

GLENNVISTA ESTATES, PHASE 2

A PLANNED COMMUNITY DEVELOPMENT
TO THE CITY OF ASHLAND

LOCATED IN:

S.E. 1/4 of SECTION 5, T.39S., R.1E., W.M.
CITY OF ASHLAND JACKSON COUNTY, OREGON

LINE TABLE

LINE BEARING	DISTANCE
Ⓐ N23°02'35"W	22.00'
Ⓑ N23°02'35"W	15.19'
Ⓒ N24°21'45"W	12.00'
Ⓓ N23°02'35"W	17.00'
Ⓔ N21°57'25"E	7.07'
Ⓛ N24°21'45"W	9.01'
Ⓜ S32°27'21"W	7.17'
Ⓝ S77°27'21"W	7.07'
Ⓟ N57°32'39"W	9.00'
Ⓠ S32°27'21"W	27.25'
Ⓡ N57°32'39"W	12.00'
Ⓢ N23°02'35"W	17.00'
Ⓣ N21°57'25"E	7.07'

AREA TABLE

BLOCK NO. 7	SQUARE FEET
LOT 1	1629
LOT 2	1683
LOT 3	1683
LOT 4	1766
LOT 5	1698
LOT 6	1743

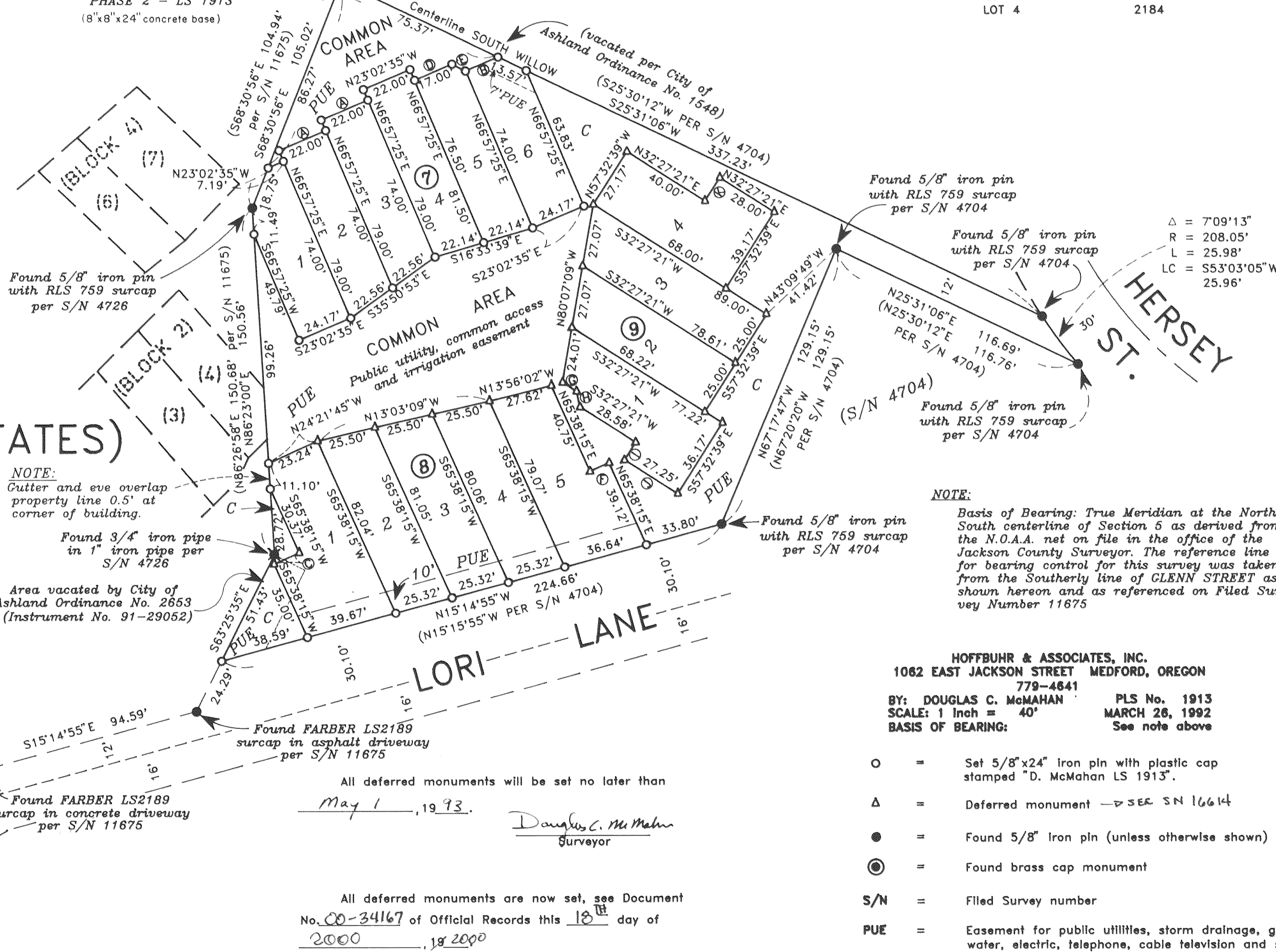
BLOCK NO. 8	SQUARE FEET
LOT 1	2581
LOT 2	2039
LOT 3	2014
LOT 4	1989
LOT 5	2485

BLOCK NO. 9	SQUARE FEET
LOT 1	2146
LOT 2	1835
LOT 3	2095
LOT 4	2184



INITIAL POINT

Found 5/8" iron pin with
FARBER LS 2189 surcap
exposed 5" per S/N 11675
removed and set brass disc
in same location in concrete
stamped Initial Point
GLENNVISTA ESTATES
PHASE 2 - LS 1913"
(8"x8"x24" concrete base)



Found 2" brass cap on iron
pipe 12" deep stamped GLENN
VISTA ESTATES INITIAL POINT
T 39 S R1 E S5

Found 5/8" iron pin
with RLS 759 surcap
per S/N 4726

Found 5/8" iron pin
with RLS 759 surcap
per S/N 4704

△ = 7'09"13"
R = 208.05'
L = 25.98'
LC = S53°03'05"W
25.96'

(GLENNVISTA ESTATES)

S/N 11675

NOTE:
Gutter and eave overlap
property line 0.5' at
corner of building.

Found 3/4" iron pipe
in 1" iron pipe per
S/N 4726

Area vacated by City of
Ashland Ordinance No. 2653
(Instrument No. 91-29052)

Found FARBER LS2189
surcap in asphalt driveway
per S/N 11675

Found FARBER LS2189
surcap in concrete driveway
per S/N 11675

NOTE:
Basis of Bearing: True Meridian at the North-
South centerline of Section 5 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 Southerly line of GLENN STREET as
shown hereon and as referenced on Filed Sur-
vey Number 11675

HOFFBUHR & ASSOCIATES, INC.
1062 EAST JACKSON STREET MEDFORD, OREGON
779-4641
BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1 Inch = 40' MARCH 26, 1992
BASIS OF BEARING: See note above

- = Set 5/8"x24" iron pin with plastic cap stamped "D. McMahan LS 1913".
- △ = Deferred monument → SEE SN 16614
- = Found 5/8" Iron pin (unless otherwise shown)
- ⊙ = Found brass cap monument
- S/N = Filed Survey number
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- C = Common Area

All deferred monuments will be set no later than

May 1, 1993.

Douglas C. McMahan
Surveyor

All deferred monuments are now set, see Document
No. 00-34167 of Official Records this 18th day of
2000, 1st 2000

Approved: Douglas C. McMahan
Jackson County Surveyor

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas C. McMahan
OREGON
JULY 18 1980
DOUGLAS C. McMAHAN
No. 1913

GLENNVISTA ESTATES, PHASE 2

A PLANNED COMMUNITY DEVELOPMENT TO THE CITY OF ASHLAND

LOCATED IN:

S.E. 1/4 of Section 5, T.39S., R.1E., W.M.,
City of Ashland Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that Lloyd M. Haines is the owner in fee simple of the land as described hereon and has caused the same to be surveyed and platted into lots and blocks as set forth hereon and this plat is a correct representation of said planned community development. The land platted hereby shall be subject to a declaration of covenants, conditions, and restrictions as set forth in separate writings, as recorded in Document No. 89-16747 of Jackson County Official Deed Records and is thereby made a part thereof. I do hereby dedicate to the public for public use those easements labeled as public utility easements, also the area shown as Common Area for the purposes of Public Utilities, irrigation line easement, ingress and egress. I do hereby dedicate this planned community development as GLENNVISTA ESTATES, PHASE 2.

Lloyd M. Haines
Lloyd M. Haines

STATE OF OREGON)
County of Jackson) ss.

On JUNE 8TH, 1992, personally appeared the above named Lloyd M. Haines and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Dennis P. Ernst



*** 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 8 day of JUNE, 1992.

Attest: Barbara Jacobs
President

John McCall
ACTING Secretary

Examined and approved this 3rd day of June, 1992.

Janna Holman
City Surveyor

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 2nd day of June, 1992.

Donald M. Minear
President

Holl
Secretary

Examined and approved as required by O.R.S. 92.100 as of 10 June, 1992.

Mark Seune, deputy
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of June 10, 1992.

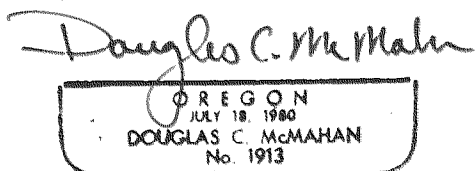
Barbara E. Weide
Tax Collector

Water Rights Statement:

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

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

Douglas C. McMahan
SURVEYOR



*** 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 the most southerly Southeast corner of GLENNVISTA ESTATES, a Planned Unit Development to the City of Ashland, in Jackson County, Oregon, according to the Official Plat thereof, now of record said point being marked by a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence South 25°31'06" West (Record South 25°30'12" West), along the centerline of South Willow Street (now vacated), 337.23 feet to the Northerly right-of-way line of Hersey Street; thence along said right-of-way line, along the arc of a 208.05 foot radius curve to the left (the long chord to which bears South 53°03'05" West 25.96 feet) an arc distance of 25.98 feet to the point of beginning of that tract described in deed recorded as No. 89-21528 of the Official Records of Jackson County, Oregon; thence North 25°31'06" East 116.69 feet (Record North 25°30'12" East 116.76 feet), along the Southeasterly boundary of said tract, to the most Easterly corner thereof; thence North 67°17'47" West 129.15 feet (Record North 67°20'20" West 129.15 feet) to the most Northerly corner thereof being situated on the Easterly right-of-way line of a 46 foot wide street known as Lori Lane; thence North 15°14'55" West (Record North 15°15'55" West), along said Easterly right-of-way line, 224.66 feet to the Southwesterly boundary of the aforementioned GLENNVISTA ESTATES; thence South 63°25'35" East 51.43 feet to a 3/4 inch iron pipe monumenting the Southwest corner of the tract described in a deed recorded as 72-02138 of said Official records; thence North 86°23'00" East 150.56 feet (Record North 86°26'58" East 150.68 feet) to a 5/8" inch iron pin; thence South 68°30'56" East 105.02 feet (Record South 68°30'56" East 104.94 feet) to the initial point of beginning.

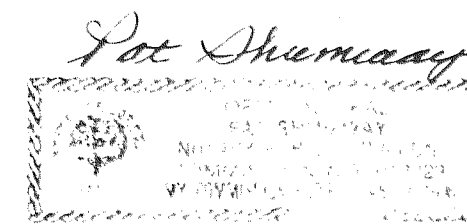
Douglas C. McMahan
SURVEYOR

We, VALLEY OF THE ROGUE BANK, are the undersigned beneficiaries of a certain Trust Deed recorded November 14, 1991, as Instrument No. 91-27854, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown as dedicated to the public for public use.

Signed this 22ND day of MAY, 1992

A. Billant
Title: VP & MGR

Before me:

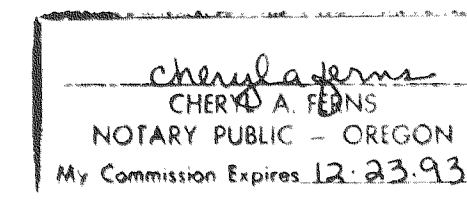


I, Myrtle D. Bunnell, am the undersigned beneficiary of a certain Trust Deed recorded October 5, 1990, as Instrument No. 90-25388, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown as dedicated to the public for public use.

Signed this 21st day of May, 1992

Myrtle D. Bunnell

Before me:



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

Filed for record this 11 day of June, 1992 at 4:31 o'clock P.M. and recorded in Volume 17 of Plats at page _____ of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Jay A. Ramiter
Deputy

13015

SURVEY NO. _____

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Lloyd M. Haines
1257 Siskiyou Blvd.
Ashland, Oregon 97520

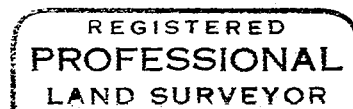
LOCATION: Southeast one-quarter (1/4) of Section 5,
Township 39 South, Range 1 East, Willamette
Meridian, City of Ashland, Jackson County,
Oregon

PURPOSE: To survey, monument, and prepare plat for a
Planned Community Development as a condition
of approval for proposed ~~GLENNVISTA ESTATES,~~
~~PHASE 2~~ (PA No. 90-031)

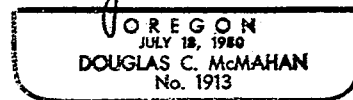
PROCEDURE: Utilizing found monumentation per filed Survey
Numbers 4704, 4726, and 11675 for control, I
set monuments per client's request and as
shown on the accompanying map.

BASIS OF BEARING: True Meridian at the North-South centerline of
Section 6 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
Southerly line of GLENN STREET as shown hereon
and as referenced on Filed Survey Number
11675.

DATE: March 26, 1992



Douglas C. McMahan



Douglas C. McMahan
Hoffbuhr & Associates, Inc.
1062 E. Jackson
Medford, Oregon 97504