

SUNNYVIEW SUBDIVISION

A PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND
 LOCATED IN THE N.W. 1/4 OF SECTION 10 AND IN D.L.C. NO. 43
 T.39S., R.1E., W.M.

ASHLAND, JACKSON COUNTY, OREGON

JULY 26, 1992

Survey for

Daniel J. & Julie C. Thomas
 18227 Highway 66
 Ashland, Oregon
 97520

Survey by

Kaiser Survey
 19440 Highway 62
 Eagle Point, Oregon
 97524

REGISTERED
PROFESSIONAL
 LAND SURVEYOR
J. D. K.
 OREGON
 JULY 16 1987
 GARY D. KAISER
 No. 803



Scale: 1" = 40'

Basis of Bearings

TRUE MERIDIAN AT THE WEST LINE OF SEC. 10, AS DERIVED FROM THE N.O.A.A. NET ESTABLISHED IN 1968 AND ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING CONTROL FOR SUMMITVIEW SUBDIVISION - PHASE I AND THIS SURVEY WAS TAKEN FROM MONUMENTS ON THE EAST BOUNDARY OF D.L.C. No. 43, AS SHOWN HEREON, AND AS REFERENCED ON SURVEY No. 11745 AS FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR

Legend

- Found 5/8" Rebar with plastic cap (MARKED "KAISER RLS 803") (SUMMITVIEW SUBDIVISION PH.I)
- ◇ Deferred monument
- ◆ Deferred centerline monument and Found 5/8" Rebar with plastic cap Set on SUMMITVIEW SUBDIV. PH. I
- ⊙ D.L.C. Corners as tied on SUMMITVIEW SUBDIVISION PH. I, not revisited on this survey

S.F. = Square Feet

Record (Rec.) = VOL. 220 PAGE 109 D.R.

P.U.E. = PUBLIC UTILITY EASEMENT

- Set 5/8" x 24" Rebar with plastic cap marked "KAISER RLS 803"

W.C. = Witness Corner

- ◆ Set 5/8" x 30" REBAR WITH PLASTIC CAP MARKED "KAISER RLS 803"

Covenants, Conditions & Restrictions

DOCUMENT No. _____ Official Records
 of Jackson County, Oregon

I HEREBY CERTIFY THAT THIS IS A
 PHOTOGRAPHY OF THE ORIGINAL PLAT
J. D. K.

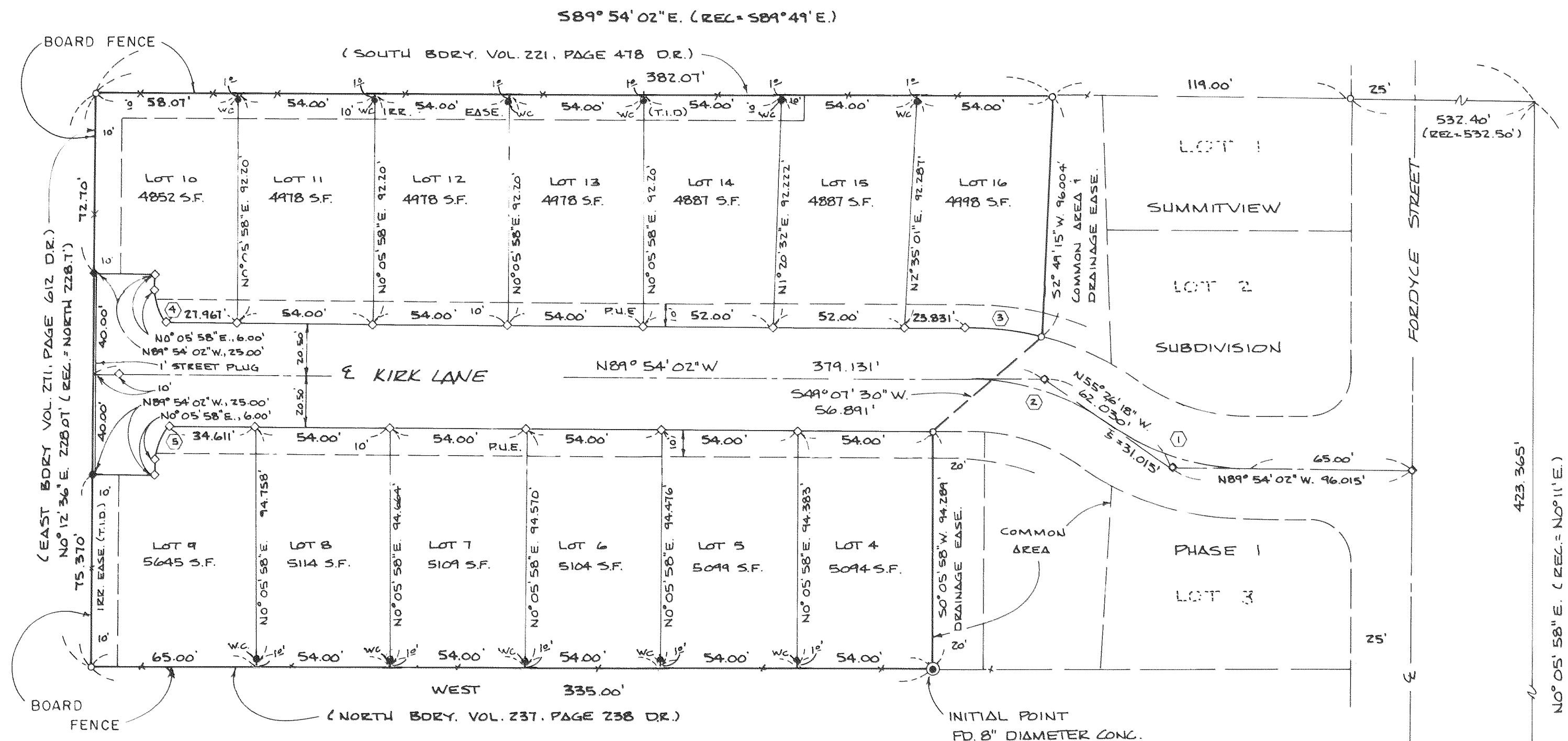
Solar Envelope for Lots 10 through 16
 (Setback standard "A" of 18.70.040 of
 the Ashland Solar Access Ord.)

—10'—	H= 10.15'
—15'—	H= 12.22'
—20'—	H= 14.30'
—25'—	H= 16.38'
—30'—	H= 18.45'



Scale: 1" = 20'

After Lot Grading the average slope
 for these lots will be -0.03 running
 North.



Curve Data Table

Curve No.	Delta	Radius	Length	Chord
①	34° 27' 44"	100.00'	60.148'	N72° 40' 10" W, 59.245'
②	34° 27' 44"	100.00'	60.148'	N72° 40' 10" W, 59.245'
③	14° 13' 35"	120.50'	23.920'	N82° 47' 15" W, 29.843'
④	42° 27' 14"	20.00'	14.819'	N21° 07' 39" W, 14.483'
⑤	42° 27' 13"	20.00'	14.819'	N21° 19' 35" E, 14.482'

SW COR. D.L.C. No. 44
 BR. DISK IN CONG.
 18" DEEP
 (S.N. 10578)

SE COR. D.L.C. No. 43
 BR. DISK 7" DEEP
 (S.N. 5612)

SUNNYVIEW SUBDIVISION
A PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND
LOCATED IN THE N.W. 1/4 OF SECTION 10 AND IN D.L.C. NO.43
T.39S., R.I.E., W.M.

ASHLAND, JACKSON COUNTY, OREGON

JULY 26, 1992

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that Daniel J. Thomas and Julie C. Thomas, husband and wife, are the owners in fee simple of the lands hereon described, and that we have caused the same to be subdivided into lots and street as shown hereon, and the number and size of the lots and the lengths 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, together with all public utility easements as shown hereon, and we do hereby grant to TALENT IRRIGATION DISTRICT that 10 - foot wide easement shown over a portion of Lots 9 through 15. We hereby designate said subdivision as SUNNYVIEW SUBDIVISION, a Planned Unit Development to the City of Ashland.

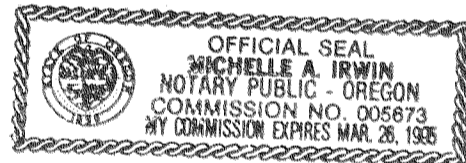
We, the undersigned, hereby dedicate to the City of Ashland in Fee simple that area designated hereon as street plug. By approval of this Plat, said City of Ashland declares that upon approved dedication of the extension of the affected street, it will deed said street plug for Public Street purposes.

IN WITNESS WHEREOF, we have set our hands and seals this 6th day of July, 1992.
Daniel J. Thomas
Daniel J. Thomas
Julie C. Thomas
Julie C. Thomas

STATE OF OREGON)
)ss
County of Jackson)

Personally appeared the above named Daniel J. Thomas and Julie C. Thomas, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 6th day of July, 1992.



Michelle A. Irwin

*** RECORDERS CERTIFICATE ***

Filed for record this 25 day of August, 1992, at 9:49 O'Clock A.M., and recorded in Volume 717 of Plats on Page 24 of Records of Jackson County, Oregon.

By: Jay Ramirez Deputy
Kathleen S. Beckett County Clerk

*** WATER RIGHT STATEMENT ***

There is no private water right on this property, although the land does lie within the Talent Irrigation District boundaries and is subject to the statutory powers, rules and regulations of the district.

*** POST MONUMENTATIONS ***

I, Gary D. Kaiser, hereby certify that all monuments will be set on or before the JANUARY 1, 1993.

All monuments are now set, on this 27 day of JANUARY, 1993. See Document No. 93-02698 of the Official Records of Jackson County, Oregon.

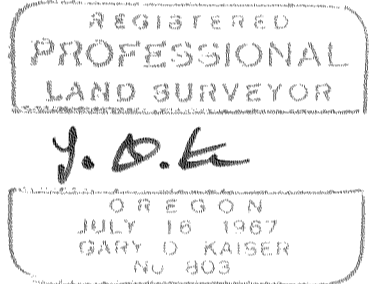
Gary D. Kaiser Surveyor
Kenley Thomas County Surveyor

*** SURVEYOR'S CERTIFICATE ***

I, Gary D. Kaiser, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the tract of land hereon shown, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at the Southwest corner of Donation Land Claim No. 44, Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence North, 197.089 feet; thence West, 698.571 feet to a concrete monument with bronze disk found set on the North boundary of tract described in Volume 237, Page 238 of the Deed Records of Said County for the INITIAL POINT OF BEGINNING (also being the initial point of SUMMITVIEW SUBDIVISION - PHASE I, a recorded subdivision in Jackson County, Oregon); thence along said tract boundary, West, 335.00 feet to a 5/8" rebar with plastic cap found set for the Northwest corner thereof; thence along the East boundary of tract described in Volume 271, Page 612 of said Deed Records, North 0° 12' 36" East, 228.07 feet (Record = North, 228.7 feet) to a 5/8" rebar with plastic cap found set for the Southwest corner of tract described in Volume 221, Page 478 of said Deed Records; thence along the Southerly boundary of said tract, South 89° 54' 02" East (Record = South 89° 49' East), 382.07 feet to a 5/8" rebar with plastic cap found set for the Northwesterly corner of said SUMMITVIEW SUBDIVISION - PHASE I; thence South 2° 49' 15" West, 96.004 feet to a 5/8" rebar with plastic cap found set for an angle point on the Westerly boundary of said subdivision; thence South 49° 07' 30" West, 56.891 feet to a 5/8" rebar with plastic cap found set for an angle point on the Westerly boundary of said subdivision; thence South 0° 05' 58" West, 94.289 feet to the INITIAL POINT OF BEGINNING.

J. D. K.
SURVEYOR



*** APPROVALS ***

Examined and Approved this 13th day of August, 1992.

Jeanne Holson City Surveyor

We certify that pursuant to authority granted to us by Ashland Planning Commission in open meeting MAY 18, 1992 this map is hereby approved. Dated this 17 day of August, 1992. Planning Action No. 92-061.

Barbara E. Jenkins President
John M. Lippert ACTING Secretary

This tract of land as set forth hereon shall no longer be eligible for Talent Irrigation District water, although the property does lie within the exterior boundaries of the Talent Irrigation District and is subject to the statutory powers, rules and regulations of the district.

Examined and approved by the Talent Irrigation District in regular session this 7th day of July, 1992.

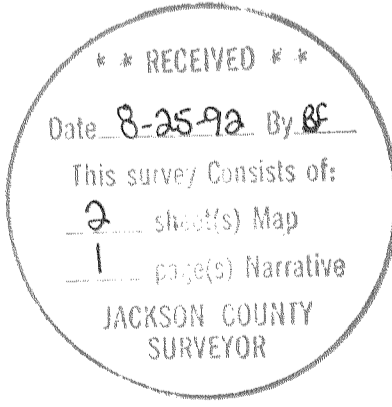
Roll Secretary
Donald M. Minear President

Examined and approved as required by O.R.S. 92.100 AS OF August 19, 1992.

Richard B. Mills 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 August 19, 1992.

Barbara E. Weide Tax Collector



I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT
J. D. K. SURVEYOR

GARY D. KAISER
R.P.L.S. ORE. 803
C.W.R.E. ORE. 73

KAISER SURVEYING
19440 HIGHWAY 62
EAGLE POINT, OREGON 97524

PHONE
SHADY COVE (503) 878-3995
MEDFORD PHONE/FAX (503) 779-8040

SURVEY NO. 13124

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

SURVEY FOR: DANIEL J. & JULIE C. THOMAS
18227 HWY. 66
ASHLAND, OR 97520

SURVEY BY: KAISER SURVEYING
19440 HWY. 62
EAGLE POINT, OR 97524

LOCATION: NW ¼ of Section 10 and in D.L.C. No.
43, T. 39 S., R. 1 E., W.M.,
Ashland, Jackson County, Oregon

BASIS OF BEARINGS: True meridian at the West line of
Section 10, as derived from the
N.O.A.A. net established in 1968
and on file in the office of the
Jackson County Surveyor. The
reference line for bearing control
for SUMMITVIEW SUBDIVISION - PHASE I
and this survey was taken from
monuments on the East boundary of
D.L.C. No. 43, as shown hereon, and
as referenced on Survey No. 11745 as
filed in the office of the Jackson
County Surveyor.

DATE: June 26, 1992

PURPOSE: To prepare a subdivision plat of
SUNNYVIEW SUBDIVISION.
All lot corner monumentation and
street centerline monumentation have
been deferred.

PROCEDURE: The outside boundary corner
monuments were set on SUMMITVIEW SUBDIVISION - PHASE I. A
field inspection of the site was made and said monuments were
located.

The lots and street in Phase II were computed per City
of Ashland and the clients approval as shown on the plat.

