

I hereby certify that this plat is an Auto-positive photocopy of the original.

INDIAN MEADOWS SUBDIVISION

a Planned Community
TO THE CITY of ASHLAND
located in

Declaration of Covenants, Conditions and Restrictions. See Document No. _____ of the Official Records of Jackson County, Oregon.

James H. Olson
SURVEYOR

SURVEYOR

Donation Land Claim No. 53 in the Northwest Quarter of Section 13,
Township 39 South, Range 1 East of the Willamette Base and Meridian,
JACKSON COUNTY OREGON

James H. Olson, PLS April 2, 1991

2937 Fairweather Drive
Medford, Oregon 97501

Telephone: 1-503-779-6383

SCALE: 1" = 50'

BASIS OF BEARING:

TRUE MERIDIAN at the
N-S Centerline Sec. 13
(derived from N.O.A.A. net)

- Found 3/4 inch Iron Rod Witness Corner stamped 1036 on top, flush with ground. Re: F.S. No. 8263.
 - Found 3/4 inch Iron Rod stamped 1036 on top. Re: F.S. No. 8263.
 - Found 1/2 inch crimped top Iron Pipe, flush to 3 inches deep, at fence corner.
 - Found 1 inch Iron Pipe with 2-1/2 inch diameter brass cap marked: T39S RIE WM
- ELL COR 1962 DLC 52 & 53 12 inches below ground level. C.S. Re-est' b.
- Found 1/2 inch Iron Rod 3 inches below Asphaltic Road surface. Re: F.S. No. 12088.
 - Set 5/8 x 24 inch Iron Rod with yellow plastic cap marked: LS 1036
 - Set 5/8 x 30 inch Iron Rod with yellow plastic cap marked: LS 1036
 - Set 5/8 x 30 inch Iron Rod WITNESS CORNER with Alum. Cap marked: Wit. Cor. LS 1036
 - Set 8 inch diameter by 24 inch long concrete post with 3 inch diameter brass disk marked: INDIAN MEADOWS SUB. P.C.
- | Initial | Point |
|---------|-------|
| LS 1036 | 1991 |
- Set 5/8 x 30 inch Iron Rod with Alum. Cap marked: LS 1036. Set Flush with Asphaltic Concrete Pavement.
 - Set 5/8 x 24 inch Iron Rod WITNESS CORNER with Alum. Cap marked: Wit. Cor. LS 1036
 - Power Pole

Initial Point
bears N.31°15'28"E., 58.265 feet
from the East-Southeast corner of
Donation Land Claim No. 52
Twp. 39 S., Rge. 1 E., W.B. & M.
J. C. O.

S 00°02'16"W 38.04'
Irrigation
Easement
to be dedicated.

DEAD INDIAN ROAD

N 00°16'04"E 2126.45'
(Survey Record No. 12088 - N 00°15'24"E, 2126.53')

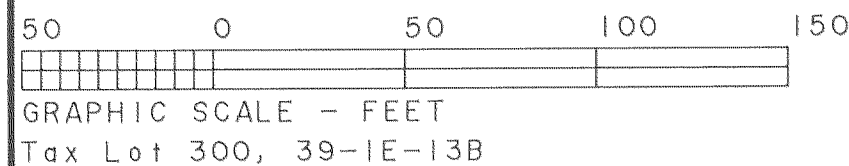
REGISTERED
PROFESSIONAL
LAND SURVEYOR

James H. Olson
OREGON
AUGUST 22, 1973
JAMES H. OLSON
No. 1036

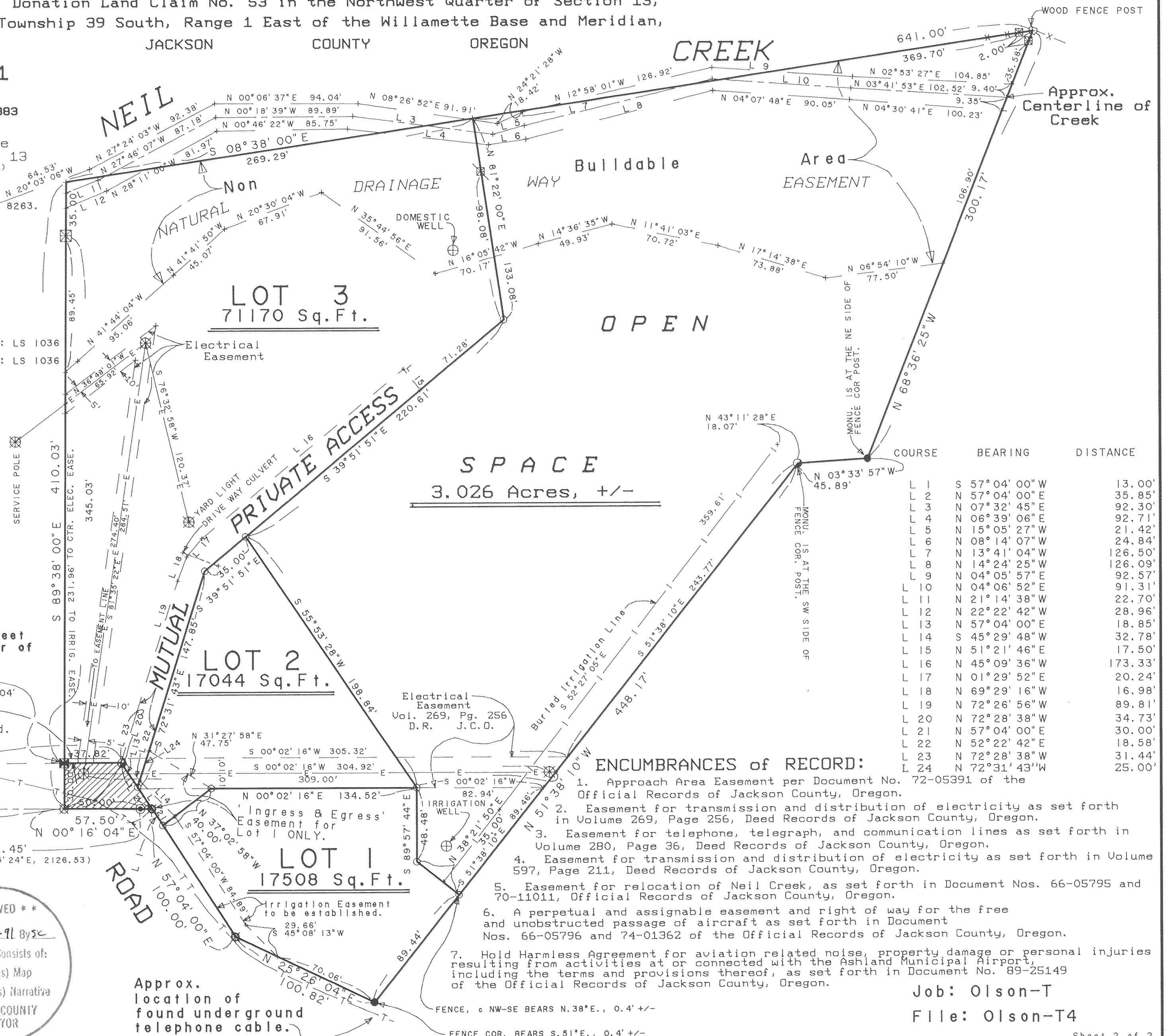
** RECEIVED **

Date: 5-16-91 By: sc

This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR



Tax Lot 300, 39-1E-13B



Approx. location of found underground telephone cable.

ENCUMBRANCES of RECORD:

- Approach Area Easement per Document No. 72-05391 of the Official Records of Jackson County, Oregon.
- Easement for transmission and distribution of electricity as set forth in Volume 269, Page 256, Deed Records of Jackson County, Oregon.
- Easement for telephone, telegraph, and communication lines as set forth in Volume 280, Page 36, Deed Records of Jackson County, Oregon.
- Easement for transmission and distribution of electricity as set forth in Volume 597, Page 211, Deed Records of Jackson County, Oregon.
- Easement for relocation of Neil Creek, as set forth in Document Nos. 66-05795 and 70-11011, Official Records of Jackson County, Oregon.
- A perpetual and assignable easement and right of way for the free and unobstructed passage of aircraft as set forth in Document Nos. 66-05796 and 74-01362 of the Official Records of Jackson County, Oregon.
- Hold Harmless Agreement for aviation related noise, property damage or personal injuries resulting from activities at or connected with the Ashland Municipal Airport, including the terms and provisions thereof, as set forth in Document No. 89-25149 of the Official Records of Jackson County, Oregon.

Job: Olson-T
File: Olson-T4

INDIAN MEADOWS SUBDIVISION

a Planned Community

Declaration of Covenants, Conditions and Restrictions. See Document No. 91-10848 of the Official Records of Jackson County, Oregon.

WATER RIGHTS STATEMENT:

See Document No. 91-10847 of the Official Records of Jackson County, Oregon.

TO THE CITY of ASHLAND located in

Donation Land Claim No. 53 in the Northwest Quarter of Section 13, Township 39 South, Range 1 East of the Willamette Base and Meridian, JACKSON COUNTY OREGON

DEDICATION

RECORDING

KNOW ALL MEN BY THESE PRESENTS, that we

Dennis Ray Hassell and Grace A. Hassell, husband and wife, are owners in fee simple and Alan R. Hassell and Michele M. Hassell, husband and wife, are the contract purchasers of the land as described hereon and we have caused the same to be surveyed and platted into lots, open space, electrical easements, private ingress and egress easements, irrigation easement, natural drainage way easement and a portion of a street as set forth hereon and that this plat is a correct representation of INDIAN MEADOWS SUBDIVISION, a Planned Community. We do hereby dedicate to the public for street purposes that hatched area as shown hereon. We further dedicate a 'Natural Drainage Way Easement', as shown hereon, with the condition that the domestic well situated within Lot 3, shall be allowed to remain and that any and all maintenance which may be required, including the deepening thereof, is hereby allowed so that the owners of Lot 3, their heirs, assigns and successors in interest, may utilize said well as they deem appropriate. Any pipelines leading from said well shall be deemed to have an easement over, across and through a strip of land 10 feet in width, lying 5.0 feet on each side of said pipeline, when measured normal therefrom, the pipeline(s) as now located. We do hereby make and establish a Mutual Private Access Way, over and across Lot 3 as shown hereon, for the equal benefit of all lot owners, their heirs, assigns, and successors in interest. We do hereby make and establish an 'Ingress and Egress' Easement, over and across Lot 2 for the use of the owners of Lot 1, their heirs, assigns and successors in interest. Maintenance of the Mutual Private Access Way and the 'Ingress and Egress' Easement will be set forth in a separate document and filed simultaneously herewith and made a part hereof. Emergency vehicles shall have the right of 'Ingress and Egress' over and across the Mutual Private Access Way and the 'Ingress and Egress' Easement, as required. TCI Cablevision or its successor in interest is hereby granted the right to use said public utility easements for underground placement of TV cable lines. Indian Meadows Subdivision, a Planned Community, shall be subject to a "Declaration of Covenants, Conditions and Restrictions" setting forth the conditions for 'Open Space' areas, as well as other provisions contained therein and shall be filed simultaneously herewith and made a part hereof. We do hereby designate this planned community development as INDIAN MEADOWS SUBDIVISION, a Planned Community to the City of Ashland.

Filed for record this 16th day of May, 1991 at 10:43 o'clock A.M. and recorded in Volume 16 of Plats at Page 109 of Records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk
Susanne Vitale Deputy

SURVEYOR'S CERTIFICATE

STATE OF OREGON
County of Jackson ss

I, James H. Olson, 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:-----

BEGINNING AT AN 8 INCH DIAMETER BY 24 INCH LONG CONCRETE POST WITH A 3 INCH DIAMETER BRONZE DISK 6 INCHES BELOW GROUND LEVEL BEING THE INITIAL POINT TO Indian Meadows Subdivision, a PLANNED COMMUNITY, SAID POINT BEARS N.31°15'28" E. FOR A DISTANCE OF 58.265 FEET FROM A FOUND 1 INCH GALVANIZED IRON PIPE WITH 2-1/2 INCH DIAMETER BRASS CAP MONUMENTING THE EAST-SOUTHEAST CORNER OF DONATION LAND CLAIM No. 52, IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE BASE AND MERIDIAN, JACKSON COUNTY, OREGON; THENCE S.89°38'00" E. (DEED RECORD, WEST) (SURVEY RECORD N.89°38'00"W.) FOR A DISTANCE OF 345.03 FEET TO A FOUND 3/4 INCH IRON ROD WITNESS CORNER, STAMPED LS 1036; THENCE CONTINUING S.89°38'00" E. FOR A DISTANCE OF 35.00 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND AS SET FORTH ON THAT SURVEY FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS No. 8263; THENCE S.08°38'00" E. (DEED RECORD N.09°00"W.) (SURVEY RECORD N.08°38'00" W.) FOR A DISTANCE OF 639.00 FEET TO A 5/8 x 30 INCH IRON ROD WITNESS CORNER; THENCE CONTINUING S.08°38'00" W. FOR A DISTANCE OF 2.00 FEET; THENCE N.68°36'25"W. (DEED RECORD S.68°23'E., 297.40 FEET) (SURVEY RECORD S.68°36'25"E., 300.60 FEET) FOR A DISTANCE OF 2.00 FEET TO A 5/8 x 30 INCH IRON ROD WITNESS CORNER; THENCE CONTINUING N.68°36'25"W. FOR A DISTANCE OF 298.17 FEET TO A FOUND 1/2 INCH CRIMPED TOP IRON PIPE AS SET FORTH AND SHOWN ON FILED SURVEY No. 2149; THENCE N.03°33'57" W. (DEED RECORD S.04°06'E., 46.25 FEET) (SURVEY RECORD S.03°20'10"E., 45.97 FEET) FOR A DISTANCE OF 45.89 FEET TO A FOUND 3/4 INCH IRON ROD MARKED LS 1036; THENCE N.51°38'10" W. (DEED RECORD S.52°21'E., 448.40 FEET) (SURVEY RECORD S.51°38'02"E., 448.29 FEET) FOR A DISTANCE OF 448.17 FEET TO A FOUND 1/2 INCH CRIMPED TOP IRON PIPE PER FILED SURVEY No. 2149; THENCE N.25°26'04"E. (DEED RECORD S.24°06'W., 100.8 FEET) (SURVEY RECORD S.25°28'16"W., 100.86 FEET) FOR A DISTANCE OF 100.82 FEET TO A 5/8 x 30 INCH IRON ROD; THENCE N.57°04'00"E. (DEED RECORD S.56°42'W., 100.0 FEET) (SURVEY RECORD S.57°04'00"W., 100.00 FEET) FOR A DISTANCE OF 100.00 FEET TO A 5/8 x 30 INCH IRON ROD; THENCE N.00°16'04" E. (DEED RECORD SOUTH, 7.50 FEET) (SURVEY RECORD S.00°22'00"W., 7.50 FEET) FOR A DISTANCE OF 7.50 FEET TO A 1 INCH GALVANIZED IRON PIPE WITH 2-1/2 INCH DIAMETER BRASS CAP SITUATED AT THE EAST-SOUTHEAST CORNER OF DONATION LAND CLAIM No. 52, SAID TOWNSHIP AND RANGE; THENCE N.00°16'04"E. (DEED RECORD SOUTH, 50.00 FEET) (SURVEY RECORD S.00°17'25"W., 50.00 FEET) ALONG THE CENTERLINE OF DEAD INDIAN ROAD FOR A DISTANCE OF 50.00 FEET TO A 5/8 x 30 INCH IRON ROD; THENCE S.89°38'00" E. (DEED RECORD WEST) (SURVEY RECORD N.89°38'00"W.) FOR A DISTANCE OF 30.00 FEET TO THE INITIAL POINT, TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD AND THOSE APPARENT ON THE LAND.

IN WITNESS WHEREOF,

we have set our hands and seals this 22nd day of April, 1991

Dennis Ray Hassell
Dennis Ray Hassell

Grace A. Hassell
Grace A. Hassell

I hereby certify that this plat is an Auto-positive photocopy of the original.

James H. Olson
SURVEYOR

Sonja N. Akerman
SONJA N. AKERMAN
NOTARY PUBLIC - OREGON
My Commission Expires 4-6-94

STATE OF OREGON

County of Jackson) ss
April 22 A.D. 1991

Personally appeared the above named Dennis Ray Hassell and Grace A. Hassell, husband and wife, and acknowledge the foregoing instrument to be their voluntary act and deed.
Before me:

REGISTERED PROFESSIONAL LAND SURVEYOR
James H. Olson
OREGON
JAMES H. OLSON
No. 1036

NOTARY
Subscribed and sworn to before me this 22 day of April, 1991.

Sonja N. Akerman
SONJA N. AKERMAN
NOTARY PUBLIC - OREGON
My Commission Expires 4-6-94
James H. Olson
SURVEYOR
LS 1036

IN WITNESS WHEREOF,

we have set our hands and seals this 23rd day of April, 1991

Alan R. Hassell
Alan R. Hassell

Michele M. Hassell
Michele M. Hassell

STATE OF OREGON

County of Jackson) ss
April 23 A.D. 1991

Personally appeared the above named Alan R. Hassell and Michele M. Hassell, husband and wife, and acknowledge the foregoing instrument to be their voluntary act and deed.
Before me:

Sonja N. Akerman
SONJA N. AKERMAN
NOTARY PUBLIC - OREGON
My Commission Expires 4-6-94

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 the _____ day of _____, 199____.

Donald M. Wines
President

Secretary

Examined and Approved this 25th day of April, 1991.

Everett R. Linton
Asst. City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting Nov. 8, 1989 this map is hereby approved. Dated this 26 day of APRIL, 1991.

Neil Benson
President

John Ferguson
Secretary

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 10 day of May, 1991.

Carlene M. Maxson
Tax Collector

Job: OLSON-T
File: OLSON-TD

Tax Lot 300, 39-1E-13B

Sheryl Swift
Assessor Department of Assessment

SURVEY NO. 12515

SURVEY NARRATIVE TO COMPLY WITH
PARAGRAPH 209.250, OREGON REVISED STATUTES

SURVEY FOR: Alan R. Hassell
3003 Glengrove Ave.
Medford, OR 97501

LOCATION: Situated in Donation Land Claim No. 53 in the
Northwest Quarter of Section 13, Township 39
South, Range 1 East of the Willamette Base and
Meridian, Jackson County, Oregon.

PURPOSE: To establish INDIAN MEADOWS SUBDIVISION, A PLANNED
COMMUNITY, as authorized by the Ashland Planning
commission in open meeting of November 8, 1989 and
in accordance with the approved outline and final
plans as submitted at that time.

PROCEDURE: This survey was commenced at a found 1-inch pipe
with 2 1/2 inch diameter brass cap marked ELL COR.
DLC 52 & 53 C.S., 1962 which is the common point
of beginning for most all previous surveys in the
area and for prior deed descriptions.

Previous survey data and monumentation as
established by this surveyor and filed as survey
number 8263 was recovered and tied. It was noted
that several monuments were no longer in evidence
due to utility and fence construction. New
monumentation was set along with interior corners
as shown on the accompanying plat.

BASIS OF BEARING: True Meridian at the North-South centerline of
Section 13, 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.

SURVEY BY: James H. Olson PLS No. 1036
2937 Fairweather Dr.
Medford, OR. 97501

LOT NO.: 39 1E 13B 300

DATE: April 22, 1991

