

BLOSSOM VIEW ESTATES SUBDIVISION, A PLANNED COMMUNITY

A replat of Parcels 1, 2 & 3 per Partition Plat No. P-94-1992 & in the N.W. 1/4 of Section 5, T.39 S., R.1 E., W.M. City of Ashland Jackson County, Oregon

APPROVAL:

Bill Mohr
ASHLAND PLANNING DEPARTMENT
PA #95-057 & #96-103 SUBDIVISION

5/19/98 DATE

for
SHERSUL, INC.
525 Sheridan Street
ASHLAND, OR 97520

***** RECORDER'S CERTIFICATE *****

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME _____ PAGE _____ OF THE COUNTY COMMISSIONER'S JOURNAL OF PROCEEDINGS.

FILED FOR RECORD THIS 28 DAY OF May 1998 AT 2:40 O'CLOCK P.M., AND RECORDED IN VOLUME 24 OF PLATS ON PAGE 20 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Becker COUNTY CLERK
Cheryl Augers DEPUTY

APPROVAL:

EXAMINED AND APPROVED THIS 10th DAY OF May 1998.

James H. Olson
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 AS OF May 26 1998.

Ron Ambrey
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN

PAID AS OF May 26 1998

Lynnda Adair
TAX COLLECTOR

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS RECORDED AS DOC. # 98-23452 ORJCO.

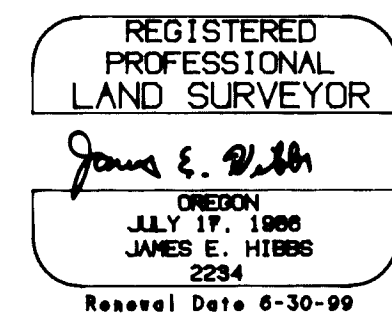
BY LAWS OF BLOSSOM VIEW ESTATES HOMEOWNERS ASSOCIATION RECORDED AS DOC. # 98-23453 ORJCO.

***** 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, THIS PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Beginning at the Southwest corner of Donation Land Claim No. 38, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon and the INITIAL POINT OF BEGINNING: thence along the East line of said Claim No. 38, North 00°02'36" East, (record NORTH), 534.27 feet to the Northeast corner of Parcel No. 2 per Partition Plat No. P-94-1992, according to the official plat thereof, now of record, in Volume 3, Page 94 of "Record Partition Plats" of Jackson County, Oregon and filed as Survey No. 13154 in the Office of the Jackson County Surveyor; thence along the North line thereof, North 89°55'01" West, 525.04 feet (record North 89°55'23" West, 524.99 feet) to the Northwest corner thereof; thence along the West line thereof, South 00°00'11" East, 430.02 feet (record SOUTH, 430.03 feet) to the most Westerly Southwest corner thereof; thence along the South line thereof, South 89°59'02" East (record EAST), 29.56 feet; thence SOUTH, 105.05 feet (record 105.00 feet) to the Southwest corner of Parcel No. 1 of said Partition Plat; thence along the South line of said Parcel No. 1, North 89°59'43" East, 495.05 feet to the INITIAL POINT OF BEGINNING.

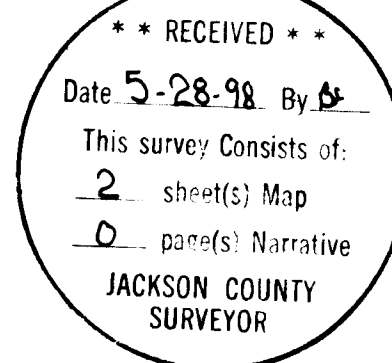
James E. Hibbs
SURVEYOR



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

PURPOSE: To survey and monument the Lots and Streets of BLOSSOM VIEW ESTATES SUBDIVISION, A PLANNED COMMUNITY. See Ashland PA# 95-057 & #96-103.

PROCEDURE: Made ties to monuments set or found per RS13154 for control of the exterior of this Subdivision. Calculated the position of the Lot corners and R/W of the Streets and monumented same. Those monuments found as well as those set are as shown hereon.



***** DECLARATION *****

Know all men by these presents that we, PAULINE M. SULLIVAN and ROBERT V. SULLIVAN, wife and husband, 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, Streets and Open Spaces as shown on Sheet 2, and that the size of the Lots and Open Spaces 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 public for public use the Streets as well as those easements shown on Sheet 2 labeled as Public Utility Easement (PUE), with the condition that TCI Cablevision, its successors or assigns in interest is granted the right to use said PUE for the placement and maintenance of cable TV lines as long as these lines do not interfere with the maintenance of City of Ashland utilities. We hereby grant to the City of Ashland in fee the one-foot street plug shown on Sheet 2 on the condition that upon approved dedication of the extension of the affected street by the City, the street plug shall be automatically dedicated to the public use as part of said street. We hereby establish the Temporary Public Turn Around Easement shown on Sheet 2 on the condition that upon the above mentioned approved dedication this Easement shall be terminated. The Open Space areas shall be subject to the By-Laws of the Blossom View Estates Homeowner's Association to be recorded simultaneously with this Plat. We do hereby designate said Subdivision as BLOSSOM VIEW ESTATES SUBDIVISION, A PLANNED COMMUNITY.

Pauline M. Sullivan PAULINE M. SULLIVAN
Robert V. Sullivan ROBERT V. SULLIVAN

STATE OF OREGON)
COUNTY OF JACKSON)

PERSONALLY appeared the above named Pauline M. Sullivan and Robert V. Sullivan, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 27th day of April 1998.

Before me: Karen L. Lafitte
Notary Public of Oregon



AFFIDAVIT OF CONSENT

FROM VALLEY OF THE ROQUE BANK RECORDED AS DOC. # 98-23451 ORJCO.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs
SURVEYOR

SURVEY BY:

L. J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

BLOSSOM VIEW ESTATES SUBDIVISION, A PLANNED COMMUNITY

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APPROVAL: [Signature] ASHLAND PLANNING DEPARTMENT PA #95-057 & #96-103 SUBDIVISION

5/19/98 DATE

for SHERSUL, INC. 525 Sheridan Street ASHLAND, OR 97520

RECORDER'S CERTIFICATE

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME... PAGE... OF THE COUNTY COMMISSIONER'S JOURNAL OF PROCEEDINGS.

FILED FOR RECORD THIS 28 DAY OF May 1998 AT 2:40 O'CLOCK P.M. AND RECORDED IN VOLUME 24 OF PLATS ON PAGE 20 OF THE RECORDS OF JACKSON COUNTY, OREGON.

[Signatures] KATHLEEN S. BECKER COUNTY CLERK, Cheryl Augers DEPUTY

APPROVAL:

EXAMINED AND APPROVED THIS 18th DAY OF May 1998

[Signature] CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 AS OF May 26 1998

[Signature] ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF May 26 1998

[Signature] TAX COLLECTOR

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS RECORDED AS DOC. # 98-23452 ORJCO. BY LAWS OF BLOSSOM VIEW ESTATES HOMEOWNERS ASSOCIATION RECORDED AS DOC. # 98-23453 ORJCO.

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, THIS PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

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[Signature] SURVEYOR

DECLARATION

Know all men by these presents that we, PAULINE M. SULLIVAN and ROBERT V. SULLIVAN, wife and husband, 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, Streets and Open Spaces as shown on Sheet 2, and that the size of the Lots and Open Spaces 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 public for public use the Streets as well as those easements shown on Sheet 2 labeled as Public Utility Easement (PUE), with the condition that TCI Cablevision, its successors or assigns in interest is granted the right to use said PUE for the placement and maintenance of cable TV lines as long as these lines do not interfere with the maintenance of City of Ashland utilities. We hereby grant to the City of Ashland in fee the one-foot street plug shown on Sheet 2 on the condition that upon approved dedication of the extension of the affected street by the City, the street plug shall be automatically dedicated to the public use as part of said street. We hereby establish the Temporary Public Turn Around Easement shown on Sheet 2 on the condition that upon the above mentioned approved dedication this Easement shall be terminated. The Open Space areas shall be subject to the By-Laws of the Blossom View Estates Homeowner's Association to be recorded simultaneously with this Plat. We do hereby designate said Subdivision as BLOSSOM VIEW ESTATES SUBDIVISION, A PLANNED COMMUNITY.

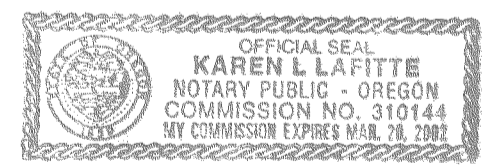
[Signatures] PAULINE M. SULLIVAN, ROBERT V. SULLIVAN

STATE OF OREGON)) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named Pauline M. Sullivan and Robert V. Sullivan, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 27th day of April 1998

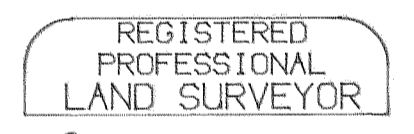
Before me: [Signature] Notary Public of Oregon



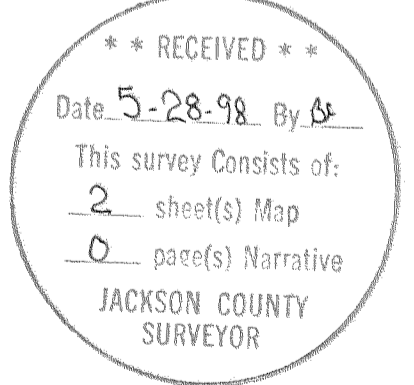
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument the Lots and Streets of BLOSSOM VIEW ESTATES SUBDIVISION, A PLANNED COMMUNITY. See Ashland PA# 95-057 & #96-103.

PROCEDURE: Made ties to monuments set or found per RS13154 for control of the exterior of this Subdivision. Calculated the position of the Lot corners and R/W of the Streets and monumented same. Those monuments found as well as those set are as shown hereon.



[Signature] OREGON JULY 17, 1986 JAMES E. HIBBS 2234 Renewal Date 6-30-99



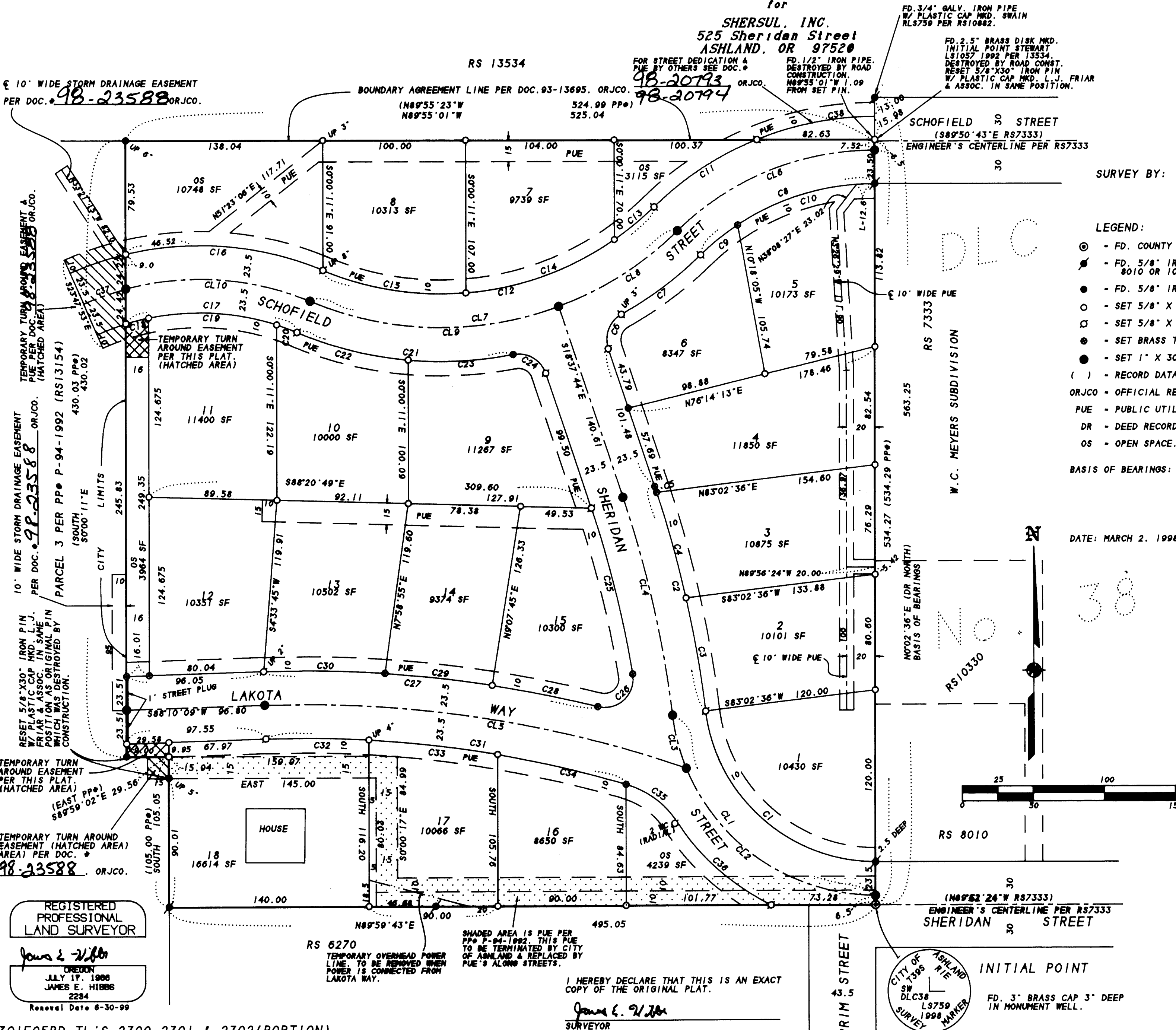
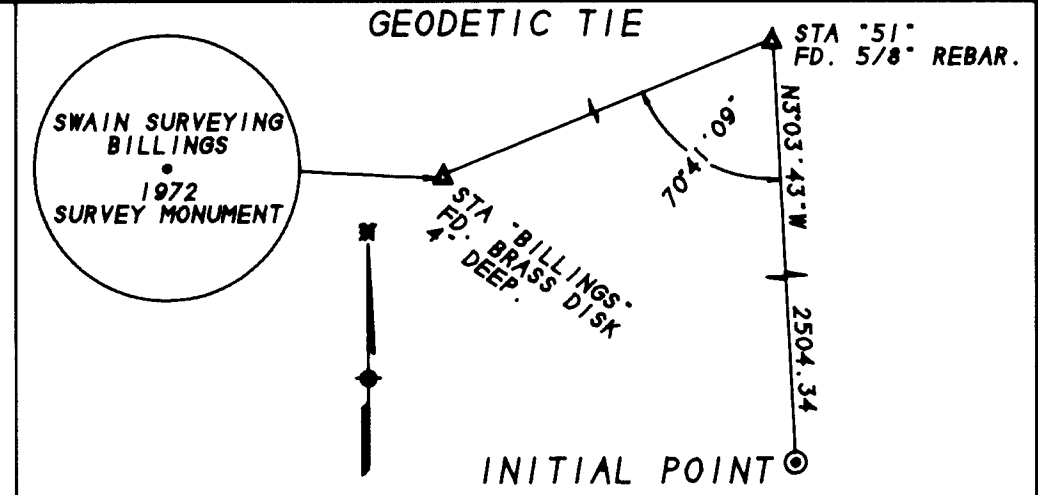
SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501 PHONE: (541) 772-2782

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. [Signature] SURVEYOR

EASEMENTS PER SUBDIVISION GUARANTEE

PRIVATE ACCESS EASEMENT PER P-94-1992 HAS BEEN EXTINGUISHED BY DOC. 98-07707 ORJCO. EASEMENT FOR IRRIGATION DITCH PER P-94-1992 IS A BLANKET EASEMENT. THE OWNER OF THIS PROPERTY HAS NOT SEEN A DITCH ON THIS PROPERTY IN THE 35 YEARS HE HAS LIVED THEREON. WRIGHT CREEK DOES NOT LIE WITHIN THE BOUNDARIES OF THIS SUBDIVISION.

BLOSSOM VIEW ESTATES SUBDIVISION, A PLANNED COMMUNITY
A replat of Parcels 1, 2 & 3 per Partition Plat No. P-94-1992 & in the N.W. 1/4 of Section 5, T.39 S., R.1 E., W.M. City of Ashland Jackson County, Oregon

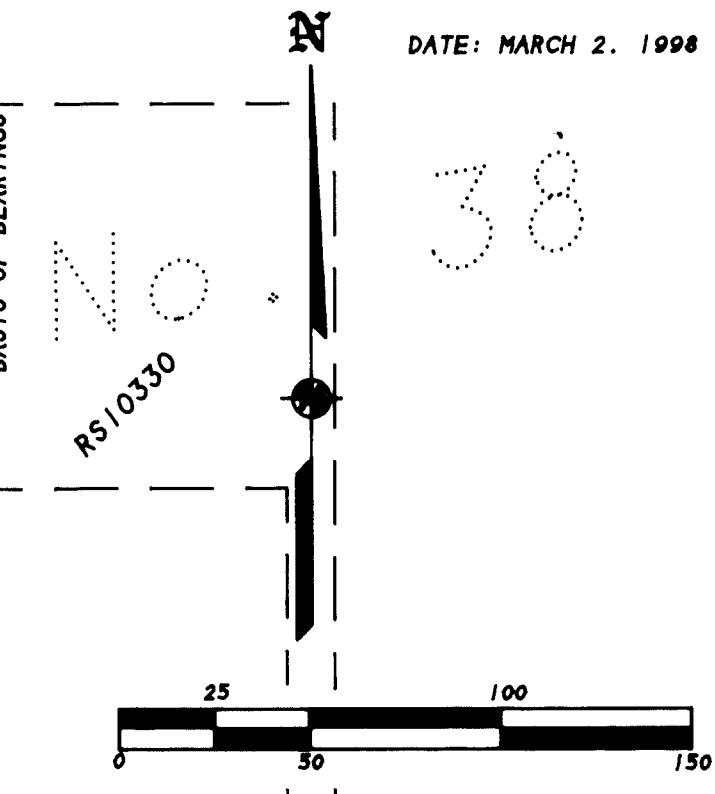


- SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782
- LEGEND:
- - FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT & ACCESSORIES.
 - - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. SWAIN RL5759 PER R56270.6299.7333. 8010 OR 10882.
 - - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. R ROBERTS LS1656 PER RS13154.
 - - 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.
 - - SET BRASS TAG MKD. LS2234 IN LEAG PLUG IN BACK OF SIDEWALK.
 - - SET 1" X 30" IRON PIPE W/ 2.5" BRASS CAP MKD. L.J.FRIAR & ASSOC. IN MON. WELL.
- () - RECORD DATA AS SHOWN. JCDR - JACKSON COUNTY DEED RECORDS.
ORJCO - OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. RS - RECORDED SURVEY.
PUE - PUBLIC UTILITY EASEMENT. DR - DEED RECORD DATA. PP# - PARTITION PLAT NO. P-94-1992.
OS - OPEN SPACE. WC - WITNESS CORNER.

BASIS OF BEARINGS: TRUE MERIDIAN AT N-S CENTERLINE SECTION 5, 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 WEST LINE OF DLC #38 AS SHOWN ON SURVEY NO. 13154 IN THE JACKSON COUNTY SURVEYOR'S OFFICE AND AS SHOWN HEREON.

DATE: MARCH 2, 1998 SCALE: 1" = 50' UNIT OF MEASUREMENT: FEET.

COURSE DATA TABLE				
NO.	RADIUS	DELTA	LENGTH	LONG CHORD OR COURSE
CL1	143.50	83°00'00"	207.88	N48°27'24"W 190.17
CL2	143.50	67°42'38"	169.85	N50°06'05"W 159.89
CL3	143.50	15°17'22"	38.295	N1°36'05"W 38.18
CL4	767.36	11°40'20"	156.32	N12°47'34"W 156.05
CL5	820.00	20°58'42"	300.24	N81°20'30"W 298.56
CL6	198.87	44°12'28"	153.44	S67°56'24"W 149.67
CL7	237.11	67°03'04"	277.49	S79°21'40"W 261.92
CL8	237.11	24°00'22"	99.35	S57°50'18"W 98.62
CL9	237.11	43°02'42"	178.14	N88°38'09"W 173.98
CL10	200.00	37°41'42"	131.58	N85°57'39"W 129.22
C1	120.00	83°00'00"	173.83	N48°27'24"W 159.03
C2	790.86	11°40'20"	161.11	N12°47'34"W 160.83
C3	790.86	05°48'21"	80.14	N09°51'34"W 80.10
C4	790.86	05°33'01"	76.61	N15°32'15"W 76.58
C5	790.86	00°18'58"	4.36	N18°28'32"W 4.37
C6	20.00	79°46'18"	27.85	N21°15'25"E 25.65
C7	260.61	15°18'26"	69.63	N53°29'20"E 69.42
C8	175.37	44°12'28"	135.31	N67°56'22"E 131.98
C9	175.37	10°54'45"	33.40	N51°17'30"E 33.35
C10	175.37	33°17'43"	101.91	N73°23'44"E 100.48
C11	222.37	22°23'37"	86.91	S57°01'57"W 86.38
C12	213.61	67°03'04"	249.99	S79°21'40"W 235.96
C13	213.61	09°41'15"	36.12	S50°40'44"W 36.08
C14	213.61	29°55'58"	111.60	S70°29'22"W 110.33
C15	213.61	27°25'51"	102.27	N80°49'43"W 101.30
C16	223.50	36°06'30"	140.85	N85°10'03"W 138.53
C17	176.50	39°43'16"	122.36	S86°58'26"E 119.93
C18	176.50	05°21'31"	16.51	N75°50'41"E 16.50
C19	176.50	29°26'30"	90.68	S89°45'26"E 89.69
C20	176.50	04°55'30"	15.17	S69°34'33"E 15.17
C21	260.61	33°54'13"	154.21	S84°03'54"E 151.97
C22	260.61	17°42'49"	80.57	S75°58'13"E 80.25
C23	260.61	16°11'24"	73.64	N87°04'41"E 73.40
C24	20.00	82°23'17"	28.76	S59°49'23"E 26.34
C25	743.86	09°12'24"	119.53	S14°01'33"E 119.40
C26	20.00	113°36'55"	39.66	S47°23'07"W 33.47
C27	843.50	16°01'26"	235.90	N83°49'08"W 235.13
C28	843.50	05°07'24"	75.425	N78°22'07"W 75.40
C29	843.50	05°07'24"	75.425	N83°29'31"W 75.40
C30	843.50	05°46'38"	85.05	N88°56'32"W 85.01
C31	796.50	18°21'39"	255.24	S82°39'02"E 254.15
C32	796.50	05°11'10"	72.09	S89°14'16"E 72.07
C33	796.50	06°31'16"	90.65	S83°23'03"E 90.60
C34	796.50	00°39'13"	92.50	S76°47'49"E 92.44
C35	64.86	40°05'31"	45.39	S53°25'27"E 44.47
C36	167.00	30°32'58"	89.04	S48°39'10"E 87.99
C37	200.00	08°59'23"	31.38	S70°41'49"W 31.35
C38	222.37	21°48'51"	84.66	S79°08'11"W 84.15



REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2284
Renewal Date 6-30-99

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

