

# MOUNTAIN CREEK ESTATES, A PLANNED COMMUNITY, PHASE 2

A REPLAT OF A PORTION OF PARCEL 2 OF PARTITION PLAT NO. P-9-1997.

& Located in the S.E. 1/4 of Section 4, & in the N.E. 1/4 of Section 9, 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

for  
**MOUNTAIN CREEK ESTATES, INC.**  
330 WIMER STREET  
ASHLAND, OR 97520

### LEGEND:

- ⊙ - FD. 3" BRONZE CAP MKD. CITY OF ASHLAND SURVEY MARKER 1997 LS759 PER RS15364.
- ⊙ - FD. 3" BRONZE CAP IN MONUMENT CASE MKD. CITY OF ASHLAND SURVEY MARKER T39S R1E DLC41 DLC42 DLC43 1993 LS759 PER RS13679.
- ⊙ - FD. 3" BRONZE CAP IN MONUMENT CASE MKD. CITY OF ASHLAND SURVEY MARKER 1993 LS759 PER RS13679.
- - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER RS15513.
- ⊗ - SET 5/8" x 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER RS15919.
- ⊗ - FD. 2.5" BRASS DISK ON 1" IRON PIPE IN MONUMENT CASE MKD. L.J. FRIAR & ASSOC. PER RS15513 OR RS15919.
- - SET 5/8" x 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
- ⊙ - SET 2.5" BRASS DISK ON 1" IRON PIPE IN MONUMENT CASE MKD. L.J. FRIAR & ASSOC. (DEFERRED)
- ⊙ - ~~SEE APP'D. OF DEFERRED MON. - SN 17329 (Doc. No. 02-26724)~~ *RRR, C.S. 5/14/02*
- - COMPUTED POINT, NOTHING FOUND OR SET.
- DR - DEED RECORD.
- ORJCO - OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- ( ) - RECORD DATA AS SHOWN.
- JCDR - JACKSON COUNTY DEED RECORDS.
- RS - RECORDED SURVEY #.
- CL - CENTERLINE.
- OS - OPEN SPACE.
- LI CI - SEE COURSE DATA TABLE ON SHEET 3.
- PP# - PARTITION PLAT NO.

BASIS OF BEARINGS: NOAA TRUE MERIDIAN AT THE N-S CL SECTION 9 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 CENTERLINE OF NORTH MOUNTAIN AVENUE AS SHOWN ON RECORDED SURVEY NO. 15513 AND AS SHOWN HEREON.

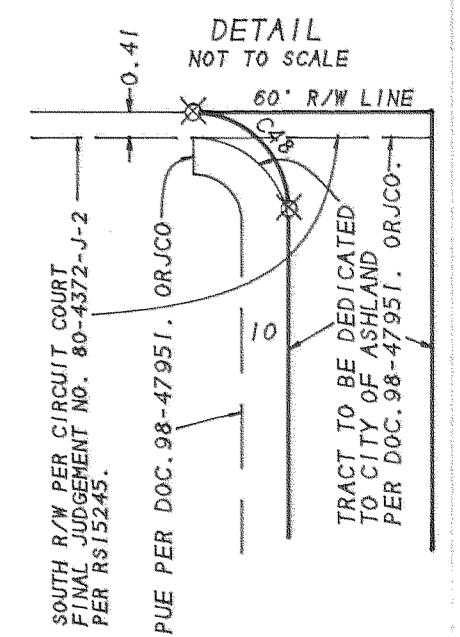
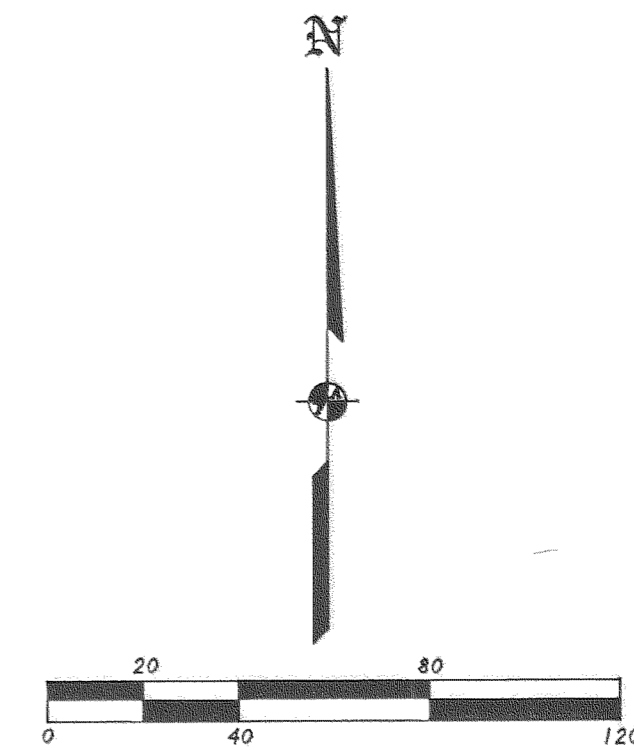
DATE: OCTOBER 23, 1998 UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'

### NOTE:

UNLESS NOTED LOTS 37-44  
NE-SW LINES: N53°42'47"E  
NW-SE LINES: S36°17'13"E

UNLESS NOTED LOTS 45-55  
N-S LINES: N00°06'57"E  
E-W LINES: S89°57'48"E

UNLESS NOTED LOTS 56-59  
NE-SW LINES: N53°32'09"E  
NW-SE LINES: S36°27'51"E



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

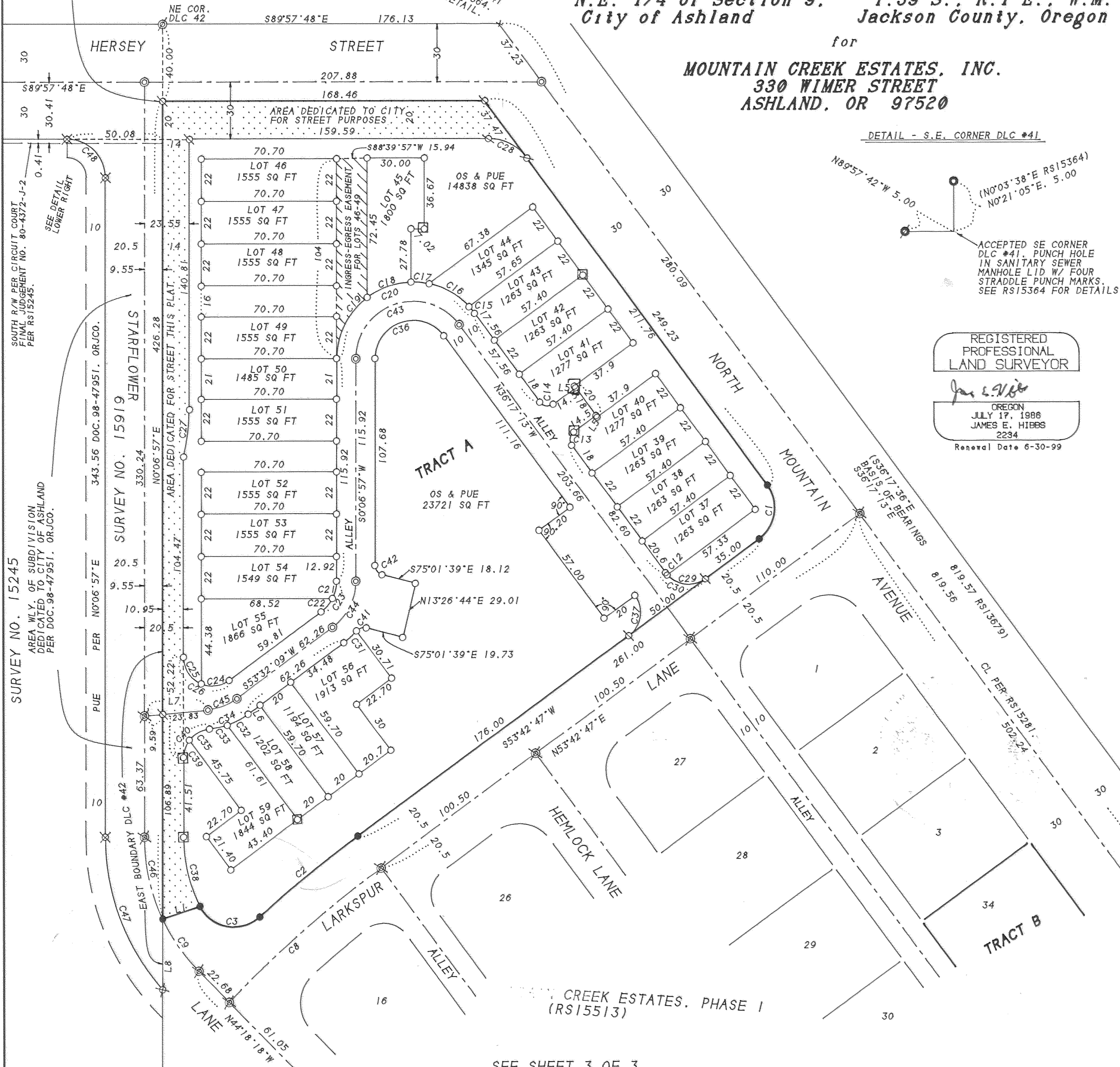
*James E. Friar*  
SURVEYOR

SHEET 2 OF 3

97-161PH2-2

SEE SHEET 3 OF 3

INITIAL POINT  
NW COR PARCEL 2  
PER PP# P-9-1997



391E04DD TL'S 600.603 & 700

# MOUNTAIN CREEK ESTATES, A PLANNED COMMUNITY, PHASE 2

A REPLAT OF A PORTION OF PARCEL 2 OF PARTITION PLAT NO. P-9-1997.

& Located in the S.E. 1/4 of Section 4, & in the N.E. 1/4 of Section 9, T.39 S., R.1 E., W.M. City of Ashland Jackson County, Oregon

for

**MOUNTAIN CREEK ESTATES, INC.**  
330 WIMER STREET  
ASHLAND, OR 97520

REGISTERED PROFESSIONAL LAND SURVEYOR

*James E. Hibbs*  
OREGON  
JULY 17, 1988  
JAMES E. HIBBS  
2234  
Renewal Date 6-30-99

SEE SHEET 2 OF 3 FOR LEGEND

**EASEMENTS PER SUBDIVISION GUARANTEE**

- 1) R/W FOR SEWER PIPE LINE PER V.208, PGS. 580 & 582. JC'DR IS NOT LOCATED ON THE SUBJECT TRACTS.
- 2) INGRESS-EGRESS EASEMENT PER V.243, PG.632. JC'DR IS NOT LOCATED ON THE SUBJECT TRACTS.
- 3) RIGHT-OF-WAY FOR TRANSMISSION OF ELECTRICITY PER V.289, PG.107. JC'DR CANNOT BE LOCATED OR SHOWN.

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

**PURPOSE:** TO SURVEY AND MONUMENT THE EXTERIOR BOUNDARY OF MOUNTAIN CREEK ESTATES, A PLANNED COMMUNITY, PHASE 2. SEE ASHLAND PA 96-008.

**PROCEDURE:** FROM EXISTING CONTROL ESTABLISHED BY THIS OFFICE DURING RS15281, & RS15513, CALCULATED THE EXTERIOR, LOTS, STREETS, ALLEYS AND OPEN SPACE OF THIS SUBDIVISION, AND MONUMENTED THE EXTERIOR CORNERS OF PHASE 2 WITH THE REMAINDER OF THE INTERIOR LOTS, STREETS AND CENTERLINES BEING DEFERRED UNTIL CONSTRUCTION IS COMPLETE.

\*\*\* POST MONUMENTATION \*\*\*

THE DEFERRED MONUMENTS SHOWN ON SHEETS 2 & 3 WILL BE SET BY JUNE 30, 2000.

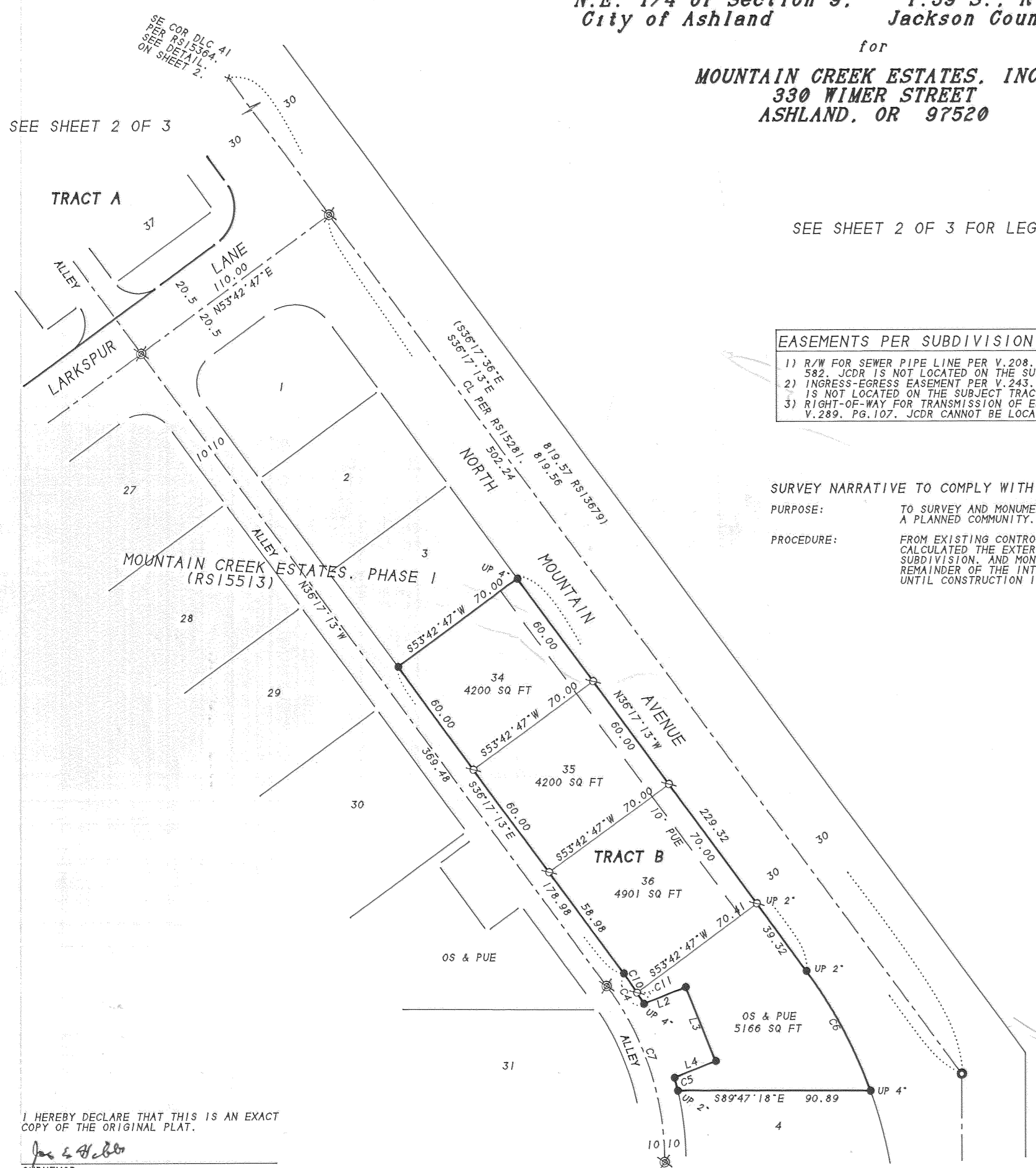
*James E. Hibbs*  
SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET. SEE DOC. 02-26722. ORJCO. THIS 14<sup>TH</sup> DAY OF May, 2002.

APPROVED: *Robert Roberts*  
JACKSON COUNTY SURVEYOR

COURSE DATA TABLE				
NO.	RADIUS	DELTA	LENGTH	LONG CHORD
C1	20.00	90°00'00"	31.42	S08°42'47"W 28.28
C2	620.50	06°07'12"	66.28	S50°39'12"W 66.24
C3	20.00	105°34'58"	36.86	N79°36'55"W 31.86
C4	150.00	06°36'58"	17.32	S32°58'43"E 17.31
C5	150.00	02°24'04"	6.29	S14°00'55"E 6.29
C6	220.00	16°45'56"	64.37	N27°54'15"W 64.14
C7	140.00	36°24'10"	88.95	S18°05'08"E 87.46
C8	600.00	10°07'21"	106.00	S48°39'07"W 105.86
C9	100.00	19°10'34"	33.47	S34°43'01"E 33.31
C10	150.00	04°12'54"	11.03	N34°10'45"W 11.03
C11	150.00	02°24'04"	6.29	N30°52'16"W 6.29
C12	15.00	05°21'19"	1.40	N38°57'52"W 1.40
C13	5.00	90°00'00"	7.85	N08°42'47"E 7.07
C14	5.00	90°00'00"	7.85	N81°17'13"W 7.07
C15	40.00	06°21'57"	4.44	N39°28'11"W 4.44
C16	40.00	35°00'03"	24.44	N60°09'12"W 24.06
C17	40.00	13°46'27"	9.62	N84°32'27"W 9.59
C18	40.00	35°26'14"	24.74	S70°51'13"W 24.35
C19	40.00	53°01'09"	37.01	S26°37'31"W 35.71
C20	40.00	143°35'50"	100.25	N71°54'52"E 76.00
C21	20.00	27°00'37"	9.43	S13°37'16"W 9.34
C22	20.00	26°24'35"	9.22	S40°19'52"W 9.14
C23	20.00	53°25'12"	18.65	N26°49'33"E 17.98
C24	15.00	58°42'18"	15.37	S82°53'18"W 14.71
C25	15.00	67°52'30"	17.77	N33°49'18"W 16.75
C26	15.00	126°34'48"	33.14	S63°10'27"E 26.80
C27	101.00	14°07'04"	24.89	N07°10'29"E 24.82
C28	25.00	53°40'35"	23.42	S63°07'30"E 22.57
C29	15.00	84°38'41"	22.16	N83°57'52"W 20.20
C30	15.00	90°00'00"	23.56	S81°17'13"E 21.21
C31	40.00	12°53'16"	9.00	N47°05'31"E 8.99
C32	40.00	17°47'09"	12.42	N62°25'43"E 12.37
C33	40.00	13°38'05"	9.52	N78°08'21"E 9.50
C34	40.00	31°25'14"	21.94	S69°14'46"W 21.66
C35	15.00	47°51'48"	12.53	N61°01'29"E 12.17
C36	20.00	143°35'50"	50.12	N71°54'52"E 38.00
C37	15.00	90°00'00"	23.56	S08°42'47"W 21.21
C38	79.50	26°56'24"	37.38	N13°21'15"W 37.04
C39	15.00	36°58'38"	9.68	N18°36'16"E 9.51
C40	15.00	84°50'26"	22.21	S42°32'10"W 20.24
C41	5.00	64°19'28"	5.61	N72°48'37"E 5.32
C42	5.00	75°08'36"	6.56	N37°27'21"W 6.10
C43	30.00	143°35'50"	75.19	S71°54'52"W 57.00
C44	30.00	53°25'12"	27.97	S26°49'33"W 26.97
C45	30.00	31°21'50"	16.42	S69°13'04"W 16.22
C46	100.00	25°14'41"	44.06	N12°30'23"W 43.70
C47	120.50	41°21'22"	86.98	N20°33'44"W 85.10
C48	20.00	90°04'45"	31.44	N44°55'25"W 28.30

NO.	COURSE	LENGTH
L1	S71°24'16"W	20.67
L2	N68°02'14"E	21.36
L3	S21°57'46"E	37.74
L4	S68°02'14"W	21.04
L5	S36°17'13"E	1.00
L6	N53°32'09"E	7.78
L7	S84°53'59"W	33.42
L8	S00°06'57"W	36.97



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

SHEET 3 OF 3

# MOUNTAIN CREEK ESTATES, A PLANNED COMMUNITY, PHASE 2

APPROVAL: Bill Wolf  
ASHLAND PLANNING DEPARTMENT  
PA #96-008 SUBDIVISION

10/29/98  
DATE

A REPLAT OF A PORTION OF PARCEL 2 OF PARTITION PLAT NO. P-9-1997.  
& Located in the S.E. 1/4 of Section 4, & in the  
N.E. 1/4 of Section 9, T.39 S., R.1 E., W.M.  
City of Ashland Jackson County, Oregon

APPROVAL:  
EXAMINED AND APPROVED THIS 27th DAY OF October 1998.

for  
**MOUNTAIN CREEK ESTATES, INC.**  
330 WIMER STREET  
ASHLAND, OR 97520

\*\*\*\*\* RECORDER'S CERTIFICATE \*\*\*\*\*  
FILED FOR RECORD THIS 4 DAY OF November 1998 AT  
4:05 O'CLOCK P.M., AND RECORDED IN VOLUME 24 OF PLATS ON PAGE 46 OF  
THE RECORDS OF JACKSON COUNTY, OREGON.

Janet Holman  
CITY SURVEYOR

Kathleen S. Beckett COUNTY CLERK  
Glenda E. Bartlett DEPUTY

EXAMINED AND APPROVED as required by ORS 92.100 as of November 2 1998.

Tom Ambrey  
Assessor, Department of Assessment

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS RECORDED AS DOC.# 97-35398. ORJCO.  
BY LAWS OF MOUNTAIN CREEK ESTATES HOMEOWNERS ASSOCIATION, INC. RECORDED AS DOC.#97-35397. ORJCO.

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 92.095 have been  
paid as of November 2 1998.

Carol Applegate, Deputy  
Tax Collector

### \*\*\*\*\* 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:

### \*\*\*\*\* DECLARATION \*\*\*\*\*

KNOW ALL MEN BY THESE PRESENTS THAT MOUNTAIN CREEK ESTATES, INC., 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, OPEN SPACE AND  
ALLEY AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC FOR PUBLIC USE THE STREETS  
AND ALLEY, TOGETHER WITH THOSE EASEMENTS SHOWN HEREON 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. MOUNTAIN CREEK  
ESTATES, INC., DOES HEREBY ESTABLISH THE INGRESS-EGRESS EASEMENT FOR LOTS 46-49, INCLUSIVE,  
SHOWN ON SHEET 2 FOR THE PURPOSE OF PROVIDING ACCESS TO THE ALLEY, MOUNTAIN CREEK ESTATES,  
INC., HEREBY DEDICATES TO THE CITY OF ASHLAND THE PORTION SHOWN ON SHEETS 2 & 3 LABELED  
"AREA TO BE DEDICATED TO CITY FOR STREET PURPOSES". MOUNTAIN CREEK ESTATES, A PLANNED  
COMMUNITY, PHASE 2 SHALL BE SUBJECT TO THE "BYLAWS" FOR THE MOUNTAIN CREEK ESTATES HOMEOWNERS  
ASSOCIATION RECORDED AS DOC.# 97-35397, ORJCO, AS WELL AS A "DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS" RECORDED AS DOC.# 97-35398, ORJCO. MOUNTAIN CREEK ESTATES, INC.,  
HEREBY DESIGNATES SAID SUBDIVISION AS MOUNTAIN CREEK ESTATES, A PLANNED COMMUNITY, PHASE 2.

#### TRACT A:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 2 PER PARTITION PLAT NO. P-9-1997, ACCORDING  
TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN VOLUME 8, PAGE 9, OF "RECORD OF PARTITION  
PLATS" OF JACKSON COUNTY, OREGON AND FILED AS SURVEY NO. 15281 IN THE OFFICE OF THE  
JACKSON COUNTY SURVEYOR AND THE INITIAL POINT OF BEGINNING: THENCE ALONG THE SOUTH LINE  
OF HERSEY STREET, SOUTH 89°57'48" EAST, 168.46 FEET TO THE WESTERLY LINE OF NORTH MOUNTAIN  
AVENUE; THENCE ALONG SAID WESTERLY LINE, SOUTH 36°17'13" EAST, 249.23 FEET TO THE NORTH  
LINE OF MOUNTAIN CREEK ESTATES, A PLANNED COMMUNITY, PHASE 1, ACCORDING TO THE OFFICIAL PLAT  
THEREOF, NOW OF RECORD, IN JACKSON COUNTY, OREGON; THENCE ALONG SAID NORTH LINE, ALONG  
THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A  
DISTANCE OF 31.42 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 08°42'47" WEST, 28.28 FEET);  
THENCE SOUTH 53°42'47" WEST, 261.00 FEET; THENCE ALONG THE ARC OF A 620.50 FOOT RADIUS  
CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06°07'12", A DISTANCE OF 66.28 FEET (THE LONG  
CHORD OF WHICH BEARS SOUTH 50°39'12" WEST, 66.24 FEET); THENCE ALONG THE ARC OF A 20.00  
FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 105°34'58", A DISTANCE OF 36.86  
FEET (THE LONG CHORD OF WHICH BEARS NORTH 79°36'55" WEST, 31.86 FEET); THENCE SOUTH  
71°24'16" WEST, 20.67 FEET TO THE WEST LINE OF SAID PARCEL 2; THENCE ALONG SAID WEST  
LINE, NORTH 00°06'57" EAST, 426.28 FEET TO THE INITIAL POINT OF BEGINNING.

#### TRACT B:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 3 OF SAID MOUNTAIN CREEK ESTATES SUBDIVISION,  
PHASE 1; THENCE ALONG THE EXTERIOR OF SAID PHASE 1, SOUTH 53°42'47" WEST, 70.00 FEET;  
THENCE SOUTH 36°17'13" EAST, 178.98 FEET; THENCE ALONG THE ARC OF A 150.00 FOOT RADIUS  
CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06°36'58", A DISTANCE OF 17.32 FEET (THE LONG  
CHORD OF WHICH BEARS SOUTH 32°58'43" EAST, 17.31 FEET); THENCE NORTH 68°02'14" EAST, 21.36  
FEET; THENCE SOUTH 21°57'46" EAST, 37.74 FEET; THENCE SOUTH 68°02'14" WEST, 21.04 FEET;  
THENCE ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF  
02°24'04", A DISTANCE OF 6.29 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 14°00'55" EAST,  
6.29 FEET); THENCE SOUTH 89°47'18" EAST, 90.89 FEET TO THE WESTERLY LINE OF NORTH MOUNTAIN  
AVENUE; THENCE ALONG SAID WESTERLY LINE, ALONG THE ARC OF A 220.00 FOOT RADIUS CURVE TO  
THE LEFT HAVING A CENTRAL ANGLE OF 16°45'56", A DISTANCE OF 64.37 FEET (THE LONG CHORD OF  
WHICH BEARS NORTH 27°54'15" WEST, 64.14 FEET); THENCE NORTH 36°17'13" WEST, 229.32 FEET TO  
THE POINT OF BEGINNING.

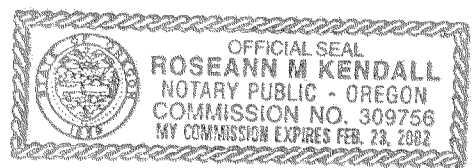
Brad Haldreth  
BRAD HALDRETH, PRESIDENT  
MOUNTAIN CREEK ESTATES, INC.

STATE OF OREGON )  
COUNTY OF JACKSON ) ss.

PERSONALLY APPEARED THE ABOVE NAMED BRAD HALDRETH, PRESIDENT OF MOUNTAIN CREEK ESTATES,  
INC., AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 29 DAY OF October 1998.

BEFORE ME: Roseann M. Kendall  
NOTARY PUBLIC OF OREGON.



#### AFFIDAVITS OF CONSENT

- FROM BANK OF SOUTHERN OREGON RECORDED AS DOC.# 98-50873 ORJCO.
- FROM LEE DORSEY INVESTMENTS, LLC. RECORDED AS DOC.# 98-50871 ORJCO.
- FROM LEE D. DORSEY DBA LEE DORSEY & CO. RECORDED AS DOC.# 98-50872 ORJCO.
- FROM THE DORSEY LOVING TRUST RECORDED AS DOC.# 98-50870 ORJCO.

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
Date 11-4-98 By J.E.H.  
This survey consists of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR  
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

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF SHEET 1 OF 3  
THE COUNTY COMMISSIONER'S JOURNAL OF PROCEEDINGS.