

# CLAY CREEK ESTATES UNIT NO.2

SUBDIVISION

## A PLANNED UNIT DEVELOPMENT

Located in

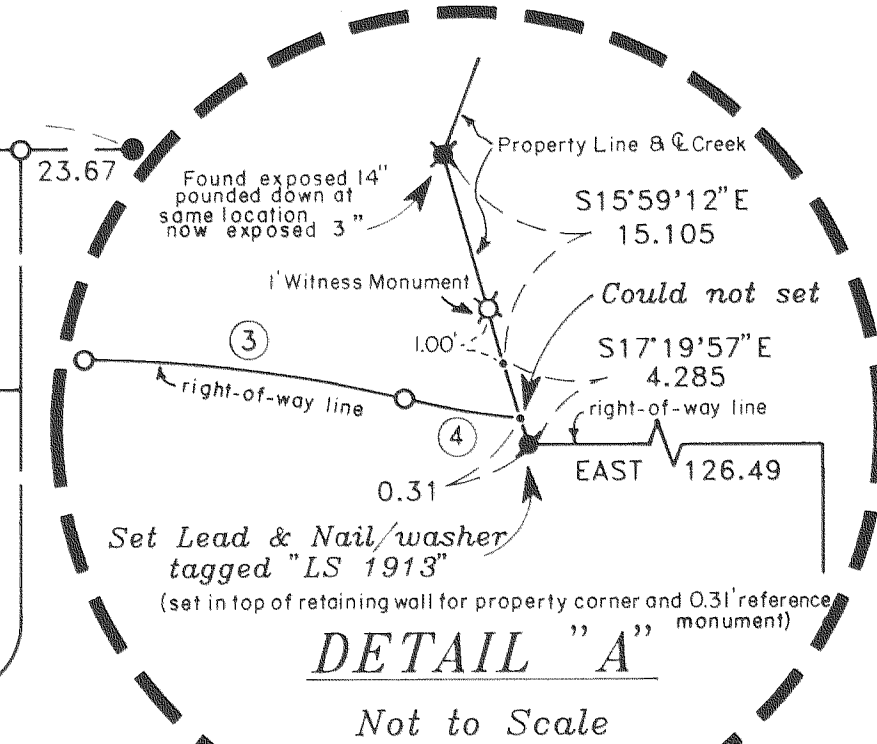
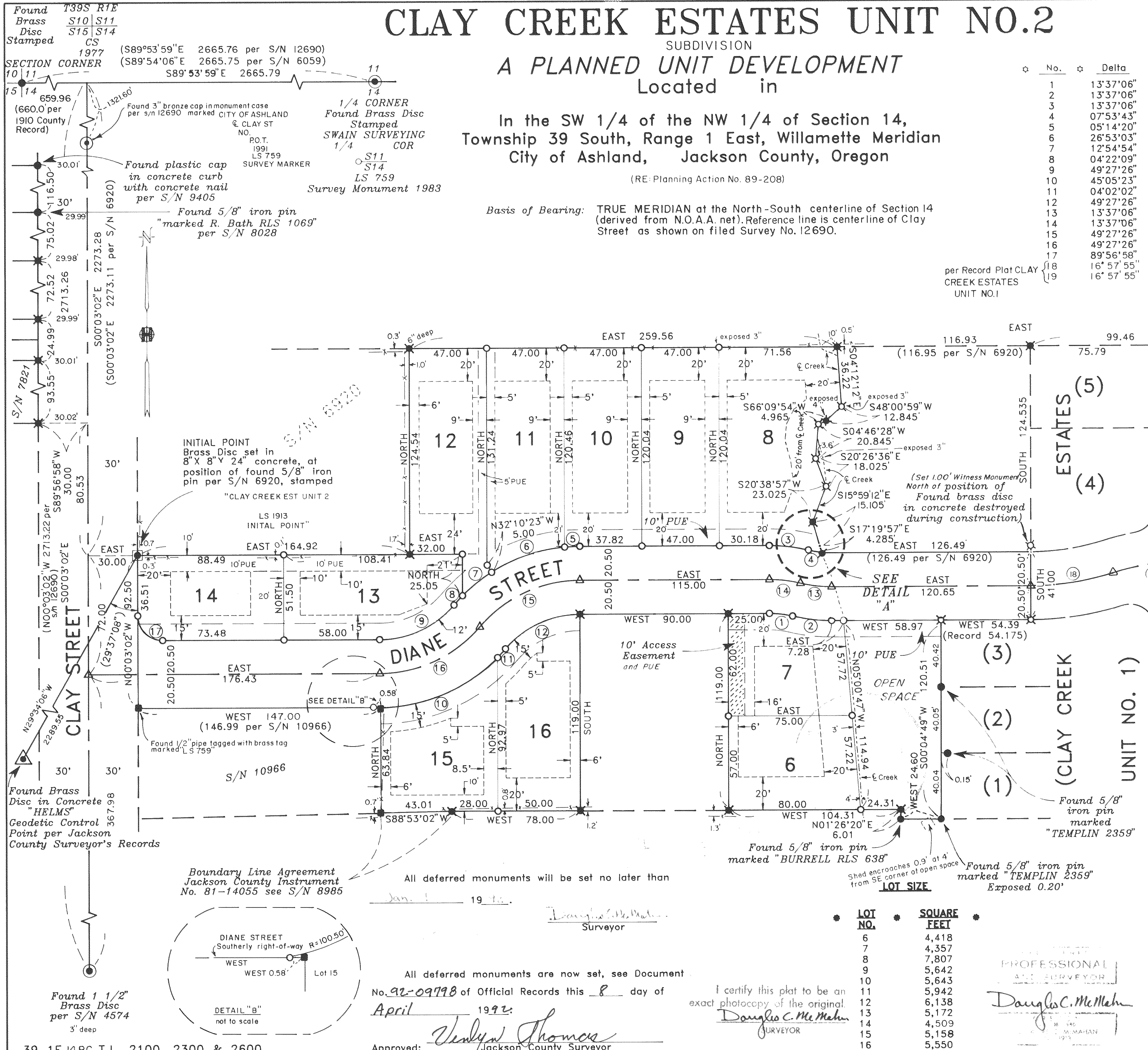
In the SW 1/4 of the NW 1/4 of Section 14,  
Township 39 South, Range 1 East, Willamette Meridian  
City of Ashland, Jackson County, Oregon

(RE: Planning Action No. 89-208)

Basis of Bearing: TRUE MERIDIAN at the North-South centerline of Section 14  
(derived from N.O.A.A. net). Reference line is centerline of Clay  
Street as shown on filed Survey No. 12690.

### CURVE TABLE

No.	Delta	Radius	Arc	Chord	Chord Brg
1	13°37'06"	59.50	14.14	14.11	S83°11'27"E
2	13°37'06"	100.50	23.89	23.83	S83°11'27"E
3	13°37'06"	100.50	23.89	23.83	S83°11'27"E
4	07°53'43"	59.50	8.20	8.19	S80°19'46"E
5	05°14'20"	100.50	9.19	9.19	S87°22'50"W
6	26°53'03"	100.50	47.24	46.81	S71°17'39"W
7	12°54'54"	100.50	22.65	22.61	S51°22'10"W
8	04°22'09"	100.50	7.66	7.66	S42°43'38"W
9	49°27'26"	59.50	51.36	49.78	S65°16'17"W
10	45°05'23"	100.50	79.09	77.07	N67°07'12"E
11	04°02'02"	100.50	7.08	7.07	N42°33'34"E
12	49°27'26"	59.50	51.36	49.78	N65°16'17"E
13	13°37'06"	80.00	19.01	18.97	N83°11'27"W
14	13°37'06"	80.00	19.01	18.97	N83°11'27"W
15	49°27'26"	80.00	69.06	66.93	S65°16'17"W
16	49°27'26"	80.00	69.06	66.93	S65°16'17"W
17	89°56'58"	15.00	23.55	21.20	N45°01'31"W
18	16°57'55"	170.535	50.495	50.31	N81°31'03"E
19	16°57'55"	170.535	50.495	50.31	N81°31'03"E



HOFFBUHR & ASSOCIATES, INC.  
219 NORTH OAKDALE AVENUE MEDFORD, OREGON  
779-4641  
BY: DOUGLAS C. McMAHAN RPLS No. 1913  
SCALE: 1 Inch = 40 feet July 22, 1991

- = Set 5/8" x 24" iron pin with plastic cap stamped "D. McMahan LS 1913".
- ⊗ = Set 5/8" x 30" iron pin with plastic cap stamped "D. McMahan LS 1913".
- ✕ = Found 5/8" iron pin tagged RLS 759 per S/N 6920, S/N 7821, S/N 8851 & S/N 7876
- = Found 5/8" iron pin (origin as shown)
- = Found 1/2" iron pipe with plastic plug marked "SWAIN LS 759".
- ⊙ = Found brass cap monument
- △ = Deferred Monument
- R/S = Filed Survey Number
- PUE = Easement for public utilities, storm drainage, gas, water, electric, cable television and sanitary sewer construction and maintenance
- - - = Building Setback Lines
- X- = Fence

LOT NO.	SQUARE FEET
6	4,418
7	4,357
8	7,807
9	5,642
10	5,643
11	5,942
12	6,138
13	5,172
14	4,509
15	5,158
16	5,550

PROFESSIONAL  
AND SURVEYOR  
*Douglas C. McMahan*  
SURVEYOR

All deferred monuments will be set no later than  
Jan. 1 1992.  
*Douglas C. McMahan*  
Surveyor

All deferred monuments are now set, see Document  
No. 92-09798 of Official Records this 8 day of  
April 1992.  
*Vernon Thomas*  
Approved: Jackson County Surveyor

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

# CLAY CREEK ESTATES UNIT NO. 2 SUBDIVISION A PLANNED UNIT DEVELOPMENT

Located in  
In the SW 1/4 of the NW 1/4 of Section 14,  
Township 39 South, Range 1 East, Willamette Meridian  
City of Ashland, Jackson County, Oregon

(RE: Planning Action No. 89-208)

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

STATE OF OREGON )  
County of Jackson ) ss.

\*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS, that we, Charles R. Lewis and Patricia Royse-Hopker are the owner in fee simple of the lands hereon described, and that we have subdivided the same into lots and streets 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 we do hereby dedicate to the public for public use the street shown hereon, together with those easements labeled as public utility easements, and we hereby designate said subdivision as CLAY CREEK ESTATES UNIT NO.2, a Planned Unit Development.

IN WITNESS WHEREOF, we have set our hand and seals this 13<sup>th</sup> day of September, 1991.

Charles R. Lewis  
Charles R. Lewis

Patricia Royse-Hopker  
Patricia Royse-Hopker

STATE OF OREGON )  
County of Jackson ) ss.

Date: September 13, 1991

Personally appeared the above named Charles R. Lewis and Patricia Royse-Hopker, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Cheryl A. Berns  
CHERYL A. BERNs  
NOTARY PUBLIC - OREGON  
My Commission Expires 12-23-93

\*\*\* RECEIVED \*\*\*  
Date 11-19-91 By BF  
This survey consists of:  
2 sheet(s) Map  
1 part(s) Narrative  
JACKSON COUNTY  
SURVEYOR

\*\*\* APPROVALS \*\*\*

Ashland City Planning:

We certify that, pursuant to authority granted to us by the City of Ashland Planning Commission in open meeting of February 8, 1988, this plat is hereby approved by the City of Ashland Planning Commission. Dated this 12<sup>th</sup> day of November, 1991.

Attest:

John H. Olson  
President

John Ferguson  
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 3<sup>rd</sup> day of September, 1991.

Donald M. McInerney  
President

Holly  
Secretary

Examined and approved this 1<sup>st</sup> day of November, 1991.

James H. Olson  
City Surveyor

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

Examined and approved as required by O.R.S. 92.100 as of NOVEMBER 14, 1991.

Vincent R. Denton DEPUTY  
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of Nov 14, 1991.

Caroline McManama  
Tax Collector

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Douglas C. McMahan  
OREGON  
JULY 4, 1980  
DOUGLAS C. McMAHAN  
No. 1913

Water Rights Statement:

See Instrument No. 91-28238 of the Official Records.

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:

Commencing at the section corner comm to Sections 10, 11, 14 and 15, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence South 89°53'59" East 659.96 feet (deed record South 89°54'06" East 660.0 feet), along the section line common to Sections 11 and 14, said Township and Range, to the center line of Clay Street, Southerly, per the Jackson County Road Survey of 1910; thence leaving said Section line, South 00°03'02" East, along said center line, 2273.28 feet (deed record 2273.11 feet); thence leaving said center line, EAST 30.00 feet to a point on the Easterly right-of-way line of Clay Street, said point being marked with a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence continue EAST 164.92; thence NORTH 124.54 feet; thence EAST 259.56 feet; thence South 04°12'12" East 36.22 feet; thence South 48°00'59" West 12.845 feet; thence South 66°09'54" West 4.965 feet; thence South 04°46'28" West 20.845 feet; thence South 20°26'36" East 18.025 feet; thence South 20°38'57" West 23.025 feet; thence South 15°59'12" East 15.105 feet; thence South 17°19'57" East 4.285 feet; thence EAST 126.49 feet to the Southwest corner of Lot 4 of CLAY CREEK ESTATES UNIT NO. 1, according to the Official Plat thereof, now of record in said Jackson County; thence along the Westerly boundary of said Subdivision, SOUTH 41.00 feet; thence WEST 54.39 feet (plat record 54.175 feet); thence South 00°04'49" West 120.51 feet to the Southwest corner of said Subdivision; thence WEST 24.60 feet; thence North 01°26'20" East 6.01 feet; thence WEST 104.31 feet; thence NORTH 119.00 feet; thence WEST 90.00 feet; thence SOUTH 119.00 feet; thence WEST 78.00 feet; thence South 88°53'02" West 43.01 feet; thence NORTH 63.84 feet; thence WEST 147.00 feet to the aforementioned Easterly right-of-way line of Clay Street; thence North 00°03'02" West (Record North 00°03'02" West) along said right-of-way line, 92.50 feet to the Initial Point of Beginning.

Douglas C. McMahan  
SURVEYOR

Cheryl A. Berns  
CHERYL A. BERNs  
NOTARY PUBLIC - OREGON  
My Commission Expires 12-23-93

Suscribed and sworn before me this 6<sup>th</sup> day of September, 1991.

We, Robert L. Seus and Constance J. Seus, are the undersigned beneficiaries of a certain Trust Deed recorded May 22, 1991, as Instrument No. 91-11375, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed, all property shown hereon as dedicated to the public for public use.  
Signed this 10<sup>th</sup> day of September, 1991.

Robert L. Seus  
Robert L. Seus

Constance J. Seus  
Constance J. Seus

Before me: Cheryl A. Berns  
NOTARY PUBLIC - OREGON  
My Commission Expires 12-23-93

We, Robert D. Tuttle and Leota Tuttle, are the undersigned beneficiaries of a certain Trust Deed recorded May 22, 1991, as Instrument No. 91-11374, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed, all property shown hereon as dedicated to the public for public use.  
Signed this 13<sup>th</sup> day of September, 1991.

Robert D. Tuttle  
Robert D. Tuttle

Leota Tuttle  
Leota Tuttle

Before me: Cheryl A. Berns  
NOTARY PUBLIC - OREGON  
My Commission Expires 12-23-93

We, William H. Seeman and Heide Seeman, are the undersigned beneficiaries of a certain Trust Deed recorded June 5, 1991, as Instrument No. 91-12660, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed, all property shown hereon as dedicated to the public for public use.  
Signed this 10<sup>th</sup> day of September, 1991.

William H. Seeman  
William H. Seeman

Heide Seeman  
Heide Seeman

Before me: Cheryl A. Berns  
NOTARY PUBLIC - OREGON  
My Commission Expires 12-23-93

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

Filed for record this 19 day of November, 1991 at 11:52 o'clock P..M. and recorded in Volume 16 of Plats at page 123 of records of Jackson County, Oregon.

Kathleen S. Baskett  
County Clerk

Jay A. Ramster  
Deputy

SURVEY NO. 12738

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: Pacific West Coast Construction Inc.  
916 East Jackson  
Medford, Oregon 97501

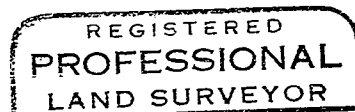
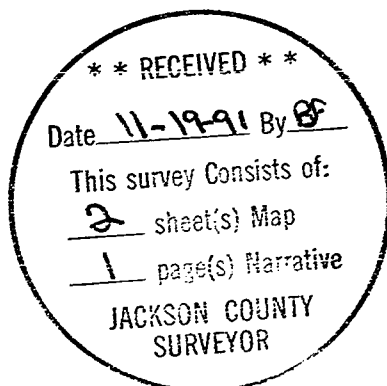
LOCATION: In the Southwest one-quarter of the Northwest  
one-quarter of Section 14, Township 39 South,  
Range 1 East, Willamette Meridian, City of  
Ashland, Jackson County, Oregon

PURPOSE: To survey, monument, and prepare plat for CLAY  
CREEK ESTATES UNIT NO. 2 Subdivision, a  
planned unit development as per Planning  
Action No. 89-208 and as per the clients  
request.

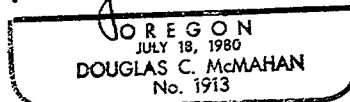
PROCEDURE: Utilizing found monumentation per filed  
Surveys No. 6920, 7821, 7876, 8851, 10966, and  
12690 and per plat of CLAY CREEK ESTATES UNIT  
NO. 1 for control, I set monumentation as  
shown on the accompanying map. The Easterly  
line of Lot 8 was established as previously  
surveyed, even though the centerline of the  
creek meanders slightly, apparently from year  
to year. Note a small storage shed encroaches  
0.9 feet across the Southerly line of the open  
space area and fence line encroachments as  
shown.

BASIS OF BEARING: True Meridian at the North-South centerline of  
Section 14 (derived from N.O.A.A. net).  
Reference line is centerline of Clay Street as  
shown on filed Survey NO. 12690.

DATE: July 22, 1991



*Douglas C. McMahan*



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