

# ASHLAND HILLS ESTATES SUBDIVISION

LOCATED in D.L.C. No. 48 & the South 1/2, Section 31, T. 38 S., R. 1 E., W.M.

Jackson County, Oregon

SURVEYED FOR: *Matt Ericson & Sada Nam Khalsa*  
2201 Holland Drive  
Placerville, California 95667

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*David A. Edwards*  
OREGON  
JULY 26, 1988  
DAVID A. EDWARDS  
2339

SURVEYED BY: *Edwards Surveying and Land Planning Inc.*  
823 W. 8th Street  
Medford, Oregon 97501  
Phone: (503) 776-2313

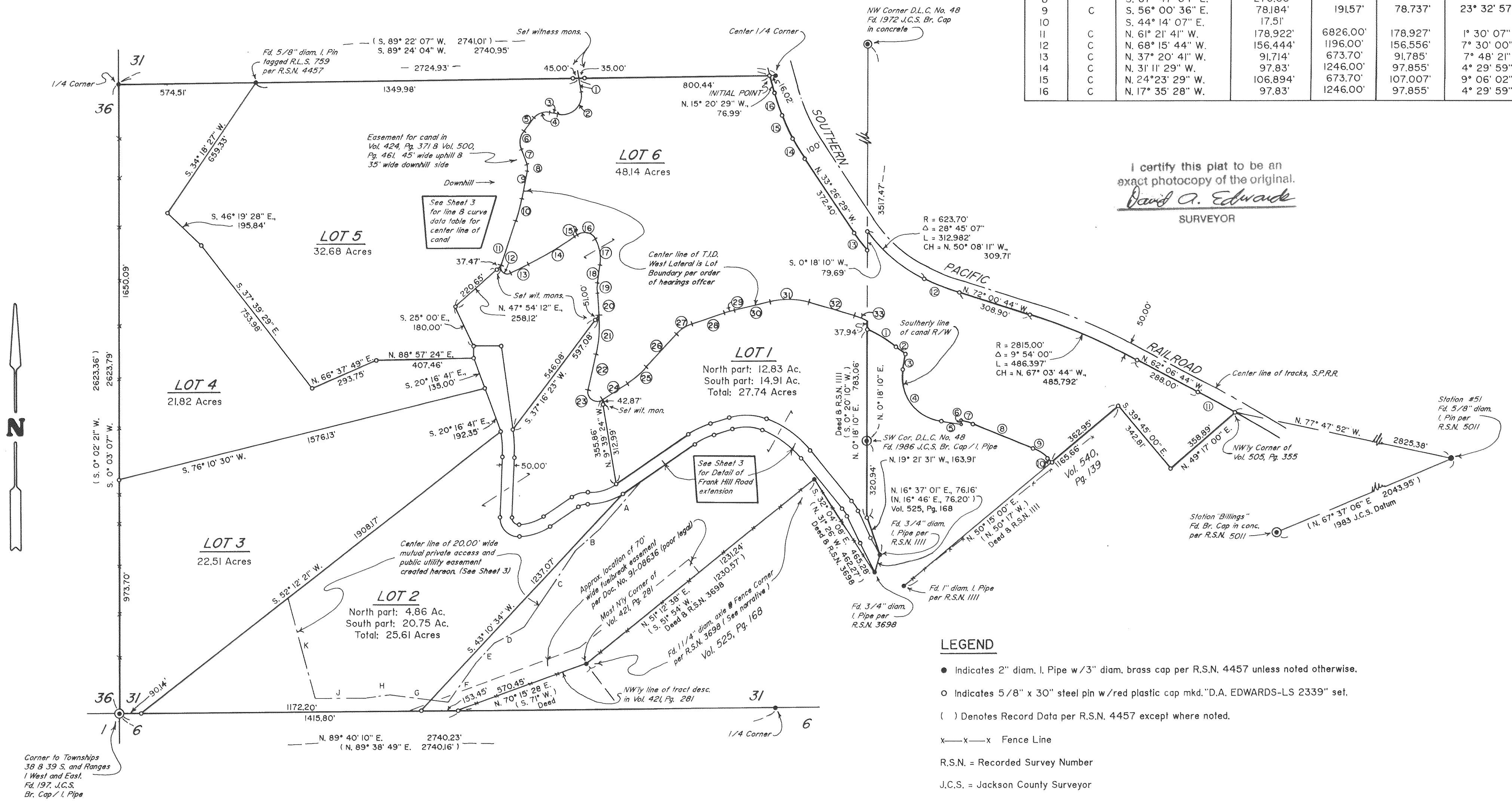
DATE: April 6, 1992

OUTSIDE BOUNDARY LINE & CURVE DATA TABLE

NO.	"C" if Curve	Chord or Line Bearing	Chord or Line Distance	R	L	Δ
1	C	S. 59° 12' 00" E.	139.01'	566.467'	139.36'	14° 05' 45"
2	C	S. 52° 09' 08" E.	51.41'			
3	C	S. 10° 10' 07" W.	63.63'			
4	C	S. 36° 27' 33" E.	269.097'	185.097'	301.267'	93° 15' 20"
5	C	S. 83° 05' 13" E.	81.41'			
6	C	N. 6° 54' 47" E.	10.00'			
7	C	S. 75° 26' 09" E.	51.034'	191.653'	51.186'	15° 18' 09"
8	C	S. 67° 47' 04" E.	270.66'			
9	C	S. 56° 00' 36" E.	78.184'	191.57'	78.737'	23° 32' 57"
10	C	S. 44° 14' 07" E.	17.51'			
11	C	N. 61° 21' 41" W.	178.922'	6826.00'	178.927'	1° 30' 07"
12	C	N. 68° 15' 44" W.	156.444'	1196.00'	156.556'	7° 30' 00"
13	C	N. 37° 20' 41" W.	91.714'	673.70'	91.785'	7° 48' 21"
14	C	N. 31° 11' 29" W.	97.83'	1246.00'	97.855'	4° 29' 59"
15	C	N. 24° 23' 29" W.	106.894'	673.70'	107.007'	9° 06' 02"
16	C	N. 17° 35' 28" W.	97.83'	1246.00'	97.855'	4° 29' 59"

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

*David A. Edwards*  
SURVEYOR



**LEGEND**

- Indicates 2" diam. I. Pipe w/3" diam. brass cap per R.S.N. 4457 unless noted otherwise.
- Indicates 5/8" x 30" steel pin w/red plastic cap mkd. "D.A. EDWARDS-LS 2339" set.
- ( ) Denotes Record Data per R.S.N. 4457 except where noted.
- x—x—x Fence Line
- R.S.N. = Recorded Survey Number
- J.C.S. = Jackson County Surveyor
- SCALE: 1" = 300'

BASIS OF BEARINGS: Computed bearing between Station #51 and Station Billings per 1983 datum provided by J.C.S. Station #51: -1° 31' 32.74"

# Edwards Surveying & Land Planning Inc.

DARREL W. EDWARDS  
OREGON REG. 741  
ARIZONA REG. 9746



DAVID A. EDWARDS  
OREGON REG. 2339

REGISTERED LAND SURVEYORS  
823 WEST 8TH ST.  
MEDFORD, OREGON 97501  
(503) 776-2313 • (503) 471-7059

## 13166

SURVEY NUMBER

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,  
OREGON REVISED STATUTES

SURVEY FOR: Matt Ericson & Sada Nam Khalsa  
2201 Holland Drive  
Placerville, CA. 95667

LOCATION: In D.L.C. No. 48 and the South 1/2, Section 31,  
T. 38 S., R. 1 E., W.M., Jackson County,  
Oregon.

PURPOSE: ASHLAND HILLS ESTATES SUBD.; Planning Dept.  
File No. 90-2-S: To locate and monument the  
outside boundary of the subject tract, to  
the Lot and right of way boundaries as shown  
and to prepare and record the accompanying plat  
for the purpose of creating said Lots, the  
dedicated way and the easements shown on said  
accompanying plat.

PROCEDURE: A closed loop traverse was run around most of  
the exterior of the parent tract which tied in  
the controlling monuments. After balancing and  
adjusting this traverse, the center line of the  
T.I.D. canal was located as was the existing  
road center line. The Lots were then computed  
with the canal center line being used as a  
boundary by order of the County Hearings  
Officer. R.S.N. 3698 indicates that 3/4" iron  
pipes were found at the angle corners along the  
Southeasterly line of Lot 1. No monuments of  
this type were found. Two 1 1/4" diameter iron  
axles were found, and according to an adjoiner  
who grew up in this area, his Dad and L.E. Ager  
set these axles as the monuments. The center  
line of the S.P.R.R. railroad was located and  
the railroad right of way map in the County  
Surveyor's office was used to compute the right  
of way. Monuments set on this survey consist of  
5/8" x 30" steel pins with red plastic caps  
mkd. "D.A. EDWARDS-LS 2339".

**\*\* RECEIVED \*\***  
Date 9-29-92 By DE  
This survey Consists of:  
3 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

BASIS OF BEARINGS: Computed bearing between Sta. #51 and Sta.  
"Billings" per 1983 datum provided by the  
Jackson County Surveyor.

EQUIPMENT: Nikon NTD-4 Semi-automatic theodolite/E.D.M.

DATE COMPLETED: June 22, 1992.

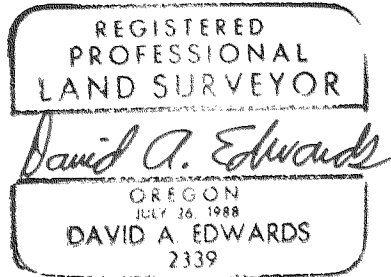
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David A. Edwards*

OREGON  
JULY 26, 1988  
DAVID A. EDWARDS  
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# ASHLAND HILLS ESTATES SUBDIVISION

LOCATED in D.L.C. No. 48 & the South 1/2, Section 31, T. 38 S., R. 1 W., W.M.  
Jackson County, Oregon



### SURVEYOR'S CERTIFICATE

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

Commencing at a 2 inch diameter pipe with 3 inch diameter brass cap marking the Center one-quarter corner of Section 31, Township 38 South, Range 1 East of the Willamette Meridian in Jackson County Oregon; thence South 89° 24' 04" West, along the North line of the Southwest quarter of said Section, 16.02 feet to a 5/8 inch diameter steel pin marking a point on the Southwesterly right of way line of the Southern Pacific Railroad, said point being also the INITIAL POINT OF ASHLAND HILLS ESTATES SUBDIVISION; thence continue South 89° 24' 04" West 2724.93 feet to the West one-quarter corner of said Section 31; thence South 0° 03' 07" West 2623.79 feet to the Southwest corner of said Section; thence North 89° 40' 10" East, along the South line of said Section 31, 1415.80 feet to a 5/8 inch diameter steel pin marking a point on the Northwesterly line of tract described in Volume 421, Page 281, Deed Records for said County and State; thence North 70° 15' 28" East, along said Northwesterly line, 570.45 feet to a 1 1/4 inch diameter axle marking the most Northerly corner thereof; thence North 51° 12' 38" East, along the Northwesterly line of tract described in Volume 525, Page 168, said Deed Records, 1230.57 feet to a 1 1/4 inch diameter axle marking the most Northerly corner thereof; thence South 32° 04' 08" East, along the Northeastly line of said tract, 465.28 feet to a 3/4 inch diameter iron pipe marking the most Easterly corner of said tract; thence North 16° 37' 01" East 76.16 feet to a 3/4 inch diameter iron pipe; thence North 19° 21' 31" West 163.91 feet to a point on the Southerly extension of the West line of Donation Land Claim Number 48 in said Township; thence North 0° 18' 10" East, along said Southerly extension and along said West line, 783.06 feet to a point on the Southerly right of way line of the Talent Irrigation District West Lateral Canal; thence along said Southerly right of way line of the following courses and distances: along the arc of a 566.467 foot radius curve to the right, being concave to the Southwest and having a long chord which bears South 59° 12' 00" East 139.01 feet, a distance of 139.36 feet to a 5/8 inch diameter steel pin; South 52° 09' 08" East 51.41 feet to a 5/8 inch diameter steel pin; South 10° 10' 07" West 63.63 feet to a 5/8 inch diameter steel pin; along the arc of a 185.097 foot radius curve to the left, being concave to the Northeast and having a long chord which bears South 36° 27' 33" East 269.097 feet, a distance of 301.267 feet to a 5/8 inch diameter steel pin; South 83° 05' 13" East 81.41 feet to a 5/8 inch diameter steel pin; North 6° 54' 47" East 10.00 feet to a 5/8 inch diameter steel pin; along the arc of a 191.653 foot radius curve to the right, being concave to the Southwest and having a long chord which bears South 75° 26' 09" East 51.034 feet, a distance of 51.86 feet to a 5/8 inch diameter steel pin; South 67° 47' 04" East 270.66 feet to a 5/8 inch diameter steel pin; along the arc of a 191.57 foot radius curve to the right, being concave to the Southwest and having a long chord which bears South 56° 00' 36" East 78.184 feet, a distance of 78.737 feet to a 5/8 inch diameter steel pin; South 44° 14' 07" East 17.51 feet to a point on the Northwesterly line of tract described in Volume 540, Page 139, said Deed Records for Jackson County, Oregon; thence leaving said canal right of way North 50° 15' 00" East 362.95 feet to the most Northerly corner of said tract; thence South 39° 45' 00" East 342.81 feet to the most Easterly corner of said tract, being also a point on the Northwesterly line of tract described in Volume 505, Page 355, said Deed Records; thence North 49° 17' 00" East 358.89 feet to the Northwesterly corner of last said tract, said corner being also a point on said Southwesterly right of way line of the Southern Pacific Railroad; thence along said railroad right of way line the following courses and distances: along the arc of a 6826.00 foot radius curve to the left, being concave to the Southwest and having a long chord which bears North 61° 21' 41" West 178.922 feet, a distance of 178.927 feet; North 62° 06' 44" West 288.00 feet; along the arc of a 2815.00 foot radius curve to the left, being concave to the Southwest and having a long chord which bears North 67° 03' 44" West 485.792 feet, a distance of 486.397 feet; North 72° 00' 44" West 308.90 feet; along the arc of a 1196.00 foot radius curve to the right, being concave to the Northeast and having a long chord which bears North 68° 15' 44" West 156.444 feet, a distance of 156.556 feet; along the arc of a 623.70 foot radius curve to the right, being concave to the Northeast and having a long chord which bears North 50° 08' 11" West 309.71 feet, a distance of 312.982 feet to a point on said West line of Donation Land Claim Number 48; South 0° 18' 10" West, along said Claim line, 79.69 feet; along the arc of a 673.70 foot radius curve to the right, being concave to the Northeast and having a long chord which bears North 37° 20' 41" West 91.714 feet, a distance of 91.785 feet; North 33° 26' 29" West 372.40 feet; along the arc of a 1246.00 foot radius curve to the right, being concave to the right and having a long chord which bears North 31° 11' 29" West 97.83 feet, a distance of 97.855 feet; along the arc of a 673.70 foot radius curve to the right, being concave to the Northeast and having a long chord which bears North 24° 23' 29" West 106.894 feet, a distance of 107.007 feet; along the arc of a 1246.00 foot radius curve to the right, being concave to the Northeast and having a long chord which bears North 17° 35' 28" West 97.83 feet, a distance of 97.855 feet; thence North 15° 20' 29" West 76.99 feet to the INITIAL POINT.

David A. Edwards  
Surveyor

### APPROVALS 90-2-S

EXAMINED and approved this 20 day of August, 1992

Vernon Thomas  
Jackson County Surveyor

APPROVED by the Jackson County Department of Planning and Development. By Sharon Timney Date 8/28/92

EXAMINED and approved as required by O.R.S. 92.100 as of the 24<sup>TH</sup> day of SEPTEMBER, 1992.

Vincent L. Seaton, 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 24 day of Sept, 1992.

Carlene H. Manama  
Tax Collector

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

7<sup>th</sup> day of July, 1992.

Ronald M. Minner  
President

John L. ...  
Secretary

SURVEYED FOR: Matt Ericson & Sada Nam Khalsa  
2201 Holland Drive  
Placerville, CA. 95667

SURVEYED BY: Edwards Surveying and Land Planning Inc.  
823 W. 8th Street  
Medford, Oregon 97501  
Phone: (503) 776-2313

### DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Matthew Ericson and Sada Nam Khalsa are the owners in fee simple and that we, O. Gordon Hudson and Eleanor Jo Hudson are beneficiary interest holders in the lands as described hereon and that we have caused the same to be surveyed and platted into lots, road slope and public utility easements, a mutual private access easement and a public street. We do hereby dedicate without reservation to Jackson County for the use of the public as a dedicated wayand for public utility purposes that portion of said lands designated hereon as Frank Hill Road. We do further dedicate to the public the 20.00 foot wide and 10.00 foot wide road slope and public utility easements as shown hereon. We do hereby create the 20.00 foot wide mutual private access and public utility easement for the common use of the owners of Lots 1, 2 and 3. Rights and responsibilities regarding maintenance of said access shall be set forth in separate documents.

IN WITNESS WHEREOF, we have set our hands and seals this 25 day of June, 1992.

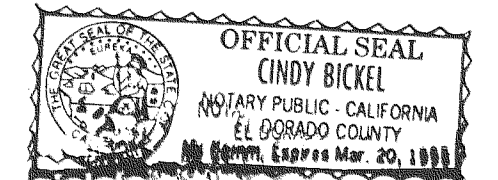
Matthew Ericson      Sada Nam Khalsa  
Matthew Ericson      Sada Nam Khalsa  
O. Gordon Hudson      Eleanor Jo Hudson  
O. Gordon Hudson      Eleanor Jo Hudson

STATE OF CALIFORNIA ) ss June 25 A.D. 1992  
County of El Dorado



Personally appeared before me the above named Matthew Ericson and Sada Nam Khalsa and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Cindy Bickel



STATE OF MONTANA ) ss April 20 A.D. 1992  
County of Gallatin

Personally appeared before me the above named O. Gordon Hudson and Eleanor Jo Hudson and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Robert R. Gustine  
RESIDING AT: BOZEMAN, MT  
MY COMMISSION EXPIRES: 10/15/93



### RECORDER'S CERTIFICATE

Filed for record this 29 day of September, 1992 at 9:38 o'clock A. m. and recorded in Volume 17 of Plats at Page 31 of records of Jackson County, Oregon.

Kathleen S. Beckett      Sharon Kelley  
County Clerk      Deputy

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

STATEMENT OF WATER RIGHTS: There are no water rights appurtenant to this property.

I certify this plat to be an exact photocopy of the original.  
David A. Edwards  
SURVEYOR

