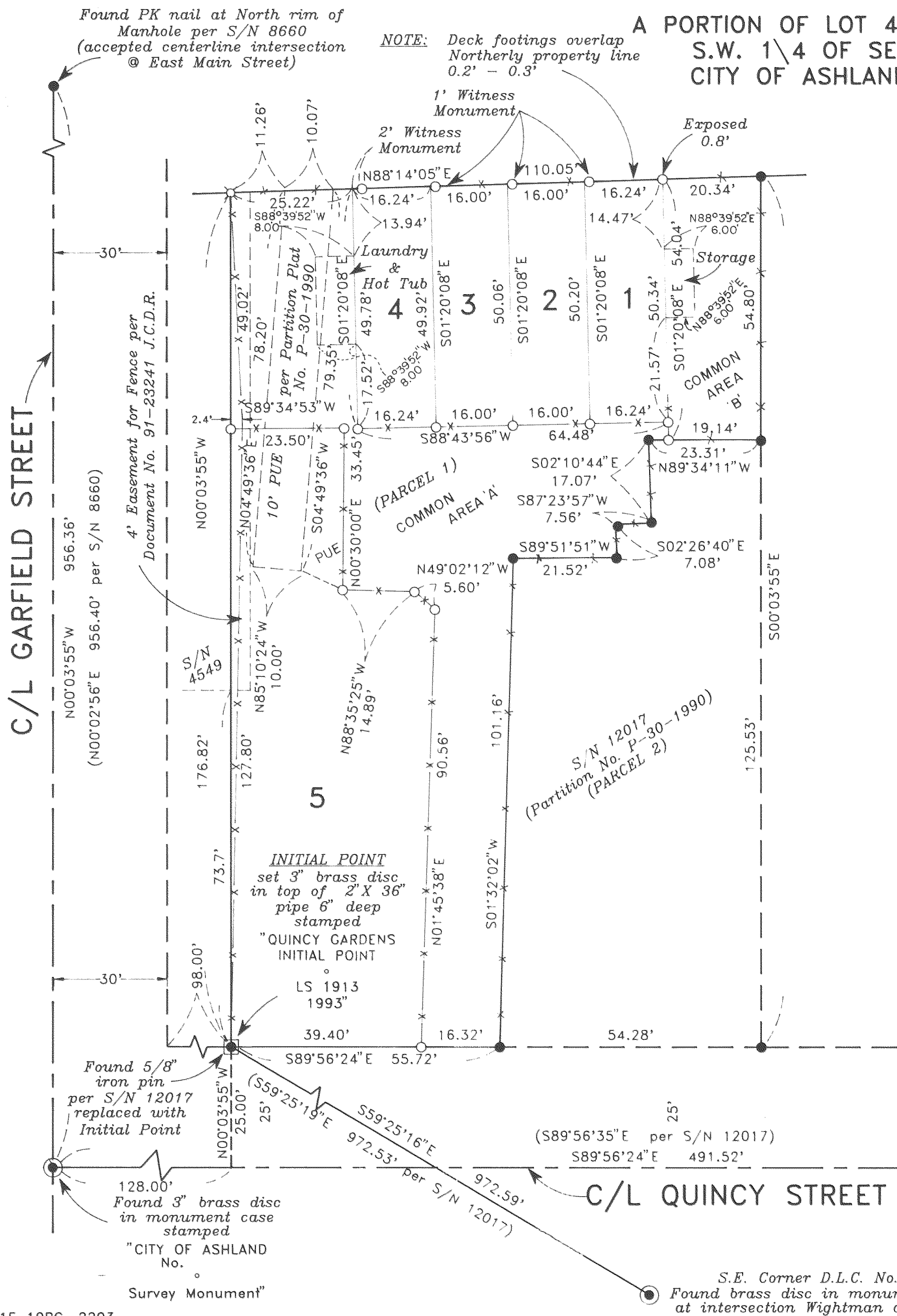


# QUINCY GARDENS

A PLANNED COMMUNITY  
TO THE CITY OF ASHLAND

LOCATED IN:

A PORTION OF LOT 4 "HOMESTEAD ASSOCIATION" IN THE  
S.W. 1/4 OF SECTION 10, T.39S., R.1E., W.M.,  
CITY OF ASHLAND, JACKSON COUNTY, OREGON



**LOT SIZE**

LOT NO.	SQUARE FEET
1	816
2	802
3	800
4	810
5	4,633
COMMON AREA	4,746
A'	1,074
B'	1,074

HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON STREET MEDFORD, OREGON  
779-4641  
BY: DOUGLAS C. McMAHAN PLS No. 1913  
SCALE: 1" = 20' August 9, 1993  
BASIS OF BEARING: FOUND MONUMENTATION CENTER LINE OF GARFIELD STREET PER FILED SURVEY NO. 4549 AND AS REFERENCED TO FILED SURVEYS NO. 4335, 8660 AND 12017

- = Set 5/8"x24" iron pin with plastic cap stamped "D. McMahan LS 1913".
- ⊗ = Set 5/8"x30" iron pin with plastic cap stamped "D. McMahan LS 1913".
- = Found 5/8" iron pin with plastic cap stamped "FRIAR PLS 961" per filed Survey No. 12017
- ⊙ = 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
- COMMON AREA = Public Utility & common access easement (except under laundry, hot tub & storage areas)
- x-x-x- = Fence line
- J.C.D.R. = Jackson County Deed Records

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Douglas C. McMahan*  
REGON  
JULY 18, 1982  
DOUGLAS C. McMAHAN  
No. 1913  
Expires 12/31/94

# QUINCY GARDENS

A PLANNED COMMUNITY  
TO THE CITY OF ASHLAND

LOCATED IN:

A PORTION OF LOT 4 "HOMESTEAD ASSOCIATION" IN THE  
S.W. 1/4 OF SECTION 10, T.39S., R.1E., W.M.,  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

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

KNOW ALL MEN BY THESE PRESENTS, that MICHAEL S. GUTMAN is the owner in fee simple of the land as described hereon and has caused the same to be surveyed and platted into lots as set forth hereon and this plat is a correct representation of said planned community.

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. 93-45371 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 as QUINCY GARDENS.

Michael S. Gutman  
MICHAEL S. GUTMAN

STATE OF OREGON )  
County of Jackson ) ss.

On August 11, 1993, personally appeared the above named MICHAEL S. GUTMAN and acknowledged the foregoing instrument to be his voluntary act and deed.  
Before me:

Cheryl Ferns  
CHERYL FERNS  
NOTARY PUBLIC - OREGON  
My Commission Expires 12-23-93

\*\*\* 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 27 day of DECEMBER, 1993.

Attest: W. B. B... President  
John M. ... Secretary

Examined and approved this 21st day of December, 1993.

James H. Olson  
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 7th day of September, 1993.

Donald M. ... President  
H. L. ... Secretary

Examined and approved as required by O.R.S. 92.100 as of 28 December, 1993.

Mark ... Deputy  
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of Dec 28, 1993.

Carol ...  
Tax Collector

WATER RIGHTS STATEMENT:

See Document No. 90-11368 Jackson County Official Records.

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 parent tract:

Parcel No. 1 of Partition Plat No. P-30-1990, filed May 9, 1990, in Volume 1, Page 30 of Jackson County, Oregon, Partition Records, Survey No. 12017, being a portion of Section 10, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon.

Douglas C. McMahan  
SURVEYOR

We, KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, are the undersigned beneficiaries of a certain Trust Deed recorded September 7, 1990, as Instrument No. 90-22890, 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 17th day of December, 1993.

James D. Bocchi  
Title: President

Before me:

\*\* RECEIVED \*\*  
Date 1-6-94 By GF  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Douglas C. McMahan  
JACKSON COUNTY SURVEYOR  
Expires 12/31/94

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

Filed for record this 6 day of January, 1994 at 11:00 O'Clock A.M. and recorded in Volume 14 of Plats at page 2 of records of Jackson County, Oregon.

Kathleen S. Beckett  
County Clerk

Jay A. ...  
Deputy

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES**

Survey for: Michael S. Gutman  
1263 Quincy Street  
Ashland, Oregon 97520

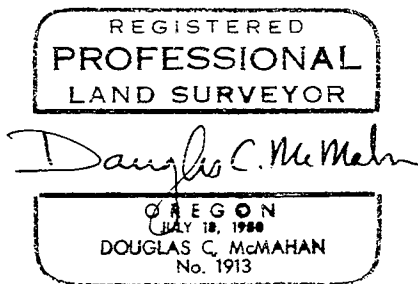
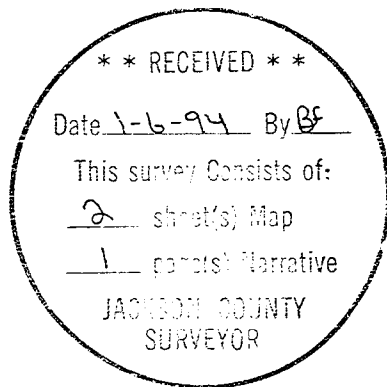
Location: A portion of Lot 4 of "HOMESTEAD ASSOCIATION"  
in the Southwest one-quarter (1/4) of Section  
10, Township 39 South, Range 1 East,  
Willamette Meridian, City of Ashland, Jackson  
County, Oregon

Purpose: To survey, monument and prepare final plat of  
QUINCY GARDENS - A PLANNED COMMUNITY  
DEVELOPMENT per client's request

Procedure: Utilizing found monumentation per filed  
Surveys No. 4549, 8660 and 12017 for control,  
I set monuments as requested by the client and  
as shown on the accompanying map. The  
boundary of the parent tract is Parcel 1 as  
shown on Partition Plat No. P-30-1990 of the  
Records of Jackson County, Oregon, Index  
Volume 1, page 30, and filed as Survey No.  
12017 in the Jackson County Surveyor's Office.

Basis of Bearing: Found monumentation centerline of Garfield  
Street per filed Survey No. 4549 and as  
referenced to filed Surveys No. 4335, 8660 and  
12017

Date: August 9, 1993



Douglas C. McMahan  
L.S. 1913 - Oregon  
Expires 12/31/94  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, Oregon 97504