

10110

APPROVAL: [Signature] 4/18/99  
Ashland Planning Department  
PA #98-121 Subdivision Date

**GENEVA PARK TOWNHOMES SUBDIVISION, A PLANNED COMMUNITY, PHASE 1**

A replat of a portion of Parcel 2 per Partition Plat No. P-13-1995,  
located in the N.E. 1/4 of Sec. 9, T.39 S., R.1 E., W.M.  
City of Ashland Jackson County, Oregon

for  
William Barchet  
961 "B" Street  
Ashland, OR 97520

RECORDER'S CERTIFICATE  
Filed for record this 22 day of April, 19 99 at  
11:33 o'clock A.M., and recorded in Volume 25 of Plats at Page 16  
of the records of Jackson County, Oregon.

[Signature] County Clerk  
[Signature] Deputy

APPROVAL:  
EXAMINED AND APPROVED this 19th day of April, 19 99.

[Signature]  
City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 this 21st day of  
April, 19 99.

[Signature]  
Assessor, Department of Assessment

ALL TAXES, ASSESSMENTS and other charges as required by 92.095 have been paid  
as of this 20th day of April, 19 99.

[Signature]  
Tax Collector

Declaration of Covenants, Conditions & Restrictions recorded as Doc.# 99-21558. ORJCO.  
By-Laws of GENEVA SUBDIVISION HOMEOWNER'S ASSOCIATION recorded as Doc.# 99-21559. ORJCO.

DECLARATION

Know all men by these presents that I, YOON-JAE BARCHET, who acquired title under the name Yoon-Jae Lee, am the owner in fee 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 and Open Space as shown, and that the size of the lots 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 I hereby dedicate to the City of Ashland for public use the easements shown on Sheet 2 labeled as Public Utility Easement (PUE), with the condition that Falcon Cable TV, its successors or assigns in interest shall have 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 placement and maintenance of City of Ashland utilities. I hereby establish those easements shown on Sheet 2 labeled as Private Pedestrian Access Easement (PPAE) and Ingress-Egress Easement and Parking Easement, with the condition that emergency vehicles and personnel shall have the right to use said Easements at all times and as necessary. Geneva Subdivision, A Planned Community, Phase 1, shall be subject to a Declaration of Covenants, Conditions and Restrictions as well as By-Laws of the Geneva Subdivision Homeowner's Association to be recorded simultaneously with this Plat. I do hereby designate said Subdivision as GENEVA PARK TOWNHOMES SUBDIVISION, A PLANNED COMMUNITY, PHASE 1.

[Signature]  
YOON-JAE BARCHET  
formerly Yoon-Jae Lee

STATE OF OREGON)  
COUNTY OF JACKSON)

PERSONALLY appeared the above named Yoon-Jae Barchet, formerly Yoon-Jae Lee and acknowledged the foregoing instrument to be her voluntary act and deed.

Dated this 12th day of April, 19 99.

Before me: [Signature]  
Notary Public of Oregon.

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

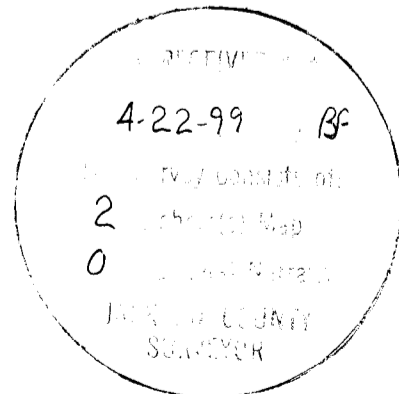
PURPOSE: To survey and monument the exterior corners and show the interior corners of the Lots and Open Space of GENEVA PARK TOWNHOMES SUBDIVISION, A PLANNED COMMUNITY, PHASE 1. See Ashland PA# 98-121.

PROCEDURE: From control established by this office during RS14389, computed the Lot corner positions and set those falling along the exterior boundary with the remaining interior corners being deferred until construction of the dwellings is complete. Those monuments found as well as those set are as shown on Sheet 2.

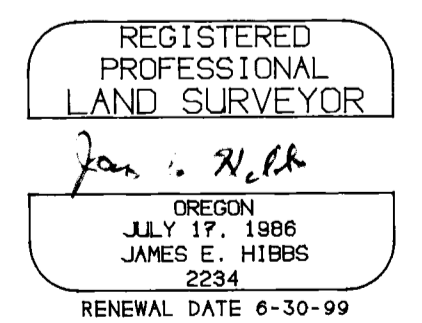
SURVEYOR'S CERTIFICATE

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

Beginning at the South-Southeast corner of Parcel No. 2 per Partition Plat No. P-13-1995, according to the official plat thereof, now of record, in Volume 6, Page 13 of "Record of Partition Plats" in Jackson County, Oregon; County Surveyor File No. 14389 and the INITIAL POINT OF BEGINNING: thence along the South line thereof, North 89°57'07" West, 46.94 feet to the Southwest corner thereof; thence along the West line thereof, North 01°20'59" West, 178.44 feet; thence North 88°39'00" East, 126.55 feet to the Easterly line of said Parcel No. 2; thence along the exterior boundary of said Parcel 2, South 00°07'01" West, 66.51 feet to an angle point; thence continue along said exterior boundary, North 89°57'07" West, 77.94 feet to an angle point; thence continue along said exterior boundary, South 01°20'59" East, 115.00 feet to the INITIAL POINT OF BEGINNING.



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



For order of the County Court approving this plat see Volume \_\_\_\_\_, Page \_\_\_\_\_ of the County Commissioner's Journal of Proceedings.

LEGEND:

- - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER RS14389 OR RS15102.
- - FOUND 3" BRASS DISK IN MON. CASE MKD. CITY OF ASHLAND SURVEY MONUMENT NO. PER RS8660.
- - SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC.
- ∅ - SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. (DEFERRED) \* See CS 16940 P.P.A., C.S.
- ( ) - DEED RECORD DATA AS SHOWN.
- JCDR - JACKSON COUNTY DEED RECORDS.
- ORJCO - OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE - PUBLIC UTILITY EASEMENT, INCLUDING TCI CABLEVISION.
- RS - RECORDED SURVEY \*.
- WC - WITNESS CORNER.
- PP\* - PARTITION PLAT NO.
- X-X- - FENCE LINE.
- LI - SEE COURSE DATA TABLE.
- - INGRESS-EGRESS & PARKING EASEMENT BOUNDARY.
- IEE - INGRESS-EGRESS EASEMENT.
- CL - CENTERLINE.
- PPAE - PRIVATE PEDESTRIAN ACCESS EASEMENT.

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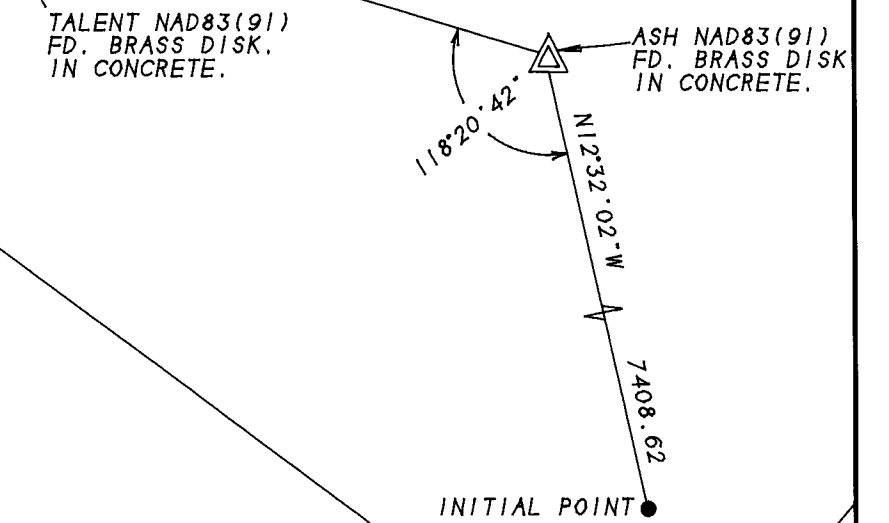
BASIS OF BEARINGS: TRUE MERIDIAN AT N-S CENTERLINE SECTION 9, AS DERIVED FROM THE NOAA NET ESTABLISHED IN 1968 AND ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL FOR THIS SURVEY WAS TAKEN FROM MONUMENTS ALONG THE WEST LINE OF PARCEL 2 PER SURVEY NO. 14389 IN THE JACKSON COUNTY SURVEYOR'S OFFICE AND SHOWN HEREON.

DATE: FEBRUARY 23, 1999 SCALE: 1" = 20' UNIT OF MEASUREMENT: FEET.

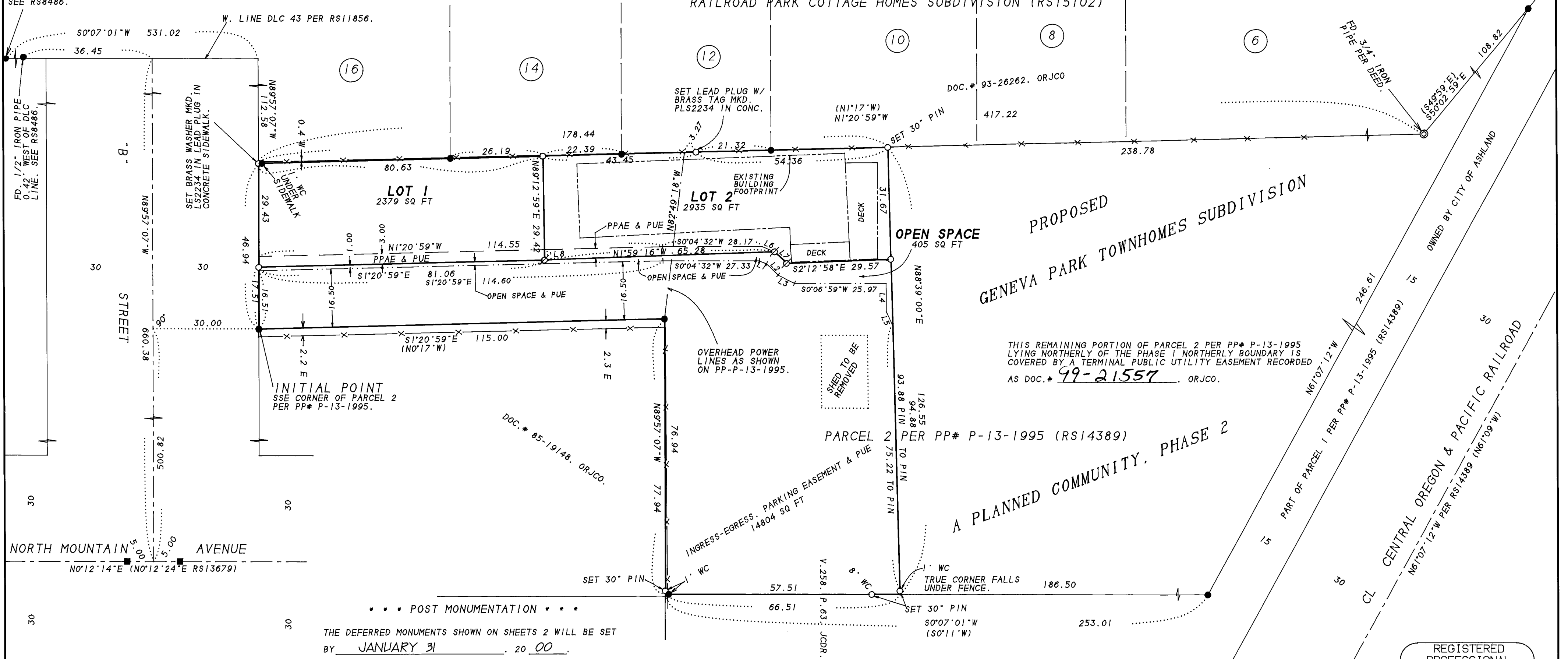
COURSE DATA TABLE

L1	S22°33'49"W	2.29
L2	S45°00'00"W	4.56
L3	S27°08'02"W	5.19
L4	EAST	8.01
L5	N64°58'20"E	4.20
L6	N22°33'49"E	3.88
L7	N45°00'00"E	4.72
L8	N89°12'59"E	3.00

GEODETIC TIE NO SCALE.



SE COR., DLC42  
FD. 2.5" B. CAP ON  
1" GALV. IRON PIPE.  
SEE RS8486.



PROPOSED GENEVA PARK TOWNHOMES SUBDIVISION

THIS REMAINING PORTION OF PARCEL 2 PER PP# P-13-1995 LYING NORTHERLY OF THE PHASE 1 NORTHERLY BOUNDARY IS COVERED BY A TERMINAL PUBLIC UTILITY EASEMENT RECORDED AS DOC. # 99-21557 ORJCO.

THE DEFERRED MONUMENTS SHOWN ON SHEETS 2 WILL BE SET BY JANUARY 31, 2000.

Jan 2 1999 SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET. SEE DOC. 01-24216. ORJCO. THIS 30th DAY OF May, 2000.

APPROVED: [Signature] JACKSON COUNTY SURVEYOR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-99

NOTES

- 1) ALL OPEN SPACE IS ALSO INGRESS-EGRESS EASEMENT.

EASEMENTS OF RECORD PER SUBDIVISION GUARANTEE  
\*1) EASEMENT FOR SANITARY SEWER PURPOSES AND FUTURE BIKEWAY PER DOC. 96-03994. ORJCO BENEFITS THIS PROPERTY.