

# MILL POND SUBDIVISION

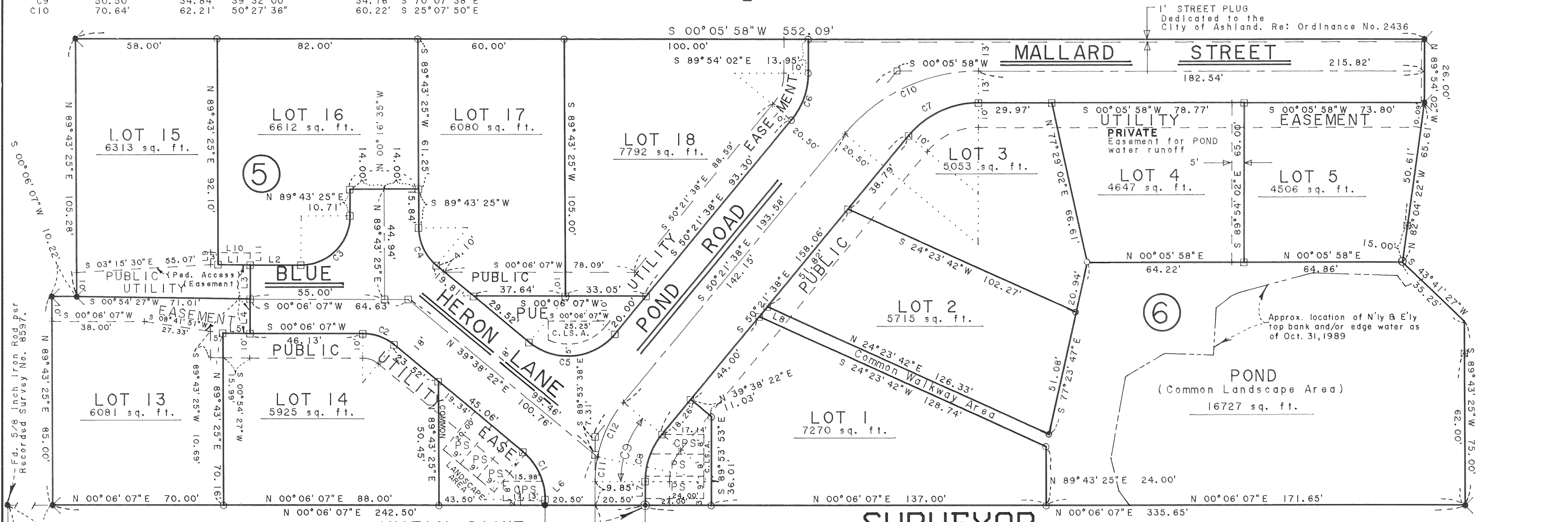
## a Planned Unit Development, Phase V TO THE CITY OF ASHLAND

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Everett L. Swain*  
OREGON  
JULY 9, 1966  
EVERETT L. SWAIN  
758

\*\* RECEIVED \*\*  
Date 11-22-89 By ES  
This survey consists of  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

located in  
Donation Land Claim Nos. 44 and 45 in the Northwest Quarter of Section 10,  
Township 39 South, Range 1 East of the  
Willamette Base and Meridian,  
JACKSON COUNTY OREGON

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING	CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING	COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
C1	25.00'	22.02'	50°28'00"	21.32'	N 64°52'22"E	C11	50.50'	10.07'	11°25'48"	10.06'	S 84°10'44"E	L1	S 00°05'58"W	13.10'	L9	N 89°43'25"E	5.00'
C2	20.00'	13.80'	39°32'15"	13.53'	N 19°52'15"E	C12	50.50'	24.77'	28°06'12"	24.52'	S 64°24'44"E	L2	S 00°06'07"W	20.77'	L10	S 00°54'27"W	16.13'
C3	20.00'	31.55'	90°22'43"	28.39'	S 45°05'14"E							L3	N 89°53'53"W	14.00'	L11	N 89°53'53"W	5.00'
C4	20.00'	17.48'	50°05'03"	16.93'	S 64°40'53"W							L4	N 89°53'53"W	14.00'			
C5	20.00'	39.27'	90°00'00"	35.36'	S 05°21'38"E							L5	N 00°54'27"E	11.13'			
C6	30.00'	20.70'	39°32'24"	20.29'	S 70°07'50"E							L6	S 89°53'38"E	2.49'			
C7	37.00'	32.59'	50°27'36"	31.54'	N 25°07'50"W							L7	S 89°53'38"E	9.85'			
C8	30.00'	20.70'	39°32'00"	20.29'	N 70°07'38"W							L8	S 50°21'38"E	5.18'			
C9	50.50'	34.84'	39°32'00"	34.16'	S 70°07'38"E												
C10	70.64'	62.21'	50°27'36"	60.22'	S 25°07'50"E												



INITIAL POINT -  
Fd. 6 inch diameter concrete post with 3 inch  
diameter bronze disk marked: SWAIN SURVEYING, INC.  
MILL POND SUB. P.U.D. INITIAL POINT PHASE V  
LS 759 1989, 6 inches deep. Re: R.S. No. 11705  
  
S.W. COR. D.L.C. No. 44  
Conc. post with Bronze Disk  
Re: Recorded Survey No. 10578

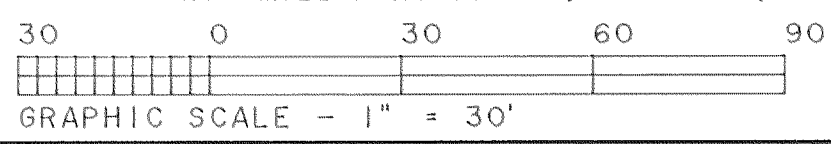
SWAIN SURVEYING, INC.  
27 1/2 North Main Street  
Ashland, Oregon 97520

OCTOBER 2, 1989

LEGEND:

- SCALE: 1" = 30'
- BASIS OF BEARING: TRUE MERIDIAN at the  
N-S CENTERLINE OF SECTION 10  
(derived from N.O.A. net)
- Set 3/4 x 30 inch galvanized iron pipe with N-S CENTERLINE OF SECTION 10 Plug marked SWAIN LS 759
  - Found 3/4 inch galvanized iron pipe per Recorded Survey No. 11705
  - ⊙ Found pipe and brass disk in Monu. Case per Mill Pond Sub'd., Phase II
  - ⊗ Found 3/4 inch Iron Rod Witness Corner per Recorded Survey No. 11298 and 11705.
  - Set 1/2 x 24 inch Galvanized Iron Pipe tagged SWAIN LS 759
  - Deferred Monuments → See SN 16423
  - Found 1/2 inch galvanized iron pipe per MILL POND SUB'D, a P.U.D., Phase II unless otherwise shown.

- PS Parking Space
- CPS Compact Parking Space
- C.L.S.A. Common Landscape Area
- P.A.E. Pedestrian Access Easement



Tax Lot 102, 39-1E-10BD  
Job: LM 1291T  
File: LM 1291T8

# MILL POND SUBDIVISION

## a Planned Unit Development, Phase V

### TO THE CITY OF ASHLAND

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

located in  
Donation Land Claim Nos. 44 and 45 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

### KNOW ALL MEN BY THESE PRESENTS,

that we  
Larry E. Medinger and Donnea 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, road slope easements and streets as set forth hereon and that this plat is a correct representation of MILL POND SUBDIVISION, A Planned Unit Development, Phase V. We do hereby dedicate to the public for street purposes those streets 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 V 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 V to the City of Ashland. We further dedicate to the City of Ashland in fee simple those 1' street plugs, as shown hereon. We further establish a Pedestrian Access Easement, over and across Lots 13 and 15 as shown hereon.

### IN WITNESS WHEREOF,

we have set our hands and seals this 23rd day of October, 1989.

Larry E. Medinger  
Larry E. Medinger

Donnea R. Medinger  
Donnea R. Medinger

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

STATE OF OREGON

County of Jackson

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

## APPROVAL

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of July 12, 1989, the above plat is hereby approved. Dated this 8 day of November, 1989.

Neil Benson  
President

John Ferguson  
Secretary

Examined and approved this 6th day of November, 1989.

James H. Olson  
City Surveyor

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Everett L. Swain  
OREGON  
JULY 9, 1986  
EVERETT L. SWAIN  
788

## POST MONUMENTATION

I, Everett L. Swain hereby certify that all monuments will be set on or before the 31st Dec., 1990.

Everett L. Swain  
Surveyor

All monuments are now set, on this 25th day of FEBRUARY, 192000. See Document No. 00-06915 of the Official Records of Jackson County, Oregon.  
(See SN 16423)

Robert C. Survey  
Surveyor

### 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 CONCRETE POST WITH BRONZE DISK SITUATED AT THE SOUTHWEST CORNER OF DONATION LAND CLAIM No. 44, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE BASE AND MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 00°06'22" EAST ALONG THE BOUNDARY LINE COMMON TO DONATION LAND CLAIM Nos. 43 AND 44 FOR A DISTANCE OF 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 FOR A DISTANCE OF 224.31 FEET TO A FOUND 5/8 INCH IRON ROD SITUATED AT THE CORNER COMMON TO MILL POND SUBDIVISION, A PLANNED UNIT DEVELOPMENT, PHASE III AND IV; THENCE SOUTH 00°06'07" WEST ALONG THE BOUNDARY LINE COMMON TO PHASES III, III AND IV FOR A DISTANCE OF 535.55 FEET TO A 6 INCH DIAMETER BY 24 INCH LONG CONCRETE POST WITH 3 INCH DIAMETER BRONZE DISK FOR THE INITIAL POINT TO MILL POND SUBDIVISION, A PLANNED UNIT DEVELOPMENT, PHASE V; THENCE NORTH 00°06'07" EAST ALONG THE AFORESAID COMMON BOUNDARY LINE FOR A DISTANCE OF 242.50 FEET TO A FOUND 3/4 INCH GALVANIZED IRON PIPE SITUATED AT THE SOUTHWEST CORNER OF MILL POND SUBDIVISION, A PLANNED UNIT DEVELOPMENT, PHASE IV; THENCE NORTH 89°43'25" EAST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PHASE IV, FOR A DISTANCE OF 85.00 FEET TO A 3/4 INCH GALVANIZED IRON PIPE; THENCE SOUTH 00°06'07" WEST FOR A DISTANCE OF 10.22 FEET TO A FOUND 3/4 INCH GALVANIZED IRON PIPE; THENCE NORTH 89°43'25" EAST FOR A DISTANCE OF 105.28 FEET TO A FOUND 3/4 INCH GALVANIZED IRON PIPE SITUATED AT THE SOUTHEAST CORNER OF MILL POND SUBDIVISION, A PLANNED UNIT DEVELOPMENT, PHASE IV; THENCE LEAVING SAID PHASE IV, SOUTH 00°05'58" WEST FOR A DISTANCE OF 552.09 FEET TO A 3/4 INCH GALVANIZED IRON PIPE; THENCE NORTH 89°54'02" WEST FOR A DISTANCE OF 26.00 FEET TO A 3/4 INCH GALVANIZED IRON PIPE; THENCE NORTH 82°04'22" WEST FOR A DISTANCE OF 50.61 FEET TO A 3/4 INCH IRON ROD WITNESS CORNER; THENCE CONTINUING NORTH 82°04'22" WEST FOR A DISTANCE OF 15.00 FEET; THENCE SOUTH 43°41'27" WEST FOR A DISTANCE OF 35.25 FEET TO A POINT; THENCE SOUTH 89°43'25" WEST FOR A DISTANCE OF 13.00 FEET TO A FOUND 3/4 INCH IRON ROD WITNESS CORNER; THENCE CONTINUING SOUTH 89°43'25" WEST FOR A DISTANCE OF 62.00 FEET TO A FOUND 3/4 INCH GALVANIZED IRON PIPE BEING SITUATED IN THE EASTERLY BOUNDARY LINE OF MILL POND SUBDIVISION, A PLANNED UNIT DEVELOPMENT, PHASE II, AS NOW RECORDED; THENCE NORTH 00°06'07" EAST ALONG SAID EASTERLY BOUNDARY LINE OF PHASE II, FOR A DISTANCE OF 335.65 FEET TO THE INITIAL POINT.

SUBJECT TO ANY AND/OR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD AND THOSE APPARENT ON THE LAND.

Subscribed and sworn to before me this 1st day of NOVEMBER, 1989.

Everett L. Swain  
Surveyor

## RECORDING

Filed for record this 22 day of November, 1989 at 2:57 o'clock P.M. and recorded in Volume 16 of plats at page 41 of records of Jackson County, Oregon.

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

Kathleen J. Beckett  
County Clerk

North Baker  
Deputy

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

10 day of October, 1989.

Donald M. Mineast  
President

Bill  
Secretary

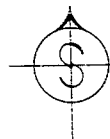
Examined and approved as required by O.R.S. 92.100 as of the 13 day of NOVEMBER, 1989.

Sheryl Swift 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 13 day of Nov, 1989.

Carlene M. Marsano  
Tax Collector

Tax Lot 102, 39-1E-10BD  
Job: LM 1291T  
File: LM 1291TV



SWAIN SURVEYING, INC.

27 1/2 North Main Street  
Ashland, Oregon 97520

Survey No. 11803

**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 Nos. 44 and 45 in the Northwest Quarter of Section 10, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon.

**PURPOSE:** To establish lots and blocks for Mill Pond Subdivision, a Planned Unit Development, Phase V. Monumented same as shown on the accompanying map utilizing post-monumentation for a portion thereof per clients request.

**PROCEDURE:** Utilizing previously established survey control and previously set monuments, as either found or set and shown on Recorded Survey No. 11705, proceeded to monument the outer boundary and a portion of the interior lot corners as shown on the accompanying map.

**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.

October 2, 1989  
ref: LM1291T8.NAR

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

Tax Lot 102, 39-1E-10BD

