

DIANE'S HILL SUBDIVISION
A PLANNED COMMUNITY DEVELOPMENT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8
TOWNSHIP 39 SOUTH, RANGE 1 EAST
WILLAMETTE MERIDIAN, CITY OF ASHLAND
JACKSON COUNTY, OREGON

FOR
GARY & DIANE SEITZ
1136 RIL CIRCLE
ANCHORAGE, ALASKA 99504

RECORDING

FILED FOR RECORD THIS 6 DAY OF October, 1994,
AT 10:57 O'CLOCK, A.M. AND RECORDED IN VOLUME 19 OF
PLATS AT PAGE 47 OF RECORDS OF JACKSON COUNTY, OREGON

Kathleen S. Beckett
COUNTY CLERK

Stuart M. Osmus
DEPUTY

COUNTY SURVEYOR FILE NO. _____

FOR ORDER THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME _____, PAGE ____ OF
COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

COUNTY CLERK

DEPUTY

DECLARATION

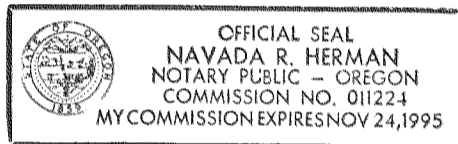
KNOW ALL MEN BY THESE PRESENTS

THAT WE, GARY K. SEITZ AND DIANE B. SEITZ, ARE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE "SURVEYOR'S CERTIFICATE" ON THIS PLAT; THAT WE DID CAUSE THE SAME TO BE SURVEYED AND PLATTED INTO STREETS, LOTS AND OPEN SPACE AS SET FORTH; THAT THIS PLAT IS A CORRECT REPRESENTATION OF DIANE'S HILL SUBDIVISION, A PLANNED COMMUNITY DEVELOPMENT; THAT WE DO HEREBY DEDICATE THE PRIVATE ACCESS EASEMENTS AS SHOWN, AND THAT WE DO HEREBY DEDICATE AND CONVEY TO THE PUBLIC FOR PUBLIC USE ALL STREET RIGHTS-OF-WAY, AND ALL IRRIGATION, CABLE TELEVISION, SLOPE AND UTILITY EASEMENTS, AS SHOWN. FOR THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THIS SUBDIVISION, SEE JACKSON COUNTY OFFICIAL RECORDS DOCUMENT NO. 94-35276. BY ITS APPROVAL OF THIS PLAT, WE HEREBY GRANT TO THE CITY OF ASHLAND IN FEE SIMPLE THAT AREA DESIGNATED HEREON AS A STREET PLUG. THE CITY OF ASHLAND UNDERTAKES THAT UPON APPROVED EXTENSION OF THE STREET, IT WILL DEED THE STREET PLUG FOR PUBLIC STREET PURPOSES.

Gary K. Seitz
GARY K. SEITZ

Diane B. Seitz
DIANE B. SEITZ

STATE OF OREGON)
COUNTY OF JACKSON) S.S.



Navada R. Herman
NOTARY

ON THIS 12th DAY OF August, 1994, PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED INDIVIDUALS ACKNOWLEDGING THE FORGOING INSTRUMENT TO BE THEIR VOLUNTARY AND FREE ACT AND DEED.

APPROVAL:

EXAMINED AND APPROVED THIS 29th DAY OF August, 1994.

James H. Olson
CITY SURVEYOR

WE CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED TO US BY THE ASHLAND PLANNING COMMISSION IN THE OPEN MEETING OF November 2, 1993, THE ABOVE PLAT IS HEREBY APPROVED BY THE ASHLAND PLANNING COMMISSION

DATED THIS 13th DAY OF September, 1994

Burton R. Julius
PRESIDENT

John M. Goff
SECRETARY

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 AS OF October 3, 1994.

Ron Ambler Deputy
ASSESSOR, DEPARTMENT OF ASSESSMENT

TAX STATEMENT

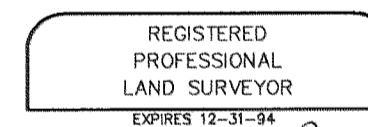
ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES, AS REQUIRED BY O.R.S. 92.015 HAVE BEEN PAID AS OF October 3, 1994

Lynnda Adsett, Deputy
TAX COLLECTOR

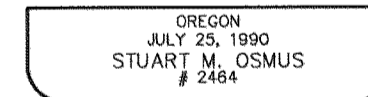
SURVEYOR'S CERTIFICATE

I, Stuart M. Osmus, a duly Registered Surveyor in the State of Oregon, being duly sworn, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the track of land shown hereon and that this plat is a correct representation of the same; the following being an accurate description of the boundary lines:

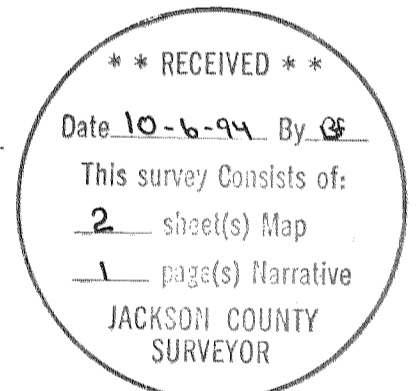
Commencing at the Section Corner common to Sections 8, 9, 16 and 17, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; Thence North 00°07'04" West, 608.58 feet, to a brass disc centerline monument of Granite Street, in the city of Ashland, Jackson County, Oregon; Thence, South 30°57'56" West, 31.35 feet to a point on the Westerly right-of-way line of said Granite Street, said point being the Initial Point of Diane's Hill Subdivision, a Planned Community Development and the Point of Beginning; thence, along said Westerly right-of-way line of Granite Street, South 17°35'47" East, 49.70 feet to a point on the Northerly line of the Albert C. Meyer Subdivision in the City of Ashland, filed in Volume 12, Page 21, Jackson County Plat Records; thence along said Northerly line, South 69°12'20" West, 196.86 feet to a 5/8" iron rod at the Northwesterly corner of said Albert C. Meyer Subdivision; thence, along the Westerly line of said Albert C. Meyer Subdivision, South 17°37'07" East, 377.15 feet to a point which is 105.00 feet North of the South line of said Section 8; thence, parallel to said South Section line, South 89°59'05" West, 135.98 feet; thence, South 15°02'33" East, 108.72 feet; thence South 89°59'05" West, along the South line of said Section 8, 595.55 feet to a 5/8" iron rod; thence, North 00°00'55" West, 293.95 feet to a 5/8" iron rod; thence along a boundary line established by agreement per Document No. 80-01390, Official Records, Jackson County, Oregon, North 69°12'20" East, 497.47 feet (record is North 69°11'27" East, 497.42 feet) to a 5/8" iron rod; thence, along a boundary line established by agreement per Document No. 80-01391, Official Records, Jackson County, Oregon, North 69°12'16" East, 313.61 feet to the Point of Beginning.



Stuart M. Osmus



Stuart M. Osmus
SURVEYOR, PLS NO. 2464



WATER RIGHTS STATEMENT

RECORDED IN JACKSON COUNTY RECORDS DOCUMENT NO. 94-01070.

MARQUESS & ASSOCIATES, INC.

1120 EAST JACKSON
MEDFORD, OREGON
(503) 772-7115

MAI JOB NO. 1-3621\PLAT2.DWG

I DO HEREBY CERTIFY THAT THIS IS A CAD GENERATED DUPLICATE OF THE ORIGINAL PLAT.

Stuart M. Osmus
SURVEYOR, PLS NO. 2464

NOTES

RECORD BEARINGS AND DISTANCES ARE FROM RS 10635 UNLESS OTHERWISE NOTED.
 FOUND PINS MARKED "BURRELL LS 638" ARE FROM THE SURVEY OF THE ALBERT C. MEYER SUBDIVISION.
 FOUND PINS MARKED "ANDREWS LS 1626" ARE FROM RS 12853

CURVE DATA TABLE					
CURVE	RADIUS	LENGTH	DELTA	L.C.	L.C. BEARING
1	144.00	58.06	23°06'08"	57.67	S03°23'48"E
2	45.00	31.43	40°01'14"	30.80	S08°21'57"W
3	45.00	28.29	36°01'00"	27.82	S29°39'10"E
4	45.00	155.04	197°23'48"	88.96	N33°38'26"E
5	20.00	25.56	73°12'44"	23.85	N28°27'06"W
6	185.00	74.59	23°06'08"	74.09	N03°23'48"W

EASEMENT DATA TABLE					
COURSE	RADIUS	LENGTH	DELTA	L.C.	L.C. BEARING
A	40.00	55.17	79°01'04"	50.90	S45°49'09"E
B	22.50	61.54	156°42'31"	44.07	S78°21'15"W
C	42.50	90.69	122°15'21"	74.44	S78°20'10"E
D	62.50	103.58	94°57'23"	92.13	S88°00'51"W
E				23.39	S40°32'09"W
F				77.84	N57°45'46"W
G	55.62	64.09	66°01'12"	60.61	N24°45'10"W
H	397.13	127.64	18°24'55"	127.09	N00°57'02"W
I				102.68	N10°09'29"W
J	29.00	50.94	100°38'11"	44.64	N60°28'35"W
K				55.00	S57°01'10"E
L	38.88	85.77	126°23'20"	69.41	N04°45'45"E
M				40.36	N58°25'55"W
N				10.00	N81°50'44"W

CENTERLINE DATA TABLE					
COURSE	RADIUS	LENGTH	DELTA	L.C.	L.C. BEARING
C1				243.52	S69°12'18"W
C2				40.44	S14°56'52"E
C3	164.50	66.33	23°06'08"	65.88	S03°23'48"E
C4				119.01	S08°09'16"W
C5				26.72	S46°14'45"E

LEGEND

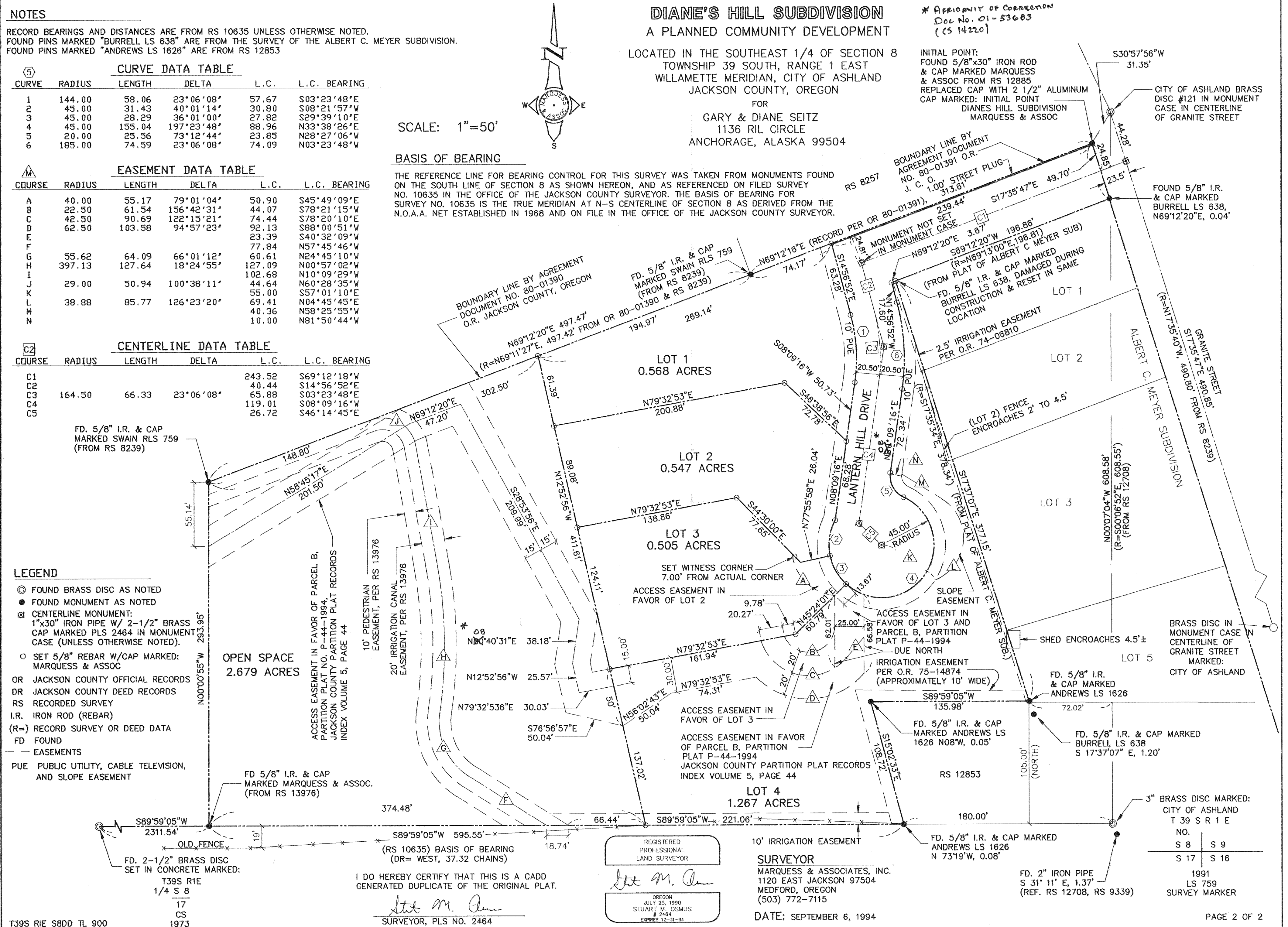
- FOUND BRASS DISC AS NOTED
- FOUND MONUMENT AS NOTED
- ⊠ CENTERLINE MONUMENT: 1"x30" IRON PIPE W/ 2-1/2" BRASS CAP MARKED PLS 2464 IN MONUMENT CASE (UNLESS OTHERWISE NOTED).
- SET 5/8" REBAR W/CAP MARKED: MARQUESS & ASSOC
- OR JACKSON COUNTY OFFICIAL RECORDS
- DR JACKSON COUNTY DEED RECORDS
- RS RECORDED SURVEY
- I.R. IRON ROD (REBAR)
- (R=) RECORD SURVEY OR DEED DATA
- FD FOUND
- EASEMENTS
- PUE PUBLIC UTILITY, CABLE TELEVISION, AND SLOPE EASEMENT

FD. 2-1/2" BRASS DISC SET IN CONCRETE MARKED:
 T39S R1E
 1/4 S 8
 17
 CS
 1973

I DO HEREBY CERTIFY THAT THIS IS A CADD GENERATED DUPLICATE OF THE ORIGINAL PLAT.
 [Signature]
 SURVEYOR, PLS NO. 2464

REGISTERED PROFESSIONAL LAND SURVEYOR
 [Signature]
 OREGON
 JULY 25, 1990
 STUART M. OSMUS
 # 2464
 EXPIRES 12-31-94

SURVEYOR
 MARQUESS & ASSOCIATES, INC.
 1120 EAST JACKSON 97504
 MEDFORD, OREGON
 (503) 772-7115
 DATE: SEPTEMBER 6, 1994



DIANE'S HILL SUBDIVISION
 A PLANNED COMMUNITY DEVELOPMENT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8
 TOWNSHIP 39 SOUTH, RANGE 1 EAST
 WILLAMETTE MERIDIAN, CITY OF ASHLAND
 JACKSON COUNTY, OREGON
 FOR
 GARY & DIANE SEITZ
 1136 RIL CIRCLE
 ANCHORAGE, ALASKA 99504

* APPROXIMATE CORRECTION
 Doc No. 01-53683
 (CS 14220)

INITIAL POINT:
 FOUND 5/8"x30" IRON ROD
 & CAP MARKED MARQUESS
 & ASSOC FROM RS 12885
 REPLACED CAP WITH 2 1/2" ALUMINUM
 CAP MARKED: INITIAL POINT
 DIANES HILL SUBDIVISION
 MARQUESS & ASSOC

BOUNDARY LINE BY AGREEMENT DOCUMENT NO. 80-01391 O.R. J. C. O. 1.00" STREET PLUG 313.61'
 MONUMENT NOT SET IN MONUMENT CASE
 (R=N69°12'20"E 196.86'
 S69°12'20"W 196.86'
 (FROM PLAT OF ALBERT C MEYER SUB)
 FD. 5/8" I.R. & CAP MARKED BURRELL LS 638, DAMAGED DURING CONSTRUCTION & RESET IN SAME LOCATION

2.5' IRRIGATION EASEMENT PER O.R. 74-06810
 (LOT 2) FENCE ENCLOSES 2' TO 4.5'

LOT 1
 0.568 ACRES

LOT 2
 0.547 ACRES

LOT 3
 0.505 ACRES

LOT 4
 1.267 ACRES

LOT 5

3" BRASS DISC MARKED:
 CITY OF ASHLAND
 T 39 S R 1 E
 NO.
 S 8 S 9
 S 17 S 16
 1991
 LS 759
 SURVEY MARKER

SURVEY NO. 14220

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209
OREGON REVISED STATUTES

SURVEY FOR: Gary and Diane Seitz
1136 Ril Circle
Anchorage, Alaska 99504

LOCATION: Southeast 1/4 of Section 8, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon.

PURPOSE: To survey and monument the subdivision known as Diane's Hill Subdivision.

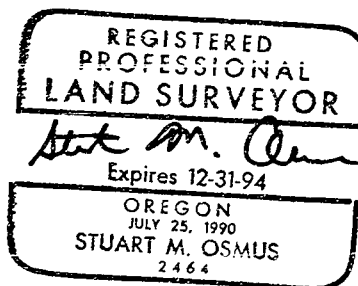
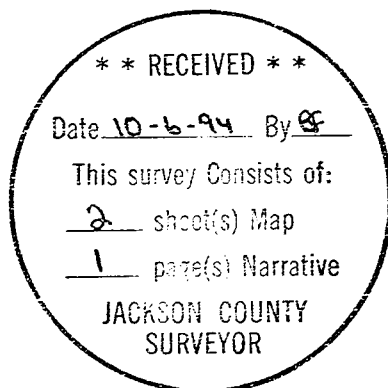
EQUIPMENT: Lietz Set 4 Total Station

PROCEDURE: From control points established by this office for Recorded Surveys No. 12885 and No. 13976, the Parcel shown as "Parcel A" on Partition Plat P-44-1994 was subdivided and monumented as shown on the accompanying Plat. The location of the Open Space and the locations of the interior lot lines are as directed by the Owner.

BASIS OF BEARING: The reference line for bearing control on this survey was taken from monuments found on the south line of Section 8 as referenced on Filed Survey No. 10635 in the office of the Jackson County Surveyor. The Basis of Bearing for Survey No. 10635 is the True Meridian at the N-S centerline of Section 8 as derived from the N.O.A.A. Net, established in 1968 and on file in the office of the Jackson County Surveyor.

DATE: August 9, 1994

MARQUESS & ASSOCIATES, INC.
1120 East Jackson Street
P. O. Box 490
Medford, Oregon 97501
(503) 772-7115



Stuart M. Osmus
Professional Land Surveyor
LS 2464
MAI Job No. 1-3621.1

01 53683

AFFIDAVIT OF CORRECTION
Pursuant to O.R.S. 209.255

1:40

14220

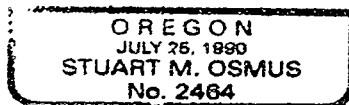
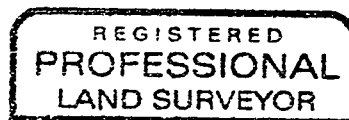
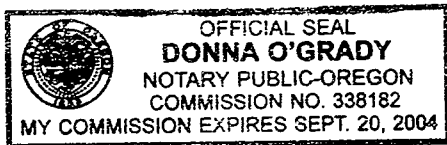
5
10
11
Surv. fee 6

Be it hereby noted that on the Official Plat of Diane's Hill Subdivision in Ashland, Oregon, as recorded in the records of Jackson County, Oregon, two drafting errors were made. The first error affects the easterly line of Lantern Hill Drive between curve number 5 and curve number 6. The course reads North 80° 09' 16" East, the correct bearing is North 08° 09' 16" East. The second error affects a centerline bearing of the access easement in favor of Parcel B, Partition Plat P-44-1994, which passes through the Open Space. Proceeding from the easterly end of said access easement on the westerly line of Lot 4, the third centerline bearing reads North 80° 40' 31" East. The correct bearing is North 08° 40' 31" East.

Date: November 8, 2001

Stuart M. Osmus

Stuart M. Osmus



State of Oregon)
County of Jackson) ss.

On this, the 8th Day of November, 2001, before me appeared Stuart M. Osmus, a Registered Professional Land Surveyor, to me personally known, who being duly sworn, did say that the foregoing instrument was signed by him and to be his free act and deed.

Before me: *Donna O'Grady*

I, Roger R. Roberts, Jackson County Surveyor, do hereby certify that I have examined this Affidavit of Correction and that the changes are permitted in accordance with Chapter 209, Paragraph 255, Oregon Revised Statutes.

Nov 8, 2001
Date

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

Roger R. Roberts
Roger R. Roberts,
Jackson County Surveyor

NOV 08 2001
1:40 PM
Roger R. Roberts
COUNTY CLERK