

THE COURT ON MARY JANE
A PLANNED COMMUNITY
LOCATED IN
S.W. 1/4 OF SECTION 14, T39S, R1E, W.M.
LOT 21, GUETZLAFF SUBDIVISION
CITY OF ASHLAND
JACKSON COUNTY, OREGON

BASIS OF BEARING

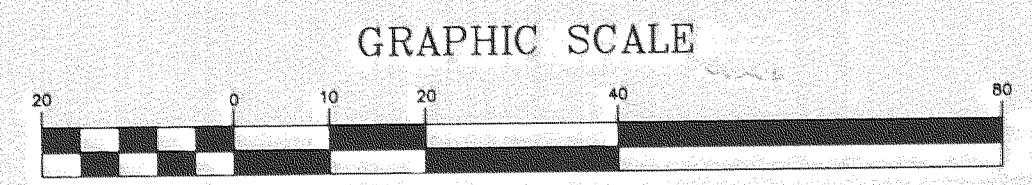
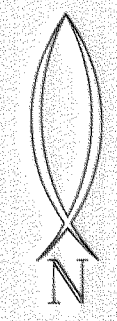
1968 NOAA TRUE MERIDIAN ALONG THE WEST LINE OF SECTION 14, DERIVED FROM SURVEY No. 12051.

LEGEND

- = SET 5/8" X 24" IRON REBAR W/ORANGE PLASTIC CAP MARKED "HARDEY ENG. & ASSOC."
- ⊗ = SET 5/8" X 30" IRON REBAR W/ORANGE PLASTIC CAP MARKED "HARDEY ENG. & ASSOC."
- = DEFERRED - 5/8" X 24" IRON REBAR W/ORANGE PLASTIC CAP MARKED "HARDEY ENG. & ASSOC."
- S/N = FILED SURVEY No.
- P.R. = PLAT RECORD, GUETZLAFF SUBDIVISION
- P.U.E. = PUBLIC UTILITIES EASEMENT TO INCLUDE ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION, STORM DRAIN, WATER, & SANITARY SEWER
- OPEN AREA = INCLUDES P.U.E.'S AND IS MORE SPECIFICALLY DETAILED IN THE DECLARATION
- "A" = BEARING OF S 89°45'09" E
- "B" = BEARING OF S 00°14'51" W

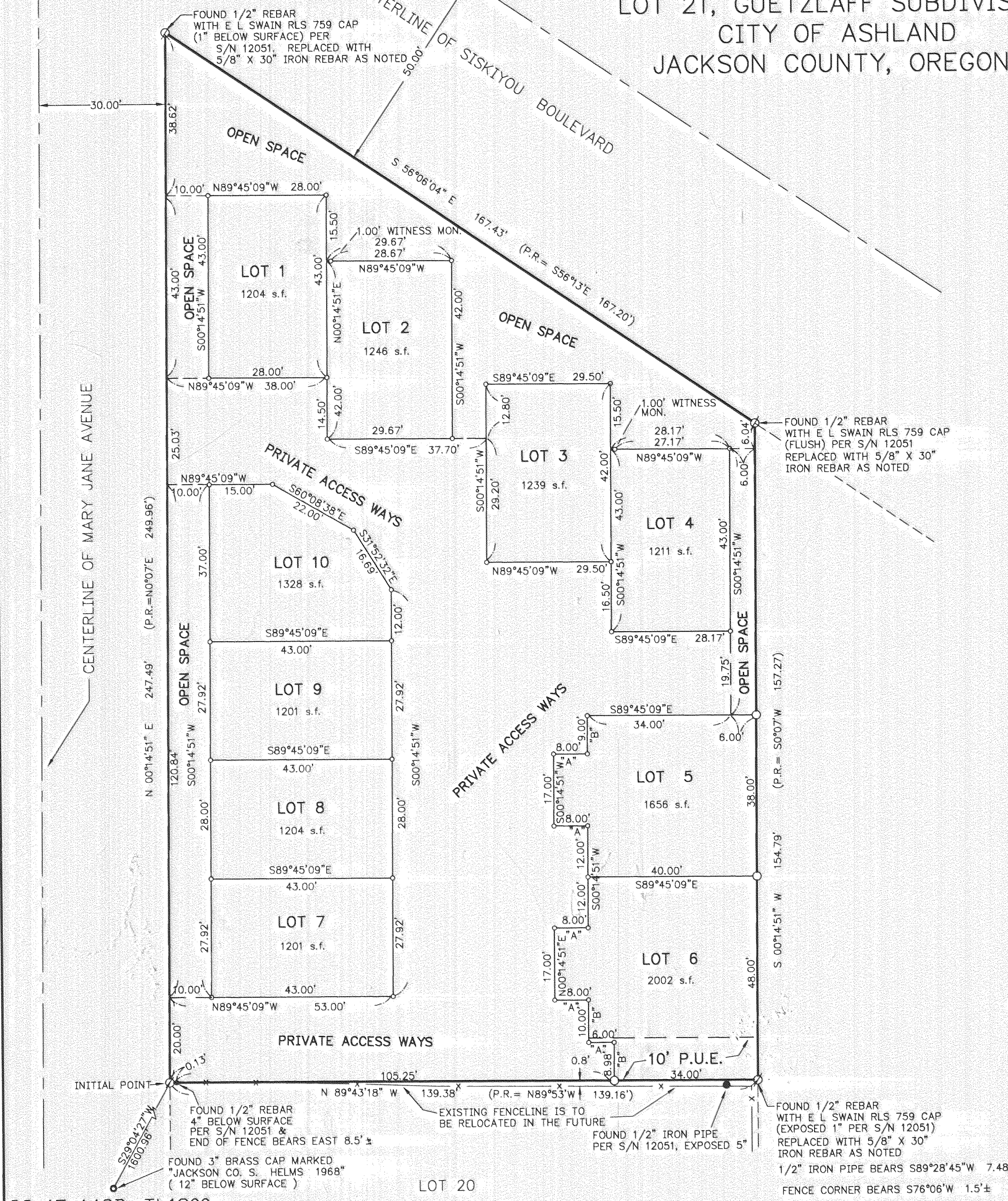
SURVEY BY :

HARDEY ENGINEERING & ASSOC. INC.
BY: RICHARD L. BATH LS 1069
P.O. BOX 1625 MEDFORD, OREGON 97501-0124



DECEMBER 19, 1995

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Richard L. Bath
OREGON
JULY 30, 1978
RICHARD L. BATH
No. 1069
EXP. 12/31/97



39 1E 14CB, TL1900

PROJ.# 112-02-95 SHEET 2 OF 2

15033

11/21

APPROVALS:

Bill Mub 7/10/96
ASHLAND PLANNING DEPARTMENT / DATE
PA # 95-084 - SUBDIVISION

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting April 9, 1996 this plat is hereby approved.
Dated this 10th day of July, 1996

Barbara J. Mus President
Bill Mub Secretary

Examined and approved this 10th day of July, 1996

Jane Holman
City Surveyor

THE COURT ON MARY JANE

A PLANNED COMMUNITY
LOCATED IN
S.W. 1/4 OF SECTION 14, T39S, R1E, W.M.
LOT 21, GUETZLAFF SUBDIVISION
CITY OF ASHLAND
JACKSON COUNTY, OREGON

FOR
JANUS COMPANY L.L.C.
1618 S.W. FIRST AVENUE, # 200
PORTLAND, OREGON 97201

RECORDER'S CERTIFICATE:

Filed for record this 17 day of July, 1996, at 3:11
O'clock, P.M., and recorded in Volume 21, of Plats at
Page 32 of records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk
Cheryl Augers Deputy

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

TAX STATEMENT APPROVAL:

Examined and approved as required by O.R.S. 92.100 this 11 day
of July, 1996. Ron Lindberg Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been

paid as of July 11, 1996

Colleen Stanford
Tax Collector

Declaration of Covenants, Conditions, Restrictions, and Agreements
recorded as Document Number 96-03972, Official
96-23871
Records of Jackson County, Oregon.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that JANUS COMPANY L.L.C., (hereinafter referred to as I) is the owner in fee simple of the land shown hereon and described in the Surveyor's Certificate and has caused the same to be surveyed and platted into lots, open space, private access ways, and public utility easements as shown hereon and the number of each lot and the course and length of all lines are plainly setforth and that this plat is a correct representation of THE COURT ON MARY JANE, a Planned Community. I do hereby dedicate, to the City of Ashland, Public Utility Easements, over, across and through those areas shown hereon and designated as "Open Space", "Private Access Ways" and "Public Utility Easement" (P.U.E.) for public utility installations and maintenance, as required. I do hereby make and establish Private Access Ways and Parking Spaces, over and across those areas designated hereon for equal benefit of all lot owners. Maintenance of the Private Access Ways & Parking Spaces will be set forth in a separate document and filed simultaneously herewith and thereby made a part hereof. Emergency vehicles shall have the right of "Ingress and Egress" over and across the Private Access Ways at all times and as required. TCI Cablevision, their assigns and/or successors in interest are hereby granted the right to install and maintain TV cable service over, across and through those Public Utility Easements, as shown hereon, as long as it does not interfere with the installation and maintenance of the City of Ashland's utilities. THE COURT ON MARY JANE, a Planned Community, shall be subject to "Bylaws" for the HOME OWNERS ASSOCIATION as well as a "Declaration of Covenants, Conditions, Restrictions and Agreements" setting forth the conditions for "Open Space" areas, as well as other provisions contained therein and shall be filed simultaneously herewith and thereby made a part hereof. I do hereby designate this development as THE COURT ON MARY JANE, a Planned Community.

POST MONUMENTATION

The deferred monuments shown on sheet 2 will be set
by December 31, 1997

Richard L. Bath
Surveyor

The deferred monuments are now set. See Document _____
Official Records, Jackson County, Oregon, this _____ day
of _____, 19____.

Approved: _____
Jackson County Surveyor

IN WITNESS WHEREOF, I have set my hand and seal this 6 day of February, 1996

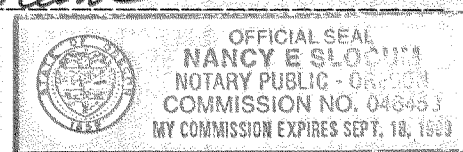
R. Boulton
Richard E. Boulton, Managing Member
Janus Company L.L.C.

STATE OF OREGON }
County of Jackson } SS

Personally appeared before me the above named Richard E. Boulton, Managing Member of Janus Company L.L.C., and acknowledged the foregoing instrument to be his voluntary act and deed.

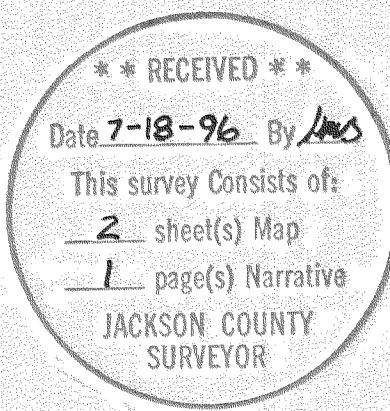
Before me this 6 day of February, 1996

Nancy E. Slocum
Notary Public for Oregon



AFFIDAVIT OF CONSENT & DECLARATION

For release from the lien by Sandra D. Callahan see Document
No. 96-03971 O.R.J.C.O.
For feeowner, ASHER HOMES, INC., see Document
No. 96-23872 O.R.J.C.O.



SURVEY BY :

HARDEY ENGINEERING & ASSOC. INC.
BY: RICHARD L. BATH LS 1069
P.O. BOX 1625
MEDFORD, OREGON 97501-0124

SURVEYOR'S CERTIFICATE

I, Richard L. Bath, being first duly sworn, do hereby certify that I am a duly Registered Land Surveyor of the State of Oregon, License No. 1069, and I further do hereby declare that this plat correctly represents a survey made by me or under my direction, and that I have correctly surveyed and marked with proper monuments the tract of land hereon shown, and that said plat and survey conform with the ordinances of the City of Ashland and the statutes of the State of Oregon, and that the following is an accurate title description of said tract's exterior boundary:

Lot 21, GUETZLAFF SUBDIVISION, in the City of Ashland, County of Jackson, State of Oregon, being more particularly described as follows:
Beginning at the southwest corner of Lot Twenty-one (21) of GUETZLAFF SUBDIVISION in the City of Ashland, according to the official plat thereof, now of record in Jackson County, Oregon, said point being the INITIAL POINT OF BEGINNING and is marked with a 5/8" x 30" iron rebar; thence North 00°14'51" East, along the west line of said lot, 247.49 feet (plat record North 00°07' East 249.96 feet) to the northwest corner thereof; thence South 56°06'04" East, along the north line of said lot, 167.43 feet (plat record South 56°13' East 167.20 feet) to the northeast corner thereof; thence South 00°14'51" West, along the east line of said lot, 154.79 feet (plat record South 00°07' West 157.27 feet) to the southeast corner thereof; thence North 89°43'18" West, along the south line of said lot, 139.38 feet (plat record North 89°53' West 139.16 feet) to the true point of beginning.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard L. Bath

OREGON
JULY 30, 1978
RICHARD L. BATH
No. 1069

EXP. 12/31/97

Richard L. Bath
SURVEYOR

Filed Survey No. 15033

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

SURVEY FOR: JANUS COMPANY L.L.C.
RICHARD BOULTON, Managing Member
1618 S.W. 1st Avenue, #200
Portland, Oregon 97201

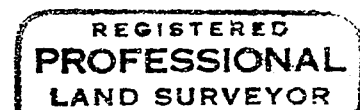
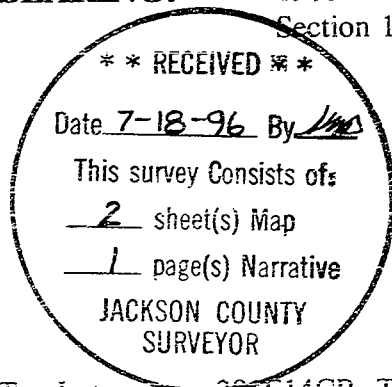
LOCATION: Southwest 1/4 Section 14, Township 39 South, Range 1 East of the Willamette Meridian, Lot 21 of GUETZLAFF SUBDIVISION in the City of Ashland, Jackson County, Oregon.

DATE: December 19, 1995

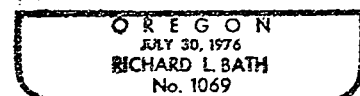
PURPOSE: Locate and monument the exterior boundaries of the parent tract and subdivide said tract into ten lots as approved by City file PA # 95-084 and as shown on the attached plat to be known as **THE COURT ON MARY JANE, A Planned Community.**

PROCEDURE: Monuments set per Filed Survey No. 12051 were located and their positions evaluated for control. These monuments were found to be in their computed positions per said filed survey and therefore held as the exterior boundary corners of the area to be platted. Interior lot lines were established relative to building offset lines, building walls, and/or air spaces between buildings. All area outside the lot lines is to be considered "Open Space" or "Private Access Ways" which includes public utilities as necessary.

BASIS OF BEARING: 1968 NOAA True Meridian along the west boundary of Section 14, derived from Survey No. 12051.



Richard L. Bath



Exp. 12-31-97

Tax Lot 391E14CB, T.L. 1900

HARDEY ENGINEERING & ASSOC., INC.
Richard L. Bath RLS NO. 1069
P.O. Box 1625
Medford, OR 97501-0124
(541) 772-6880 phone
(541) 772-9573 fax