

PARK RIDGE SUBDIVISION, PHASE 1 (A PLANNED COMMUNITY)

COVENANTS, CONDITIONS AND RESTRICTIONS ARE RECORDED
AS DOCUMENT NO. _____ IN THE OFFICIAL RECORDS
OF JACKSON COUNTY, OREGON

*** APPROVALS ***

John McNeill
ASHLAND PLANNING DEPARTMENT
P# 97-088 SUBDIVISION

7.2.99
Date

John McNeill
Planning Director

7.2.99
Date

Examined and approved this 1st day of July, 1999.

James H. Olson
City Surveyor

Located in:
A Replat of a portion of Parcel 2 of Partition Plat P-34-1999 in
the S.E. 1/4 of Section 4, and in the N.E. 1/4 of Section 9,
Township 39 South, Range 1 East, Willamette Meridian
City of Ashland, Jackson County, Oregon

*** RECORDER'S CERTIFICATE ***

For order of the County Court approving this plat see Volume _____, page _____ of County
Commissioners Journal of Proceedings.

Filed for record this 09 day of July, 1999 at 10:20 Clock A.M. and
recorded in Volume 25 of Plats at page 21 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Geraldine Cutting
Deputy

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

I, Darrell L. Huck, a duly Registered Professional Land Surveyor of the State of
Oregon, do hereby certify that the tract of land shown hereon was correctly surveyed by me or
under my direction and was marked with the proper monuments as provided by law and the
plat is a correct representation of the same, and the following is an accurate description of the tract.

Commencing at the Northeast corner of Donation Land Claim No. 42 in Township 39 South,
Range 1 East, Willamette Meridian, Jackson County, Oregon; thence, along the East line of said
Donation land Claim, South 00°07'01" West 340.79 feet; thence, leaving said East line, North
89°52'59" West 30.05 feet to a point on the westerly line of that tract of land described in
Instrument No. 98-47951 of the Official Records of said Jackson County for the INITIAL POINT OF
BEGINNING; thence, along said westerly line, South 00°07'01" West 82.85 feet; thence, along the arc
of a 120.50 foot radius curve to the left (the long chord to which bears South 20°33'40" East 85.10
feet) a distance of 86.98 feet to the East line of the aforesaid Donation Land Claim No. 42;
thence, along said East line South 00°07'01" West 153.59 feet to the Northeast corner of Parcel 1 of
land partition filed for record June 21, 1999 and recorded as Partition Plat No. P-34-1999 of
the Records of Partition Plats in Jackson County, Oregon and is on file in the office of the
Jackson County Surveyor as No. 16181; thence, along the north line of said Parcel 1, North
89°57'42" West 196.58 feet to the easterly line of Parcel 1 of land partition filed for record March
31, 1999 and recorded as Partition Plat No. P-21-1999 of the records of Partition Plats in
Jackson County, Oregon and is on file in the office of the Jackson County Surveyor as No. 16096;
thence, along said easterly line, North 32°20'01" East 11.83 feet to the most easterly corner of said
Parcel 1; thence, along the northerly boundary of said Parcel 1, North 44°57'42" West 35.00 feet;
thence North 89°57'42" West 105.00 feet; thence North 00°02'18" East 90.00 feet; thence North
89°57'42" West 247.00 feet to the easterly right-of-way line of Rogue Place; thence, along said
right-of-way line, North 00°02'18" East 172.09 feet; thence, North 89°57'42" West 36.86 feet to the
easterly line of Grizzly Industrial Park Subdivision, according to the Official Plat thereof, now of
record in said Jackson County; thence, along said easterly line, north 00°02'18" East 300.00 feet to
the southerly right-of-way line of Hersey Street; thence, along said right-of-way line, South
89°57'42" East 217.00 feet; thence South 00°02'18" West 140.41 feet; thence South 74°00'00" East
195.00 feet; thence South 50°00'00" East 135.00 feet; thence South 89°57'42" East 66.29 feet to the
Initial Point of Beginning.

Examined and approved as required by O.R.S. 92.095 as of July 6, 1999.

Carl Applegate
Tax Collector

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that Michael T. Mahar and Mountain Park Development, L.L.C., an
Oregon Limited Liability Company are the owners in fee simple of the lands hereon described and have
subdivided the same into lots and streets as shown hereon and the number of each lot and the course
and length of all lines are plainly set forth and that this plat is a correct representation of the
subdivision. We do hereby dedicate to the City of Ashland, for public use, the streets shown hereon,
together with easements labeled as public utility easements. Falcon Cablevision, their assigns and/or
successors in interest are granted the right to install and maintain T.V. Cable Service over, across and
through the public utility easements as shown hereon, as long as it does not interfere with the installation
and maintenance of City of Ashland's utilities. We hereby create a 4.00 foot wide pedestrian easement
over and across Lot 26, as shown hereon, for the benefit of the owners, their heirs and assigns of Lots 1
through 25 and Lots 27 and 28. We hereby create a mutual, exclusive, ingress-egress easement over and
across Lots 26, 27 and 28 as shown hereon for the benefit of the owners, their heirs and assigns of Lots
26, 27 and 28. The property described hereon will be subject to Covenants, Conditions and Restrictions
to be recorded as a separate document in the Official Records of Jackson County, Oregon. We hereby
designate said subdivision as PARK RIDGE SUBDIVISION, PHASE 1, A Planned Community.

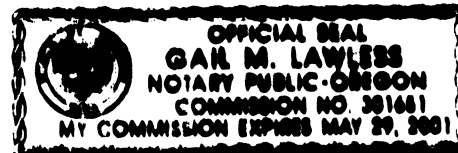
IN WITNESS WHEREOF, signed this 25 day of JUNE, 1999.

Douglas A. Neuman
Douglas A. Neuman
(Managing Member)
(Mountain Park Development, L.L.C.)

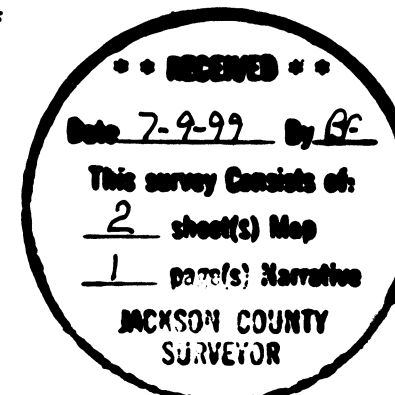
STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 25 day of JUNE,
1999, by Douglas A. Neuman, executed the within instrument as Managing Member, on behalf
of Mountain Park Development, L.L.C., as his voluntary act and deed.

Before me:



Gail M. Lawless
Notary



IN WITNESS WHEREOF, signed this 25 day of JUNE, 1999.

Michael T. Mahar
Michael T. Mahar



Darrell L. Huck
OREGON
February 4, 1988
DARRELL L. HUCK
No. 2923
expires 6/30/2001

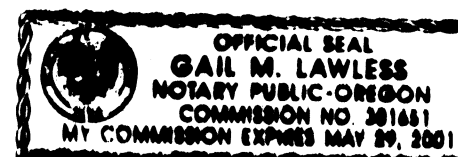
IN WITNESS WHEREOF, Signed this 25 day of JUNE, 1999

Michael T. Mahar
Michael T. Mahar

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 25 day of JUNE,
1999, by Michael T. Mahar, who executed the within instrument as his voluntary act and deed.

Before me:



Gail M. Lawless
Notary

I certify this plat to be an
exact photocopy of the original
Darrell L. Huck
SURVEYOR

Before me:



Gail M. Lawless
Notary

STATE OF OREGON)
County of Jackson) ss

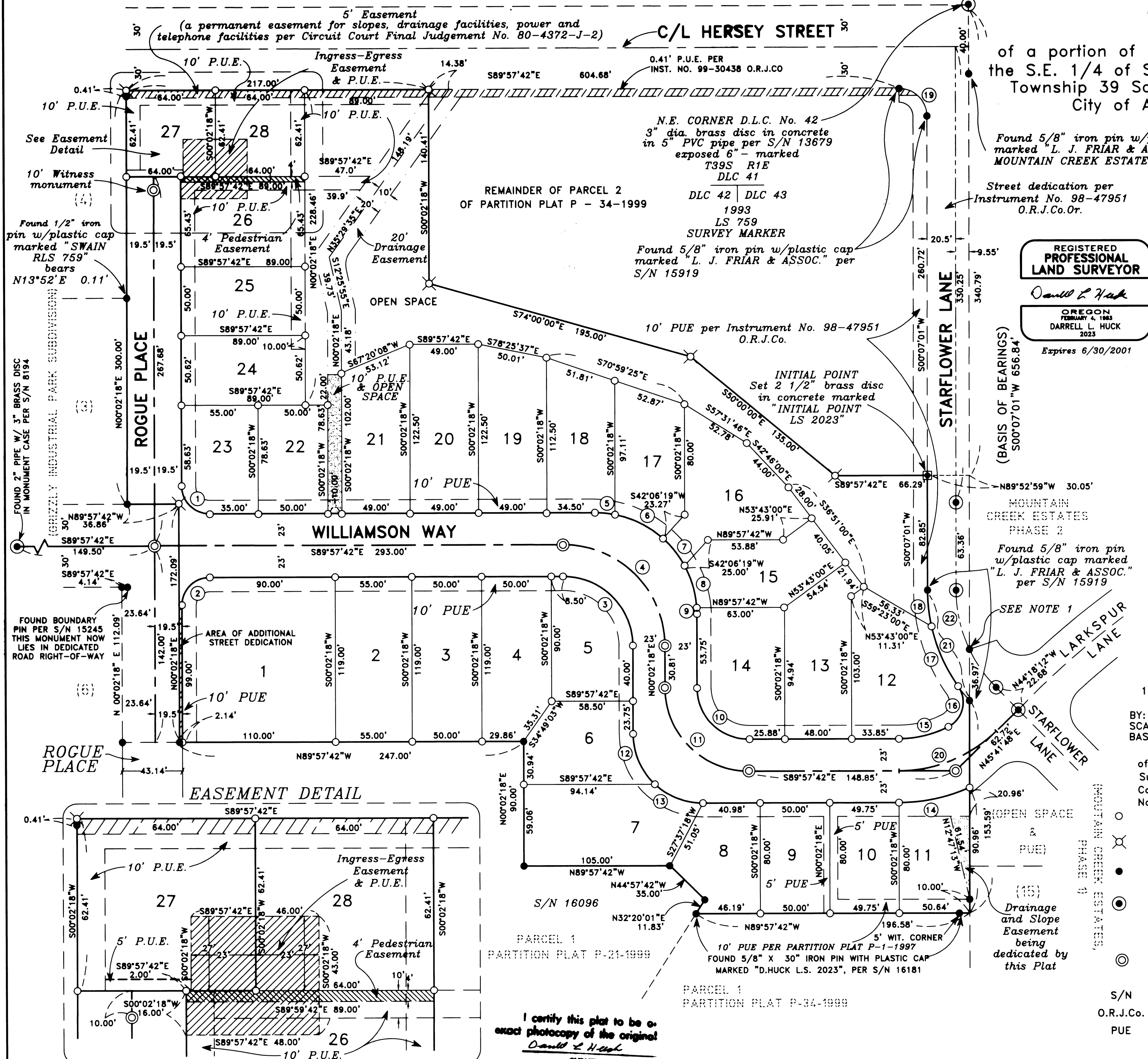
The foregoing instrument was acknowledged before me this 25 day of JUNE,
1999, by Michael T. Mahar, who executed the within instrument as his voluntary act and deed.

PARK RIDGE SUBDIVISION, PHASE 1

(A PLANNED COMMUNITY)

Located in: A replat

of a portion of Parcel 2 of Partition Plat P-34-1999 in the S.E. 1/4 of Section 4 and the N.E. 1/4 of Section 9, Township 39 South, Range 1 East, Willamette Meridian City of Ashland, Jackson County, Oregon



Found 5/8" iron pin w/plastic cap marked "L. J. FRIAR & ASSOC." per MOUNTAIN CREEK ESTATES PHASE 2

Street dedication per Instrument No. 98-47951 O.R.J.Co.

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck OREGON FEBRUARY 4, 1981 DARRELL L. HUCK 2023 Expires 6/30/2021

Table with columns: No., Delta, Radius, Length, Chord Distance, Chord Bearing. Contains 22 rows of curve data.

Table with columns: LOT NO., SQUARE FEET. Lists lot numbers 1-28 and their corresponding square footages.

NOTES: 1.) FOUND 5/8" IRON PIN W/ PLASTIC CAP MARKED "L.J. FRIAR & ASSOC." PER MOUNTAIN CREEK ESTATES PHASE 1

HOFFBUHR & ASSOCIATES, INC. 1062 E. JACKSON STREET MEDFORD, OREGON (541)779-4641 BY: DARRELL L. HUCK PLS No. 2023 SCALE: 1 inch = 50 feet April 13, 1999 BASIS OF BEARING:

- N.O.A.A. TRUE MERIDIAN at the N-S centerline of Section 9 as derived from the 1968 N.O.A.A. Survey Net on file in the Office of the Jackson County Surveyor and as referenced on Survey No. 15245
= Set 5/8"x24" iron pin with plastic cap stamped "D. Huck LS 2023".
= Set 5/8"x30" iron pin with plastic cap stamped "D. Huck LS 2023".
= Found 5/8" iron pin w/plastic cap stamped "D. Huck LS 2023" per S/N 15245 unless noted otherwise.
= Found 2 1/2" brass disc on 1" iron pipe in monument case marked "L.J. FRIAR & ASSOC." per MOUNTAIN CREEK ESTATES, PHASE 1 and per S/N 15919, unless noted otherwise.
= Set 2 1/2" brass disc on 1" pipe in monument case marked L.S. 2023
S/N = Survey Number
O.R.J.Co. = Official Records, Jackson County, Oregon
PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone and sanitary sewer, construction and maintenance

I certify this plat to be an exact photocopy of the original Darrell L. Huck SURVEYOR

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

SURVEY FOR: Michael T. Mahar
815 Alder Creek Drive
Medford, OR 97504

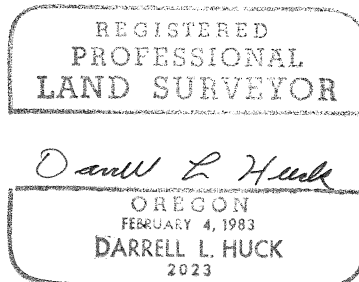
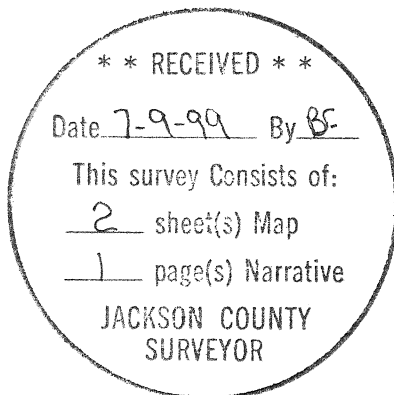
LOCATION: A Replat of Parcel 1 of Partition Plat P-1-1997 in the Southeast one-quarter of Section 4 and the Northeast one-quarter of Section 9, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon

PURPOSE: To survey and monument PARK RIDGE SUBDIVISION, PHASE 1, a planned community.

PROCEDURE: The parcel of land being subdivided was previously surveyed by this office to accomplish land partition P-1-1997 and is filed as No. 15245 in the office of the Jackson County Surveyor. The survey control established to accomplish that partition was utilized for this subdivision. A portion of the easterly side of partition P-1-1997 was dedicated for road purposes as shown. Also, in the course of completing this subdivision, a property line adjustment was made along a portion of the south boundary per land partition P-34-1999. The location of the subdivision lots was computed according to clients direction and monuments were set as shown on the attached map.

BASIS OF BEARING: N.O.A.A. TRUE MERIDIAN at the north-south centerline of Section 9 as derived from the 1968 N.O.A.A. Survey Net on file in the office of the Jackson County Surveyor and as referenced on Survey No. 15245.

DATE: April 13, 1999



Darrell L. Huck
L.S.2023 - Oregon
Expires 3/30/99
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, OR. 97504