

# PLACER RUN SUBDIVISION

LOCATED in the NW 1/4 & NE 1/4 of Section 8, T. 39 S., R. 1 E., W.M., in the City of Ashland, Jackson County, Oregon.

APPROVAL:

John M. [Signature]  
ASHLAND PLANNING DEPARTMENT  
P.A. 148-005  
DATE 4-8-98  
EXAMINED AND APPROVED THIS 8th DAY OF April, 1998.

John [Signature]  
CITY SURVEYOR

Louise [Signature]  
JACKSON COUNTY PLANNING DEPARTMENT  
DATE 4-8-98  
EXAMINED AND APPROVED THIS 8 DAY OF April, 1998.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE JANOS MARKUS AND ANNA M. HASSELL ARE THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON IN THE 'SURVEYORS CERTIFICATE' AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, A PRIVATE ACCESS EASEMENT, A PRIVATE MUTUAL ACCESS EASEMENT, A PRIVATE SANITARY SEWER EASEMENT, A PRIVATE PEDESTRIAN ACCESS EASEMENT, A CONSERVATION EASEMENT AND A NATURAL DRAINAGE WAY EASEMENT AS SET FORTH HEREON AND THIS PLAT IS A CORRECT REPRESENTATION OF PLACER RUN SUBDIVISION. WE DO HEREBY MAKE AND CREATE THE 16 FOOT WIDE 'PRIVATE ACCESS EASEMENT', AS SHOWN HEREON, FOR THE PURPOSES OF EGRESS AND INGRESS TO BENEFIT THE OWNERS, THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST, OF LOT 2. WE HEREBY MAKE AND CREATE THE 20 FOOT WIDE 'PRIVATE MUTUAL ACCESS EASEMENT', AS SHOWN HEREON, FOR THE PURPOSES OF EGRESS AND INGRESS AND THE EXCLUSIVE USE OF THE OWNERS, THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST, OF LOT 6 AND LOT 7; THE OWNERS, THEIR HEIRS, ASSIGNS OR SUCCESSORS IN INTEREST, OF LOT 6 AND LOT 7 SHALL SHARE A ONE-HALF INTEREST IN THE MAINTENANCE OF SAID 'PRIVATE MUTUAL ACCESS EASEMENT'. THERE SHALL BE NO PARKING OR OBSTRUCTING OF SAID 'ACCESS EASEMENTS'. PUBLIC AND PRIVATE EMERGENCY VEHICLES SHALL HAVE THE RIGHT TO UTILIZE THE 'PRIVATE MUTUAL ACCESS EASEMENT' AND THE 'PRIVATE ACCESS EASEMENT' FOR EMERGENCY INGRESS AND EGRESS. WE HEREBY MAKE AND CREATE THE 10 FOOT WIDE 'PRIVATE SANITARY SEWER EASEMENT', AS SHOWN HEREON, FOR THE INSTALLATION, MAINTENANCE AND USE OF A SANITARY SEWER LINE TO SERVE LOT 6 AND LOT 7; THE OWNERS, THEIR HEIRS, ASSIGNS OR SUCCESSORS IN INTEREST OF LOT 6 AND LOT 7 SHALL SHARE A ONE-HALF INTEREST IN THE MAINTENANCE OF SAID SANITARY SEWER LINE. WE HEREBY MAKE AND CREATE THE 5 FOOT WIDE 'PRIVATE PEDESTRIAN ACCESS EASEMENT' AND A 20 FOOT WIDE 'CITY OF ASHLAND VEHICULAR ACCESS EASEMENT', AS SHOWN HEREON. THE 5 FOOT WIDE 'PRIVATE PEDESTRIAN ACCESS EASEMENT' SHALL BE EXCLUSIVE TO THE OWNERS, THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST, OF LOTS 2 AND 6. THE 'CITY OF ASHLAND VEHICULAR ACCESS EASEMENT' SHALL BE FOR THE EXCLUSIVE USE OF THE CITY OF ASHLAND, OR ITS REPRESENTATIVES, FOR ACCESS TO THE 'NATURAL DRAINAGE WAY EASEMENT', AS SHOWN HEREON, AND THE MAINTENANCE THEREOF. WE HEREBY DEDICATE THE 'CONSERVATION EASEMENT' AND THE 'NATURAL DRAINAGE WAY EASEMENTS', AS SHOWN HEREON, TO THE CITY OF ASHLAND. PLACER RUN SUBDIVISION IS SUBJECT TO THE CITY OF ASHLAND MUNICIPAL CODE; ANY COVENANTS, CONDITIONS AND/OR RESTRICTIONS OF ANY KIND, AND TO THE EXTENT THESE OR OTHER PROVISIONS THAT ARE FELT NECESSARY BY THE DECLARANTS HEREIN, SHALL BE SET FORTH AS ENCUMBRANCES IN THE DEEDS CONVEYING SAID LOTS TO THE LANDOWNERS, THEIR HEIRS, ASSIGNS OR SUCCESSORS IN INTEREST. THE DECLARANTS, THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST, RESERVES THE RIGHT OF FUTURE STREET DEDICATIONS OVER AND ACROSS THE 'PEDESTRIAN ACCESS EASEMENT' AND THE 'PRIVATE ACCESS EASEMENT', AS SHOWN HEREON. WE DO HEREBY DEDICATE TO THE CITY OF ASHLAND THE PUBLIC UTILITY EASEMENT, OVER, ACROSS AND THROUGH THE AREA SHOWN HEREON, FOR PUBLIC UTILITY INSTALLATIONS AND MAINTENANCE AS REQUIRED; T.C.I. CABLEVISION, THEIR ASSIGNS AND/OR SUCCESSORS IN INTEREST, IS HEREBY GRANTED THE RIGHT TO INSTALL AND MAINTAIN UNDERGROUND TV CABLE SERVICE OVER, ACROSS AND THROUGH SAID 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. WE DO HEREBY DESIGNATE SAID DEVELOPMENT AS PLACER RUN SUBDIVISION.

Anna M. Hassell  
ANNA M. HASSELL

Janos Markus  
JANOS MARKUS  
BY ANNA M. HASSELL  
POWER OF ATTORNEY  
PER DOC. NO. 94-51655

STATE OF OREGON }  
County of Jackson } ss April, 1998.

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED ANNA M. HASSELL WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME:

Vicki L. Conner  
NOTARY PUBLIC - OREGON

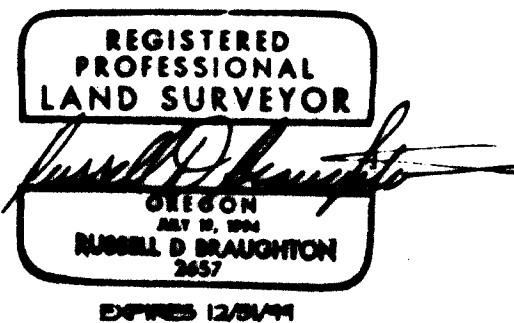
for  
Anna Hassell

25 WESTWOOD STREET  
ASHLAND, OREGON 97520

DATE: February 17, 1998

SURVEYED BY:

EAGLE-EYE SURVEYING CORPORATION  
25 NORTH IVY STREET  
MEDFORD, OREGON 97501  
PHONE (541) 776-2313



SURVEYOR'S CERTIFICATE

I, RUSSELL D BRAUGHTON, 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:  
\* "EAST" (Attachment of Correction - Inst. No. 98-16030) 4/20/98 *l.d.c.*  
PARCEL 1 OF PARTITION PLAT NUMBER P-41-1996, (SURVEY NUMBER 14817) AND PARCEL 2 OF PARTITION PLAT NUMBER P-111-1994, (SURVEY NUMBER 14258), JACKSON COUNTY, OREGON; THE RECORD BOUNDARIES OF WHICH ARE DESCRIBED BY THE FOLLOWING COURSES: BEGINNING AT A 3/4 INCH DIAMETER GALVANIZED IRON PIPE MARKING THE SOUTHWEST CORNER OF PARCEL 3 OF PARTITION PLAT NUMBER P-77-1996, (SURVEY NUMBER 15108), NOW OF RECORD IN JACKSON COUNTY, OREGON, SAID CORNER ALSO BEING THE INITIAL POINT; THENCE SOUTH 88°55'55" EAST, A DISTANCE OF 34.50 FEET; THENCE SOUTH 16°28'52" A DISTANCE OF 547.10 FEET; THENCE NORTH 88°51'53" WEST, A DISTANCE OF 999.80 FEET; THENCE NORTH 0°14'01" WEST, A DISTANCE OF 4.56 FEET; THENCE SOUTH 88°58'35" WEST, A DISTANCE OF 404.89 FEET; THENCE NORTH 2°48'24" EAST, A DISTANCE OF 520.02 FEET; THENCE SOUTH 88°55'55" EAST, A DISTANCE OF 708.12 FEET; THENCE SOUTH 17°28'15" EAST, A DISTANCE OF 142.95 FEET; THENCE SOUTH 88°58'21" EAST, A DISTANCE OF 95.72 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, BEING CONCAVE TO THE SOUTH AND HAVING A LONG CHORD WHICH BEARS SOUTH 88°58'21" EAST 51.18 FEET, A DISTANCE OF 55.53 FEET; THENCE SOUTH 88°58'21" EAST, A DISTANCE OF 222.38 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, BEING CONCAVE TO THE NORTHWEST AND HAVING A LONG CHORD WHICH BEARS NORTH 45°03'52" EAST 28.28 FEET, A DISTANCE OF 31.41 FEET; THENCE NORTH 0°04'05" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 88°55'55" EAST, A DISTANCE OF 84.00 FEET TO THE INITIAL POINT. LESS AND EXCEPT THE PUBLIC RIGHT OF WAY OF WESTWOOD STREET AS DESCRIBED IN DOCUMENT NUMBER 94-31853, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.

Russell D. Braughton  
SURVEYOR

\*\* RECEIVED \*\*  
Date 4-9-98 By [Signature]  
This survey consists of:  
3 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

RECORDING

FILED FOR RECORD THIS 09 DAY OF April, 1998  
AT 11:34 O'CLOCK A. M. AND RECORDED IN  
VOLUME 24 OF PLATS AT PAGE 15  
OF RECORDS OF JACKSON COUNTY, OREGON.

Kathleen A. Beckett COUNTY CLERK  
Geraldine Cutting DEPUTY

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

TAX STATEMENT APPROVAL

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.045 HAVE BEEN PAID AS OF April 8, 1998.

[Signature] TAX COLLECTOR  
4-8-98 DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100  
THIS 8th DAY OF April, 1998.

Michelle W. Matton DEPUTY ASSESSOR  
4-8-98 DATE

I, RUSSELL D BRAUGHTON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2657 CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

Russell D. Braughton

11:37 5  
6 Jan

**EAGLE-EYE SURVEYING CORPORATION**  
(formerly Edwards Surveying & Land Planning Inc.)  
23 North Ivy Street, Medford  
P.O. Box 4397, Medford, Oregon 97501-0170  
Tel. (541) 776-2313 Fax. (541) 776-9978

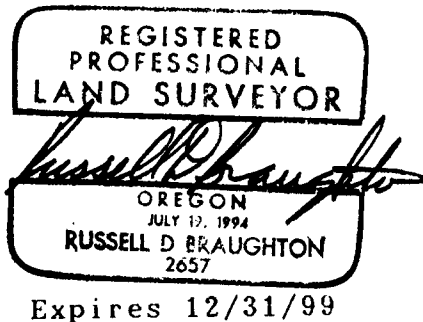
15706

**AFFIDAVIT OF CORRECTION**

KNOW ALL MEN BY THESE PRESENTS, that I, Russell D Braughton, a Registered Professional Land Surveyor of the State of Oregon, do hereby affirm that there is a drafting error on the Plat of PLACER RUN SUBDIVISION, in the City of Ashland, dated February 17, 1998, and recorded on April 9, 1998 in Volume 24, Page 15, of the records for Jackson County, Oregon. The following corrections should be made:

**FIFTH**  
At the ~~fourth~~ line down in the description in the "Surveyor's Certificate", the course that reads "SOUTH 16°26'52", should be corrected to read "SOUTH 16°26'52" EAST,".

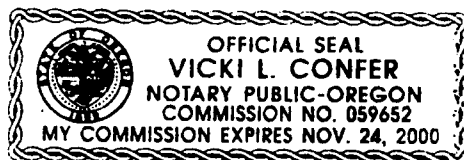
IN WITNESS HEREOF, signed this 16 day of April, 1998



STATE OF OREGON ) ss  
County of Jackson)

This instrument was acknowledged before me on 4/16/98  
by Russell D Braughton.

Before me:



Vicki L. Confer

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

Roger R. Roberts  
Jackson County Surveyor

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

APR 16 1998  
11:37 AM  
Arthur S. Roberts  
COUNTY CLERK

**EAGLE-EYE SURVEYING CORPORATION**  
(formerly Edwards Surveying & Land Planning Inc.)  
23 North Ivy Street, Medford  
P.O. Box 4397, Medford, Oregon 97501-0170  
Tel. (541) 776-2313 Fax. (541) 776-9978

SURVEY NUMBER 15706  
*SEE Affidavit of Correction*

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

SURVEY FOR: Anna Hassell  
25 Westwood Street  
Ashland, Oregon 97540

LOCATION: Northwest 1/4 of Section 8, T. 39 S., R. 1 E., W.M.,  
City of Ashland, Jackson County, Oregon.

PURPOSE: PLACER RUN SUBDIVISION; City of Ashland Planning Action  
#98-005: To locate and monument the new lot lines as  
shown on accompanying plat, and to prepare and record  
said plat for the purpose of creating said lots and the  
easements as shown.

PROCEDURE: Utilizing existing data per Survey Numbers 14259 & 14917  
filed by this office and the found monuments as shown,  
computed the boundaries of the parent tracts. The new  
lot lines were then monumented as shown. Monuments set  
on this survey consist of 5/8" x 30" steel pins with red  
plastic caps mkd. "R. BRAUGHTON--LS 2657".

BASIS OF  
BEARINGS: True Meridian at North-South Center Line of Section 8,  
as derived from the Jackson County Surveyor's 1968  
N.O.A.A. net, on file in the Jackson County Surveyor's  
Office. The reference bearing for this survey was taken  
from the East-West Centerline of Section 8 as shown on  
S.N. 10852.

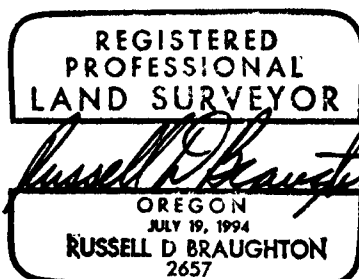
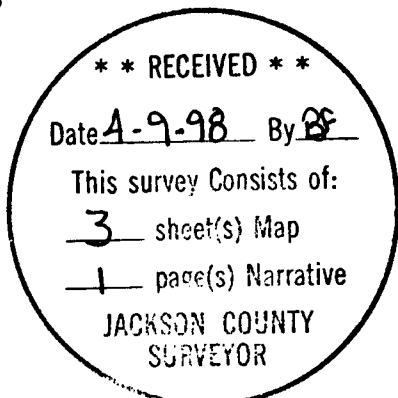
EQUIPMENT: Nikon DTM-A5 Electronic Total Station.

DATE  
COMPLETED: February 17, 1998

*Vol 24/05/15*

*Bx 12/15*

*11R/85*





# PLACER RUN SUBDIVISION

LOCATED in the NW 1/4 & NE 1/4 of Section 8, T. 39 S., R. 1 E., W.M.,  
in the City of Ashland, Jackson County, Oregon.

DATE: February 17, 1998

SURVEYED BY:

EAGLE-EYE SURVEYING CORPORATION  
23 NORTH IVY STREET  
MEDFORD, OREGON 97501  
PHONE (541) 776-2313

for  
*Anna Hassell*

25 WESTWOOD STREET  
ASHLAND, OREGON 97520

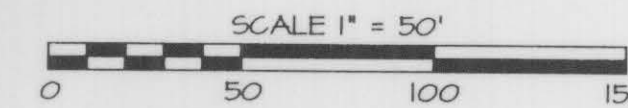
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Russell D Braughton*  
RUSSELL D BRAUGHTON  
2657  
EXPIRES 12/31/99

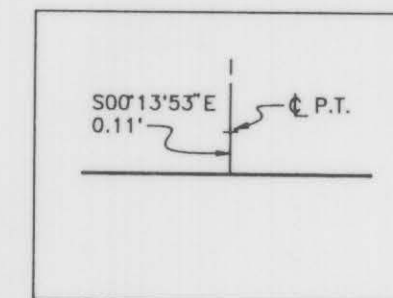


I, RUSSELL D BRAUGHTON, REGISTERED  
PROFESSIONAL LAND SURVEYOR NO. 2657  
CERTIFY THAT THIS IS AN EXACT  
COPY OF THE FINAL PLAT.

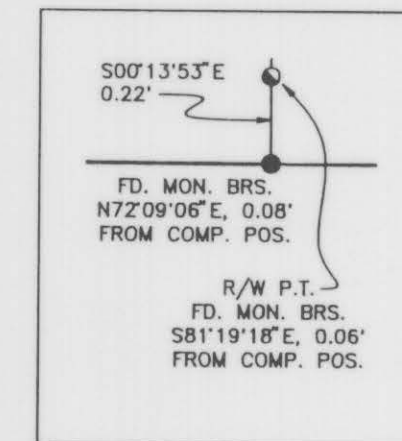
*Russell D Braughton*



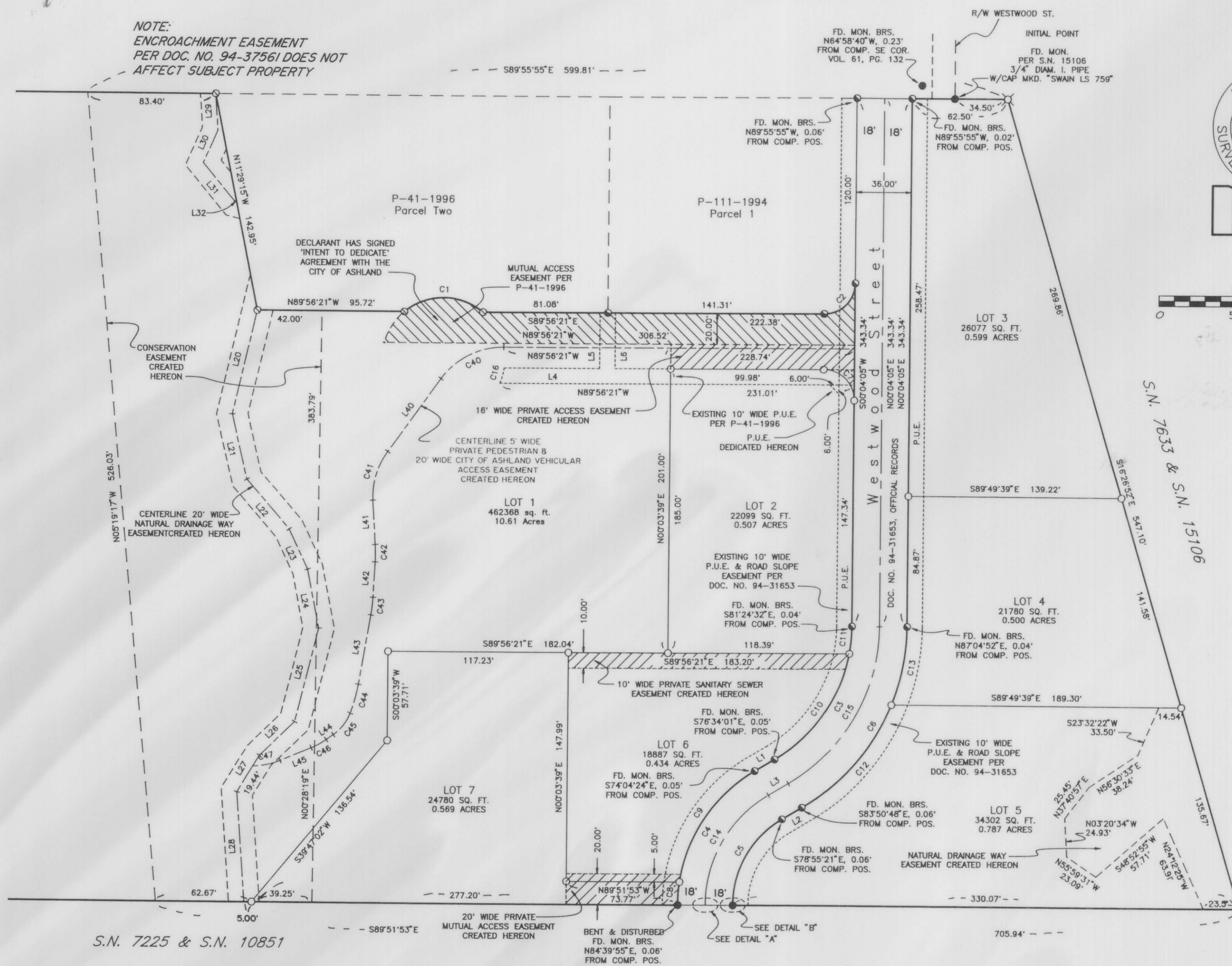
NOTE:  
SEE SHEET 2 FOR  
LEGEND, CURVE & LINE DATA TABLES



Detail A



Detail B



NOTE:  
ENCROACHMENT EASEMENT  
PER DOC. NO. 94-37561 DOES NOT  
AFFECT SUBJECT PROPERTY

CENTERLINE 20' WIDE  
NATURAL DRAINAGE WAY  
EASEMENT CREATED HEREON

S.N. 7225 & S.N. 10851

