

CONTRAIL HEIGHTS SUBDIVISION TO THE CITY OF ASHLAND

located in
Donation Land Claim No. 41 in the North half of Section 4,
Township 39 South, Range 1 East of the
Willamette Base and Meridian,
JACKSON COUNTY OREGON

SURVEYOR

SWAIN SURVEYING, INC. AUGUST 21, 1989
27 1/2 North Main Street
Ashland, Oregon 97520
SCALE: 1" = 40'
BASIS OF BEARING:

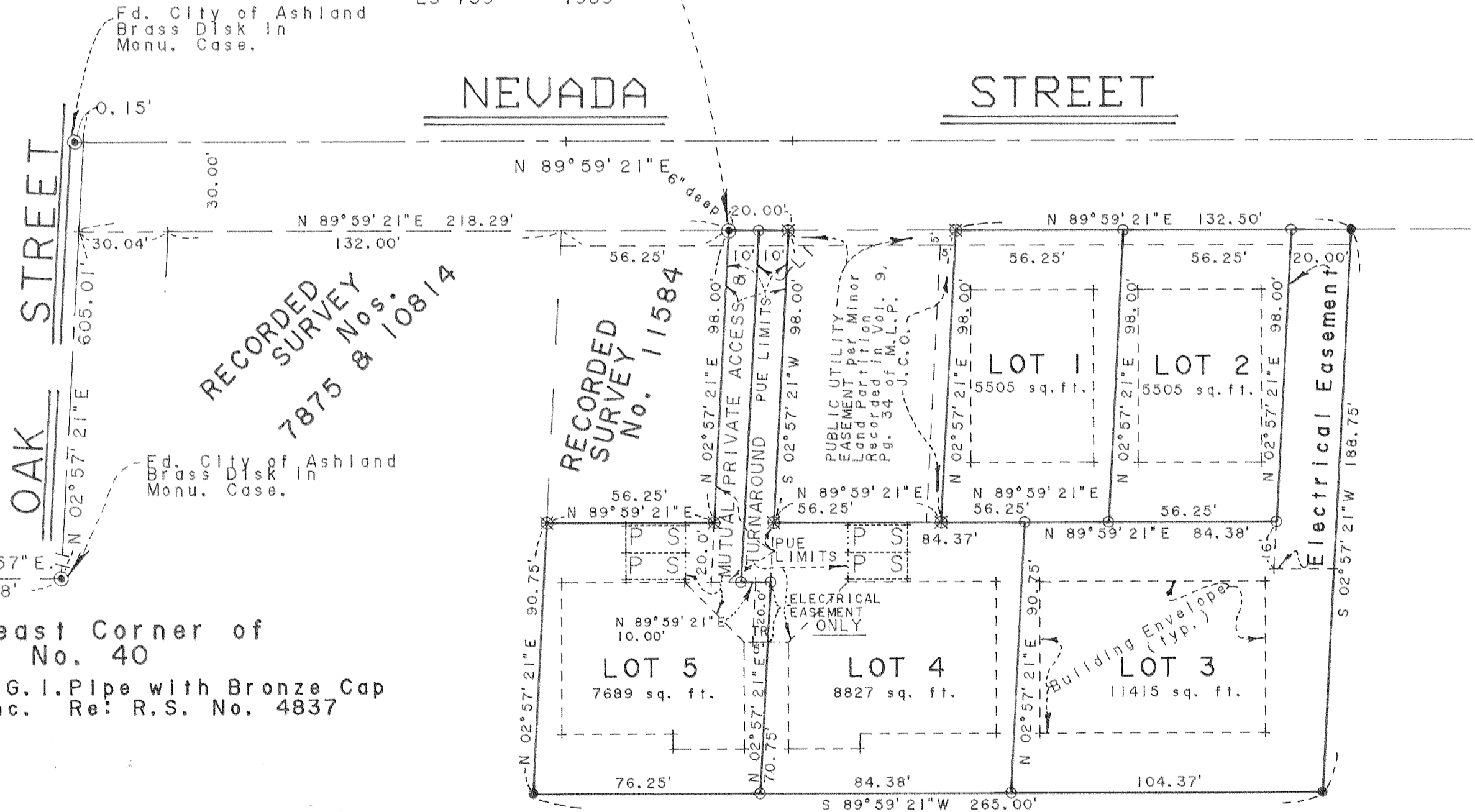
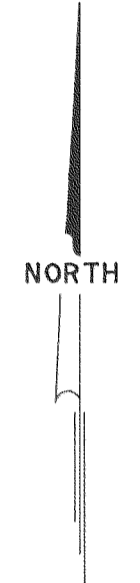
TRUE MERIDIAN at the
N-S Centerline of Section 4
(derived from N.O.A.A. net)

INITIAL POINT

Set 6 x 24 inch concrete post
with a 3 inch diam. bronze
disk marked:

CONTRAIL HEIGHTS SUB.
INITIAL POINT
LS 759 1989

- Found 3/4 inch Iron Rod stamped RLS 281
- ⊗ Found 1/2 inch Galvanized Iron pipe replaced with 3/4 x 30 inch Galvanized Iron Pipe
- ⊙ Found monument as shown
- Set 1/2 x 24 inch Galvanized Iron Pipe with plub marked: SWAIN LS 759

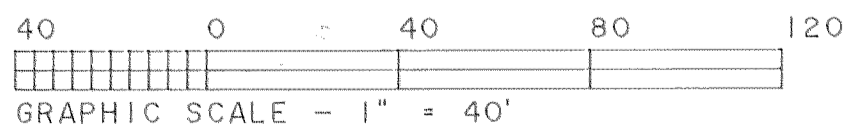


LEGEND:

TR = Location for installation of
Electrical Transformer.

COURSE	BEARING	DISTANCE
LI	N 02° 57' 21" E	118.00'

Northeast Corner of
D.L.C. No. 40
Fd. 2" G.I. Pipe with Bronze Cap
in Conc. Re: R.S. No. 4837



** RECEIVED **
Date 11-30-89 By SS
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR



Tax Lot 700, 39-1E-4BD
Job: MS 1354T
File: MS 1354T
Sheet 1 of 2

9R/02

CONTRAIL HEIGHTS SUBDIVISION

WATER RIGHTS STATEMENT:

See Document No. 89-09472 of the Official Records of Jackson County, Oregon.

TO THE CITY OF ASHLAND

located in Donation Land Claim No. 41 in the North half of Section 4, Township 39 South, Range 1 East of the Willamette Base and Meridian, JACKSON COUNTY OREGON

ACCESS MAINTENANCE AGREEMENT

See Document No. 89-29091 of the Official Records of Jackson County, Oregon.

DEDICATION

RECORDING

Filed for record this 30 day of November, 1989 at 10:47 o'clock A.M. and recorded in Volume 16 of plats at page 43 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Jay A. Rametz
Deputy

KNOW ALL MEN BY THESE PRESENTS, that I

Michael Stadtherr, am the owner in fee simple of the land as described hereon and I have caused the same to be surveyed and platted into lots, electrical and public utility easements, parking spaces (PS) and a common private access way and turnaround for Lots 4 and 5 as set forth hereon and that this plat is a correct representation of CONTRAIL HEIGHTS SUBDIVISION. I do hereby make and establish a Mutual Private Access Way and Turnaround for Lots 4 and 5, subject to the same access way being utilized for public utility installations, as required. Emergency vehicles shall have the right of 'ingress and egress' over and across said Mutual Private Access Way and Turnaround. Maintenance of said Mutual Private Access Way and Turnaround will be set forth in a separate document and filed simultaneously herewith and thereby made a part hereof. The Parking Spaces (PS) as shown on Lots 4 and 5 shall be solely for the use of the Lot owner or their guest where said Parking Spaces are shown hereon and one lot owner shall not have the right to utilize the Parking Spaces situated on the other lot, without expressed permission from the lot owner having ownership of said Parking Spaces. Said subdivision shall be subject to electrical and public utility easements over, across and through said easements as shown hereon with one condition. That electrical easement over and across Lot 3 shall be limited to the City of Ashland Electrical Department for the access and maintenance of an existing pole and related power lines. Any fences, walls or vegetation which do not directly interfere with the existing pole and lines shall not be precluded, and in no case shall 'ingress and egress' to Lot 3 be impeded by this easement. 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. Lots 3, 4 and 5 shall be subject to the City of Ashland Solar Ordinance and any building placed thereon shall comply so as not to interfere with the solar rights of any lots or parcels situated Northerly thereof. I do hereby designate this development as CONTRAIL HEIGHTS SUBDIVISION to the City of Ashland.

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 iron pipe with brass disk situated at the centerline angle point of Oak Street, which bears South 89°52'57" East, 454.28 feet from a found 2 inch galvanized iron pipe with a 3 inch diameter bronze cap situated at the Northeast corner of Donation Land Claim No. 40, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon; thence North 02°57'21" East along the centerline of Oak Street, 605.01 feet to an intersection with the Westerly extension of the Southerly right of way line of Nevada Street as resurveyed and set forth on that Minor Land Partition file for record the 9th day of May, 1989 and Recorded in Volume 9, Page 34 of "MINOR LAND PARTITIONS" in Jackson County, Oregon; thence leaving said centerline, North 89°59'21" East along the Southerly right of way line of Nevada Street and the Westerly extension thereof, 218.29 feet to a found 1/2 inch galvanized iron pipe replaced with a 6 inch diameter by 24 inch long concrete post with 3 inch diameter bronze disk and being the INITIAL POINT of Contrail Heights Subdivision; thence continuing along said Southerly right of way line, North 89°59'21" East, 20.00 feet to a found 1/2 inch galvanized iron pipe replaced with a 3/4 x 30 inch galvanized iron pipe; thence leaving said right of way line, South 02°57'21" West, 98.00 feet to a found 1/2 inch galvanized iron pipe replaced with a 3/4 x 30 inch galvanized iron pipe; thence North 89°59'21" East, 56.25 feet to a found 1/2 inch galvanized iron pipe replaced with a 3/4 x 30 inch galvanized iron pipe; thence North 02°57'21" East, 98.00 feet to a found 1/2 inch galvanized iron pipe situated in the Southerly right of way line of Nevada Street and being replaced with a 3/4 x 30 inch galvanized iron pipe; thence North 89°59'21" East along said Southerly right of way line, 132.50 feet to a found 3/4 inch iron rod; thence leaving said Southerly right of way line, South 02°57'21" West, 188.75 feet to a found 3/4 inch iron rod; thence South 89°59'21" West, 265.00 feet to a found 3/4 inch iron rod; thence North 02°57'21" East, 90.75 feet to a found 1/2 inch galvanized iron pipe replaced with a 3/4 x 30 inch galvanized iron pipe; thence North 89°59'21" East, 56.25 feet to a found 1/2 inch galvanized iron pipe replaced with a 3/4 x 30 inch galvanized iron pipe; thence North 02°57'21" East, 98.00 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

Winona G. Swain
WINONA G. SWAIN
NOTARY PUBLIC - OREGON
My Commission Expires 6/20/90

Subscribed and sworn to before me this 8th day of November, 1989.

APPROVAL

Examined and Approved this 8th day of November, 1989.

James H. Olson
City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting June 14, 1989 this map is hereby approved. Dated this 14 day of November, 1989.

Neil A. Benson
President

John Ferguson
Secretary

Tax Lot 700, 39-1E-4BD
Job: MS 1354T
File: MS 1354TD

IN WITNESS WHEREOF,

I have set my hand and seal this 19 day of September, 1989.

Michael Stadtherr
Michael Stadtherr

STATE OF OREGON

County of Jackson) ss
Sept 19th A.D. 1989

Personally appeared the above named MICHAEL STADTHERR a married man and acknowledge the foregoing instrument to be his voluntary act and deed. Before me:

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

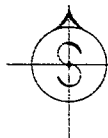
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Everett L. Swain
OREGON
JULY 9, 1988
EVERETT L. SWAIN
782

Examined and approved as required by O.R.S. 92.100 as of the 20 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 20 day of November, 1989.

Carlene M. Manama
Tax Collector



SWAIN SURVEYING, INC.

27 1/2 North Main Street
Ashland, Oregon 97520

Survey No. 11805

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

SURVEY FOR: Michael Stadtherr
216 Cambridge Street
Ashland, Oregon 97520

LOCATION: Situated in Donation Land Claim No. 41 in the North half of Section 4, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon.

PURPOSE: To survey and subdivide into lots, Tax Lot 700, Assessors Map 39-1E-4BD. The basis of the outer boundary for this subdivision is Recorded Survey No. 11584.

PROCEDURE: Utilizing previously established survey control and previously set or found outer boundary monuments, proceeded to monument said Subdivision as shown on the accompanying map.

BASIS OF BEARING: True Meridian at the North-South centerline of Section 4 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.

AUGUST 21, 1989
ref: MS1354T.NAR

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

Tax Lot 700, 39-1E-4BD

