

# SPRING HILL SUBDIVISION

A replat of Parcel 2 of Partition Plat No. P-2-1998.  
Located in the N.W. 1/4 of Section 14,  
T.39 S., R.1 E., W.M. City of Ashland  
Jackson County, Oregon

for  
**EAGLE CONSTRUCTION**  
186 MORNINGLIGHT  
ASHLAND, OR 97520

### LEGEND

- - FD. 2.5" BRASS CAP MKD. SWAIN RLS759. SEE RS7031.
- - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. SWAIN RLS759 PER RS7720 OR RS7031.
- - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. R.ROBERTS LS1656 PER RS14367.
- ⊗ - FD. MONUMENT AS NOTED. -X-X- - FENCE LINE.
- - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER RS15634.
- ⊗ - SET 5/8" x 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ - SET 1" x 30" IRON PIPE W/ 2.5" BRASS CAP MKD. L.J. FRIAR & ASSOC. IN MON. CASE OR AS NOTED.
- DR - DEED RECORD. ORJCO - OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- ( ) - RECORD DATA AS SHOWN. JCDR - JACKSON COUNTY DEED RECORDS.
- RS - RECORDED SURVEY #. CL - CENTERLINE. WC - WITNESS CORNER.
- PUE - PUBLIC UTILITY EASEMENT. PP# - PARTITION PLAT NO.

BASIS OF BEARINGS: NOAA TRUE BEARING OF THE N-S CL SECTION 14 AS DERIVED FROM THE 1968 NOAA NET ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN FROM MONUMENTS ALONG THE NORTH LINE OF RECORDED SURVEY NO. 7720 AND AS SHOWN HEREON.

DATE: FEBRUARY 8, 1998 UNIT OF MEASUREMENT: FEET SCALE: 1" = 30'

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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS, STREET & ALLEY OF SPRING HILL SUBD. SEE ASHLAND PA# 97-093.

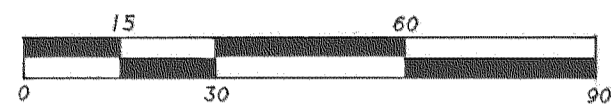
PROCEDURE: THE EXTERIOR OF THIS SUBDIVISION WAS MONUMENTED BY THIS OFFICE DURING RS15634. CALCULATED THE POSITION OF AND SET PINS AT THE LOTS' CORNERS SHOWN HEREON. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN HEREON.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

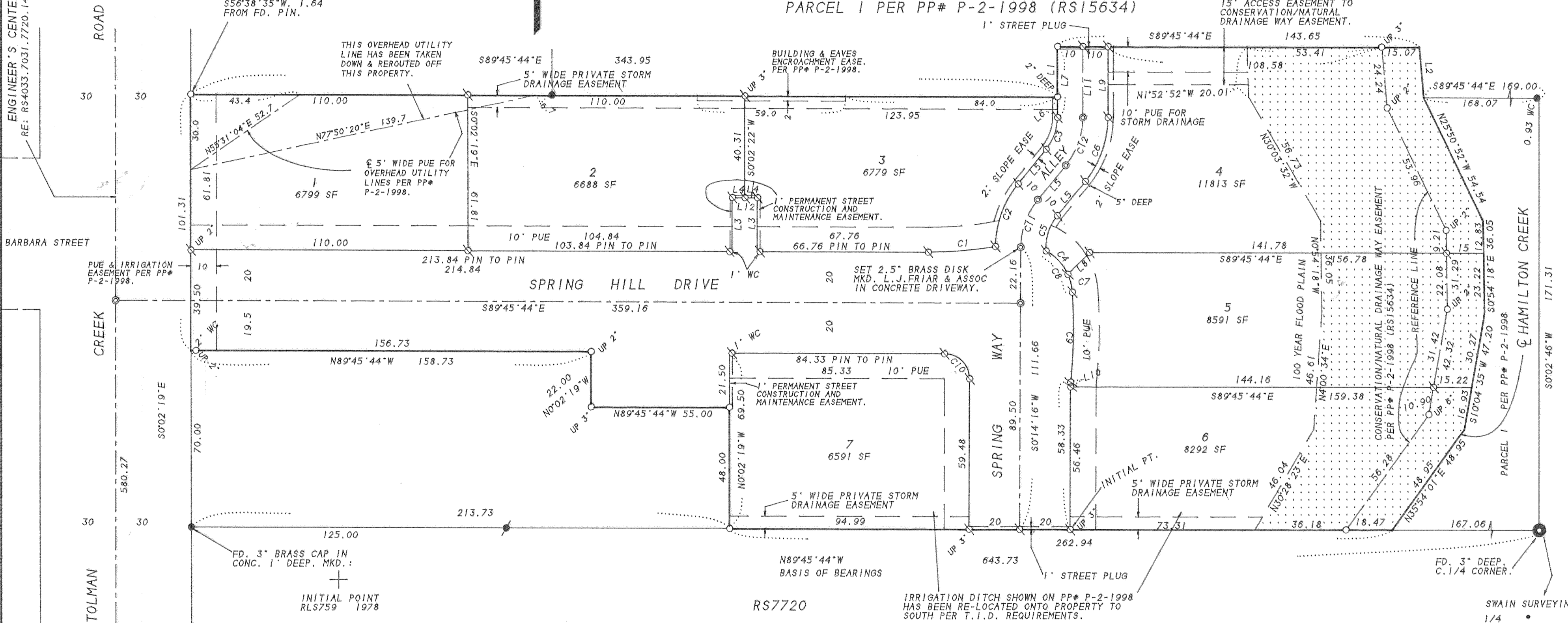
*James E. Hibbs*

OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234

Renewal Date 6-30-99



ENGINEER'S CENTERLINE  
RE: RS4033, 7031, 7720, 14367 & 15634



COURSE DATA TABLE					
NO.	RADIUS	DELTA	LENGTH	LONG CHORD	
C1	153.26	10°00'47"	26.78	S85°13'53"W	26.75
C2	40.00	38°45'43"	27.06	S19°52'32"W	26.55
C3	20.00	39°15'26"	13.70	S19°37'41"W	13.44
C4	20.50	36°13'30"	12.96	N42°40'00"W	12.75
C5	20.00	43°13'19"	15.09	N17°38'45"E	14.73
C6	40.00	39°15'25"	27.41	N19°37'41"E	26.87
C7	20.50	20°28'55"	7.33	N14°18'47"W	7.29
C8	20.50	56°42'25"	20.29	S32°25'32"E	19.47
C9	194.99	10°26'13"	35.52	N01°08'46"E	35.47
C10	10.00	90°00'00"	15.71	S44°45'44"E	14.14
C11	30.00	39°01'08"	20.43	N19°44'50"E	20.04
C12	30.00	39°15'26"	20.55	N19°37'41"E	20.16

NO.	COURSE	
L1	N00°00'01"W	20.00
L2	S05°09'25"E	20.09
L3	S00°14'16"W	21.50
L4	N89°45'44"W	5.00
L5	S39°15'24"W	17.55
L6	S00°00'01"E	8.16
L7	N00°00'01"W	28.16
L8	S44°59'59"W	12.18
L9	N00°00'01"W	28.08
L10	N00°14'16"E	1.87
L11	N00°00'01"W	28.12
L12	N89°45'44"W	10.00

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

*James E. Hibbs*  
SURVEYOR

EASEMENTS OF RECORD PER SUBDIVISION GUARANTEE  
EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER VOL 312, PGS. 327, JCDR IS A BLANKET EASEMENT AND CANNOT BE DEPICTED HEREON.

SURVEY BY:

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

SHEET 2 OF 2

97-1785

391E14BD TL'S 800 & 801

# SPRING HILL SUBDIVISION

A replat of Parcel 2 of Partition Plat No. P-2-1998.  
Located in the N.W. 1/4 of Section 14,  
T.39 S., R.1 E., W.M. City of Ashland  
Jackson County, Oregon

APPROVAL:  
John M. Smith  
ASHLAND PLANNING DEPARTMENT  
PA #97-093 SUBDIVISION

July 6, 1998  
DATE

APPROVAL:  
EXAMINED AND APPROVED THIS 6th DAY OF July 1998.

Everett L. Subine  
ASST. CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 AS OF July 7 1998.

Ron Anderson  
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF July 7 1998.

Linda Adair  
TAX COLLECTOR

for  
**EAGLE CONSTRUCTION**  
186 MORNINGLIGHT  
ASHLAND, OR 97520

### RECORDER'S CERTIFICATE

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 24 PAGE 25 OF THE COUNTY COMMISSIONER'S JOURNAL OF PROCEEDINGS.

FILED FOR RECORD THIS 9th DAY OF July 1998 AT 2:37 O'CLOCK P.M. AND RECORDED IN VOLUME 24 OF PLATS ON PAGE 25 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckett COUNTY CLERK  
Harby LeBaron DEPUTY

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS RECORDED AS DOC. # 98-31318 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:

PARCEL NO. 2 PER PARTITION PLAT NO. P-2-1998 ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN VOLUME 9, PAGE 2 OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON AND FILED AS SURVEY NO. 15634 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

James E. Hibbs  
SURVEYOR

RECEIVED  
Date 7-9-98 By CS  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
James E. Hibbs  
OREGON  
JULY 17, 1988  
JAMES E. HIBBS  
2234  
Renewal Date 6-30-99

### DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT ANDREA SHAPIRO, IS THE OWNER IN FEE OF THE REAL PROPERTY SHOWN HEREON, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS SUBDIVIDED THE SAME INTO THE LOTS, STREETS AND ALLEY AS SHOWN ON SHEET 2, AND HEREBY DEDICATES TO THE CITY OF ASHLAND FOR PUBLIC USE THE STREETS, ALLEY, AND THE ONE-FOOT PERMANENT STREET CONSTRUCTION AND MAINTENANCE EASEMENTS, TOGETHER WITH THOSE EASEMENTS SHOWN ON SHEET 2 LABELED SLOPE EASEMENT AND THOSE LABELED 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 PLACEMENT AND MAINTENANCE OF CABLE TV LINES AS LONG AS THESE LINES DO NOT INTERFERE WITH THE MAINTENANCE OF CITY OF ASHLAND UTILITIES. I DO HEREBY DEDICATE TO THE CITY OF ASHLAND THE CONSERVATION/NATURAL DRAINAGE WAY EASEMENT AND THE ACCESS EASEMENT TO THE CONSERVATION/NATURAL DRAINAGE WAY EASEMENT OVER AND ACROSS THE SUBJECT PROPERTY AS SHOWN ON SHEET 2. I DO HEREBY GRANT TO THE CITY OF ASHLAND IN FEE THE ONE-FOOT STREET PLUGS SHOWN ON SHEET 2. I DO HEREBY ESTABLISH THOSE PRIVATE STORM DRAINAGE EASEMENTS AS SHOWN ON SHEET 2. SPRING HILL SUBDIVISION SHALL BE SUBJECT TO A "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT. I DO HEREBY DESIGNATE SAID SUBDIVISION AS SPRING HILL SUBDIVISION.

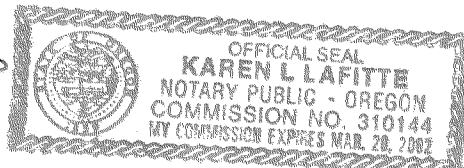
Andrea Shapiro  
ANDREA SHAPIRO

STATE OF OREGON )  
COUNTY OF JACKSON ) ss.

PERSONALLY APPEARED THE ABOVE NAMED ANDREA SHAPIRO AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

DATED THIS 6th DAY OF July 1998.

BEFORE ME: Karen L. Laffite  
NOTARY PUBLIC OF OREGON.



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

James E. Hibbs  
SURVEYOR

### NOTE REGARDING STREET PLUGS

UPON APPROVED DEDICATION OF THE EXTENSION OF THE AFFECTED STREET OR ALLEY THE ONE-FOOT STREET PLUG SHALL BE DEDICATED BY THE CITY TO THE PUBLIC USE AS PART OF SAID STREET OR ALLEY. THIS DEDICATION WILL BE AUTOMATIC AND WITHOUT FURTHER ACTION BY THE CITY OF ASHLAND.

SURVEY BY:

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