

PATTERSON ST. SUBDIVISION

A PLANNED UNIT DEVELOPMENT
LOCATED in D.L.C. No. 41 and the SW 1/4 of Section 4,
T. 39 S., R. 1 E., W.M., City of Ashland,
Jackson County, Oregon.

NOTE REGARDING 25' WIDE MUTUAL PRIVATE ACCESS AND P.U.E.:

The center line of said easement constitutes the actual Lot lines for Lots 2, 3, 4, 6 and 7 and the square footages shown include the easement area.

June 29, 1990

SURVEYED FOR: Paul Cappadona and Martin McKenna

SURVEYED BY: Edwards Surveying and Land Planning Inc.
1014 East Pine Street
Central Point, Oregon 97502
Phone: (503) 664-1539

SURVEYOR'S CERTIFICATE

STATE OF OREGON ss
County of Jackson

I, David A. Edwards, 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 brass capped iron pipe marking the Southwest corner of Donation Land Claim Number 41 in Township 39 South, Range 1 East of the Willamette Meridian, City of Ashland, Jackson County, Oregon; thence South 89° 57' 42" East 616.53 feet to a 5/8 inch steel pin marking the Southwest corner of that tract of land described in Volume 269, Page 25 of the Deed Records for said County and State; thence North 0° 02' 03" East, along the West line of said tract, 137.86 feet to a 2 inch by 36 inch galvanized iron pipe with 2 1/2 inch diameter brass cap marking the INITIAL POINT of the hereon shown PATTERSON ST. SUBDIVISION; thence continue North 0° 02' 03" East 207.50 feet to a 5/8 inch steel pin; thence South 89° 59' 37" East 176.37 feet to a 5/8 inch steel pin marking a point on the Northerly extension of the accepted West line of Block 1 of PATTERSON-PHELPS TRACTS, a recorded subdivision in Jackson County, Oregon; thence South 0° 02' 03" West, along said West line, 345.46 feet to a 5/8 inch steel pin marking a point on the North line of Hersey Street; thence North 89° 57' 42" West, along said North line, 176.37 feet to said Southwest corner of tract described in Volume 269, Page 25; thence North 0° 02' 03" East 137.86 feet to the INITIAL POINT.

Kim L. Carson
KIM L. CARSON
NOTARY PUBLIC - OREGON
My Commission Expires 10-5-93

David A. Edwards
Surveyor
Subscribed and sworn to before me this 4th
day of December, 1989.

APPROVALS

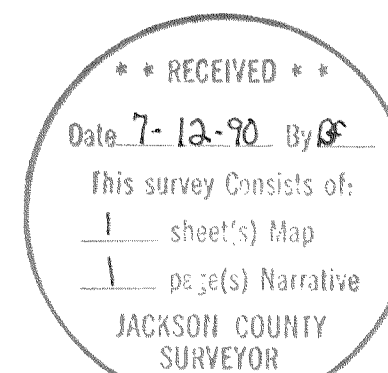
We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of Nov-8, 1989, this map is hereby approved. Dated this 29th day of June, 1990.

Wes Benson President
John Ferguson Secretary
EXAMINED and approved this 28th day of June, 1990.

Jan Holm City Surveyor
Sheryl Swift County Assessor
EXAMINED and approved as required by O.R.S. 92.100 as of 3 July, 1990.

ALL TAXES, fees, assessments or other charges as required by O.R.S. 94.036 have been paid as of the 3rd day of July, 1990.

Carlene McManama
Tax Collector



For Declaration of Restrictions, see Document Number 90-17397, Official records.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, Marvin Williams and Hazel Williams, husband and wife, are the owners in fee simple of the lands as described hereon and that we have caused the same to be platted into lots, a Mutual Private Access Easement and Public Utility Easements as shown hereon, and that this plat is a correct representation of PATTERSON ST. SUBDIVISION. That portion of Lots 2, 3, 4, 6 and 7 situated within the "Mutual Private Access and Public Utility Easement", as shown hereon, shall be utilized for mutual ingress and egress to lots 2, 6 and 7. Restrictions of any kind, maintenance of said "Mutual Private Access", and to the extent these or any other provisions that are felt necessary by the dedicators herein, shall be set forth in a "Declaration of Restrictions", to be binding upon said PATTERSON ST. SUBDIVISION, recorded simultaneously herewith and thereby made a part of. Public and private emergency vehicles shall have the right of ingress and egress over and across said "Mutual Private Access". We do hereby dedicate to the City of Ashland said Public Utility Easements as hereon shown and also a 3.50 foot wide strip of land along and contiguous with the North lines of Lots 3, 4 and 5, as shown hereon, for use as a public street. T.C.I. Cablevision or their successors in interest shall have the right to install and maintain television cables in those Public Utility Easements as shown hereon.

IN WITNESS WHEREOF, we have set our hands and seals this 7th day of December, 1989.

Marvin Williams
Marvin Williams

Hazel Williams
Hazel Williams

STATE OF OREGON ss
County of Jackson

December 7th A.D. 1989. Personally appeared before me the above named Marvin Williams and Hazel Williams and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Kim L. Carson
Notary Public for Oregon

Kim L. Carson
KIM L. CARSON
NOTARY PUBLIC - OREGON
My Commission Expires 10-5-93

My commission expires: 10-5-93

RECORDER'S CERTIFICATE

Filed for record this 12 day of July, 1990 at 1:37 o'clock
P. M. and recorded in Volume 16 of plats at page 65 of records of
Jackson County, Oregon.

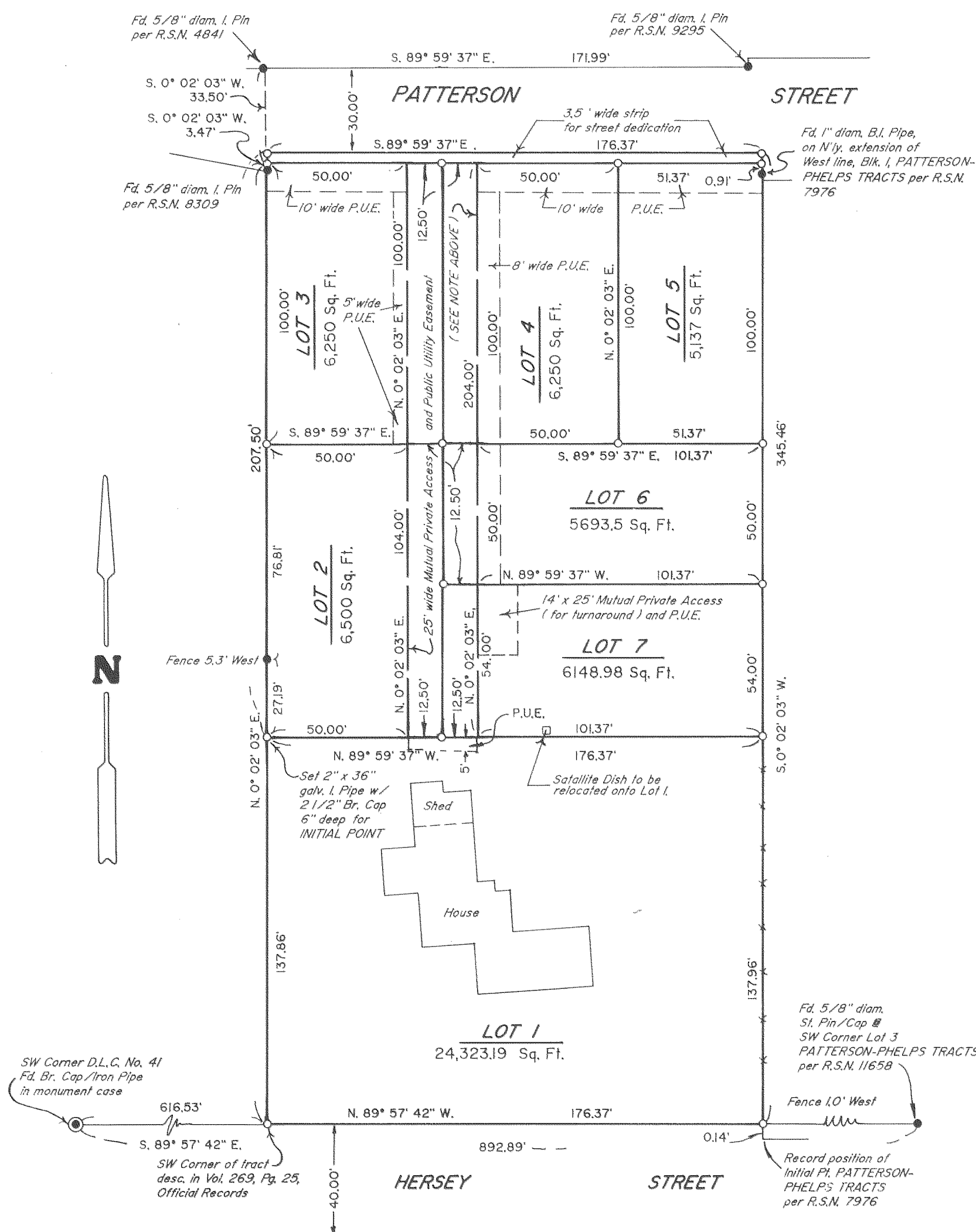
Kathleen S. Buckett
County Clerk

Jay A. Rameter
Deputy

STATEMENT OF WATER RIGHTS: Document Number 90-17386
Official Records.

LEGEND

- Indicates 5/8" diam. I. Pin with cap found per R.S.N. 10374 unless noted.
- Indicates 5/8" x 30" Steel Pin w/ plastic cap mkd. "D.A. EDWARDS-R.P.L.S. 2339" set.
- () Denotes record data.
- R.S.N. = Recorded Survey Number
- SCALE 1" = 40'
- BASIS OF BEARINGS: N.O.A.A true bearing along the Easterly line of Oak St. per R.S.N. 9295.



I certify this plat to be an
exact photocopy of the original.

David A. Edwards
SURVEYOR

SURVEY NUMBER 12112

Edwards Surveying and Land Planning Inc.
Registered Land Surveyors
1014 East Pine St.
Central Point, Oregon 97502
(503)664-1539

**SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,
OREGON REVISED STATUTES**

SURVEY FOR: Paul Cappadona and Martin McKenna
P.O. Box 5642
Grants Pass, Oregon 97527

LOCATION: In the SW 1/4 of Section 4 and D.L.C. No. 41 in
T. 39 S., R. 1 E., W.M., City of Ashland,
Jackson County, Oregon.

PURPOSE: "PATTERSON STREET SUBDIVISION, a Planned Unit
Development". To locate and monument the
outside boundary and new lot lines of this
development, as shown on the accompanying plat.
Also, to dedicate a strip for street use and to
dedicate a Mutual Private Access and Public
Utility Easements on said plat.

PROCEDURE: The outside boundary of the parent tract is
described in Vol. 269, Pg. 25 and describes a
tract 180' x 345'. After tying in all available
monuments set on Rec. Surveys Numbered 4841,
9295, 8309, 10374, utilizing data determined by
this office during the execution of R.S.N.
11658 and holding to the West line of
PATTERSON-PHELPS TRACTS as determined on R.S.N.
7976, said outside boundary was computed and
the lots monumented as shown on the attached
plat. Monuments set on this survey consist of
5/8" x 30" steel pins with red plastic caps
mkd. "D.A. EDWARDS-RPLS 2339" attached.

**BASIS OF
BEARINGS:** N.O.A.A. true bearing per R.S.N. 9295.

EQUIPMENT: Nikon NTD-4 Semi-automatic theodolite/E.D.M.

**DATE
COMPLETED:** June 29, 1990.

