

12087

# LOGAN DRIVE PHASE II

A PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND  
Being a portion of the Northeast 1/4 of Section 8,  
Township 39 South, Range 1 East, Willamette Base  
and Meridian.  
Jackson County, Oregon.

SURVEY FOR:

Ed & JoAnn Houghton  
185 Scenic Drive  
Ashland, OR 97520

SURVEY BY:

L.J. Friar & Associates, P.C.  
Consulting Land Surveyors  
304 South Holly Street  
Medford, Oregon 97501  
Phone: (503) 772-2782

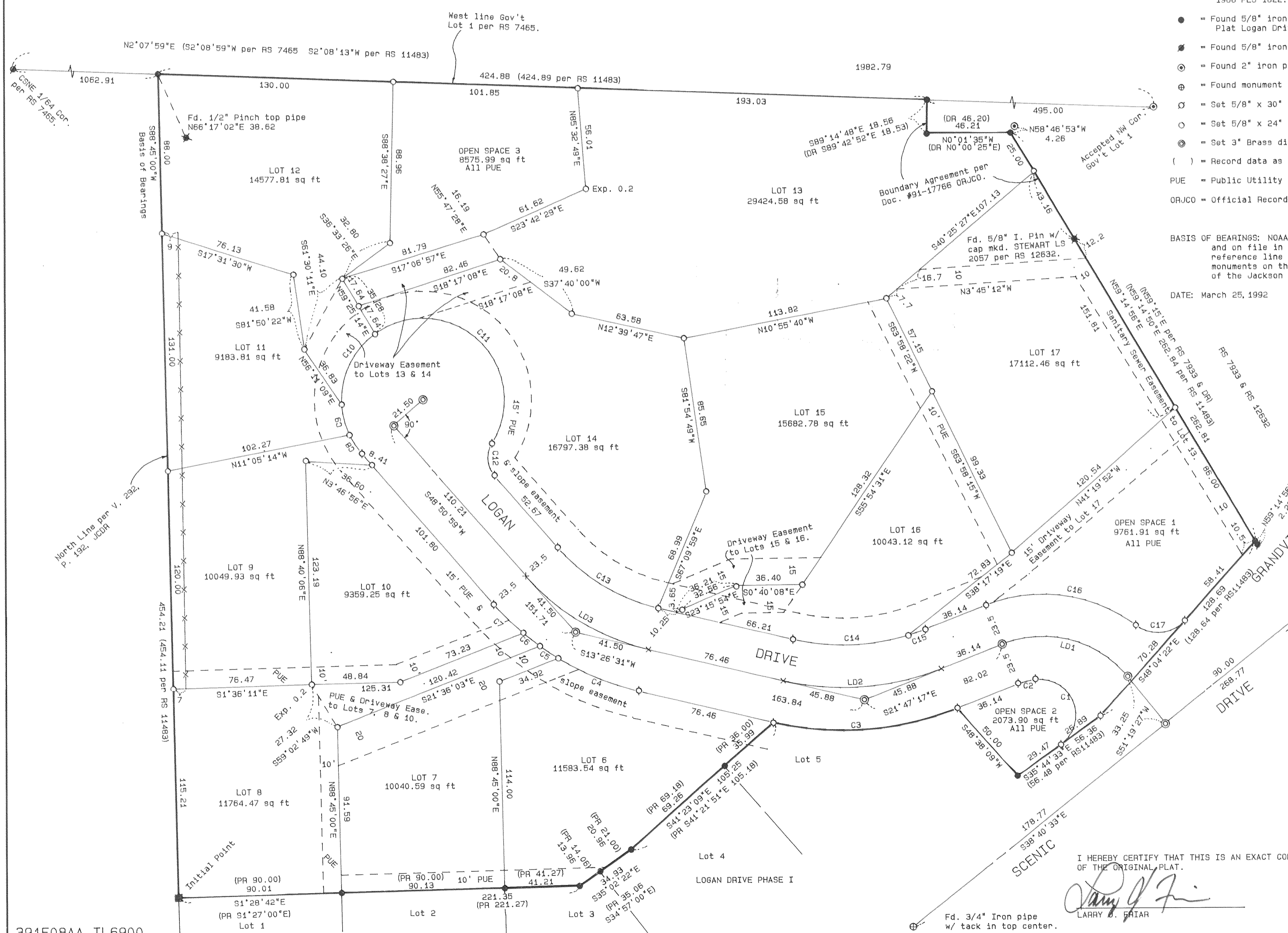
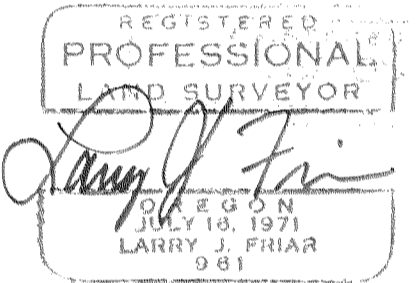
LEGEND:

- = Found 3" Brass capped monument mkd. INITIAL POINT LOGAN DRIVE-PHASE 1 1988 PLS 1822.
- = Found 5/8" iron pin w/ plastic cap mkd. KAUBLE PLS 1822 per Official Plat Logan Drive Phase 1.
- ⦿ = Found 5/8" iron pin w/ plastic cap mkd. SWAIN RLS 759 per RS 7933.
- ⊙ = Found 2" iron pipe. ⊗ = Found monument as shown.
- ⊕ = Found monument in monument case for street centerline as shown.
- ⊖ = Set 5/8" x 30" iron pin with plastic cap mkd. FRIAR PLS 961.
- = Set 5/8" x 24" iron pin with plastic cap mkd. FRIAR PLS 961.
- ⊙ = Set 3" Brass disk mkd PLS 961 in monument case.
- ( ) = Record data as shown. PR = Plat Record DR = Deed Record
- PUE = Public Utility Easement. JCDCR = Jackson County Deed Records.
- ORJCO = Official Records of Jackson County, Oregon.

BASIS OF BEARINGS: NOAA True bearing N-S centerline of Sec. 8 established and 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 South line of filed Survey No. 11483 in the Office of the Jackson County Surveyor.

DATE: March 25, 1992

SCALE: 1" = 40'



CURVE DATA TABLE				
No.	Delta	Radius	Length	Long Chord
LD1	73°06'44"	60.00	76.56	S14°46'05"W 71.47
LD2	35°13'48"	144.50	88.85	S04°10'23"E 87.46
LD3	35°24'28"	130.00	80.34	S31°08'45"W 79.07
C1	150°37'25"	20.00	52.58	N68°56'44"E 38.69
C2	15°25'19"	36.50	9.82	N14°04'37"W 9.79
C3	35°13'48"	168.00	103.30	S04°10'23"E 101.68
C4	18°00'44"	153.50	48.26	N22°26'53"E 48.06
C5	04°32'24"	153.50	12.16	N33°43'26"E 12.16
C6	04°19'18"	153.50	11.58	N38°09'18"E 11.58
C7	08°32'02"	153.50	22.86	N44°34'58"E 22.84
C8	15°54'57"	45.00	12.50	N56°48'27"E 12.46
C9	21°57'30"	45.00	17.25	N75°44'41"E 17.14
C10	57°17'43"	45.00	45.00	S64°37'43"E 43.15
C11	158°22'17"	45.00	124.38	S43°12'17"W 88.40
C12	73°32'26"	15.00	19.25	S85°37'12"W 17.96
C13	35°24'28"	106.50	65.82	S31°08'45"W 64.77
C14	30°29'41"	121.00	64.40	S01°48'20"E 63.64
C15	04°44'07"	121.00	10.00	S19°25'12"E 10.00
C16	59°49'00"	83.50	87.17	S08°07'13"W 83.27
C17	86°06'05"	20.00	30.06	S05°01'19"E 27.31

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

*Larry J. Friar*  
LARRY J. FRIAR

SHEET 2 OF 2

391E08AA TL6900

91-184

13097 102/70

# LOGAN DRIVE PHASE II

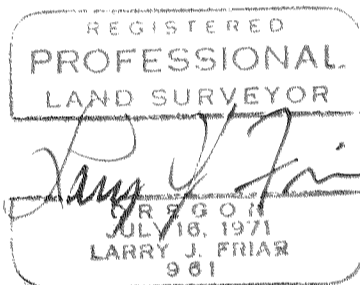
A PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND  
 Being a portion of the Northeast 1/4 of Section 8,  
 Township 39 South, Range 1 East, Willamette Base  
 and Meridian. Jackson County, Oregon.

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

I, LARRY J. FRIAR, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH 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 EXTERIOR BOUNDARY LINES:

Commencing at the INITIAL POINT of LOGAN DRIVE PHASE I, according to the official plat thereof, now of record, located in the Northeast one-quarter (1/4) of Section 8 of Township 39 South, Range 1 East, Willamette Meridian, in the City of Ashland, Jackson County, Oregon; thence along the North line of that tract of land described in Volume 292, Page 192 Jackson County Deed Records, South 89°45'00" West, 454.21 feet to a 5/8 inch iron pin on the West line of Government Lot 1 of said Section 8; thence along said West line, North 02°07'59" East, 424.88 feet to a 5/8 inch iron pin, said point being the terminus of a Boundary Line Agreement recorded as Document No. 91-17766, Official Records of Jackson County, Oregon; thence leaving said West line along said Agreement line, South 89°14'48" East, 18.56 feet (record South 89°42'52" East, 18.53 feet) to a 5/8 inch iron pin; thence North 00°01'35" West, 46.21 feet (record North 00°00'25" East, 46.20 feet) to a 5/8 inch iron pin; thence North 59°14'56" East, 262.81 feet (record North 59°15'00" East) to a 5/8 inch iron pin on the Southwesterly right-of-way line of Grandview Drive; thence leaving said Agreement line along said right-of-way line and the Southwesterly right-of-way line of Scenic Drive, South 48°04'22" East, 128.69 feet to a 5/8 inch iron pin; thence South 35°44'33" East, 56.36 feet to a 5/8 inch iron pin being the most Northerly corner of the aforesaid LOGAN DRIVE PHASE I; thence leaving said right-of-way line along the exterior of said LOGAN DRIVE PHASE I, South 48°38'09" West, 50.00 feet to a 5/8 inch iron pin at the beginning of a non-tangent curve to the right having a radius of 168.00 feet and a central angle of 35°13'48"; thence along the arc of said curve, 103.30 feet (the long chord of which bears South 04°10'23" East, 101.68 feet) to a 5/8 inch iron pin; thence South 41°23'09" East, 105.25 feet (record South 41°21'51" East, 105.18 feet) to a 5/8 inch iron pin; thence South 35°02'22" East, 34.93 feet (record South 34°57'00" East, 35.06 feet) to a 5/8 inch iron pin; thence South 01°28'42" East, 221.35 feet (record South 01°27'00" East, 221.27 feet) to the INITIAL POINT OF BEGINNING.

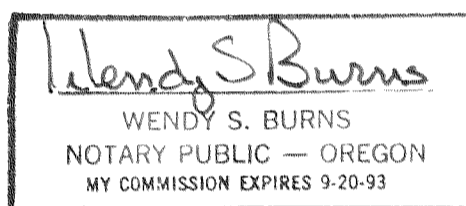
*Larry J. Friar*  
 SURVEYOR



We, Don A. Fowler and Jean C. Fowler, husband and wife, or the survivor thereof, the undersigned beneficiaries of a certain Trust Deed recorded January 13, 1988 as Document No. 88-00665, Official Records of Jackson County, Oregon, affecting the lands shown hereon, do hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

*Don A. Fowler* *Jean C. Fowler*  
 Don A. Fowler Jean C. Fowler

The foregoing instrument was acknowledged this 1st day of July, 1992.



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

KNOWN ALL MEN BY THESE PRESENTS, that we, Edward L. and Joann W. Houghton, husband and wife, are the owners in fee simple of the lands hereon described, and that we have subdivided the same into the lots and streets, and that the size of the lots and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the Subdivision and that we hereby dedicate to the public for public use the street shown hereon labeled LOGAN DRIVE, together with those easements shown hereon, labeled as Public Utility Easements (PUE) and slope easements, and we do hereby designate said subdivision as LOGAN DRIVE, PHASE II, a Planned Unit Development.

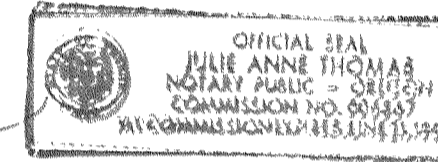
This subdivision is subject to common private driveway and utility easements as more fully provided in Declaration of Restrictions, Easements and Agreements for LOGAN DRIVE Subdivision as recorded as Document No. 88-18896, Official Records of Jackson County, Oregon.

*Edward L. Houghton* *Joann W. Houghton*  
 Edward L. Houghton Joann W. Houghton

STATE OF OREGON )  
 ) ss  
 County of Jackson)

On this 1st day of July, 1992, before me appeared the above named Edward L. Houghton and Joann W. Houghton, husband and wife, and acknowledged the foregoing instrument to be their free act and deed.

Before me: *Julie Anne Thomas*  
 Notary Public



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

EXAMINED and approved this 8th day of July, 1992.

*James H. Olson*  
 Ashland City Surveyor

WE CERTIFY that, pursuant to authority granted to us by the Ashland Planning

Commission in open meeting of MARCH 5, 1991 this plat is hereby approved by the Ashland Planning Commission.

Dated this 20 day of July, 1992.

*Barbara P. Julius* *John Ferguson*  
 President Secretary

This plat and dedication hereof is subject to the condition that Talent Irrigation District has no obligation to deliver water, although this land is subject to statutory powers, rules and regulations of Talent Irrigation District.

EXAMINED and approved by the Talent Irrigation District in regular session this

7th day of July, 1992.

*Donald M. Mineard* *Holl*  
 President Secretary

EXAMINED and approved as required by O.R.S. 92.100 as of 31 July, 1992.

*Mass Jeanne* Deputy  
 Assessor, Department of Assessment

EXAMINED and approved as required by O.R.S. 92.095 as of July 31, 1992.

*Spide Edsitt*  
 Tax Collector

For order of the County Court approving this plat see Volume \_\_\_\_\_, Page \_\_\_\_\_ of County Commissioner's Journal of Proceedings.

By: \_\_\_\_\_ County Clerk Deputy

\*\*\* RECORDER'S CERTIFICATE \*\*\*

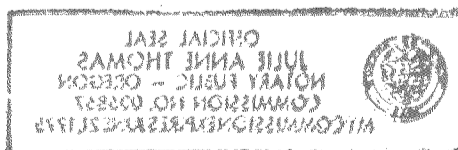
FILED for record this 6 day of August, 1992, at 8:18 o'clock  
 P.M., and recorded in Volume 177 of Plats on Page 21 of the records of Jackson County, Oregon.

*Kathleen S. Brubaker* *Joy A. Ramites*  
 County Clerk Deputy

County Surveyor File No. \_\_\_\_\_

\*\*\* WATER RIGHTS STATEMENT \*\*\*

There are no Water Rights appurtenant to this property according to information from the Jackson County Watermaster's Office.



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

*Larry J. Friar*  
 LARRY J. FRIAR

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

SURVEY FOR: Ed & JoAnn Houghton  
185 Scenic Drive  
Ashland. OR 97520

LOCATION: A portion of the N.E. 1/4 of Sec. 8, T.39 S.,  
R.1 E., W.M., City of Ashland, Jackson County,  
Oregon.

PURPOSE: To survey and monument the corners of LOGAN DRIVE  
PHASE II, a Planned Unit Development.

PROCEDURE: Tied to monuments set by Survey Nos. 11483, 7933,  
and 7465, and to the accepted N.W. corner of  
Government Lot 1. Computed the positions of the  
Subdivision and interior lots as well as the right-  
of-way lines of Logan Drive and monumented such as  
shown on the attached Plat. A 3.65 foot witness  
corner was set on the line common to Lots 15 & 16  
at the right-of-way of Logan Drive because it was  
impractical to set the true corner since it fell on  
top of a large piece of concrete approximately 6  
inches under the surface.

BASIS OF BEARING: NOAA true bearing of the N-S centerline of Sec. 8  
established and 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 South line of filed Survey No.  
11483 in the Office of the Jackson County Surveyor.

DATE: March 25, 1992

T39S R1E SEC08AA TL6900

Larry J. Friar, PLS 961  
L.J. Friar & Associates P.C.  
Consulting Land Surveyors  
304 South Holly Street  
Medford, OR 97501  
(503) 772-2782

