





# WILDCREEK SUBDIVISION

A Planned Community

LOCATED in Parcel No. 1 of Partition Plat No. P-7-1994 & Lot 10, BRIGGS SUBDIVISION UNIT NO. 3, and in the NW 1/4 of Section 23, T. 39 S., R. 1 E., W.M., City of Ashland, Jackson County, Oregon.

SURVEYED FOR: *Sherry Johnston*  
1405 Tolman Creek Road  
Ashland, Oregon 97520

SURVEYED BY: *Edwards Surveying and Land Planning, Inc.*  
816 West 8th Street Medford, Oregon 97501 Phone (503) 776-2313  
598 NE "E" Street, Suite B Grants Pass, Oregon 97526 Phone (503) 471-7054

REGISTERED PROFESSIONAL LAND SURVEYOR

*David A. Edwards*  
OREGON  
JULY 16, 1988  
DAVID A. EDWARDS  
2339

Expires 12/31/97

ASHLAND CITY PLANNING: P.A.# 95-037

We certify that, pursuant to the authority granted to us by the City of Ashland Planning Commission in open meeting of June 13, 1995, this plat is hereby approved by the City of Ashland Planning Commission.

DATE: October 11, 1995

### RECORDING

Filed for record this 19 day of APRIL, 1996 at 3:00 O'clock P.M. and recorded in Volume 21 of Plats at Page 18 of Records of Jackson County, Oregon.

KATHLEEN S. BECKETT County Clerk  
KIRBY LOBARON Deputy

For order of County Court approving this plat see Vol. \_\_\_\_\_, Pg. \_\_\_\_\_ of County Commissioners Journal of Proceedings.

### DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that we, the heirs and devisees under the last will and testament of Daniel W. Johnston, deceased, and Wiley M. Burnett and Marguerite A. Burnett, are the owners in fee simple of the lands described hereon in the "Surveyor's Certificate" and that Sherril T. Johnston is the duly appointed Personal Representative of the Estate of said Daniel W. Johnston and that we have caused the same to be surveyed and platted into lots, a mutual private access and public utility easement, a pedestrian and bicycle easement, a nature refuge and a private drive easement as set forth hereon and that said plat is a correct representation of WILDCREEK SUBDIVISION, A Planned Community. We do hereby dedicate to the City of Ashland the public utility and pedestrian and bicycle easements as set forth hereon with the condition that T.C.I. Cablevision, their assigns and/or successors in interest are hereby granted the right to install and maintain TV cable service over, across and through that Public Utility Easement, as shown hereon, as long as it does not interfere with the installation and maintenance of the City of Ashland's utilities. Public and private emergency vehicles shall have the right to utilize the mutual private access for emergency access. WILDCREEK SUBDIVISION, A Planned Community, shall be subject to a "Declaration of Covenants, Conditions and Restrictions" as set forth in separate writings, as recorded in Document Number \_\_\_\_\_, Official Records for Jackson County, Oregon and is thereby made a part hereof. We do hereby designate this development as WILDCREEK SUBDIVISION, A Planned Community, to the City of Ashland.

Sherril T. Johnston, P.R.  
Sherril T. Johnston, P.R.  
Probate No. 93140P0

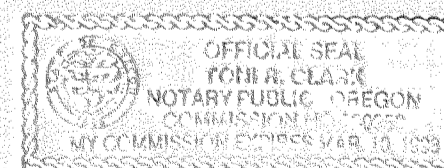
Wiley M. Burnett  
Wiley M. Burnett

Marguerite A. Burnett  
Marguerite A. Burnett

STATE OF OREGON } ss November 30, 1995.  
County of Jackson

Personally appeared before me the above named Sherril T. Johnston, Personal Representative of the Estate of Daniel W. Johnston, and Wiley M. Burnett and Marguerite A. Burnett who did acknowledge the foregoing instrument to be their voluntary act and deed.

Before me:



Toni R. Clark  
Notary Public - Oregon

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

Examined and approved this 27<sup>th</sup> day of MARCH, 1996.

Barbara D. Davis President  
Bill Mohr Secretary

Examined and approved this 19<sup>th</sup> day of March, 1996.

James H. Olson  
City Surveyor

### 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 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:

Lot 10 of BRIGGS SUBDIVISION UNIT NO. 3 to the City of Ashland, Jackson County, Oregon and Parcel 1 of Partition Plat No. P-7-1994 of the record of Partition Plats & County Surveyor File No. 13819 for Jackson County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch by 30 inch steel pin which bears South 56° 50' 19" West 64.50 feet from the Southwest corner of Lot 8 in BRIGGS SUBDIVISION UNIT NO. 3 in Jackson County, Oregon, said pin monumenting the INITIAL POINT; thence along the right of way line of Apple Way, along the arc of a 45.00 foot radius curve to the left, being concave to the northwest and having a long chord which bears North 56° 50' 19" East 64.50 feet, a distance of 71.92 feet to said Southwest corner of Lot 8; thence North 89° 46' 57" East 145.29 feet to the Southeast corner of said Lot 8; thence South 36° 49' 41" West 108.88 feet to a 3/4 inch diameter iron pin; thence South 0° 07' 34" West 80.38 feet to a 3/4 inch diameter iron pin; thence South 89° 49' 40" East 143.02 feet to a 3/4 inch diameter iron pin; thence South 0° 06' 43" East 155.60 feet to a 5/8 inch diameter iron pin; thence South 89° 54' 21" West 108.75 feet to a 5/8 inch diameter steel pin; thence South 1° 07' 00" West 206.84 feet; thence South 89° 31' 23" West 292.52 feet to a brass cap in concrete monumenting the initial point of BRIGGS SUBDIVISION UNIT NO. 2; thence North 0° 13' 03" West 495.02 feet to the Southwest corner of Lot 11 in said BRIGGS SUBDIVISION UNIT NO. 3; thence North 89° 46' 57" East 100.00 feet to the Southeast corner of said Lot 11; thence North 0° 13' 03" West 24.73 feet to a 5/8 inch diameter iron pin monumenting a point on said right of way line of Apple Way; thence along the arc of a 45.00 foot radius curve to the left, being concave to the northeast and having a long chord which bears South 52° 25' 48" East 37.96 feet, a distance of 39.19 feet to the initial point.

David A. Edwards  
Surveyor

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of April 3rd, 1996.

Colleen Stanford Tax Collector  
April 3 1996 Date

Examined and approved as required by O.R.S. 92.100 this 3rd day of April, 1996.

Ron Lindsey Deputy Assessor  
April 3 1996 Date



# Edwards Surveying & Land Planning Inc.

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FAX: (503) 776-9978



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FAX: (503) 471-7809

SURVEY NUMBER 14939

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

SURVEY FOR: Sherry Johnston  
1405 Tolman Creek Road  
Ashland, Oregon 97520

LOCATION: In Parcel No. 1 of Partition Plat No.  
P-7-1994 & Lot 10, BRIGGS SUBDIVISION UNIT  
NO. 3, and in the NW 1/4 of Section 23,  
T. 39 S., R. 1 E., W.M., City of Ashland,  
Jackson County, Oregon.

PURPOSE: WILDCREEK SUBDIVISION, A Planned Community:  
City Planning Dept. File Number P.A. 95-037: To  
locate and monument the new lot lines and the  
adjusted boundaries of tax lot 309, as shown on  
the accompanying plat, and to prepare and  
record said plat for the purpose of creating  
said lots, the nature refuge and the easements  
as shown.

PROCEDURE: Utilizing existing control per Survey Number  
13819 filed by this office and the found  
monuments as shown, computed the boundaries of  
the parent tract. The new lot lines and the  
adjusted boundaries of tax lot 309 were then  
monumented as shown. Monuments set on this  
survey consist of 5/8" x 24" or 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 23 as derived from the 1968 Jackson  
County Surveyor N.O.A.A. net. Reference bearing  
for this survey was taken from the center line  
monuments in Apple Way per the plat of BRIGGS  
SUBDIVISION UNIT NO. 3.

EQUIPMENT: Nikon DTM-A10LG Electronic Total Station.

DATE  
COMPLETED: October 16, 1996.

