

APPROVAL  
ASHLAND PLANNING DEPARTMENT  
PA # 97-010  
DATE: 9/19/97

# ASHLAND WILLOWS SUBDIVISION (A PLANNED COMMUNITY)

Supplemental Covenants, Conditions and Restrictions are recorded  
as Document No. 97-36640, Official Records of Jackson County, Oregon

LOCATED IN:  
A PORTION OF PARCEL 1 OF PARTITION PLAT P-13-1993 OF "RECORD OF  
PARTITION PLATS" IN JACKSON COUNTY, OREGON AND FILED AS SURVEY NO. 13347  
IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AND IN  
THE N.W. 1/4 OF SECTION 10, T.38S., R.1E., W.M.  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

Examined and approved this 16th day of September, 1997.

James H. Olson  
City Surveyor

\*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS, that Scott Kurtz, Colln Swales and Beverly Jeanne Spjut are the owners in fee simple of the lands hereon described, and that we have subdivided the same into lots, street, alley and open space 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 City of Ashland for public use that street and alley shown hereon together with those easements labeled as public utility easements. 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 a 10.00 foot private ingress-egress easement over and across that portion of Lot 7, as shown hereon, for the benefit of the owners, heirs and assigns of Lot 5 and Lot 8. We also hereby grant a 10.00 foot private ingress-egress easement over and across that portion of Lot 5 as shown hereon for the benefit of the owners, heirs and assigns of Lot 7 and Lot 8. Public and private emergency vehicles shall have right of ingress and egress over and across said private easements at all times. We hereby grant to Talent Irrigation District a 15.00 foot irrigation easement over and across Lots 10 and 11 as shown hereon. 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. The property described hereon will be subject to additional Covenants, Conditions and Restrictions to be recorded as a separate document in the Official Records of Jackson County, Oregon. We hereby designate said subdivision as ASHLAND WILLOWS SUBDIVISION, A PLANNED COMMUNITY.

IN WITNESS HEREOF, signed this 5th day of September 1997.

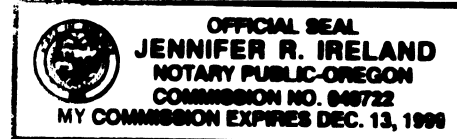
STATE OF OREGON )  
County of Jackson) ss

Scott Kurtz

The foregoing instrument was acknowledged before me this 5 day of September, 1997, by Scott Kurtz who executed the within instrument as his voluntary act and deed.

Before me: Jennifer Ireland

Jennifer Ireland



IN WITNESS HEREOF, signed this 5th day of September 1997.

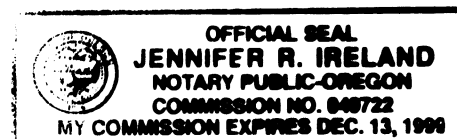
Colln Swales

STATE OF OREGON )  
County of Jackson) ss

The foregoing instrument was acknowledged before me this 5 day of September, 1997, by Colln Swales who executed the within instrument as his voluntary act and deed.

Before me: Jennifer Ireland

Jennifer Ireland



IN WITNESS HEREOF, signed this 5th day of September, 1997.

Beverly Jeanne Spjut

STATE OF OREGON )  
County of Jackson) ss

The foregoing instrument was acknowledged before me this 5th day of SEPTEMBER, 1997, by Beverly Jeanne Spjut who executed the within instrument as her voluntary act and deed.

Before me:



Cheryl A. Ferns

IN WITNESS HEREOF, signed this 23rd day of September, 1997.

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. as of Sept 23, 1997

Michelle Math  
Tax Collector

Examined and approved as required by O.R.S. 92.100 as of 9-23-, 1997

Michelle Math  
Assessor, Department of Assessment

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Darrell L. Huck  
OREGON  
FEBRUARY 4, 1998  
DARRELL L. HUCK  
2023  
Expires 6/30/99

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

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.

BEGINNING at the INITIAL POINT, being the Northeast corner of SUMMITVIEW SUBDIVISION, PHASE 1, a planned unit development to the City of Ashland, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence, along the North line of said SUMMITVIEW SUBDIVISION, PHASE 1, North 89°54'17" West (Plat record North 89°54'02" West) 119.00 feet to the Northeast corner of SUNNYVIEW SUBDIVISION, a planned unit development to the City of Ashland, according to the official plat thereof, now of record in said Jackson County; thence, along the north line of said SUNNYVIEW SUBDIVISION, North 89°54'17" West 381.89 feet (Plat record North 89°54'02" West 382.07 feet) to the northwest corner thereof; thence North 00°12'24" East 346.46 feet to the Southwest corner of MEADOWHAWK SUBDIVISION, a planned unit development to the City of Ashland, according to the official plat thereof, now of record in said Jackson County; thence, along the south line of said subdivision, South 89°55'39" East 335.22 feet (Plat record South 89°53'34" East) to the northwest corner of Parcel 2 of that land partition recorded February 5, 1993 as Partition Plat No. P-13-1993 of the records of Jackson County, Oregon (Index Volume 4, Page 13) and on file in the office of the Jackson County Surveyor as No. 13347; thence, along the west line of said Parcel 2, South 00°05'43" West 83.00 feet (Record South 00°05'58" West) to the southwest corner thereof; thence, along the South line of said Parcel 2, South 89°55'39" East 165.00 feet (Record South 89°55'24" East) to the westerly right-of-way line of Fordyce Street; thence South 00°05'43" West 263.65 feet to the Initial Point of Beginning.

Darrell L. Huck  
SURVEYOR

\*\*\* APPROVALS \*\*\*

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

Filed for record this 30th day of September, 1997 at 3:45 O'Clock P.M. and recorded in Volume 22 of Plats at page 33 of records of Jackson County, Oregon.

Kathleen S. Bennett  
County Clerk

Kathy LeBrien  
Deputy

I, Carolyn Eldman, am the undersigned beneficiary of a certain Trust Deed recorded July 18, 1996 as Document No. 96-24011, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

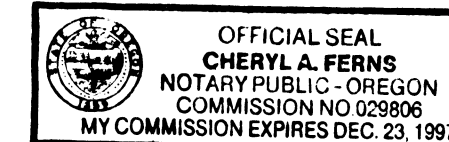
IN WITNESS HEREOF, Signed this 5th day of SEPTEMBER, 1997

By Carolyn Eldman  
Carolyn Eldman

STATE OF OREGON )  
County of Jackson) ss

The foregoing instrument was acknowledged before me this 5th day of September, 1997, by Carolyn Eldman, who executed the within instrument as her voluntary act and deed.

Before me:



Cheryl A. Ferns

We, KEY BANK NATIONAL ASSOCIATION, are the undersigned beneficiary of a certain Trust Deed recorded April 30, 1997 as Document No. 97-15011, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

IN WITNESS HEREOF, Signed this 16 day of September, 1997

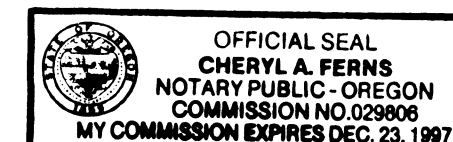
By Peggy Wisneski  
Title: Manager

STATE OF OREGON )  
County of Jackson) ss

The foregoing instrument was acknowledged before me this 16th day of September, 1997, by Peggy Wisneski, known to me as the person who executed the within instrument as, MANAGER, on behalf of KEY BANK NATIONAL ASSOCIATION, freely and voluntarily.

Before me:

Cheryl A. Ferns



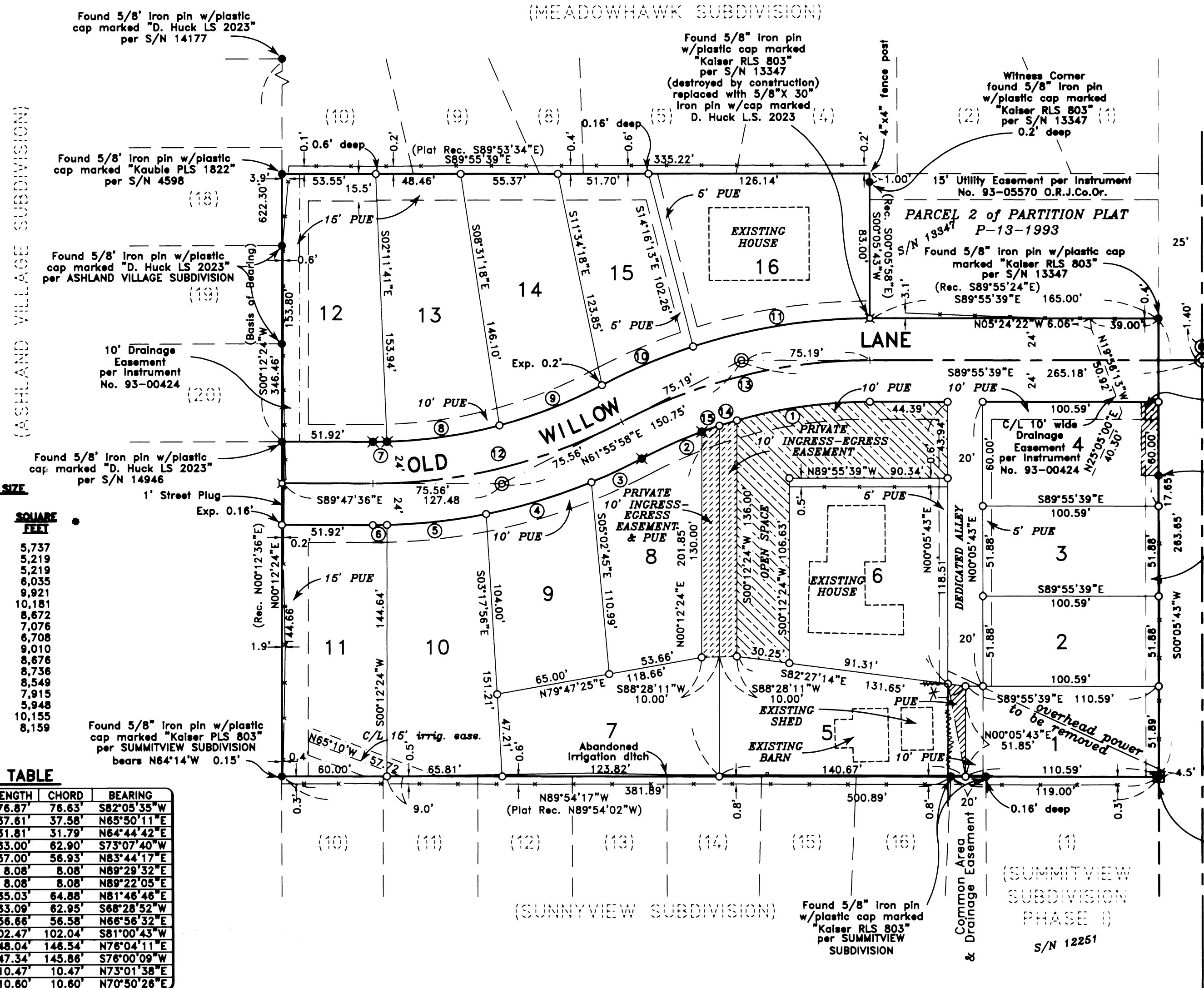
# ASHLAND WILLOWS SUBDIVISION (A PLANNED COMMUNITY)

Located in:

Parcel 1 of Partition Plat P-13-1993 of "Record of Partition Plats"  
in Jackson County, Oregon and filed as Survey No. 13347  
in the Office of the Jackson County Surveyor and in  
the N.W. 1/4 of Section 10, T.39S., R.1E., W.M.  
City of Ashland, Jackson County, Oregon

HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON STREET MEDFORD, OREGON  
(541)779-4641  
BY: DARRELL L. HUCK PLS No. 2023  
SCALE: 1 inch = 50 feet July 15, 1997  
BASIS OF BEARING: N.O.A.A. True Meridian of 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 the  
East line of ASHLAND VILLAGE SUBDIVISION

- = Set 5/8"x24" iron pin with plastic cap stamped "D. Huck LS 2023".
- ⊗ = Set 5/8"x30" iron pin with plastic cap stamped "D. Huck LS 2023".
- = Found 5/8" iron pin
- ⊠ = Set lead plug with lock & brass washer marked "LS 2023"
- ⊙ = Set 2 1/2" brass disc on 1" pipe in mon. case marked LS. 2023
- ⊚ = Found brass cap monument
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, sidewalk, sanitary sewer, construction and maintenance
- D.R.J.Co.Or. = Deed Records of Jackson County, Oregon
- O.R.J.Co.Or. = Official Records of Jackson County, Oregon



**LOT SIZE**

LOT NO.	SQUARE FEET
1	5,737
2	5,219
3	5,219
4	6,035
5	9,921
6	10,181
7	8,672
8	7,076
9	6,708
10	9,010
11	8,676
12	8,736
13	8,549
14	7,915
15	5,948
16	10,155
Open Space	8,159

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	15°57'31"	278.00'	76.87'	78.63'	S82°05'35"W
2	07°48'27"	278.00'	37.61'	37.58'	N65°50'11"E
3	05°37'29"	324.00'	31.81'	31.79'	N64°44'42"E
4	11°08'27"	324.00'	63.00'	62.90'	S73°07'40"W
5	10°04'47"	324.00'	57.00'	56.93'	N83°44'17"E
6	01°25'43"	324.00'	8.08'	8.08'	N89°29'32"E
7	01°40'38"	278.00'	8.08'	8.08'	N89°22'05"E
8	13°30'00"	278.00'	65.03'	64.88'	N81°46'46"E
9	13°05'48"	278.00'	63.09'	62.95'	S88°28'52"W
10	10°01'08"	324.00'	56.66'	56.58'	N68°56'32"E
11	18°07'15"	324.00'	102.47'	102.04'	S81°00'43"W
12	28°16'26"	300.00'	148.04'	148.54'	N78°04'11"E
13	28°08'23"	300.00'	147.34'	145.86'	S76°00'09"W
14	02°10'23"	278.00'	10.47'	10.47'	N73°01'38"E
15	02°12'02"	278.00'	10.60'	10.80'	N70°50'28"E

Found 3" brass disc in mon. case marked "PLS 1822 1990" per THOMAS SUBDIVISION

Found 5/8" iron pin w/plastic cap marked "Kaiser RLS 803" per S/N 13347 (destroyed by construction)

7.5' Power line Easement per Volume 174, Page 76, D.R.J.Co.Or.

\* For removal of extra lines on Lot 5, see Affidavit of Correction Doc. No. 97-44704, Attached. RRR, C.S. 26 May 97

INITIAL POINT  
Found 5/8" iron pin w/plastic cap marked "Kaiser RLS 803" per SUMMITVIEW SUBDIVISION replaced with 2 1/2" diameter brass disc in 8"X 8"X 24" concrete, over 5/8"X 24" iron pin (2" deep) marked "Initial Point LS 2023"

Found 3" brass disc in mon. case per City of Ashland (survey not filed) marked "City of Ashland" CL FORDYCE ST POT 1984 LS 759 SURVEY MARKER

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Darrell L. Huck  
OREGON  
FEBRUARY 4, 1988  
DARRELL L. HUCK  
2023

Expires 6/30/99  
I certify this plat to be a  
true and correct copy of the original  
Surveyor  
Darrell L. Huck

**NOTE:**  
Easement for water ditch or channel for irrigation purposes per Volume 221, Page 478, Deed Records, Jackson County, Oregon (location not specified) [affects the South 173' more or less of property being subdivided]

Easement for water ditch or channel for irrigation purposes per Volume 223, Page 101, Deed Records, Jackson County, Oregon (location not specified) [affects the North 173' more or less of property being subdivided]

39 1E 10BB, TL 1200 & TL 1301

As a condition of approval the Talent Irrigation District has required the following statement: "That area being designated hereon as open space may retain irrigation water rights until such time that the remainder of property served by the District in this area develops; at which time the Ashland Willows Subdivision Homeowners Association agrees to freely release the Irrigation Water Rights".

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

Survey for: Colin Swales  
461 Allison Street  
Ashland, Oregon 97520

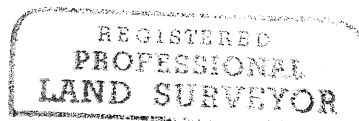
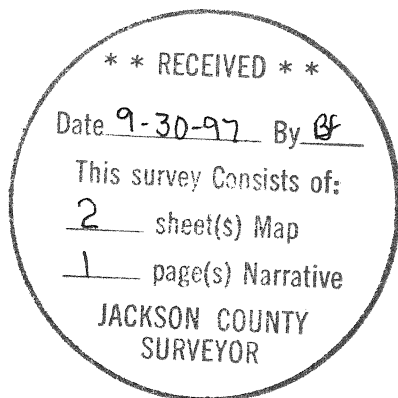
Location: In Parcel 1 of Partition Plat P-13-1993 of "Record of Partition Plats" in Jackson County, Oregon and filed as Survey No. 13347 in the Office of the Jackson County Surveyor and in the Northwest One-Quarter (1/4) of Section 10, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon

Purpose: To survey and monument *ASHLAND WILLOWS SUBDIVISION, A PLANNED COMMUNITY, PHASE 1* as approved by the City of Ashland Planning Department (Planning Action No. 97-010)

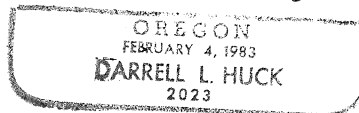
Procedure: The boundary of the property being subdivided has been surveyed and monumented per Survey No. 13347 and Summit View Subdivision. A control traverse originating from Ashland Village Subdivision, which was done by this office, was enlarged to include monuments shown as found on the attached map. The location of the subdivision lots was computed per client's instructions and monuments were set as shown.

Basis of Bearing: N.O.A.A. True Meridian at the North-South center-line of Section 9 as derived from the 1968 N.O.A.A. Net on file with the Jackson County Surveyor and as referenced on the East line of Ashland Village Subdivision

Date: July 15, 1997



*Darrell L. Huck*



Darrell L. Huck  
L.S. 2023 - Oregon  
Expires 6/30/99  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, Oregon 97504

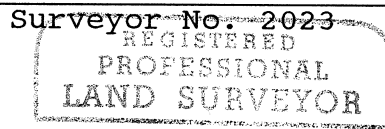
**AFFIDAVIT OF CORRECTION  
pursuant to O.R.S. 209.255**

**15523**

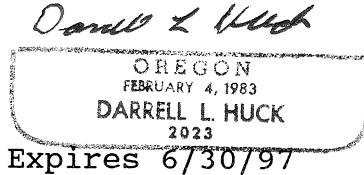
Be it hereby noted that on the Official Plat of ASHLAND WILLOWS SUBDIVISION, a Planned Community, as recorded in the records of Jackson County, Oregon, a drafting error was made affecting the Easterly boundary of Lot 5. A drafting construction line was drawn West and South from the Southeast corner of Lot 6. This construction line should have been removed before recording of the map and it might be mistaken for the East boundary of Lot 5. The correct East boundary of Lot 5 runs from the center of the alley, South 00° 05' 43" East 51.85 feet to the Southerly subdivision boundary.

Date: November 13, 1997

*Darrell L Huck*

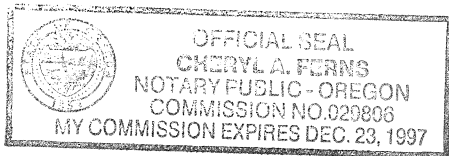


STATE OF OREGON )  
County of Jackson ) ss.



November 14 1997 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.

Nov 14, 1997  
Date

*Roger R Roberts*  
Jackson County Surveyor

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

NOV 26 1997

2:42 PM

*Spokane S Beckwith*  
COUNTY CLERK