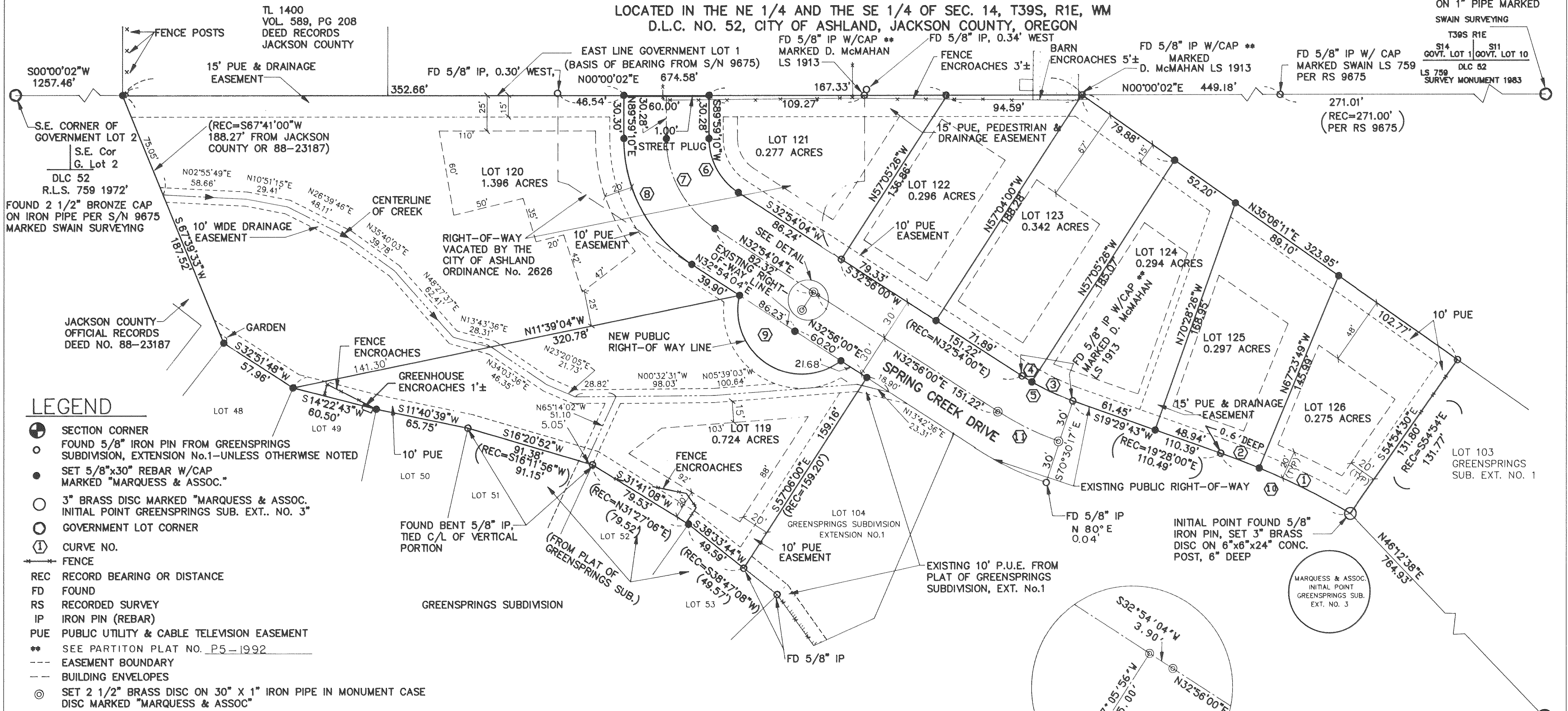


# GREENSPRINGS SUBDIVISION, EXTENSION No. 3

LOCATED IN THE NE 1/4 AND THE SE 1/4 OF SEC. 14, T39S, R1E, WM  
D.L.C. NO. 52, CITY OF ASHLAND, JACKSON COUNTY, OREGON

NE COR. GOVT. LOT 1  
FD 2-1/2" BR. CAP  
ON 1" PIPE MARKED  
SWAIN SURVEYING  
T39S R1E  
S14 GOVT. LOT 1 | S11 GOVT. LOT 10  
LS 759 SURVEY MONUMENT 1983



### LEGEND

- ⊕ SECTION CORNER
- FOUND 5/8" IRON PIN FROM GREENSPRINGS SUBDIVISION, EXTENSION No. 1—UNLESS OTHERWISE NOTED
- SET 5/8"x30" REBAR W/CAP MARKED "MARQUESS & ASSOC."
- 3" BRASS DISC MARKED "MARQUESS & ASSOC. INITIAL POINT GREENSPRINGS SUB. EXT. NO. 3"
- ⊙ GOVERNMENT LOT CORNER
- ① CURVE NO.
- FENCE
- REC RECORD BEARING OR DISTANCE
- FD FOUND
- RS RECORDED SURVEY
- IP IRON PIN (REBAR)
- PUE PUBLIC UTILITY & CABLE TELEVISION EASEMENT
- \*\* SEE PARTITION PLAT NO. P5-1992
- EASEMENT BOUNDARY
- - - BUILDING ENVELOPES
- ⊙ SET 2 1/2" BRASS DISC ON 30" X 1" IRON PIPE IN MONUMENT CASE DISC MARKED "MARQUESS & ASSOC"

### CURVE DATA

Δ	R	L	LONG CHORD	BEARING	
①	07°47'24"	530.00'	72.06'	72.00'	S26°31'54"W
②	03°08'30"	530.00'	29.06'	29.06'	S21°03'58"W
③	10°44'12"	170.00'	31.86'	31.81'	S24°51'49"W
④	02°42'05"	170.00'	8.02'	8.01'	S31°34'58"W
⑤	13°26'17"	170.00'	39.87'	39.78'	S26°12'51"W
⑥	57°05'06"	45.00'	44.83'	43.00'	S61°26'37"W
⑦	57°05'06"	75.00'	74.72'	71.67'	N61°26'37"E
⑧	57°05'06"	105.00'	104.61'	100.34'	N61°26'37"E
⑨	140°59'10"	45.00'	110.73'	84.83'	N32°54'57"E
⑩	10°55'53"	530.00'	101.12'	100.96'	S24°57'40"W
⑪	13°26'17"	200.00'	46.91'	46.80'	N26°12'51"E

BASIS OF BEARING: TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 14, AS DERIVED FROM 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 MONUMENTS ON THE WEST LINE OF DLC NO. 52, AS SHOWN HEREON, AND AS REFERENCED ON FILED SURVEY NO. 9675 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

RECORD BEARINGS AND DISTANCES ARE FROM THE PLAT OF GREENSPRINGS SUBDIVISION, EXTENSION #1, UNLESS NOTED OTHERWISE.

NOTE: ALL EASEMENTS SHOWN ARE 10' WIDE UNLESS OTHERWISE NOTED

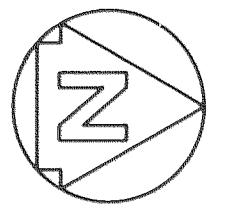
**MARQUESS & ASSOCIATES, INC.**

1120 EAST JACKSON  
MEDFORD, OREGON  
(503) 772-7115

**BUILDING SETBACKS**  
(UNLESS OTHERWISE NOTED)

FRONT YARD - 20 FEET  
SIDE YARD - 6 FEET  
REAR YARD - 10 FEET

REGISTERED  
**PROFESSIONAL**  
LAND SURVEYOR  
*Robert Joseph Milts*  
OREGON  
SEPTEMBER 23, 1977  
ROBERT JOSEPH MILTS  
No. 1270



SCALE: 1"=50'  
JANUARY 8, 1992

I DO HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

*Robert Joseph Milts*  
SURVEYOR, RLS NO. 1270

# GREENSPRINGS SUBDIVISION, EXTENSION No. 3

LOCATED IN THE NE 1/4 AND THE SE 1/4 OF SEC. 14, T39S, R1E, WM,  
D.L.C. NO. 52, CITY OF ASHLAND, JACKSON COUNTY, OREGON

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS:  
THAT B & G PROPERTIES, INC., AN OREGON CORPORATION IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND SAID B & G PROPERTIES, INC., HAS SUBDIVIDED THE SAME INTO LOTS AND STREETS AS SHOWN HEREON, AND THE NUMBER AND SIZE OF LOTS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAID SUBDIVISION, AND SAID B & G PROPERTIES, INC., DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE ALL STREETS HEREON TOGETHER WITH ALL EASEMENTS AS SHOWN HEREON, AND THAT B & G PROPERTIES, INC., DOES DESIGNATE SAID SUBDIVISION AS GREENSPRINGS SUBDIVISION, EXTENSION NO. 3.

B & G PROPERTIES, INC.

*Otto J. Frohnmayer*  
SECRETARY

STATE OF OREGON )  
COUNTY OF JACKSON ) S.S.

ON THIS, THE 12<sup>TH</sup> DAY OF NOV., 1991, BEFORE ME APPEARED OTTO J. FROHNMAYER, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT HE, THE SAID OTTO J. FROHNMAYER, IS SECRETARY OF B & G PROPERTIES, INC. OF THE WITHIN NAMED CORPORATION, AND THAT THE SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND OTTO J. FROHNMAYER ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

BEFORE ME:

*Charles A. Strom*  
CHARLES A. STROM  
NOTARY PUBLIC-OREGON  
MY COMMISSION EXPIRES MAY 3, 1992

The subdivision lies within the exterior boundaries of Talent Irrigation District, but because no water rights are located within the subdivision, Talent Irrigation District is under no obligation for delivery of water.

EXAMINED AND APPROVED BY THE TALENT IRRIGATION DISTRICT IN REGULAR SESSIONS THIS 7 DAY OF May, 1991.

*Donald M. Nines*  
PRESIDENT

*[Signature]*  
SECRETARY

"STATEMENT OF WATER RIGHTS": THE INFORMATION AVAILABLE IS INADEQUATE TO DETERMINE THE EXACT LOCATION OF THE WATER RIGHT.

EXAMINED AND APPROVED THIS 14<sup>th</sup> DAY OF January, 1992.

*James H. Olson*  
CITY SURVEYOR

I CERTIFY THAT, PURSANT TO AUTHORITY GRANTED TO US BY THE ASHLAND PLANNING COMMISSION IN OPEN MEETING OF July 9, 1991, THE ABOVE PLAT IS HEREBY APPROVED BY THE ASHLAND PLANNING COMMISSION DATED THIS 16 DAY OF January, 1992.

*[Signature]*  
PRESIDENT

*[Signature]*  
SECRETARY

FOR ORDER THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

DEPUTY

COUNTY CLERK

FILED FOR RECORD THIS 31<sup>ST</sup> DAY OF January, 1992, AT 8:52 O'CLOCK, AM AND RECORDED IN VOLUME 17 OF PLATS AT PAGE 2 OF RECORDS OF JACKSON COUNTY, OREGON.

*Kathleen S. Beckett*  
COUNTY CLERK

*Sandra Vitale*  
DEPUTY

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 AS OF 27 January, 1992.

*Mark Keune*  
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S 92.095 HAVE BEEN PAID AS OF January 27, 1992.

T39S, R1E, S14AA  
TL 6100,8000

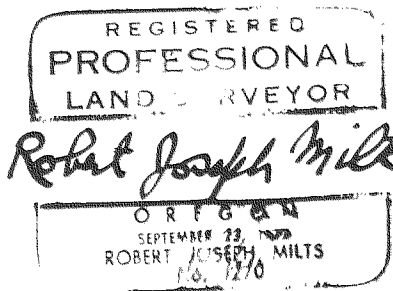
*Barbara E. Weide*  
TAX COLLECTOR

## SURVEYOR'S CERTIFICATE

STATE OF OREGON )  
COUNTY OF JACKSON ) S.S.

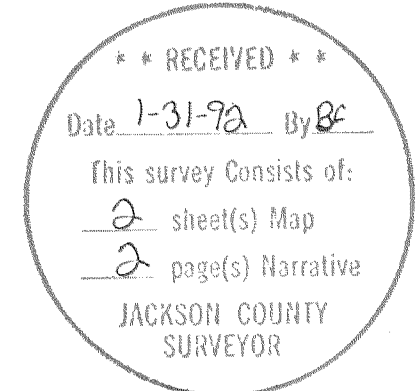
I, ROBERT JOSEPH MILTS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, No. 1270, BEING DULY SWORN, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME; THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

Beginning at a Point on the Westerly right-of-way line of Spring Creek Drive; said point being the most Southerly corner of Lot 103 Greensprings Subdivision, Extension No. 1, (recorded), being a 3 inch disc set in concrete and being the initial Point of Greensprings Subdivision, Extension No. 3, from which the Northeast corner of Section 14, Township 39 South, range 1 East, Willamette Meridian, Jackson County, Oregon, bears North 46°12'38" East, 764.93 feet; thence along said Westerly right-of-way, 101.12 feet along a curve to the left having a radius 530.00 feet, a central angle of 10°55'53" and a long chord of 100.96 feet which bears South 24°57'40" West; thence continuing along said right-of-way, South 19°29'43" West, 110.39 feet; thence 39.87 feet along a curve to the right having a radius of 170.00 feet, and a central angle of 13°26'17" and a long chord of 39.78 feet, which bears South 26°12'51" West; thence continuing along said Westerly right-of-way, South 32°56'00" West, 151.22 feet; thence South 32°54'04" West, 86.24 feet; thence 44.83 feet along a curve to the right having a radius of 45.00 feet, a central angle of 57°05'06" and a long chord of 43.00 feet which bears South 61°26'37" West; thence South 89°59'10" West, 30.28 feet to a point on the West boundary of Donation Land Claim No. 52, Township 39 South, Range 1 East of the Willamette Meridian; thence along said West boundary, South 00°00'02" West, 60.00 feet to a point on the existing right-of-way for Spring Creek Drive; thence along said existing right-of-way, North 89°59'10" East, 30.30 feet; thence 104.61 feet along a curve to the left having a radius of 105.00 feet, a central angle of 57°05'06" and a long chord of 100.34 feet which bears North 61°26'37" East; thence North 32°54'04" East, 86.23 feet; thence North 32°56'00" East, 60.20 feet to the Southwest Corner of lot 104, Greensprings Subdivision, Extension No. 1; thence along the southwesterly line of said Lot 104, South 57°06'00" East, 159.16 feet to the most Southerly corner of said Lot 104, also being the Greensprings Subdivision Boundary; thence along said boundary, South 38°33'44" West, 49.59 feet; thence South 31°41'08" West, 79.53 feet; thence South 16°20'52" West, 91.38 feet; thence South 11°40'39" West, 65.75 feet; thence South 14°22'43" West, 60.50 feet; thence South 32°51'48" West, 57.96 feet to the most Northerly corner of a tract described in O.R. 88-23187 (Official Records) Jackson County, Oregon; thence South 67°39'33" West, 187.52 feet to a point on West boundary of said Donation Land Claim No. 52, being the Southeast corner of the property described in Volume 589, Page 208 of the Deed Records of Jackson County, Oregon; thence along said claim boundary, North 00°00'02" East, 674.58 feet; thence North 35°06'11" East, 323.95 feet to the most westerly corner of Lot 103, Greensprings Subdivision, Extension No. 1; thence along the South line of said Lot 103, South 54°54'30" East, 131.80 feet to the point of beginning.



*Robert Joseph Milts*  
SURVEYOR, PLS NO. 1270

I DO HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*Robert Joseph Milts*  
SURVEYOR, RLS NO. 1270



MARQUESS & ASSOCIATES, INC.

1120 EAST JACKSON  
MEDFORD, OREGON  
(503) 772-7115

PLANNING ACTION No. 91-061

PAGE 1 OF 2

12847

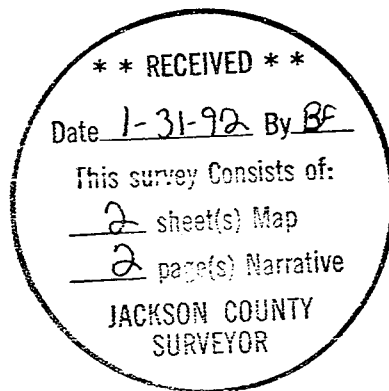
BASIS OF  
BEARING:

Monuments found along the west line of D.L.C. 52 per Recorded  
Survey No. 9675 which was based on the True Meridian at the  
North/South Centerline of Section 14 (from N.O.A.A.).

DATE:

January 8, 1992

MARQUESS & ASSOCIATES, INC.  
1120 East Jackson Street  
P. O. Box 490  
Medford, Oregon 97501



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert Joseph Milts*

OREGON  
SEPTEMBER 23, 1977  
ROBERT JOSEPH MILTS  
No. 1270

Robert Joseph Milts  
Professional Land Surveyor

MAI Job No. 1-3720.2



SURVEY NO. 12847

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209  
OREGON REVISED STATUTES

SURVEY FOR: B & G Properties  
P. O. Box 1726  
Medford, Oregon 97501

LOCATION: Northeast 1/4 and the Southeast 1/4 of Section 14, Township 39  
South, Range 1 East, Willamette Meridian, D.L.C. No. 52, City of  
Ashland, Jackson County, Oregon.

PURPOSE: A subdivision into eight lots of an existing tract of land as shown  
on the accompanying plat and to be known as Greensprings  
Subdivision, Extension No. 3.

EQUIPMENT: Lietz Set 4 Total Station

PROCEDURE: Several survey monuments were found from the surveys of Greensprings  
Subdivision, Greensprings Subdivision, Extension No. 1, and R.S.  
11127. These monuments were used to establish the proper location  
of missing lot corners and right-of-way lines. Where existing  
monuments could not be found, record bearings and distances were  
used to reestablish lot corners.

Two monuments were found from the survey of Greensprings  
Subdivision, Extension No. 1, which were set to mark the termination  
of Spring Creek Drive at the West Line of Donation Land Claim Number  
52. These property pins do not lie on the D.L.C. Line as it is now  
monumented, but are west of the Line. This discrepancy is shown on  
the plat of Greensprings Subdivision, Extension No. 3.

At the most Southerly corner of Lot 120 of this Subdivision, no  
monument was found. The deed recorded under O.R. 88-23187 (Official  
Records, Jackson County) describes what is now the South Line of Lot  
120 as terminating at the Southeast corner of the property described  
in Volume 589, Page 208 of the Deed Records of Jackson County. This  
Southeast corner is described as being on the East line of Lot 2,  
Section 14, 847.8 feet West and 1394.79 feet South of the Northeast  
Corner of Section 14. Since the numerical calls would place the  
location of the corner West of the Government Lot line, the call to  
the Government Lot line was held. Also, the deed describing the  
property immediately South of this property (Vol. 515, Page 280,  
Deed Records, Jackson County) describes the same corner as being on  
the East line of Lot 2, Section 14, 1394.79 feet South of the  
Northeast Corner of Lot 1, Section 14. Because the North line of  
Section 14 does not bear East/West, these two calls do not describe  
the same point, the difference being about 1.4 feet. These two  
calls were compared with the nearest monuments found on the outer  
boundary of Greensprings Subdivision and matched the second call  
within 0.1 feet. Therefore, the most Southerly corner of Lot 120  
was set on the East line of Government Lot 2, 1394.79 feet Southerly  
of the Northeast Corner of Government Lot 1, Section 14.

Ties to the section corner and Government Lot corners shown are  
calculated from a field traverse. The locations of the new lot  
lines and the lot dimensions shown are based upon the Outline Plan  
of Greensprings Subdivision, Extension No. 3, Ashland, Oregon.