

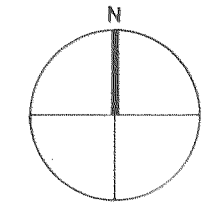
# WOODSIDE P.U.D.

## PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND

LOCATED IN  
NW 1/4 OF SEC. 15, TWP. 39S., R. 1E. W.M.  
JACKSON COUNTY OREGON

### ☉ CURVE DATA

- ① R = 132.21' Δ = 21° 09' 28"  
L = 48.82' T = 24.69'  
C = N 23° 46' 45" W 48.54'
- ② R = 530.00' Δ = 30° 05' 08"  
L = 278.30' T = 142.44'  
C = N 49° 24' 03" W 275.11'
- ③ R = 170.00' Δ = 67° 25' 00"  
L = 200.03' T = 113.41'  
C = S 81° 50' 53" W 188.69'
- ④ R = 510.00' Δ = 10° 28' 09"  
L = 93.19' T = 46.72'  
C = S 53° 22' 27" W 93.06'

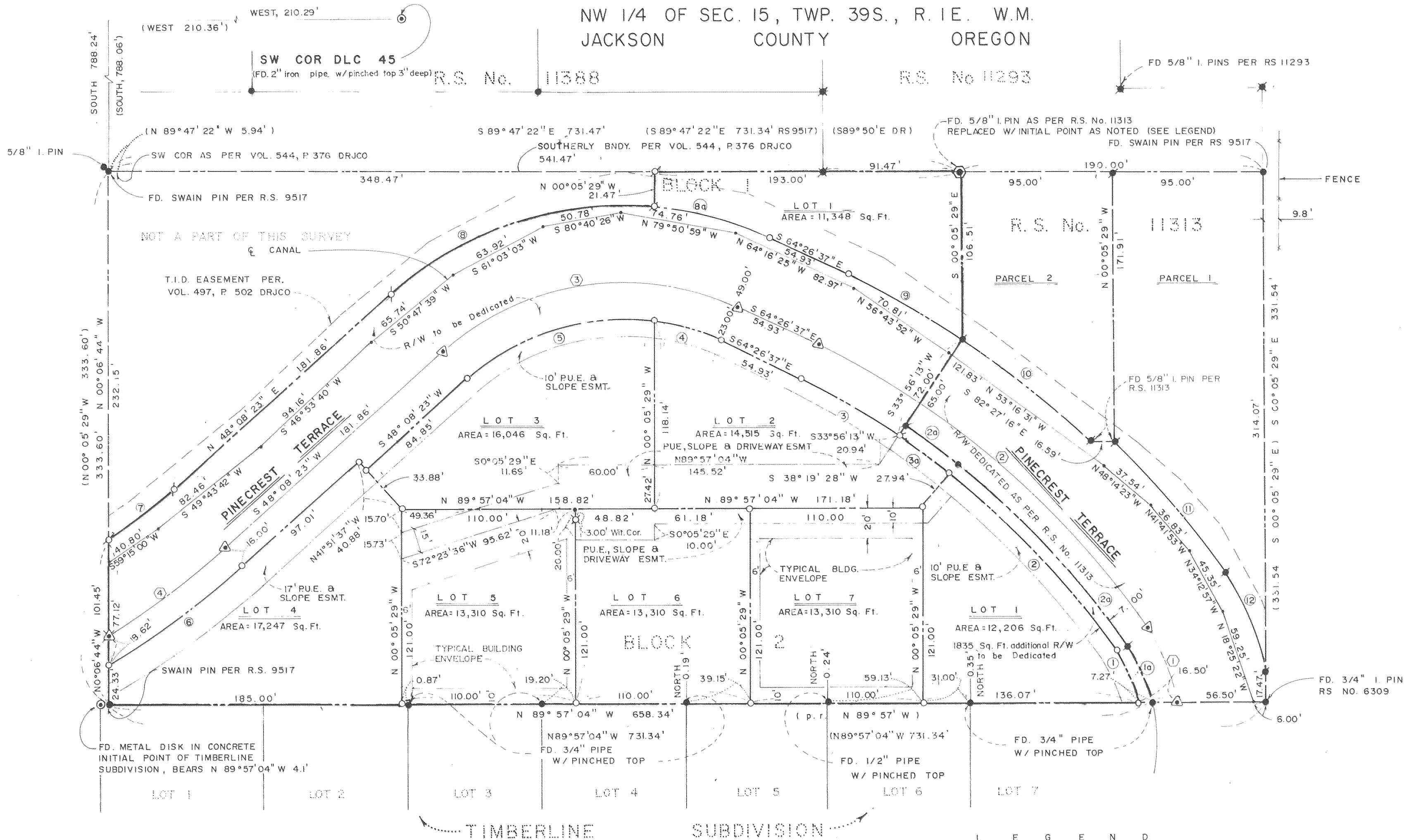


SCALE 1" = 50'

BASIS OF BEARING: N.O.A.A. TRUE BEARING AT N-S ☉ OF SEC. 15 AS PER R.S. 9517

ROGER KAUBLE AND ASSOCIATES  
P.O. BOX 1252 611 SISKIYOU BLVD.  
ASHLAND, OREGON 97520

*Roger Kauble*



### CURVE DATA

Curve No.	R	Δ	L	T	C	Bearing
①	109.21'	18° 18' 13"	34.89'	17.59'	34.74'	N 25° 12' 32" W
②	507.00'	17° 18' 52"	153.21'	77.19'	152.63'	N 43° 01' 00" W
③	507.00'	08° 22' 49"	74.16'	37.14'	74.09'	N 60° 15' 12" W
④	147.00'	17° 45' 25"	45.56'	22.96'	45.38'	N 73° 19' 20" W
⑤	147.00'	49° 39' 38"	127.41'	68.02'	123.46'	S 72° 58' 10" W
⑥	526.00'	11° 31' 20"	105.78'	53.07'	105.60'	S 53° 54' 03" W
⑦	461.00'	06° 41' 25"	53.84'	26.95'	53.80'	N 51° 29' 07" E
⑧	219.00'	48° 14' 46"	184.41'	98.07'	179.01'	N 72° 15' 47" E
⑨	579.00'	08° 22' 49"	84.69'	42.42'	84.61'	S 60° 15' 12" E
⑩	579.00'	10° 01' 15"	101.26'	50.76'	101.14'	S 51° 03' 09" E
⑪	589.00'	10° 23' 07"	106.76'	53.53'	106.61'	S 39° 33' 02" E
⑫	191.21'	19° 56' 25"	66.55'	33.61'	66.21'	S 24° 23' 16" E
⑬	219.00'	19° 10' 10"	73.27'	36.98'	72.93'	S 74° 01' 43" E
⑭	507.00'	04° 23' 13"	38.82'	19.42'	38.81'	S 53° 52' 10" E
⑮	514.00'	21° 42' 17"	194.71'	98.54'	193.55'	S 45° 12' 38" E
⑯	116.22'	19° 17' 35"	39.13'	19.75'	38.95'	S 24° 42' 42" E

### LEGEND

- ☒ SET 2" G.I.P. W/ 3" BRASS DISK (7" BELOW EXISTING GRADE)
- SET 5/8" x 24" I. PIN W/ YELLOW PLASTIC CAP MARKED "KAUBLE PLS 1822"
- ⊙ INITIAL POINT - SET 2" x 30" GALVANIZED IRON PIPE W/ 3" BRASS DISK MARKED: "INITIAL POINT WOODSIDE P.U.D. PLS 1822 1989"
- FD. 5/8" I. PIN W/ YELLOW PLASTIC CAP MARKED "KAUBLE PLS 1822" AS PER R.S. 11313 (SET 6" BELOW GROUND SURFACE)
- ⊠ SET 2" G.I.P. W/ 3" BRASS DISK IN A MONUMENT BOX DENOTING A P.C. OR P.T.
- WIT. COR. WITNESS CORNER
- FD. PIPE OR PIN AS NOTED
- ( ) RECORD OF SURVEY NO. 9517
- P.U.E. PUBLIC UTILITY EASEMENT AS NOTED

### NOTES

- 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'

- DRJCO DEED RECORD JACKSON COUNTY, OREGON
- WIT. COR. WITNESS CORNER
- SET 5/8" x 30" I. PIN W/ YELLOW PLASTIC CAP MARKED "KAUBLE PLS 1822"
- SET 5/8" x 24" I. PIN W/ YELLOW PLASTIC CAP MARKED "WIT. COR., PLS 1822"

Declarations of Covenants,  
Conditions and Restrictions.  
See Document No. 89-29120

# WOODSIDE P.U.D.

A PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND  
LOCATED IN  
SE 1/4, NW 1/4, SECTION 15, TWP. 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND  
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, blocks, 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 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 hereby designate said subdivision as WOODSIDE P.U.D., A PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND.

Alexis A. Boutacoff  
ALEXIS A. BOUTACOFF  
Linda C. Boutacoff  
LINDA C. BOUTACOFF

Sam White  
SAM WHITE

STATE OF OREGON )  
                          ss  
County of Jackson )  
October, 25<sup>th</sup> A.D. 1989

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

George J. Roberts  
Notary Public for Oregon  
My Commission Expires 1-19-93

George J. Roberts  
Notary Public for Oregon  
My Commission Expires 1-19-93

## APPROVALS

Examined and approved this 21<sup>st</sup> 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 of June 8, 1988. This plat is hereby approved by the Ashland Planning Commission. Dated this 8<sup>th</sup> day of June, 1989.

Neil Benson  
PRESIDENT

John Ferguson  
SECRETARY

Examined and approved as required by O.R.S. 92.100 as of 11/29, 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 November 29, 1989.

Barbara E. Weide  
TAX COLLECTOR

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 Southeast Quarter of the Northwest Quarter of Section 15, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon, described as follows:

Commencing at a found 2 inch iron pipe monumenting the Southwest corner of Donation Land Claim Number 45, situated in Section 15, Township 39 South, Range 1 East, Willamette Meridian; thence West 210.29 feet (Deed Record 209.88 feet); thence South 788.24 feet (Deed Record 788.67 feet) to a found 5/8 inch iron pin (said pin bears North 89°47'22" West 5.94 feet from the Southwest corner of a tract described in Volume 544, Page 376, Deed Records, Jackson County, Oregon); thence South 89°47'22" East (Deed Record South 89°50' East), parallel to the South boundary line of Donation Land Claim Number 45, a distance of 541.47 feet to a 3 inch brass disk on a 2 inch x 36 inch galvanized iron pipe situated 6 inches below the ground surface marked: "INITIAL POINT, WOODSIDE PUD, PLS 1822"; thence South 00°05'29" East 106.51 feet to a found 5/8 inch iron pin situated on the northerly right of way line of Pinecrest Terrace in the City of Ashland; thence, leaving said right of way, South 33° 56'13" West 65.00 feet to a 5/8 inch iron pin situated on the southerly right of way line of said Street; thence, southeasterly along said right of way along a non-tangent curve concave to the southwest (Radius= 514.00 feet, Delta= 21° 42' 17", Long Chord: South 45°12'38" East 193.55 feet) 194.71 feet to a 5/8 inch iron pin; thence, continuing along said right of way along a curve concave to the southwest (Radius=116.22 feet Delta= 19°17'35" Long Chord: South 24°42'42" East 38.95 feet) 39.13 feet to a found 5/8 inch iron pin situated on the northerly boundary line of the Timberline Subdivision; thence, along said northerly line, North 89°57'04" West (Plat Record North 89°57' West) 658.34 feet to a found 5/8 inch iron pin; thence, leaving said line, North 00°06'44" West 101.45 feet to a 5/8 inch iron pin; thence along a non-tangent curve concave to the northwest (Radius= 461.00 feet, Delta= 06°41' 25", Long Chord: North 51°29'07" East 53.80 feet) 53.83 feet to a 5/8 inch iron pin; thence North 48°08'23" East 181.86 feet to a 5/8 inch iron pin; thence along a curve concave to the southeast (Radius= 219.00 feet, Delta= 48°14'46", Long Chord: North 72°15'47" East 179.01 feet) 184.41 feet to a 5/8 inch iron pin; thence North 00°05'29" West 21.47 feet to a 5/8 inch iron pin; thence South 89°47'22" East 193.00 feet to the Initial Point.

Roger Kauble  
SURVEYOR

Roger Kauble  
SURVEYOR

Samuel Hamet

4-20-92

Subscribed and sworn to before me this 26 day of Oct., 1989.

FILED FOR RECORD THIS THE 11 DAY OF December 1989  
AT 3:05 O'CLOCK, P. M. AND RECORDED IN VOLUME 16  
OF PLATS AT PAGE 44 OF RECORDS OF JACKSON COUNTY, OREGON.

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

Kathleen S. Beckett  
COUNTY CLERK

Glenda E. Bartlett  
DEPUTY

WATER RIGHTS DOCUMENT NO. 88-14990 "OFFICIAL RECORDS"

Survey No. 11817

Survey Narrative to comply with Paragraph 209.250  
Oregon Revised Statutes

Survey For:

Alexis A. & Linda C. Boutacoff & Sam White  
16005 Crater lake Highway  
Eagle Point, Oregon 97524

Location:

Northwest 1/4 Section 15, Township 39 South, Range  
1 East, Willamette Meridian, City of Ashland,  
Jackson County, Oregon.

Purpose:

To subdivide and monument a tract of land creating  
a ten lot planned unit development as approved by  
Planning Action No. 88-069, City of Ashland and as  
per clients request.

Procedure:

The outer boundary of clients property was  
monumented during Record of Survey 9517 (Swain).  
Record of Survey 11313 created three parcels from  
the parent tract and also dedicated a portion of  
Pinecrest Terrace to the City of Ashland. The  
remaining lots were subdivided according the  
configuration outlined in Planning Action 88-069  
except for seven feet of additional right of way  
along Pinecrest Terrace as shown on the  
accompanying plat.

Basis of  
Bearing:

N.O.A.A. True Bearing at the North-South  
centerline of Section 15, as per R.S. No. 9517.

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

November 26, 1989

