

ASHLAND VILLAGE SUBDIVISION A PLANNED COMMUNITY

Located in:

The N.W. 1/4 of Section 10 and the
N.E. 1/4 of Section 9, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that MOUNTAIN PARK DEVELOPMENT, L.L.C., an Oregon Limited Liability company, is the owner in fee simple of the lands hereon described and has subdivided the same into lots, streets and open space as shown hereon and designate for common driveway easement those portions of Lots 3 and 4, Lots 5 and 6 and Lots 11 and 12 as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth and that this plat is a correct representation of the subdivision and we do hereby dedicate to the public for public use those streets shown hereon together with those easements labeled as public utility easements, drainage easement, maintenance easement, pedestrian easement and storm drain easement. 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 the Public Utility Easements as shown hereon, as long as it does not interfere with the installation and maintenance of City of Ashland's utilities. We hereby grant to the City of Ashland in fee simple that area designated as a street plug. By its approval of this plat the City of Ashland undertakes that upon approved dedication of the extension of the affected street, it will deed the street plug for public street purposes. We hereby designate said subdivision as ASHLAND VILLAGE SUBDIVISION, A PLANNED COMMUNITY.

IN WITNESS WHEREOF, signed this 5th day of Nov 19 96

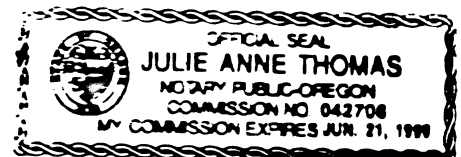
Douglas A. Neuman
Douglas A. Neuman
(Managing Partner)

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 5th day of Nov 1996, 1996, by Douglas A. Neuman, who executed the within instrument on behalf of MOUNTAIN PARK DEVELOPMENT, L.L.C., as his voluntary act and deed.

Before me:

Julie Anne Thomas



*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

I, Darrell L. Huck, a duly 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 hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundary lines.

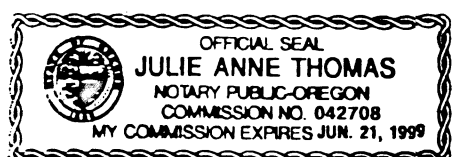
Commencing at a point on the East line of Mountain Avenue in the City of Ashland, Jackson County, Oregon, where said East line of Mountain Avenue intersects the Northerly line of the "Central Oregon and Pacific Railroad Company" (formerly the Oregon and California Railroad Company) right-of-way; thence North 00°12'24" East (Record North), along the East line of said Mountain Avenue, 777.2 feet to a 2 inch diameter brass disc set in concrete for the POINT OF BEGINNING; Thence, leaving said East line of Mountain Avenue South 89°47'36" East (Record East) 200.00 feet; thence North 00°12'24" East (Record North) 276.00 feet to the South line of that tract of land described in Volume 195, Page 484 of the Deed Records in said Jackson County; thence, along said South line, South 89°47'36" East (Record East) 500.00 feet; thence, leaving said South line, South 00°12'24" West (Record South) 622.30 feet; thence North 89°47'36" West (Record West) 540.00 feet; thence North 00°12'24" East (Record North) 184.00 feet; thence North 89°47'36" West (Record West) 160.00 feet to the East line of said Mountain Avenue; thence, along said East line, North 00°12'24" East (Record North) 162.30 feet to the Point of Beginning.

Darrell L. Huck
SURVEYOR

Mary E. Powers, is the undersigned beneficiary of that certain Trust Deed recorded October 16, 1995 as Instrument No. 95-29402, Official Records of Jackson County, Oregon, affecting the land described herein, hereby releases from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

Signed this 5th day of Nov, 1996

Before me: *Julie Anne Thomas* Title: *Mary E Powers*



*** APPROVALS ***

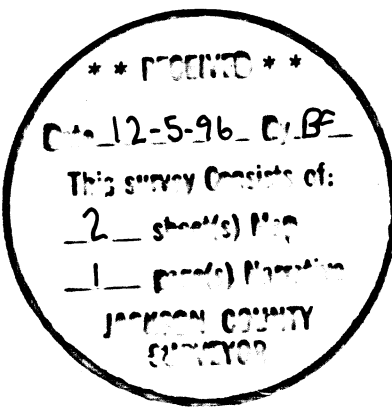
Bill Mohr APPROVAL
ASHLAND PLANNING DEPARTMENT
PA # 96-060
11/21/96 DATE

For order of the County Court approving this plat see Volume _____, page _____ of County Commissioners Journal of Proceedings.

Filed for record this 5 day of December, 1996 at 12:40 Clock P.M. and recorded in Volume 21 of Plats at page 49 of records of Jackson County, Oregon.

Kathleen S. Brekett
County Clerk

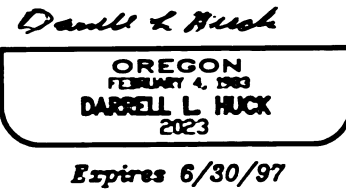
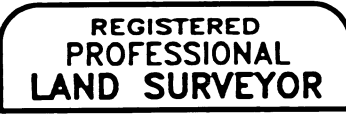
Cheryl Rogers
Deputy



Examined and approved this 8th day of November, 1996.
James H. Olson
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of 12-2, 1996
[Signature]
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. as of Dec. 02, 1996
Carol Applegate, Deputy
Tax Collector



I certify this plat to be an exact photocopy of the original.
Darrell L. Huck
SURVEYOR

ASHLAND VILLAGE SUBDIVISION

A PLANNED COMMUNITY

LOCATED IN:

The N.W. 1/4 of Section 10, and the N.E. 1/4 of Section 9, T39S., R1E., W.M.
City of Ashland, Jackson County, Oregon.

SECTION CORNER
Found 3" dia. brass disc
marked
"SWAIN SURVEYING
T39S R1E
S4 S3
S9 S10
RLS 759
1974"
per Survey No. 5653

Found 3" bronze disc
in monument case
per S/N 13679
marked
"CITY OF ASHLAND
1993 LS 759
SURVEY MARKER"

LOT SIZE		LOT SIZE	
LOT NO.	SQUARE FEET	LOT NO.	SQUARE FEET
1	4,950	23	4,505
2	4,864	24	3,843
3	6,751	25	4,128
4	8,002	26	5,490
5	6,372	27	4,462
6	5,304	28	5,432
7	5,699	29	4,984
8	5,699	30	5,281
9	4,048	31	4,639
10	6,251	32	4,500
11	7,587	33	4,789
12	5,527	34	5,170
13	6,600	35	5,170
14	4,928	36	4,570
15	5,012	37	4,570
16	4,644	38	4,620
17	4,730	39	4,520
18	6,203	40	4,954
19	6,203	41	4,954
20	6,204	42	12,212
21	4,504	43	13,142
22	4,505	OPEN SPACE	29,523

INITIAL POINT
Set brass disc in
8" X 8" X 24" concrete 6" deep
over found 5/8" iron pin
stamped "D. Huck LS 2023"

C/L 15'
Stormdrain
Easement

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
Expires 6/30/97

Found iron pipe w/bronze disc
in monument case
marked
"CITY OF ASHLAND
No. 152
SURVEY MONUMENT"

I certify this plat to be an
exact photocopy of the original.
Darrell L. Huck
SURVEYOR

* AFFIDAVIT OF CONNECTION
Inst. No. 97-21355
JUN 97
D.R.R., C.S.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°00'00"	20.00'	31.42'	28.28'	N45°12'24"E
2	29°54'30"	20.00'	10.44'	10.32'	S14°44'51"E
3	28°38'52"	50.00'	25.00'	24.74'	N15°22'40"W
4	22°55'06"	50.00'	20.00'	19.87'	N10°24'19"E
5	37°09'13"	50.00'	32.42'	31.86'	N40°26'28"E
6	61°05'49"	50.00'	53.32'	50.83'	N89°34'00"E
7	13°42'21"	20.00'	4.78'	4.77'	S66°44'16"E
8	16°12'09"	20.00'	5.66'	5.64'	S81°41'31"E
9	90°00'00"	43.00'	67.54'	60.81'	N45°12'24"E
10	16°12'09"	20.00'	5.66'	5.64'	N82°06'19"E
11	13°42'21"	20.00'	4.78'	4.77'	N67°09'04"E
12	61°05'49"	50.00'	53.32'	50.83'	S89°09'12"E
13	36°40'09"	50.00'	32.00'	31.46'	S40°16'13"E
14	25°12'36"	50.00'	22.00'	21.82'	S09°19'50"E
15	26°50'26"	50.00'	23.42'	23.21'	S16°41'41"W
16	28°14'41"	20.00'	9.86'	9.76'	S15°59'34"W
17	01°39'50"	20.00'	0.58'	0.58'	S01°02'19"W
18	369°00'00"	43.00'	67.54'	60.81'	S44°47'36"E
19	90°00'00"	20.00'	31.42'	28.28'	S45°12'24"W
20	90°00'00"	20.00'	31.42'	28.28'	N44°47'36"W
21	04°31'59"	20.00'	1.58'	1.58'	N87°56'25"E
22	25°22'31"	20.00'	8.86'	8.79'	N72°59'09"E
23	48°50'59"	50.00'	42.62'	41.35'	S84°43'12"W
24	28°35'45"	50.00'	24.95'	24.70'	N56°33'37"W
25	23°34'41"	50.00'	20.58'	20.43'	N30°28'23"W
26	22°42'02"	50.00'	19.81'	19.68'	N07°20'01"W
27	26°05'54"	50.00'	22.78'	22.58'	N17°03'57"E
28	29°54'30"	20.00'	10.44'	10.32'	N15°09'39"E
29	90°00'00"	43.00'	67.54'	60.81'	N44°47'36"W
30	90°00'00"	20.00'	31.42'	28.28'	N44°47'36"W
31	90°00'00"	20.00'	31.42'	28.28'	N44°47'36"W
32	90°00'00"	20.00'	31.42'	28.28'	N45°12'24"E
33	90°00'00"	20.00'	31.42'	28.28'	N44°47'36"W
34	90°00'00"	20.00'	31.42'	28.28'	S45°12'24"W
35	04°39'58"	50.00'	4.07'	4.07'	N62°37'53"E
23	44°10'39"	50.00'	38.55'	37.60'	S87°03'11"W

Found 5/8" iron pin w/plastic cap marked
"KAUBLE PLS 1822"
per MEADOW HAWK
SUBDIVISION
(destroyed by fence
construction)

Found 5/8" iron pin w/plastic cap marked
"KAUBLE PLS 1822"
per MEADOW HAWK
SUBDIVISION

Found 3" brass disc
in 2" pipe
in monument
case marked
"PLS 1822"

Found 5/8" iron pin w/plastic cap marked
"KAUBLE PLS 1822"
per MEADOW HAWK
SUBDIVISION
(exposed 0.2')

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541)779-4841
BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 50 feet June 6, 1996
BASIS OF BEARING:
N.O.A.A. TRUE MERIDIAN at the N-S Centerline of
Section 9 as derived from the 1968 N.O.A.A. Net
on file with the Jackson County Surveyor and as
referenced on Survey No. 13679

- = Set 5/8"x24" iron pin with plastic cap stamped "D. Huck LS 2023" unless noted otherwise.
- = Found 5/8" Iron pin w/plastic cap marked "D. Huck LS 2023" per S/N 14946 unless noted otherwise
- ⊙ = Set 2" dia. brass disc on 1 1/2" pipe in monument case marked "LS 2023".
- ⊗ = Found brass cap monument as noted
- ⊕ = Found bronze cap monument as noted
- △ = Deferred Monument
- PUE = Easement for public utilities, storm drainage, irrigation, sidewalk, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance
- X-X- = Existing fence line

SURVEY NO. 15189

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

Survey for: Mountain Park Development, L.L.C.
4240 Hwy. 99 S.
Ashland, Or. 97520

Location: The Northwest one-quarter (1/4) of Section 10,
Township 39 South, Range 1 East, Willamette Meridi-
an, City of Ashland, Jackson County, Oregon

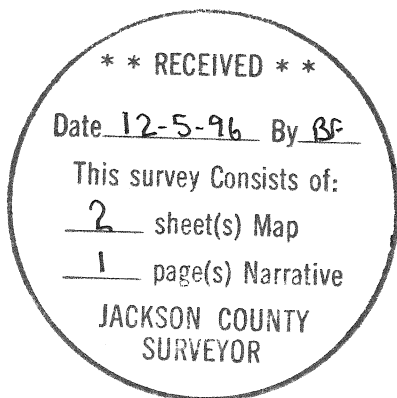
Purpose: To survey and monument ASHLAND VILLAGE SUBDIVISION

Procedure: The boundary of the tract being subdivided was
previously surveyed and monumented by this office per filed Survey
No 14946. Control established for that survey was utilized to
complete the work for this subdivision.

A one-second theodolite with electronic distance measuring
equipment was used to accomplish the field work for this survey.

Basis of
Bearing: N.O.A.A. True Bearing at the North-South centerline
of Section 9 as derived from the 1968 N.O.A.A. Net
on file with the Jackson County Surveyor and as
referenced on Survey No. 13679

Date: June 6, 1996



Darrell L. Huck
L.S. 2023 - Oregon
Expires 6/30/97
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504

(95-059)
(neumannr.dlh)

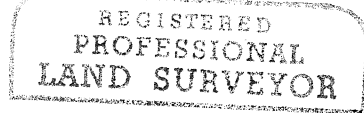
AFFIDAVIT OF CORRECTION
pursuant to O.R.S. 209.255

15189

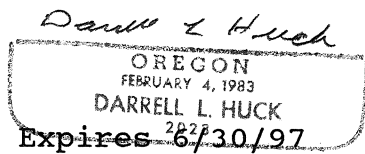
Be it hereby noted that within the Surveyor's Certificate as stated on the plat of "ASHLAND VILLAGE SUBDIVISION" and on file in the Office of the Jackson County Surveyor as No. 15189, the street labeled "N. Mountain Street" should be corrected to read "Mountain Avenue".

Date: January ³¹~~22~~, 1997

Darrell L. Huck
Surveyor No. 2023



STATE OF OREGON)
County of Jackson) ss.



January 31 A.D. 1997

Personally appeared the above named Darrell L. Huck, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:

Cheryl A. Ferns



I, Roger R. Roberts, Jackson County Surveyor, do hereby certify that I have examined this Affidavit of Correction and that the changes are permitted in accordance with Chapter 209, Paragraph 255, Oregon Revised Statutes.

January 31, 1997
Date

Roger R. Roberts
Jackson County Surveyor

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

FEB 06 1997
9:10 AM
Andrew S. [Signature]
County Clerk

(crrashvg.dlh)

11:45 Survey 6-5

97-21355

AFFIDAVIT OF CORRECTION
pursuant to O.R.S. 209.255

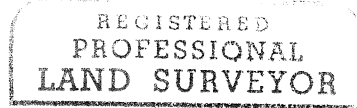
Be it hereby noted that certain drafting errors have been discovered on the recorded plat of "ASHLAND VILLAGE SUBDIVISION", on file in the Office of the Jackson County Surveyor as No. 15189 and that said errors should be corrected as stated below:

- 1.) Lot 42 has a platted width of 105.00 feet and should read 108.00 feet
- 2.) Curve No. 23 of the curve table is listed with Delta = 40° 50'37", Radius = 50.00', Length = 42.62', Chord 41.35' and Bearing = S 84° 43' 12" W and should be corrected to read Delta = 44° 10' 39", Radius 50.00', Length = 38.55', Chord = 37.60' and Bearing = S 87° 03' 11" W
- 3.) Curve table has two No. 18's listed which represent different curves. The No. 18 with a 43.00 foot radius should be changed to read Curve No. 36 and the corresponding curve marked No. 18 at the most Northerly intersection of Village Park Drive and Village Square Drive should be marked No. 36.

Date: March 28, 1997

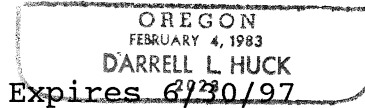
Darrell L Huck

Surveyor No. 2023



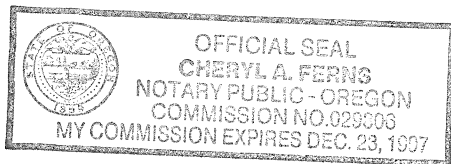
STATE OF OREGON)
County of Jackson) ss.

Darrell L Huck



JUNE 4 A.D. 1997

Personally appeared the above named Darrell L. Huck, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:



Cheryl A Ferns

I, Roger R. Roberts, Jackson County Surveyor, do hereby certify that I have examined this Affidavit of Correction and that the changes are permitted in accordance with Chapter 209, Paragraph 255, Oregon Revised Statutes.

Date

June 5, 1997

Roger R Roberts

Jackson County Surveyor

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

(crr2ashv.dlh)

JUN 10 1997

11:45 AM
Arthur S Beckert
COUNTY CLERK