

RAILROAD PARK COTTAGE HOMES SUBDIVISION

A PLANNED COMMUNITY

Being a portion of the N.E. 1/4 of Section 9,
T.39 S., R.1 E., W.M. City of Ashland
Jackson County, Oregon

for
Fred Cox
1280 Kirk Lane
Ashland, OR 97520

APPROVAL: [Signature] 8/13/96
Ashland Planning Department PA #95-044 Date

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting July 9, 1996 this plat is hereby approved.
Dated this 13th day of August, 1996.
Barbara A. Davis President
[Signature] Secretary

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 12 day of September, 1996 at 12:31 o'clock P.m., and recorded in Volume 21 of Plats at Page 37 of records of Jackson County, Oregon.

APPROVAL:
EXAMINED AND APPROVED this 24th day of September, 1996.

James H. Olson
City Surveyor

Kathleen A. Beckett County Clerk
Geraldine Cutting Deputy

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

EXAMINED AND APPROVED as required by ORS 92.100 as of September 6, 1996.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS that FRED COX and FRED COX CONSTRUCTION, INC., an Oregon Corporation, are the owners in fee simple 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, Open Space and Private Way as shown hereon, 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 City of Ashland those areas shown hereon labeled as Public Utility Easement (PUE), Temporary Power Line Easement, Sidewalk Easement and Bike Path Easement with the condition that T.C.L. Cablevision, its assigns or successors in interest have the right to use said PUE for the placement and maintenance of Cable T.V. lines as long as the placement of T.V. lines does not interfere with the placement and maintenance of City of Ashland utilities. The Temporary Power Line Easement will terminate upon the availability of Power in "B" Street for the property immediately adjacent to the East. We hereby grant the Private Way shown hereon labeled as Ninth Street Alley to the Railroad Park Cottage Homes Subdivision Homeowner's Association, with the condition that Emergency Vehicles shall have the right of "Ingress & Egress" over said Ninth Street Alley at all times. We hereby establish the Access Easements and Mutual Access Easements shown hereon for the purpose of providing access to Ninth Street Alley (Private), for the Lots as designated hereon. RAILROAD PARK COTTAGE HOMES SUBDIVISION, A Planned Community, shall be subject to "Bylaws" for the Railroad Park Cottage Homes Subdivision Homeowner's Association as well as a "Declaration of Covenants, Conditions and Restrictions" setting forth the conditions for "Open Space" areas and the maintenance of Ninth Street Alley. We hereby designate said Subdivision as RAILROAD PARK COTTAGE HOMES SUBDIVISION, A Planned Community.

Ron Lundberg Deputy
Assessor, Department of Assessment

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of Sept 6, 1996.

[Signature]
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:

Commencing at the Northeast corner of Lot 10, RAILROAD VILLAGE SUBDIVISION, in the City of Ashland, according to the official plat thereof, now of record, in Jackson County, Oregon: thence along the East line of said Lot 10, South 0°07'01" West, 11.88 feet (record South 0°11' West) to a 5/8 inch iron pin at the Northwest corner of that tract described in Document No. 93-26262, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING: thence along the Northerly line of said tract, South 50°02'59" East, 132.70 feet (record South 49°59' East) to a 3/4 inch iron pipe at the Northeast corner thereof: thence along the East line of said tract, South 1°20'59" East, 417.22 feet (record South 1°17' East) to the North line of "B" Street in the City of Ashland: thence along said North line, North 89°57'07" West, 112.58 feet (record 111.0 feet) to the West line of Donation Land Claim No. 43, Township 39 South, Range 1 East, Willamette Meridian: thence along said West line, North 0°07'01" East, 502.22 feet (record North 0°11' East) to the INITIAL POINT OF BEGINNING.

James E. Hibbs
SURVEYOR

[Signature]
FRED COX, President
Fred Cox Construction, Inc.

STATE OF OREGON)
COUNTY OF JACKSON)

PERSONALLY appeared the above named Fred Cox, and acknowledged the foregoing instrument to be his voluntary act and deed and further acknowledges the foregoing instrument was signed on behalf of Fred Cox Construction, Inc.

Dated this 25th day of JUNE, 1996.

Before me: [Signature]
Notary Public of Oregon.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

9-12-96 BF
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AFFIDAVIT OF CONSENT from Valley of the Rogue Bank recorded as Doc. 96-30760 ORJCO.

AFFIDAVIT OF CONSENT from Shirley Meithof recorded as Doc. 96-30761, ORJCO.

I hereby declare that this is an exact copy of the original plat.

James E. Hibbs
Surveyor

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RAILROAD PARK COTTAGE HOMES SUBDIVISION A PLANNED COMMUNITY

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T. 39 S., R. 1 E., W.M. City of Ashland
Jackson County, Oregon

for
Fred Cox
1280 Kirk Lane
Ashland, OR 97520

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

- LEGEND:
- - Found 5/8" iron pin w/ plastic cap mkd. FRIAR PLS961 or L.J. FRIAR & ASSOC. per RS11856 & 13415.
 - ⊙ - Found monument as shown.
 - ⊙ - Found 5/8" iron pin w/ plastic cap mkd. L.J. FRIAR & ASSOC. per RS14389.
 - ⊗ - Set lead plug w/ brass tag mkd. PLS2234 in concrete.
 - - Set 5/8" x 24" iron pin w/ plastic cap mkd. L.J. FRIAR & ASSOC.
 - - Set 5/8" x 30" iron pin w/ plastic cap mkd. L.J. FRIAR & ASSOC.
 - - Fd. 3" brass disk in mon. case mkd. CITY OF ASHLAND SURVEY MONUMENT per RS8660.
 - ▲ - Set 1"x30" galv. iron pipe w/ 2.5" brass cap mkd. L.J. FRIAR & ASSOC (Deferred)
 - () - Record data per Doc. 93-26262. ORJCO. JCDR - Jackson County Deed Records.
 - ORJCO - Official Records of Jackson County, Oregon. WC - Witness Corner.
 - PUE - Public Utility Easement. RS - Recorded Survey *. CL - Centerline
 - CI - See Course Data Table.

BASIS OF BEARINGS: True Meridian at N-S centerline Section 9, 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 East line of DLC #42 as shown on Survey No. 11856 in the Jackson County Surveyor's Office.

DATE: January 14, 1996 SCALE: 1" = 30' UNIT OF MEASUREMENT: Feet.

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument the Lots of RAILROAD PARK COTTAGE HOMES SUBDIVISION. See Ashland PA# 95-044.

PROCEDURE: From control established by this office during RS11856, 13415 & 14389, calculated the exterior of the subject tract and the position of the Lot corners per the tentative plat and set same. Those monuments found as well as those set are as shown hereon.

COURSE DATA TABLE				
NO.	RADIUS	DELTA	LENGTH	LONG CHORD OR COURSE
C1	90.00	06°30'35"	10.23	N00°02'53"E 8.94
C2	110.00	06°30'35"	12.50	S03°18'10"W 10.22
C3	110.00	06°30'35"	12.50	N03°18'10"E 12.49
C4	110.00	07°21'29"	14.13	S02°52'43"W 14.12
C5	110.00	07°21'29"	11.56	N02°52'43"E 11.55
C6	110.00	05°51'23"	11.245	N03°37'46"E 11.24
C7	110.00	01°30'06"	2.885	N00°02'58"W 2.88
C8	90.00	05°43'34"	8.995	S03°41'41"W 8.99
C9	90.00	01°37'55"	2.565	S00°00'56"W 2.56
C10	46.17	46°32'39"	37.50	S24°04'21"E 36.48
C11	46.17	46°32'39"	21.26	N24°04'21"W 20.68
C12	46.17	41°37'55"	33.54	N44°53'18"W 32.81
C13	46.17	04°54'44"	3.96	N44°53'18"W 3.96
C14	40.12	12°02'16"	8.43	S53°21'48"E 8.41
C15	40.12	12°02'16"	8.43	S53°21'48"E 8.41

NO.	RADIUS	DELTA	LENGTH	TANGENT	LONG CHORD OR COURSE
C16	36.17	46°32'39"	29.38	15.555	S24°04'21"E 28.58
C17	100.00	7°21'29"	12.84	6.43	S02°52'43"W 12.83
C18	100.00	6°30'35"	11.36	5.69	S03°18'10"W 11.36
C19					S00°02'53"W 44.63
C20					S06°33'28"W 36.39
C21					S47°20'40"E 69.65

• • • POST MONUMENTATION • • •

The deferred monuments shown on Sheet 2 will be set by October 30, 1998.

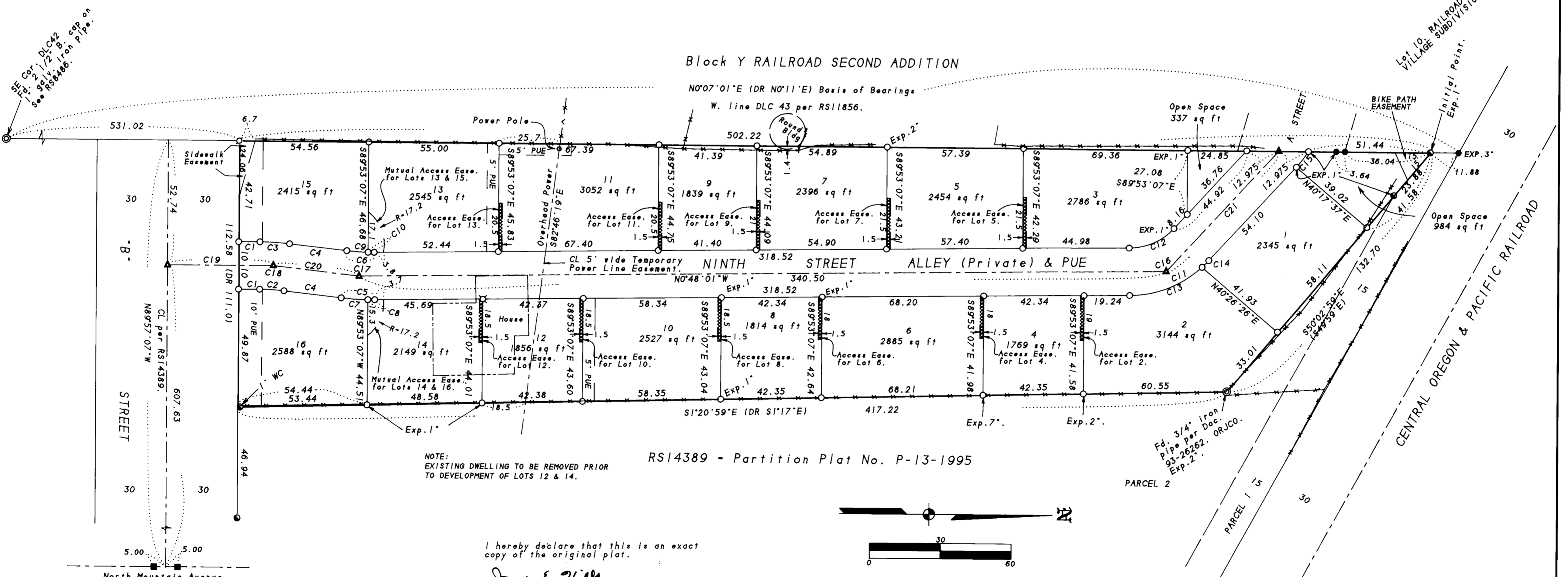
James E. Hibbs
Surveyor

The deferred monuments are now set. See Doc. 01-24275. ORJCO. this 30th day of May, 2001.

Approved: *Robert Roberts* (CS 16939)
Jackson County Surveyor

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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



391E09AA TL'S 2000 & 2200

SHEET 2 OF 2

95-292

11R/12