

LANDES SUBDIVISION

A PLANNED COMMUNITY

located in
Lot 30 of ASHLAND HOMESTEAD ASSOCIATION
in the SW 1/4 of Section 10, T. 39 S., R. 1 E., W.M.,
City of Ashland, Jackson County, Oregon
for

Jonathan Landes
170 S. Mountain Avenue
Ashland, Oregon

November 14, 1994

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

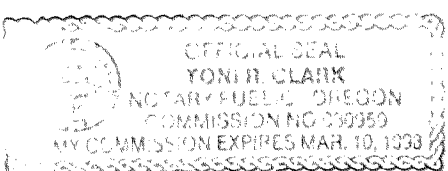
DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that Jonathan Landes is the owner in fee simple of the lands described hereon in the "Surveyor's Certificate" and that Citizens Savings Bank and Key Bank of Oregon and Jack Davis, Attorney at Law, Trustee for the benefit of G. Timothy Orrok and Francene Orrok, husband and wife, are beneficiary interest holders in said lands and that we have caused the same to be platted into lots, a mutual private access and public utility easement and public utility easements and that this plat is a correct representation of LANDES SUBDIVISION, A Planned Community. We do hereby dedicate to the City of Ashland the public utility easements as set forth hereon with the condition that T.C.I. Cablevision or its successor in interest is hereby granted the right to use said public utility easements for underground placement of T.V. cable lines. LANDES SUBDIVISION, A Planned Community, shall be subject to a "Declaration of Covenants, Conditions and Restrictions", setting forth maintenance responsibilities for said "mutual private access" and landscaped areas as well as other provisions contained therein, which shall be filed simultaneously herewith and made a part hereof. We do hereby designate this development as LANDES SUBDIVISION, A Planned Community.

Jonathan Landes
Jonathan Landes
Darla Johnson
Darla Johnson, Loan Officer
Christine E. Walters
Christine Walters
Jack Davis
Jack Davis, Attorney at Law
Trustee for
G. Timothy and Francene Orrok

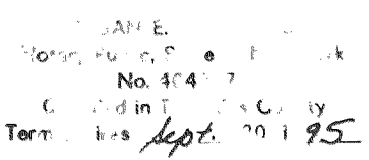
STATE OF OREGON)
County of Jackson) SS December 14 & 15, 1994

Personally appeared before me the above named Jack Davis, Attorney at Law, Trustee for the benefit of G. Timothy Orrok and Francene Orrok, husband and wife, and Jonathan Landes, each of whom did acknowledge the foregoing instrument as their voluntary act and deed.

Before me: 
Toni R. Clark
Notary Public for Oregon
I certify this plat to be an exact photocopy of the original.
David A. Edwards
SURVEYOR

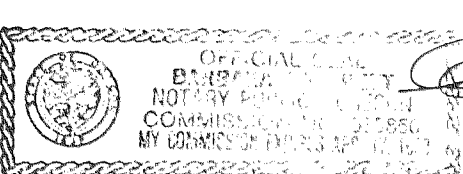
STATE OF NEW YORK)
County of Tompkins) SS

On this the 18th day of November, 1994, personally appeared before me Darla Johnson, Loan Officer for the above named Citizens Savings Bank, who did acknowledge the foregoing instrument on behalf of said Citizens Savings Bank.

Before me: 
Susan E. Baumgardner
Notary Public for New York

STATE OF OREGON)
County of Washington) SS

On this the 25th day of November, 1994, personally appeared before me Christine Walters, who did say that she is an authorized representative for Key Bank of Oregon, and she did acknowledge the foregoing instrument on behalf of said Key Bank of Oregon.

Before me: 
Barbara J. Bennett
Notary Public for Oregon

RECORDING

Filed for record this 9 day of January, 1995 at 11:26 o'clock A.M.
and recorded in Volume 20 of Plats at Page 3 of Records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk
Cheryl Augeris
Deputy

WATER RIGHTS STATEMENT:

There are no water rights appurtenant to this property.

APPROVAL: -94-075

EXAMINED and approved this 22nd day of December, 1994.

Jean H. Olson
City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of May 10th, 1994, this map is hereby approved.

Dated this 21st day of December, 1994.

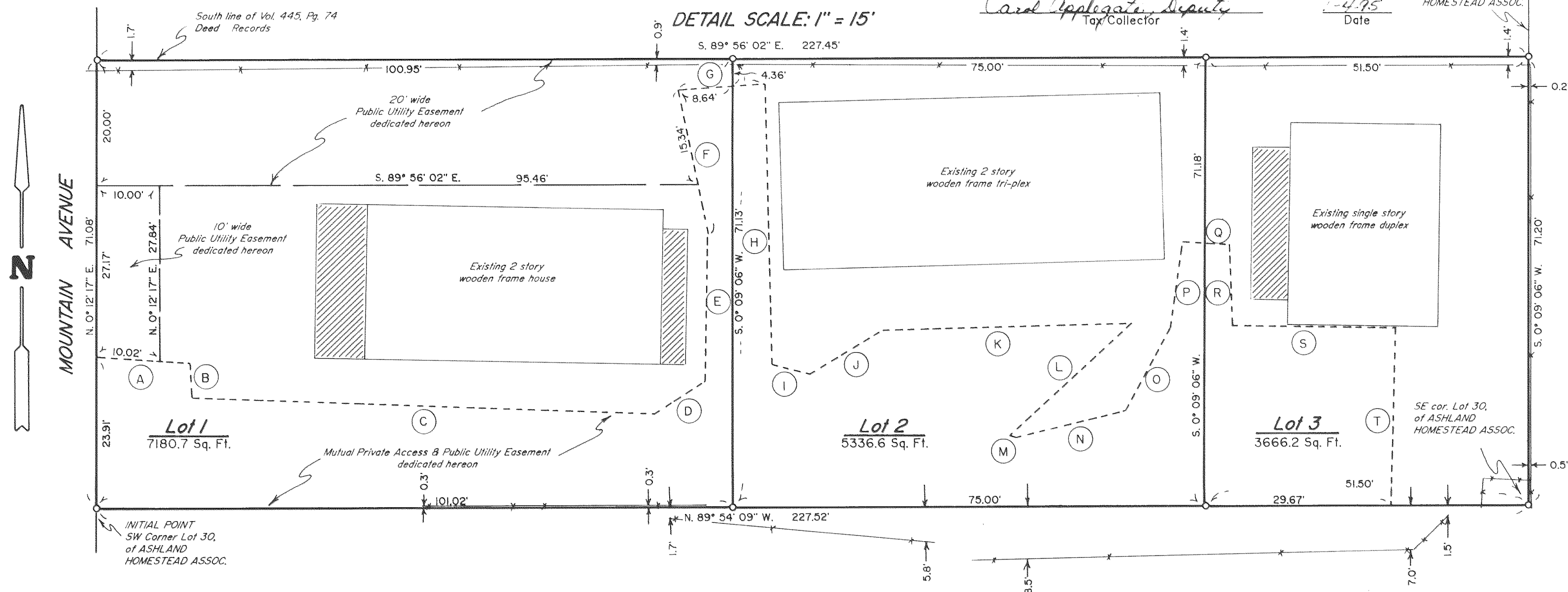
Barbara A. Ellis
President
Bill Mohr
Secretary

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of JANUARY 4, 1995.

Kathleen Beckett Deputy Assessor 1-4-95 Date
Carol Applegate Deputy Tax Collector 1-4-95 Date
East line Lot 30 of ASHLAND HOMESTEAD ASSOC.

EASEMENT DATA TABLE

	BEARING	DISTANCE
A	S. 86° 03' 50" E.	14.91'
B	S. 2° 42' 19" E.	5.48'
C	S. 87° 50' 20" E.	73.48'
D	N. 56° 53' 18" E.	9.60'
E	N. 1° 13' 41" E.	23.50'
F	N. 11° 31' 06" W.	23.09'
G	N. 86° 00' 34" E.	13.72'
H	S. 1° 18' 45" E.	44.55'
I	S. 75° 30' 54" E.	6.25'
J	N. 58° 58' 12" E.	13.42'
K	N. 88° 41' 15" E.	39.42'
L	S. 47° 26' 16" W.	26.20'
M	S. 73° 14' 18" E.	1.00'
N	N. 76° 24' 29" E.	17.90'
O	N. 28° 31' 31" E.	14.78'
P	N. 8° 35' 03" E.	13.90'
Q	S. 86° 05' 38" E.	7.42'
R	S. 1° 42' 27" E.	12.87'
S	S. 88° 55' 02" E.	26.23'
T	S. 1° 32' 32" W.	28.10'



REGISTERED PROFESSIONAL LAND SURVEYOR
David A. Edwards
OREGON
JULY 24, 1988
DAVID A. EDWARDS
2339
Expires 12/31/95

Edwards Surveying & Land Planning Inc.

816 West 8th Street
Medford, OR 97501
Tel.: (503) 776-2313
FAX: (503) 776-9978



223 SW "I" Street
Grants Pass, OR 97526
Tel.: (503) 471-7059
FAX: (503) 471-7809

SURVEYING • ENGINEERING • PLANNING

SURVEY NUMBER 14353

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

SURVEY FOR: Jonathan Landes
170 South Mountain Avenue
Ashland, Oregon 97520

LOCATION: In Lot 30 of ASHLAND HOMESTEAD ASSOC. and the
SW 1/4 of Section 10, T. 39 S., R. 1 E., W.M.,
City of Ashland, Jackson County, Oregon.

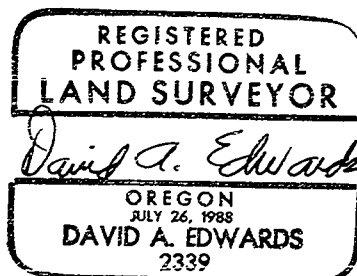
PURPOSE: LANDES SUBDIVISION: City file P.A. #94-075: To
locate and monument the boundaries of Lots 1, 2
and 3, as shown on the accompanying plat and to
prepare and record said plat for the purpose of
creating said lots, as well as certain
easements as shown.

PROCEDURE: Utilizing for control the found monuments as
shown, as well as data from S.N. 4430 and 8660,
computed the boundaries of the proposed lots.
Monuments set on this survey consist of 5/8" x
30" steel pins with red plastic caps mkd. "D.A.
EDWARDS-LS 2339".

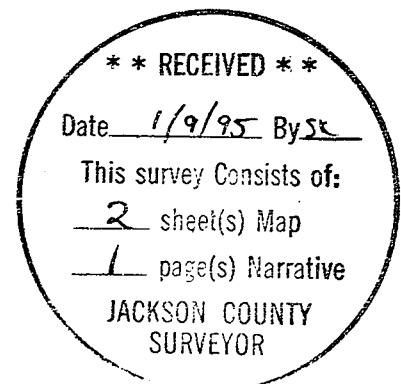
BASIS OF
BEARINGS: True Meridian at the North-South center line of
Section 9 as derived from the Jackson County
Surveyor's 1968 N.O.A.A. net. Reference bearing
for this survey taken from the South line of
D.L.C. No. 39 as shown on S.N. 8660.

EQUIPMENT: Nikon DTM-A5 Electronic Total Station.

DATE
COMPLETED: November 14, 1994.



Expires 12/31/95



LANDES SUBDIVISION

A PLANNED COMMUNITY

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:

Beginning at a 5/8 inch by 30 inch steel pin at the Southwest corner of Lot 30 of the ASHLAND HOMESTEAD ASSOCIATION, according to the official plat thereof, now of record in Jackson County, Oregon; said corner being also the INITIAL POINT of LANDES SUBDIVISION, A Planned Community; thence North 0° 12' 17" East, along the West line of said lot, 71.08 feet to the Southwest corner of that tract described in Volume 445, Page 74, Deed Records for said County and State; thence South 89° 56' 02" East 227.45 feet to the Southeast corner thereof; thence South 0° 09' 06" West, along the East line of said Lot 30, 71.20 feet to the Southeast corner of said Lot 30; thence North 89° 54' 09" West 227.52 feet to the initial point.

David A. Edwards
Surveyor

located in
Lot 30 of ASHLAND HOMESTEAD ASSOCIATION
in the SW 1/4 of Section 10, T. 39 S., R. 1 E., W.M.,
City of Ashland, Jackson County, Oregon
for

Jonathan Landes
170 S. Mountain Avenue
Ashland, Oregon

November 14, 1994

SURVEYED BY: *Edwards Surveying and Land Planning Inc.*
816 West 8th Street
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Phone: (503) 776-2313

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David A. Edwards
OREGON
JULY 26, 1988
DAVID A. EDWARDS
2339

Expires 12/31/95

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

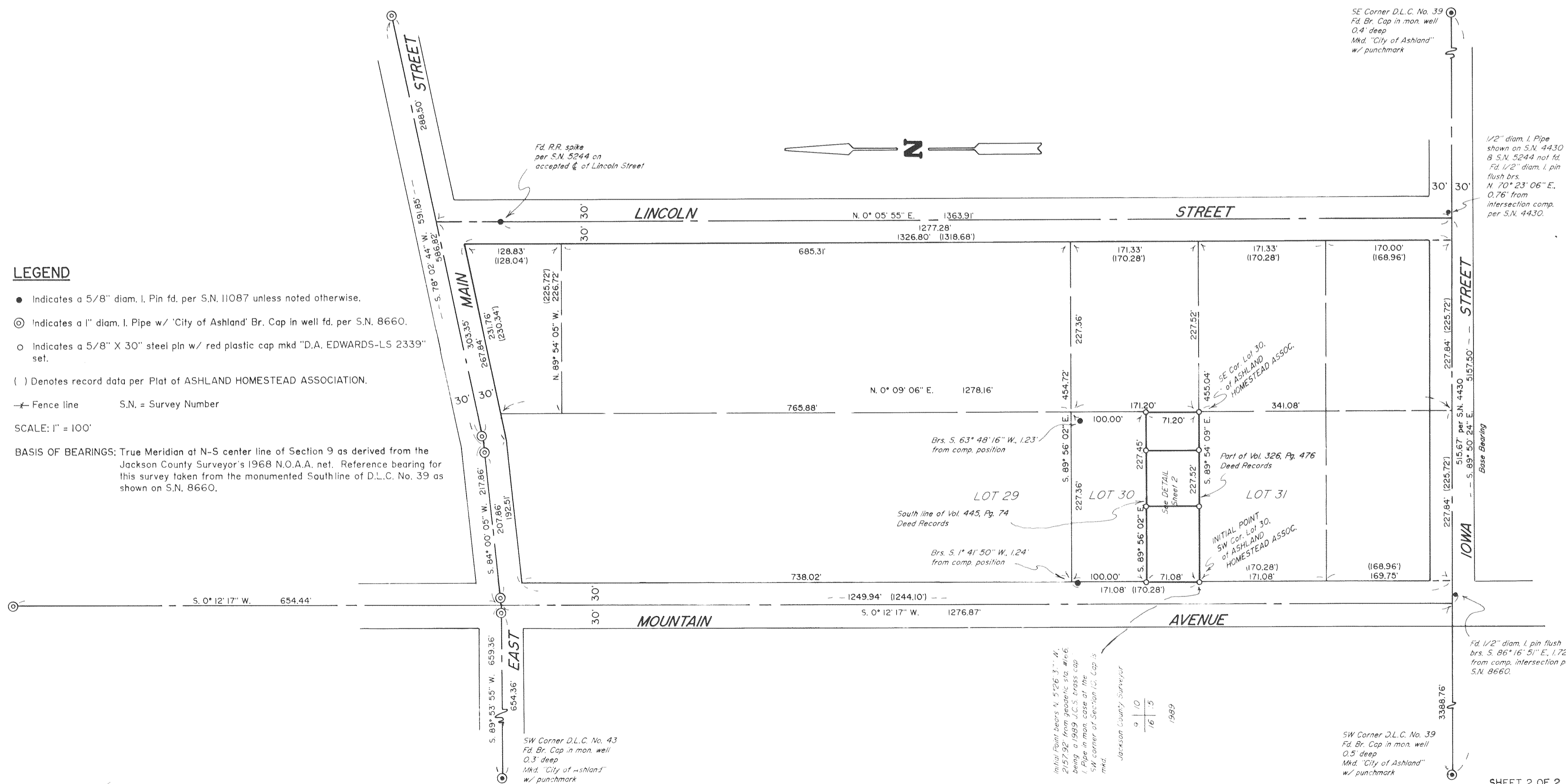
David A. Edwards
SURVEYOR

LEGEND

- Indicates a 5/8" diam. I. Pin fd. per S.N. 11087 unless noted otherwise.
- ⊙ Indicates a 1" diam. I. Pipe w/ 'City of Ashland' Br. Cap in well fd. per S.N. 8660.
- Indicates a 5/8" X 30" steel pin w/ red plastic cap mkd "D.A. EDWARDS-LS 2339" set.
- () Denotes record data per Plat of ASHLAND HOMESTEAD ASSOCIATION.
- Fence line S.N. = Survey Number

SCALE: 1" = 100'

BASIS OF BEARINGS: True Meridian at N-S center line of Section 9 as derived from the Jackson County Surveyor's 1968 N.O.A.A. net. Reference bearing for this survey taken from the monumented Southline of D.L.C. No. 39 as shown on S.N. 8660.



11/4/11