

FAMILY CIRCLES SUBDIVISION

Being a portion of the N.E. 1/4 of Sec. 5,
T. 39 S., R. 1 E., W.M. City of Ashland
Jackson County, Oregon

SURVEY BY:

L.J. Friar & Associates, P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, Oregon 97501
Phone: (503) 772-2782

for

Gerry Mandell
1111 Strawberry Lane
Ashland, OR 97520

LEGEND:

- ✱ - Found 5/8" iron pin w/ plastic cap mkd SWAIN RLS759 per RS9955.
- - Found 5/8" iron pin per CEDAR HOMES SUBDIVISION, unless noted.
- - Set 5/8" x 30" iron pin w/ plastic cap mkd. L.J.FRIAR & ASSOC.
- ⊙ - Set 1" iron pipe w/ 2" Brass disk mkd. L.J.FRIAR & ASSOC. in mon. case.
- () - Record data as shown. DR - Deed Record.
- ORJCO - Official Records of Jackson County, Oregon. RS - Recorded Survey #.
- CL - Centerline PUE - Public Utility Easement, including TCI Cablevision.
- CI - See course data table. JCDR - Jackson County Deed Records.

BASIS OF BEARINGS: True Meridian at East line Section 5, as derived from the NOAA net established in 1968 and on file with the Jackson County Surveyor's Office. The reference line for bearing control for this survey was taken from monuments along the South line of CEDAR HOMES SUBDIVISION as shown on Survey No. 9955 in the Jackson County Surveyor's Office.

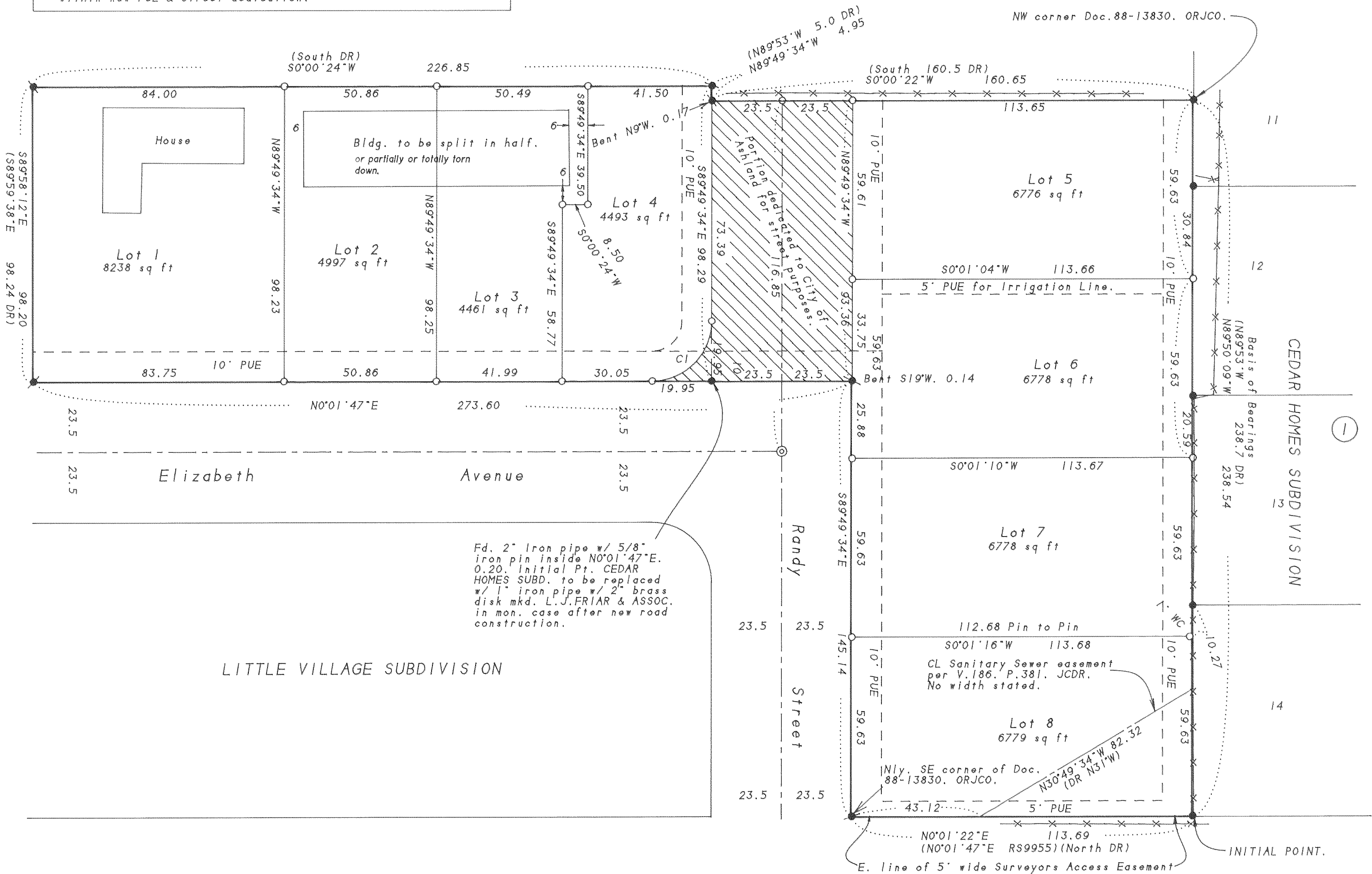
DATE: May 15, 1995

SCALE: 1" = 30'

UNIT OF MEASUREMENT: Feet

* * * EASEMENTS OF RECORD * * *

- 1) Irrigation Ditch Easement per V.141, P.141 & V.45, P.226. JCDR cannot be located accurately.
- 2) Sanitary Sewer Easement per V.599, P.235. JCDR affects the Ely, 5 feet of Lot 8 & falls within new PUE.
- 3) Underground Cable TV easement per Doc.80-07357. ORJCO, affects the Nly, 5 feet of Lots 5-8 and falls within new PUE.
- 4) Road slope and PUE per V.S., P.174. MLPJCO affects the Ely, 10 feet of Lots 1-4 and the Sly, 10 feet of Lots 6-8 & falls within new PUE & Street dedication.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
Renewal Date 6-30-97

COURSE DATA TABLE				
No. CI	Radius	Delta	Length	Long Chord or Course
20.00		89°51'21"	31.37	S44°53'53"E 28.25

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs
SURVEYOR

APPROVAL: John M. Fawell
Ashland Planning Commission PA #935126 Subdivision Date 6-29-95

FAMILY CIRCLES SUBDIVISION

Being a portion of the N.E. 1/4 of Sec. 5,
T. 39 S., R. 1 E., W.M. City of Ashland
Jackson County, Oregon

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting May 9, 1995 this plat is hereby approved.
Dated this 29 day of June, 1995.

John M. Fawell President
John M. Fawell Secretary

for
Gerry Mandell
1111 Strawberry Lane
Ashland, OR 97520

RECORDING

For order of the County Court approving this Plat see Volume _____, Page _____ of the County Commissioner's Journal of Proceedings.

Filed for record this 5 day of July, 1995 at 2:43 o'clock P m., and recorded in Volume 20, of Plats at Page 35 of records of Jackson County, Oregon.

APPROVAL:
EXAMINED AND APPROVED this 28th day of June, 1995.

James H. Olson
City Surveyor

Kathleen S. Beckett County Clerk
Cheryl Augeris Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Doc. _____ Official Records of Jackson County, Oregon.

WATER RIGHTS STATEMENT

The water right appurtenant to this property is filed under Certificate No. 23127, according to information from the Jackson County Watermaster's Office.

EXAMINED AND APPROVED as required by ORS 92.100 as of JUNE 30, 1995.

M. W.
Assessor, Department of Assessment

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of June 30, 1995.

Carol Applegate, deputy
Tax Collector

SURVEYOR'S CERTIFICATE

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Beginning at a 5/8 inch iron pin at the Southeast corner of Lot 14, Block 1 of CEDAR HOMES SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the South line of said Block 1, North 89°50'09" West, 238.54 feet (record North 89°53' West, 238.7 feet) to a 5/8 inch iron pin at the Northwest corner of that tract described in Document No. 88-13830, Official Records of Jackson County, Oregon; thence along the West line of said tract, South 0°00'22" West, 160.65 feet (record South, 160.5 feet) to a 5/8 inch iron pin on the North line of Donation Land Claim No. 40, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence along said North line, North 89°49'34" West, 4.95 feet (record North 89°53' West, 5.0 feet) to a 5/8 inch iron pin; thence continue along the West line of the aforesaid tract, South 0°00'24" West, 226.85 feet (record South) to a 5/8 inch iron pin at the Southwest corner thereof; thence along the South line of said tract, South 89°58'12" East, 98.20 feet (record South 89°59'38" East, 98.24 feet) to a 5/8 inch iron pin on the West line of Elizabeth Avenue; thence along said West line, North 0°01'47" East, 273.60 feet to a 5/8 inch iron pin on the North line of Randy Street; thence along said North line, South 89°49'34" East, 145.14 feet to a 5/8 inch iron pin at the most Northerly Southeast corner of the tract described in Document No. 88-13830, said Official Records; thence along the East line of said tract, North 0°01'22" East, 113.69 feet (record North) to the INITIAL POINT OF BEGINNING.

DECLARATION

Know all men by these presents that we, Gerry Mandell and Carolyn A. Mandell, husband and wife, are the owners in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be subdivided into the lots and street as shown, and that the size of the lots and the course and length of all lines are plainly set forth, and that this Plat is a correct representation of the Subdivision and that we hereby dedicate to the public for public use that area shown on Sheet 2 as dedicated for street purposes, together with those easements shown on Sheet 2 labeled as Public Utility Easement (PUE). We hereby establish that easement shown on Sheet 2 labeled as Surveyors Access Easement to allow interested parties access to the Initial Point from Randy Street. We hereby designate said Subdivision as FAMILY CIRCLES SUBDIVISION.

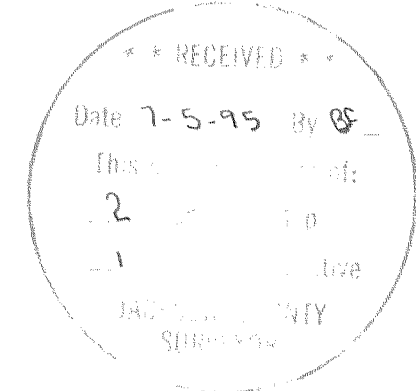
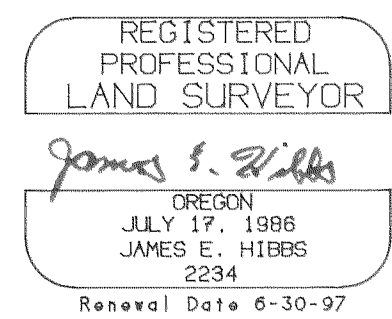
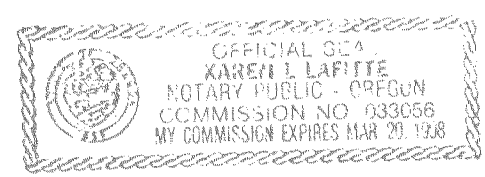
Gerry Mandell
Carolyn A. Mandell

James E. Hibbs
SURVEYOR

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Gerry Mandell and Carolyn A. Mandell, and acknowledged the foregoing instrument to be their voluntary act and deed.
Dated this 26th day of June, 1995.

Before me: Karen L. Lafitte
Notary Public of Oregon.



I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs
SURVEYOR

1457, 11/43

SURVEY NO. 14577

SURVEY NARRATIVE TO COMPLY WITH ORS 209.250

SURVEY FOR: Gerry Mandell
P.O. Box 583
Ashland, OR 97520

LOCATION: In the N.E. 1/4 of Sec. 5, T.39 S., R.1 E., W.M.,
City of Ashland, Jackson County, Oregon.

PURPOSE: To survey and monument the corners of the lots and
the street extension created by FAMILY CIRCLES
SUBDIVISION. See City of Ashland PA #93-126.

PROCEDURE: Made ties to monuments from CEDAR HOMES
SUBDIVISION and RS9955 for control of the exterior
of this Subdivision. The pin per RS9955 at the NW
intersection of Randy Street and Elizabeth Avenue
was evidently disturbed by construction. This
position was calculated by holding map bearings
per RS9955 from the found pins at the SE & ESE
corners of Parcel 1 per RS9955. The rest of the
found pins were held as found. The lot corners
were calculated per the tentative plat furnished
to me and pins were set as shown on the attached
Plat.

BASIS OF BEARINGS: True Meridian at East line of Section 5, as
derived from the NOAA net established in 1968
and on file with the Jackson County
Surveyor's Office. The reference line for
bearing control for this Survey was taken
from monuments along the South line of CEDAR
HOMES SUBDIVISION as shown on Survey No. 9955
in the Jackson County Surveyor's Office.

DATE: May 15, 1995

391E05AD TL1000

James E, Hibbs, PLS 2234
L.J. Friar & Associates P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, OR 97501
(503) 772-2782

** RECEIVED **
Date 7-5-95 By JH
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234

Renewal date 6-30-95