12710

PARK PLACE SUBDIVISION

LOCATED IN:
D.L.C. 39 and 43
The S.W. 1/4 Of the N.W. 1/4 of
Section 10, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon

*** DEDICATION ***

KNOW ALL MEN BY THESE PRESENTS, that, The City of Ashland, a Municipality of the State of Oregon, is the owner in fee simple of the lands hereon described, and that it has subdivided the same into lots as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and it does hereby designate said subdivision as PARK ~~STREET~~ PLACE SUBDIVISION.

AFFIDAVIT OF CORRECTION O.R. 91-28108 V. THOMAS, C.S. 11-20-91

IN WITNESS WHEREOF, we have set our hand and seals this 30 day of October, 1991.

Catherine M. Golden, MAYOR

~~Nan E. Franklin, CITY~~ RECORDER Karen Huckins ACTING

STATE OF OREGON)
County of Jackson) ss.

Personally appeared the above named Catherine M. Golden, Mayor and Nan E. Franklin, City Recorder, for the City of Ashland, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*** APPROVALS ***

Ashland City Planning:
We certify that, pursuant to authority granted to us by the City of Asland Planning Commission in open meeting of October 9, 1990. This plat is hereby approved by the City of Ashland Planning Commission. Dated this 4 day of NOVEMBER, 1991.

Attest: President Secretary

TALENT IRRIGATION DISTRICT:
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 3rd day of September, 1991.

President Secretary

Examined and approved this 31st day of October, 1991.

City Surveyor

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

DEPUTY
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of Nov 6, 1991.

Tax Collector

** RECEIVED **
Date 11-8-91 By GP
This survey Consists of:
8 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMahan
OREGON JULY 16, 1980
DOUGLAS C. McMAHAN No. 1913

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

(PA No. 90-203)
39 1E 10BC,2800

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

I, Douglas C. McMahan, a duly Registered Professional Land 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 the plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

BEGINNING at a brass disc in concrete, for the INITIAL POINT OF BEGINNING, marking the Northeast corner of Lot 9 of ASHLAND HOMESTEAD ASSOCIATION, according to the Official Plat thereof, now of record in Jackson County, Oregon, said Northeast corner bears NORTH 110.41 feet and WEST 995.08 feet from the Southeast corner of Donation Land Claim No. 43 in Township 39 South, Range 1 East of the Willamette Meridian, said Jackson County; thence South 78°03'46" West, along the Northerly line of said Lot, 116.135 feet (record 115.83 feet); thence South 00°03'18" West, parallel with the Westerly line of Garfield Street, a distance of 166.00 feet; thence North 78°03'46" East parallel with the Southerly line of East Main Street, 116.135 feet (record 115.83 feet) to the Westerly line of Garfield Street; thence North 00°03'18" East, along said Westerly line, 166.00 feet to the Initial Point of Beginning.

SURVEYOR

Suscribed and sworn before me this 6th day of September, 1991.

CHERYL A FERNS
NOTARY PUBLIC - OREGON
My Commission Expires 12-23-93

For recording of Covenants, Conditions, and Restrictions, see Jackson County Deed Records Instrument No. _____.

Water Rights Statement:
See Instrument No. 91-27422 of the Official Records

For order of the County Court approving this plat see Volume _____, page _____ of County Commissioners Journal of Proceedings.

RECORDING:
Filed for record this 8 day of November, 1991 at 12:04 O'Clock P.M. and recorded in Volume 16 of Plats at page 122 of records of Jackson County, Oregon.

County Clerk Deputy

Sheet 1 of 2

12710 102/34

12710

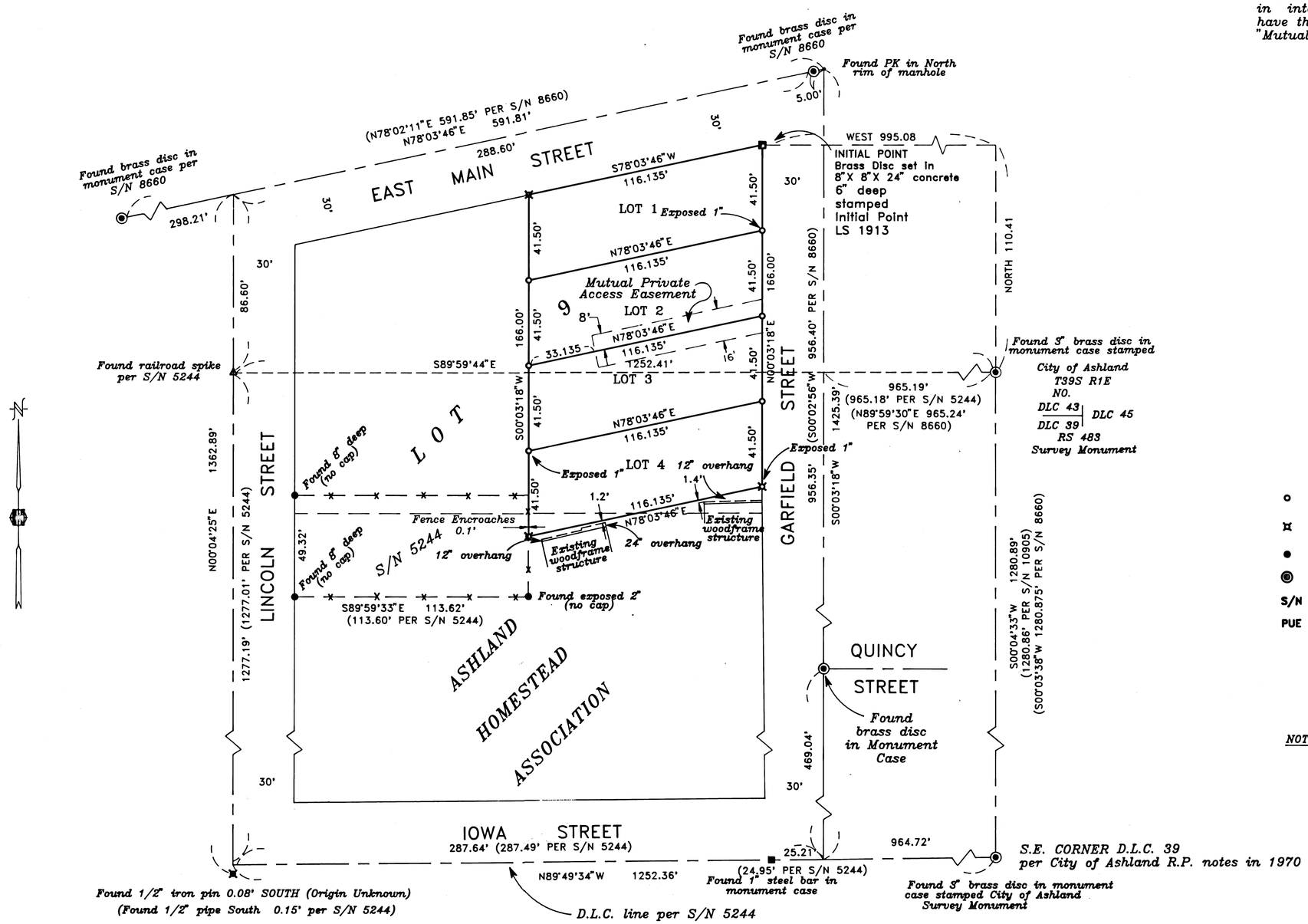
PARK PLACE SUBDIVISION

LOCATED IN:

D.L.C. 39 and 43
The S.W. 1/4 of the N.W. 1/4 of
Section 10, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon

NOTE:

That portion within the "Mutual Private Access Easement", as shown hereon, shall be utilized for mutual ingress and egress to Lot 2 and Lot 3. Restrictions of any kind, maintenance of said "Mutual Private Access Easement", shall be set forth as encumbrances in the deed conveying said Lots to the new landowners, their heirs, assigns or successors in interest. Public and private emergency vehicles shall have the right of ingress and egress over and across said "Mutual Private Access Easement".



LOT SIZE

LOT NO.	SQUARE FEET
1	4,714
2	4,714
3	4,714
4	4,714

HOFFBUHR & ASSOCIATES, INC.
219 NORTH OAKDALE AVENUE MEDFORD, OREGON
779-4841
BY: DOUGLAS C. McMAHAN RPLS No. 1913
SCALE: 1 Inch = 40' AUGUST 15,1991
BASIS OF BEARING - (SEE NOTE)

o	-	Set 5/8"x24" iron pin with plastic cap stamped "D. McMahan LS 1913".
¤	-	Set 5/8"x30" iron pin with plastic cap stamped "D. McMahan LS 1913".
●	-	Found 5/8" iron pin per S/N 5244
◉	-	Found brass cap monument in mon case
S/N	-	Survey number
PUE	=	Easement for public utilities, storm drainage, gas, water, electric, cable television and sanitary sewer construction and maintenance

NOTE:

Basis of Bearing: True Meridian at the North-South centerline of Section 10 as derived from the N.O.A.A. net on file in the office of the Jackson County Surveyor. The Reference line for bearing control for this survey was taken from the East line of D.L.C. No. 39 as shown hereon and as referenced on Filed Survey Number 10905.

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMahan
OREGON JULY 16, 1980 DOUGLAS C. McMAHAN No. 1913

I certify this plat to be an exact photocopy of the original.
Douglas C. McMahan
SURVEYOR

PA NO.90-203
39 1E SEC 10BC TL2800

Sheet 2 of 2

10L/34
12710

SURVEY NO. 12710

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

SURVEY FOR:	City of Ashland City Hall Ashland, Oregon 97520
LOCATION:	The Southwest 1/4 of the Northwest 1/4 of Section 10, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon
PURPOSE:	To survey, monument, and prepare a plat for PARK PLACE SUBDIVISION per clients request and according to the requirements of the City of Ashland.
PROCEDURE:	Utilizing street monumentation established by the City of Ashland in Survey Number 8660 and the legal description of the clients property, a boundary was established and the tract divided and monumented as equal area lots as shown on the accompanying plat.
BASIS OF BEARING:	True Meridian at the North-South centerline of Section 10 as derived from the N.C.A.A. net on file in the office of the Jackson County Surveyor. The Reference line for bearing control for this survey was taken from the East line of D.L.C. No. 39 as shown on attached map and as referenced on Filed Survey Number 10905.
DATE:	August 15, 1991

* * RECEIVED * *
Date 11-8-91 By BS
This survey Consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMahan
OREGON
JULY 16, 1980
DOUGLAS C. McMAHAN
No. 1913

Douglas C. McMahan
Hoffbuhr & Associates, Inc.
219 N. Oakdale
Medford, Oregon 97501

12710
5.00
6.00

91-28108

11:20

HOFFBUHR & ASSOCIATES, INC.
219 N. Oakdale
Medford, Oregon 97501
(503) 779-4641

AFFIDAVIT OF CORRECTION
pursuant to ORS 209.255

I, Douglas C. McMahan, Registered Professional Land Surveyor, of the State of Oregon, No. 1913, do hereby state that I have discovered a drafting error on my Plat of PARK PLACE SUBDIVISION filed for record the 8th day of November, 1991, and recorded in Office of County Surveyor as: County Surveyor File No. 12710.

Douglas C. McMahan L.S. 1913

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas C. McMahan
OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913

STATE OF OREGON)
County of Jackson) ss.

Nov. 14 A.D. 1991

Personally appeared the above named Douglas C. McMahan, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed before me.

Cheryl a Ferns
Notary Public for the State of Oregon
My Commission Expires 12-23-93

Cheryl a Ferns
CHERYL A. FERNS
NOTARY PUBLIC - OREGON
My Commission Expires 12-23-93

The correction is: (in the DEDICATION)

As Filed: designate said subdivision as PARK STREET SUBDIVISION
Change to: designate said subdivision as PARK PLACE SUBDIVISION

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

Vesta Thomas 11/18/91
Jackson County Surveyor

Jackson County, Oregon
Recorded
OFFICIAL RECORDS
11:20 NOV 18 1991 A.M.
KATHLEEN S. BECKETT
CLERK and RECORDER
By J. Ramirez Deputy