIZED IRON PIPE & 3" DIA. BRASS DISK MARKED:

"INITIAL POINT CANYON PARK II SUBDIVISION PLS 1822 1989"

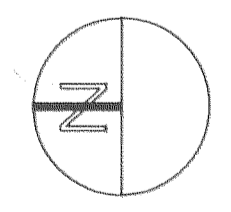
6" BELOW GROUND SURFACE

BASIS OF BEARING:  
N.O.A.A. TRUE MERIDIAN  
NORTH-SOUTH CENTERLINE OF SEC. 14 AS PER RECORDED SURVEY No. 5955

### LEGEND

- SET 5/8" X 24" IRON PIN MARKED: "KAUBLE, PLS 1822"
- ⊙ SET 5/8" X 30" IRON PIN MARKED: "KAUBLE, PLS 1822"
- ⊙ SET 5/8" IRON PIN MARKED: "WIT. COR., PLS 1822"
- ⊙ SET PK NAIL & LEAD WITH 3/4" DIA. TAG MARKED: "PLS 1822"
- SM ⊙ SET 2" X 24" IRON PIPE WITH 3" DIA. BRASS DISK MARKED: "PLS 1822" SCALE 1" = 40'
- FOUND MONUMENT AS NOTED OR OFFICIAL RECORD JACKSON COUNTY,
- ⊕ SET INITIAL POINT AS NOTED ( ) CANYON PARK SUB., UNIT NO. 1
- WC WITNESS CORNER ( ( ) ) RS 5955 ROGER KAUBLE AND ASSOCIATES P. O. BOX 1252 ASHLAND, OREGON 97520
- x-x-x EXISTING FENCE
- PUE PUBLIC UTILITY EASEMENT AS NOTED

39 IE 14CC TL NO. 302, 303, 308 & 400



11756  
PR/56

# CANYON PARK II SUBDIVISION

A PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND  
LOCATED IN  
A REPLAT OF A PORTION OF LOTS 14, 15, & 16, BLOCK I  
OF CANYON PARK SUBDIVISION UNIT No. 1  
SW 1/4, SW 1/4 SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST, W.M.  
JACKSON COUNTY, OREGON

## DEDICATION

## SURVEYOR'S CERTIFICATE

*KNOW ALL MEN BY THESE PRESENTS* That we, The Undersigned, are the owners in fee simple of the land herein described and let it be known that we have subdivided the same into lots and streets as shown hereon; that the number of lots and length and course are plainly set forth and this plat is a correct representation of the said subdivision. We do hereby dedicate to the Public for Public use the streets together with all easements shown hereon as necessary for the construction and maintenance of Public Streets, Sidewalks, <sup>Natural Drainage</sup> and Public Utilities. Cooke Cablevision or its successor is hereby granted the right to use the Public utility easements for the installation and maintenance of TV Cable. We also grant to Talent Irrigation District the use of the easements as shown hereon as Irrigation Easements for the purpose of the construction and maintenance of ditches and pipelines. We hereby designate said subdivision as CANYON PARK II SUBDIVISION, a Planned Unit Development.

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 hereon shown and this plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

A portion of Southwest Quarter of the Southwest Quarter of Section 14 in Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon, described as follows:

Commencing at a 2 1/2 inch diameter brass disk monumenting the accepted Quarter Corner common to Sections 14 and 15, Township 39 South, Range 1 East, Willamette Meridian; thence South 1902.37 feet; thence East 933.41 feet to a 3 inch brass disk set in a 2 inch by 36 inch long galvanized iron pipe set six inches below the ground surface for the Initial Point of Canyon Park II Subdivision to the City of Ashland; thence North 66°19'10" West 194.58 feet to a found 5/8 inch iron pin; thence North 66°19'10" West 16.02 feet to a found 5/8 inch iron pin; thence, along the southerly extension of the easterly boundary line of Canyon Park Subdivision Unit Number 1 as now recorded, North 00°16'03" East 9.87 feet to a found 1/2 inch iron pin monumenting the Southeast corner of said subdivision; thence, along said Easterly boundary line North 00°16'03" East (plat record North 00°11' East) 288.33 feet to a point witnessed by a 5/8 inch iron pin which bears North 00°16'03" East 1.00 foot monumenting the Southeast corner of Lot 14, Block 1 of said Subdivision; thence, along the line common to lots 13 and 14 of said Subdivision, North 89°43'57" West 100.00 feet (plat record North 89°49' West 100.00 feet) to a 5/8 inch iron pin situated on the Easterly Right of Way of Clay Street; thence, along said Right of way, North 00°16'03" East 90.06 feet (plat record North 00°09' East 90.00 feet) to a found 1/2 inch iron pin monumenting the Northwest corner of said Lot 14; thence, leaving said Right of Way and along the line common to Lots 14 and 15 of said Subdivision, South 89°43'57" East (plat record South 89°49' East) 150.00 feet to a 5/8 inch iron pin monumenting the Southeast corner of a tract described in Document Number 84-09405, Official Records of Jackson County, Oregon; thence, along the easterly line of said tract, North 00°16'03" East (deed record North 00°11' East) 91.02 to a 5/8 inch iron pin situated on the South line of Lot 16 of said Subdivision; thence, along said South line, North 89°43'57" West (plat record North 89°49' West) 50.00 feet to a 5/8 inch iron pin situated at the Southeast corner of a tract described in Document Number 78-11005, of said Official Records; thence, along the East line of said tract, North 00°16'03" East (deed record North 00°11' East) 80.32 feet to a 5/8 inch iron pin situated on the North line of said Lot 16; thence, along said North line, East 50.00 feet to a found 1/2 inch iron pin situated at the Northeast corner of said Subdivision; thence, leaving said Subdivision, North 44°41'40" East 0.67 feet to a found 5/8 inch iron pin situated at the Southeast corner of a tract described in Document Number 68-01842 of the said Official Records; thence, along the easterly line of said tract, North 00°07'19" East (deed record North) 59.65 feet to a found 5/8 inch iron pin situated on the Southwesterly boundary line of a tract described in Volume 355, Page 274, of the Deed Records of Jackson County, Oregon; thence, along said southwesterly boundary line, South 56°05'41" East (deed record South 56°13' East) 412.68 feet to a found 5/8 inch iron pin situated on the northwesterly Right of Way line of that street vacated per the City of Ashland Ordinance Number 1737 and recorded as Document Number 72-10234 of said Official Records; thence South 63°30'00" East 30.00 feet to a found 5/8 inch iron pin situated on the road meander line as described in Volume 16, Page 142 of the Deed Records of Jackson County, Oregon; thence, along said meander line, South 26°30'00" West (deed record South 26 1/2° West) 514.81 feet to the Initial Point.

STATE OF OREGON )  
                              ) ss  
County of Jackson)  
August 16, A.D. 1989

*Dean F. Fisher*  
DEAN F. FISHER

*Marie A. Fisher*  
MARIE A. FISHER

*Scott D. Fisher*  
SCOTT D. FISHER

Personally appeared the above named Persons whose names are subscribed to the foregoing Instrument, and acknowledged the said Instrument to be their voluntary act and deed.

## APPROVALS

*Vicki L. Lowe*  
Notary Public for Oregon  
My Commission Expires 8/12/91

Examined and approved this 26th day of September, 1989.

*James H. Olson*  
CITY SURVEYOR

We certify that, pursuant to authority granted to us by the Ashland Planning Commission in open meeting of September 14, 1988, This plat is hereby approved by the Ashland Planning Commission. Dated this 28 day of SEPTEMBER, 1989.

*Neil Benson*  
PRESIDENT

*John Ferguson*  
SECRETARY

Examined and approved as required by O.R.S. 92.100 as of 10/18, 1989.

*Sherry Swift*  
ASSASSOR, Department of Assessment

All taxes, fees, assessments, or other charges as required by O.R.S. 94.036 have been paid as of October 18, 1989.

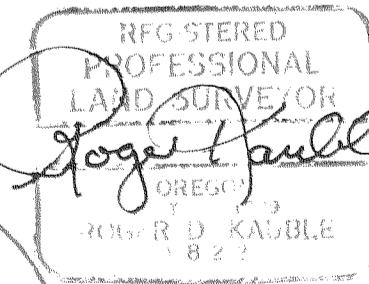
*Barbara E. Woods*  
TAX COLLECTOR

This plat and the dedication hereof is subject to the condition that Talent Irrigation District has no obligation to deliver water, although this land is subject to the statutory powers, rules and regulations of Talent Irrigation District.

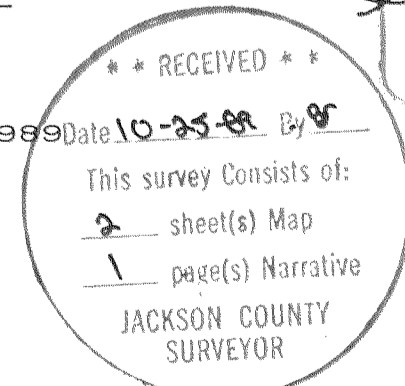
Examined and approved by the Talent Irrigation District in regular session this 15th day of August, 1989.

*Donald M. Minieat*  
PRESIDENT

*[Signature]*  
SECRETARY



FILED FOR RECORD THIS THE 25 DAY OF October 1989 Date 10-25-89 By  
AT 12:46 O'CLOCK, P M. AND RECORDED IN VOLUME 16  
OF PLATS AT PAGE 37 OF RECORDS OF JACKSON COUNTY, OREGON.



Subscribed and sworn to before me this 30 day of Aug, 1989.

*Vicki L. Lowe*  
NOTARY PUBLIC - OREGON  
8-12-91

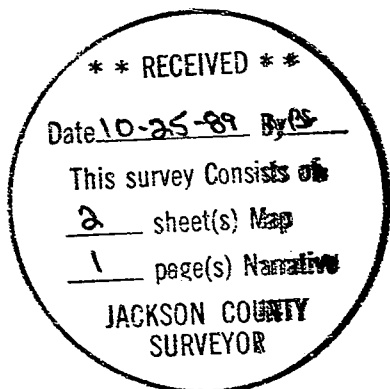
*Kathleen J. Beckett*  
COUNTY CLERK

*Joy A. Ramirez*  
DEPUTY

WATER RIGHTS DOCUMENT NO. 88-19479 "OFFICIAL RECORDS"

*Roger Kauble*  
SURVEYOR

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

Survey No. 11756

Survey Narrative to comply with Paragraph 209.250  
Oregon Revised Statutes

## Survey For:

Dean and Marie Fisher  
1022 Clay Street  
Ashland, OR. 97520

## Location:

SW 1/4, SW 1/4 of Section 14, Township 39 South,  
Range 1 East, Willamette Meridian, City of  
Ashland, Jackson County, Oregon.

## Purpose:

To subdivide an existing tract of land into lots as per City of Ashland Planning Action Number 88-056, (combining several tax lots into a single tract) as per clients request. The ultimate goal: to create Canyon Park II, a Planned Unit Development to the City of Ashland, Oregon.

## Procedure:

Clients property consists of several tax lots (300, 302, 303, 304, 307, 308, and 400) created at various times during the past 23 years through the sale of portions of clients property to adjacent owners. The easterly boundary of Canyon Park Subdivision, Unit Number 1 (Ager) defines a portion of the westerly boundary of clients land to adjacent owners. Record of Survey Number 5955 (Swain) monumented the northwest, northeast, and a portion of the southeasterly boundary of clients property. The easterly boundary of clients property is defined by a street right of way as per Volume 16, page 142 Deed Record Jackson County, Oregon. This right of way, vacated as per Document Number 72-10234 Official Record defines clients southeasterly boundary and corresponds to the centerline of said vacated right of way.

A considerable amount of deed research was required to determine the current boundaries of the various tax lots and tie the found monuments to the control traverse. The centerline of an existing creek which flows through the southeasterly portion of the parcel was also located and tied to the control traverse; the creek centerline became the easterly boundary of Lots 21, 22, 23, 24, 25 and 26. The remaining parcel situated easterly of the creek centerline becoming "Common Open Space" for the Planned Unit Development. Witness corners were set on the common line between these Lots monumenting the intersection of the common property line and creek centerline as noted on the accompanying plat.

## Basis of Bearing:

N.O.A.A. True Bearing at the North-South centerline of Section 14, as per P.S. No. 5955.

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

September 25, 1989

