

MILL POND SUBDIVISION A Planned Unit Development, Phase VI TO THE CITY of ASHLAND

located in
Donation Land Claim Nos. 44 and 45 in the Northwest Quarter of Section 10,
Township 39 South, Range 1 East of the
Willamette Base and Meridian,
JACKSON COUNTY OREGON

I hereby certify that this plat is a CAD
generated duplicate of the original.

SURVEYOR

SWAIN SURVEYING, INC. MAY 29, 1991

27-1/2 North Main Street Telephone: 1-503-482-4318
Ashland, Oregon 97520

SCALE: 1" = 30'

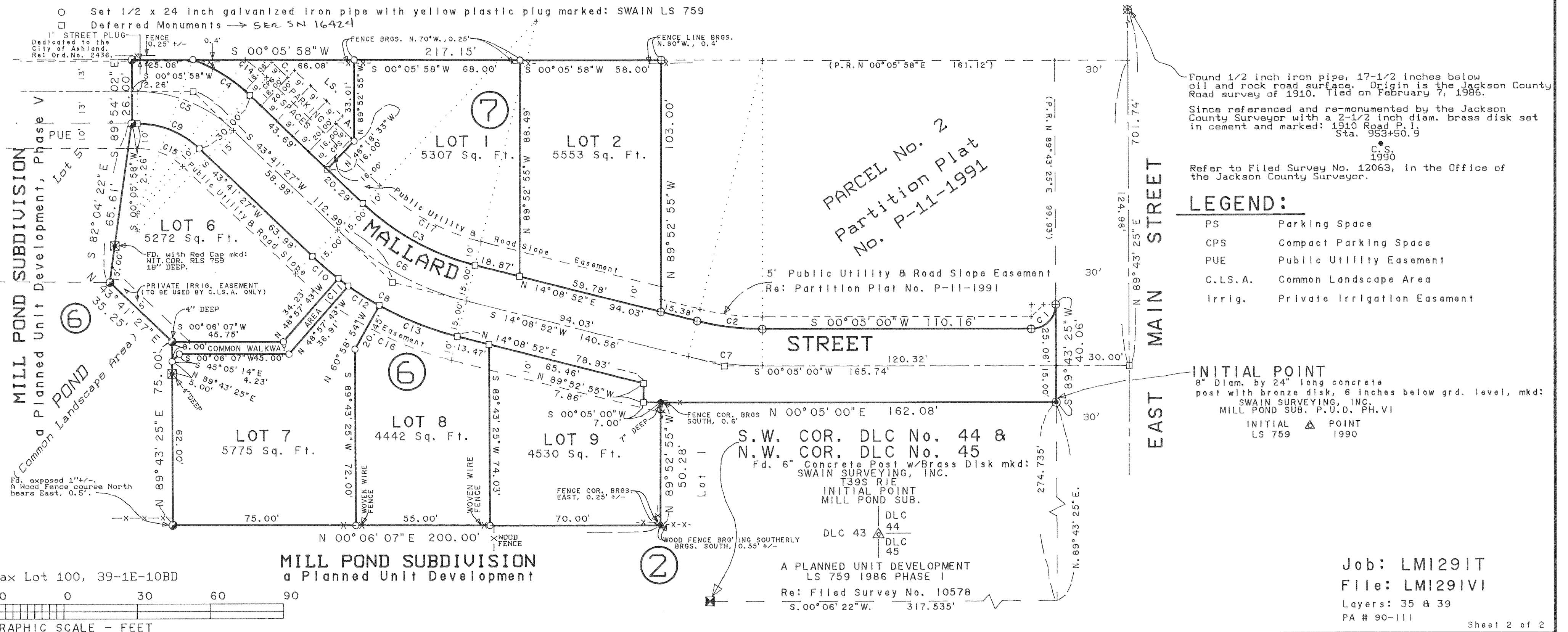
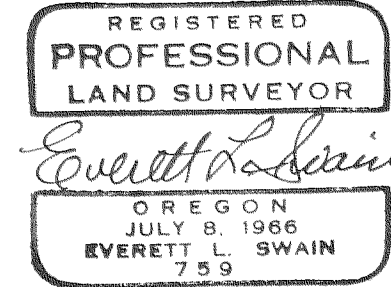
BASIS OF BEARING:

TRUE MERIDIAN at the
N-S Centerline of Sec. 10
(derived from N.D.A.A. net)

- ⊕ Found 3/4 inch galvanized iron pipe with yellow plastic plug marked: SWAIN LS 759 Reference Filed Survey No. 12378
- Found 5/8 inch iron rod with yellow plastic cap marked: PIERSON O.P.L.S. 1650 Reference Filed Survey No. 8597.
- ⊙ Found 3/4 inch galvanized iron pipe with yellow plastic plug marked: SWAIN LS 759 Reference Mill Pond Subdivision, a Planned Unit Development, Phase V, as now recorded.
- ⊗ Found 3/4 inch iron rod WITNESS CORNER marked: WC LS 759, unless otherwise noted. Reference Filed Survey No. 11298 and 11705
- ⊙ Found 8 inch diam. by 24 inch long concrete post with bronze disk, 6 inches below ground level, marked: SWAIN SURVEYING, INC. MILL POND SUB. P.U.D. PH. VI INITIAL Δ POINT LS 759 1990 Reference Filed Survey No. 12378
- Set 1/2 x 24 inch galvanized iron pipe with yellow plastic plug marked: SWAIN LS 759
- Deferred Monuments → SEE SN 16424

| CURVE | RADIUS | LENGTH | DELTA | CHORD | CH. BEARING |
|-------|---------|--------|-----------|--------|--------------|
| C1 | 10.00' | 15.77' | 90°21'35" | 14.19' | N 45°05'48"W |
| C2 | 110.00' | 27.00' | 14°03'52" | 26.93' | N 07°06'56"E |
| C3 | 103.00' | 53.11' | 29°32'34" | 52.52' | N 28°55'09"E |
| C4 | 67.00' | 27.71' | 23°41'35" | 27.51' | N 31°50'39"E |
| C5 | 57.25' | 43.56' | 43°35'29" | 42.52' | S 21°53'42"W |
| C6 | 118.00' | 60.84' | 29°32'34" | 60.17' | S 28°55'09"W |
| C7 | 125.00' | 30.68' | 14°03'52" | 30.61' | S 07°06'56"W |
| C8 | 133.00' | 68.58' | 29°32'34" | 67.82' | N 28°55'09"E |
| C9 | 37.00' | 28.15' | 43°35'29" | 27.48' | N 21°53'42"E |
| C10 | 133.00' | 14.04' | 6°02'57" | 14.04' | S 40°39'58"W |
| C11 | 133.00' | 5.02' | 2°09'39" | 5.02' | S 36°33'41"W |
| C12 | 133.00' | 15.00' | 6°27'45" | 14.99' | S 32°14'59"W |
| C13 | 133.00' | 34.52' | 14°52'14" | 34.42' | S 21°34'59"W |
| C14 | 77.00' | 11.42' | 8°29'40" | 11.41' | N 39°26'36"E |
| C15 | 27.00' | 20.54' | 43°35'29" | 20.05' | S 21°53'42"W |
| C16 | 143.00' | 73.73' | 29°32'34" | 72.92' | S 28°55'09"W |
| C17 | 93.00' | 47.95' | 29°32'34" | 47.42' | N 28°55'09"E |

Everett L Swain
SURVEYOR



12753

I hereby certify that this plat is a CAD generated duplicate of the original.

MILL POND SUBDIVISION A Planned Unit Development, Phase VI TO THE CITY OF ASHLAND

Declaration of Restrictions,
Easements and Agreements. See
Document No. 89-08238.

Everett L. Swain
SURVEYOR

located in
Donation Land Claim Nos. 44 and 45 in the Northwest Quarter of Section 10,
Township 39 South, Range 1 East of the
Willamette Base and Meridian,
JACKSON COUNTY OREGON

WATER RIGHTS STATEMENT:
See Document No. 88-18585 of the
Official Records of Jackson County,
Oregon.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that
Medinger Construction Co., Inc., an Oregon Corporation is the owner in fee simple of the land as described hereon and has caused the same to be surveyed and platted into lots, blocks, Landscape and Parking Space common areas, public utility, road slope easements and a street as set forth hereon and that this plat is a correct representation of MILL POND SUBDIVISION, A Planned Unit Development, Phase VI. Medinger Construction Co., Inc., does hereby dedicate to the public for street purposes, that street shown hereon as Mallard Street. Also, said subdivision shall be subject to public utility and road slope easements, as shown hereon. TCI Cablevision of Oregon or their successors in interest is hereby granted the right to use said public utility easements for underground placement of TV cable lines. Mill Pond Subdivision, A Planned Unit Development, Phase VI shall be subject to a "Declaration of Restrictions, Easements and Agreements" setting forth the conditions for common areas, as well as other provisions contained therein and is filed in the Official Records of Jackson County, Oregon as referenced on this plat hereinabove. Medinger Construction Co., Inc., further dedicates to the City of Ashland, in fee simple, that area shown hereon as a street plug. Medinger Construction Co., Inc., establishes a 'Common Walkway Area' as shown hereon. Medinger Construction Co., Inc., does hereby designate this planned unit development as MILL POND SUBDIVISION, A Planned Unit Development, Phase VI to the City of Ashland.

SURVEYOR'S CERTIFICATE

STATE OF OREGON
County of Jackson ss

I, Everett L. Swain, 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 found concrete post with bronze disk situated at the Southwest corner of Donation Land Claim No. 44, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon; THENCE South 00 degrees 06 minutes 22 seconds West along the boundary line common to Donation Land Claims No. 43 and 45 a distance of 317.535 feet to a point in the Northerly right of way line of East Main Street and being common to the Southwest corner of MILL POND SUBDIVISION, A Planned Unit Development, to the City of Ashland, as now recorded; THENCE North 89 degrees 43 minutes 25 seconds East along said Northerly right of way line and the Southerly boundary line of said Subdivision a distance of 274.735 feet to an 8 inch diameter by 24 inch long concrete post situated at the corner common to MILL POND SUBDIVISION, A Planned Unit Development, as now recorded and MILL POND SUBDIVISION, A Planned Unit Development, Phase VI being the INITIAL POINT thereof; THENCE leaving said Northerly right of way line North 00 degrees 05 minutes 00 seconds East along the boundary line common to said subdivisions for a distance of 162.08 feet to the Northeast corner of Lot 1, Block 2 of MILL POND SUBDIVISION, A Planned Unit Development, to the City of Ashland, as now recorded; THENCE North 89 degrees 52 minutes 55 seconds West along the Northerly boundary line of said lot for a distance of 50.28 feet to the Northwest corner thereof; THENCE North 00 degrees 06 minutes 07 seconds East along the Easterly boundary line of MILL POND SUBDIVISION, A Planned Unit Development, as now recorded, for a distance of 200.00 feet to the Southwest corner of MILL POND SUBDIVISION, A Planned Unit Development, Phase V, to the City of Ashland, as now recorded; THENCE leaving said Easterly boundary line, North 89 degrees 43 minutes 25 seconds East along the Southerly boundary line of said Phase V for a distance of 75.00 feet to an angle point in said common boundary line; THENCE North 43 degrees 41 minutes 27 seconds East for a distance of 35.25 feet to an angle point in said common boundary line; THENCE South 82 degrees 04 minutes 22 seconds East for a distance of 65.61 feet to a point in the Westerly right of way line of Mallard Street as set forth on said Phase V, now of record; THENCE South 89 degrees 54 minutes 02 seconds East for a distance of 26.00 feet to the Southeast corner of MILL POND SUBDIVISION, A Planned Unit Development, Phase V, as now recorded; THENCE leaving the Southerly boundary line of said Phase V, South 00 degrees 05 minutes 58 seconds West for a distance of 217.15 feet to the East-Southeast corner Phase VI; THENCE North 89 degrees 52 minutes 55 seconds West for a distance of 103.00 feet to the Southeasterly Interior E11 corner thereof and being situated in the Easterly right of way line of Mallard Street; THENCE South 14 degrees 08 minutes 52 seconds West along the Easterly right of way line of Mallard Street, as set forth herein, for a distance of 15.38 feet to a point of curvature; THENCE along a curve to the left having a radius of 110.00 feet and an arc length of 27.00 feet, being subtended by a chord of South 07 degrees 05 minutes 56 seconds West for a distance of 26.93 feet to a point of tangent; THENCE South 00 degrees 05 minutes 00 seconds West for a distance of 110.16 feet to a point of curvature; THENCE along a curve to the left having a radius of 10.00 feet and an arc length of 15.77 feet, being subtended by a chord of South 45 degrees 05 minutes 48 seconds East for a distance of 14.19 feet to a point of tangent and being situated in the Northerly right of way line of East Main Street; THENCE South 89 degrees 43 minutes 25 seconds West for a distance of 40.06 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,
Medinger Construction Co., Inc., an Oregon Corporation pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by its officers this 17 day of SEPT., 1991.

Larry E. Medinger President
Donnea R. Medinger Secretary

STATE OF OREGON
County of Jackson ss

September 17 A.D. 1991
Personally appeared the above named Larry E. Medinger, President and Donnea R. Medinger, Secretary of Medinger Construction Co., Inc., an Oregon Corporation 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

APPROVAL

Examined and Approved this 13th day of November, 1991.

James H. Wilson
City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting July 10, 1990 this map is hereby approved.
Dated this 18th day of November, 1991.

Paul Thompson President
John Ferguson Secretary

POST MONUMENTATION

I, Everett L. Swain hereby certify that all monuments will be set on or before the DECEMBER 31, 1992.

Everett L. Swain
Surveyor

All monuments are now set, on this 25th day of FEBRUARY, 192000. See Document No. 00-06916 of the Official Records of Jackson County, Oregon. (SEE SN 16424)

Roger Roberts
County Surveyor

RECORDING

Filed for record this 17 day of November, 1991 at 2:42 o'clock P.M. and recorded in Volume 16 of Plats at Page 126 of Records of Jackson County, Oregon.

Kathleen J. Beckett County Clerk
Joy A. Rametta Deputy

Examined and approved as required by O.R.S. 92.100 as of the 25th day of November, 1991.

Sinclair D. Decker DEPUTY
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 25th day of November, 1991.

Barbara E. Warden
Tax Collector

NOTARY

Subscribed and sworn to before me this 17th day of July, 1991.

Everett L. Swain
SURVEYOR
LS 759

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Everett L. Swain
OREGON
JULY 8, 1966
EVERETT L. SWAIN
759

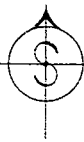
Sonja N. Akerman
SONJA N. AKERMAN
NOTARY PUBLIC - OREGON
My Commission Expires 4-6-94

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 7th day of August, 1990.

Donald M. Minner President
John Wilson Secretary

Job: LM1291T
File: LM1291D6

12753 10/39



SWAIN SURVEYING, INC.

27 1/2 North Main Street
Ashland, Oregon 97520

Survey No. **12753**

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

SURVEY FOR: Mill Pond Two
520 Terrace Street
Ashland, Oregon 97520

LOCATION: Situated in Donation Land Claim Nos. 44 and 45 in the Northwest Quarter of Section 10, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon.

PURPOSE: To survey and subdivide into lots and blocks, Parcel No. 1 of that **MINOR LAND PARTITION** recorded the 25th day of January, 1991 and recorded as Partition Plat No. P-11-1991 of the records of partition plats in Jackson County. This is the sixth (6) and final phase of Mill Pond Subdivision, a Planned Unit Development, to the City of Ashland.

PROCEDURE: Utilizing previously established survey control and previously set or found outer boundary monuments, proceeded to monument Phase VI as shown on the accompanying map. The remainder of the lot and street centerline monumentation will be set at a later time.

BASIS OF BEARING: True Meridian at the North-South centerline of Section 10 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.

MAY 29, 1991
ref: LM1291VI.NAR

Swain Surveying, Inc.
27 1/2 North Main Street
Ashland, Oregon 97520

Tax Lot 100, 39-1E-10BD

