



THOMAS SUBDIVISION
DEDICATION A PLANNED COMMUNITY IN THE CITY OF ASHLAND

Covenants, Conditions, and Agreements
As set forth in Document No.
Official Records of Jackson County, OR.

KNOW ALL MEN BY THESE PRESENTS, that we, George Cota and Kenneth Bohn, 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, open space, public utility, irrigation and landscape easements, and a street as set forth hereon and that this plat is a correct representation of THOMAS SUBDIVISION, A Planned Community. We do hereby dedicate to the public for public use the street as shown hereon, together with those public utility and irrigation easements, over, across and through those strips of land as shown hereon. Further, we do hereby dedicate to the City of Ashland a "Natural Drainage Way" easement, over, across and through those areas as shown hereon. That portion of Lots 3 and 4 in Block 2 designated as "Landscape Easement" shall be utilized as a landscaped buffer, to be established and maintained by the Homeowners Association as set forth in a separate document titled "Covenants, Conditions, Restrictions and Agreements", to be filed simultaneously herewith and made a part hereof. Fence construction along the Easterly lot line of Lot 3, Block 2, shall be restricted to the west line of the landscape easement. Fence construction along the Westerly lot line of Lot 4, Block 2, shall be restricted to the east line of the landscape easement. Any portion of the existing concrete wing walls situated within the "Landscape Easements" as shown on Lots 3 and 4, Block 2, shall be deemed to have an easement to co-exist with said landscape easements, in perpetuity. THOMAS SUBDIVISION, A Planned Community, shall be subject to a separate document titled "Covenants, Conditions, Restrictions and Agreements" setting forth the conditions for open space, and those designated areas within the open space identified as "Children's Play Area" and "Landscape Open Space", as well as other provisions contained therein and shall be filed simultaneously herewith and made a part hereof. TCI Cablevision or its successors in interest is hereby granted the right to use said public utility easements for underground placement of TV cable lines. We further dedicate to the City of Ashland, in fee simple, the 1.0 foot street plug, as shown hereon. Future dedication of said street plug shall be in accordance with City of Ashland Ordinance No. 2436, passed and adopted the 1st day of December, 1987 and duly approved by the Mayor on the 3rd day of December, 1987. We do hereby designate said subdivision as THOMAS SUBDIVISION, A Planned Community to the City of Ashland.

LOCATED IN
NW 1/4 OF SECTION 10, T. 39 S., R. 1 E., W.M.

DONATION LAND CLAIM No. 43
JACKSON COUNTY, OREGON
FOR
GEORGE COTA
AND
KENNETH BOHN

SURVEYOR'S CERTIFICATE

STATE OF OREGON
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 the Northwest Quarter of Section 10, Donation Land Claim Number 43, in Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, County of Jackson, State of Oregon, and being Parcel No. 2 of Minor Partition Plat Recorded October 19, 1990 as Partition Plat No. P-115-1990 of "Records of Partition Plats" in Jackson County, Oregon and filed as Survey Number 12244 in the Office of the Jackson County Surveyor being more particularly described as follows:

Commencing at a found brass disk on a concrete post monumenting the accepted southwest corner of Donation Land Claim No. 44 and the northwest corner of Donation Land Claim No. 45 in Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon, from which the intersection of the northerly right of way of East Main Street in the City of Ashland with the easterly line of Donation Land Claim No. 43 bears South 00° 06' 22" West 317.54 feet (Deed Record South 00° 11' West), thence North 00° 06' 22" East, along said easterly claim line, 574.54 feet (Deed Record North 00° 11' East 574.54 feet) to a 3 inch diameter brass disk on a 2 inch diameter galvanized iron pipe situated 6 inches below the ground surface marked "INITIAL POINT, THOMAS SUBDIVISION, PLS 1822, 1990" monumenting the southeast corner of the tract described in Volume 298, page 438 of the Deed Records in Jackson County, Oregon, for the TRUE POINT OF BEGINNING; thence continue along said claim line, North 00° 06' 22" East (Deed Record North 00° 11' East) 157.64 feet to a found 5/8" iron pin with aluminum cap monumenting the point of beginning of a boundary line established by agreement recorded as No. 88-09943 of the Official Records in Jackson County, Oregon; thence along said agreement line, North 89° 24' 59" West 161.60 feet [plat record North 89° 23' 56" West 161.49 feet] to a found 5/8" iron pin with aluminum cap; thence North 52° 44' 19" West 31.25 feet [plat record North 52° 48' 04" West 31.25 feet] to a found 5/8" iron pin with aluminum cap; thence North 89° 56' 36" West 295.895 feet [plat record North 89° 56' 31" West 296.00 feet] to a lead plug set in concrete with a nail and brass tag marked 'LS 759' situated on the easterly right of way line of Fordyce Street and monumenting the point of terminus of aforesaid agreement line; thence South 00° 06' 22" West (deed record South), along said easterly right of way line, 123.21 feet [plat record 123.23 feet] to a 5/8" iron pin monumenting the point of curve on the westerly boundary of Parcel No. 1 of Minor Partition recorded October 19, 1990 as Partition Plat No. P-115-1990 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 12244 in the Office of the Jackson County Surveyor; thence along the northerly boundary of said Parcel No. 1, a distance of 23.55 feet along the arc of a 15.00 foot radius curve to the right (the long chord to which bears North 45° 04' 39" East [plat record North 45° 04' 50" East] 21.20 feet) to a 5/8" iron pin; thence South 89° 57' 05" East 85.015 feet [plat record South 89° 56' 43" East 85.01 feet] to a 5/8" iron pin at the northeast corner of said Parcel No. 1; thence South 00° 06' 22" West 68.48 feet [plat record 68.46 feet] to a 5/8" iron pin witness corner; thence continue South 00° 06' 22" West 1.00 feet to the south boundary of the tract described in Volume 298, page 438 of said Deed Records; thence South 89° 53' 38" East (deed record South 89° 49' East), along said south boundary, 382.40 feet [plat record 382.38 feet] to the true point of beginning.

IN WITNESS WHEREOF, we have set our hands and seals this 19th day of APRIL, 1991.

George Cota
Kenneth Bohn

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

STATE OF OREGON
County of Jackson April 19th A.D., 1991.

Personally appeared the above named George Cota and Kenneth Bohn and acknowledged the foregoing instrument to be their voluntary act and deed.
BEFORE ME:

REGISTERED PROFESSIONAL LAND SURVEYOR
ROGER D. KAUBLE
1822

APPROVALS

Examined and approved this 29th day of April, 1991.

James H. Olson
CITY SURVEYOR

We certify that, pursuant to authority granted to us by the Ashland Planning Commission in open meeting of April 12, 1989, this plat is hereby approved by the Ashland Planning Commission.

Dated this 2nd day of May, 1991.

Neil Benson
John Ferguson
PRESIDENT SECRETARY

Examined and approved as required by O.R.S. 92.100 as of 6 MAY, 1991.

Sherry Smith
ASSESSOR, Department of Assessment

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of May 6, 1991.

Barbara E. Weide
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 4th day of September, 1990.

Donald M. Minear
SECRETARY

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

RECEIVED
Date 5-9-91 By SC
This survey consists of 2 sheets and 1 page.
JACKSON COUNTY SURVEYOR

I HEREBY CERTIFY THIS PLAT TO BE AN EXACT PHOTOCOPY OF THE ORIGINAL PLAT.

Roger Kauble
ROGER KAUBLE, P.L.S., 1822

Roger Kauble

Subscribed and sworn to before me this 25 day of APRIL, 1991.

FILED FOR RECORD THIS THE 9 DAY OF May 1991
AT 9:20 O'CLOCK, A.M. AND RECORDED IN VOLUME 16
OF PLATS AT PAGE 108 OF RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckett
COUNTY CLERK
Deputy

WATER RIGHTS DOCUMENT NO. 90-26548 "OFFICIAL RECORDS"

Revised: March 10, 1991

Judy Judd
NOTARY PUBLIC - OREGON
My Commission Expires 7/9/93

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

**SURVEY FOR:** George Cota  
Kenneith Bohn  
1075 Mountain Av.  
Ashland, OR 97520

**LOCATION:** Donation Land Claim No. 43 and the Northwest 1/4 of Section 10 in Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon.

**DATE:** March 10, 1991

**EQUIPMENT:** Lietz SET 3  
S/N 105857

**PURPOSE:** To subdivide a tract of land into nine lots as per the Findings and Orders of Planning Action 90-093 of the Ashland Planning Commission.

**PROCEDURE:** Utilized extensive control traverse created during survey of "Meadowhawk Planned Unit Development" (1989) and Partition Plat No. 115-1990 which created two parcels from the original tax lot 700, 39-1E-10BB. Parcel No. 2 is now being subdivided as Thomas Subdivision - A Planned Community into nine lots including a new street (Romeo Drive) and "open space" as shown on the subdivision plat.

**BASIS OF BEARING:** N.O.A.A. True Meridian at North-South centerline of Section 10 as per Survey No. 10578.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Roger Kauble*  
OREGON  
JULY 13, 1979  
ROGER D. KAUBLE  
1822

Tax Lot : 391E10BB TL 700  
File Ref.: 910310.SUB

Roger Kauble & Associates  
PO Box 1252  
Ashland, Oregon 97520

**\*\* RECEIVED \*\***  
Date 5-9-91 By SK  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR