

APPROVAL:

Bill Moh
ASHLAND PLANNING DEPARTMENT
P.A. #417-087

8/2/99
DATE

EXAMINED AND APPROVED THIS 30 DAY OF July, 1999.

James H. Olson
CITY SURVEYOR

GRANITE STREET DEVELOPMENT

LOCATED in the SE 1/4 of Section 8,
T. 39 S., R. 1 E., W.M., in the City of Ashland,
Jackson County, Oregon.

for
Robert Cain
901 CAROL LANE
LAFAYETTE, CALIFORNIA 94549

DATE: May 5, 1998

RECORDING

FILED FOR RECORD THIS 11 DAY OF August, 1999
AT 1:14 O'CLOCK P.M. AND RECORDED IN
VOLUME 25 OF PLATS AT PAGE 24
OF RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckett Brian Kelley
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 16242

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 191,
PAGE 1059 OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.
1060

TAX STATEMENT APPROVAL

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF 8-04-99

Alan Stanford 8-4-99
TAX COLLECTOR DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100
THIS 4 DAY OF August, 1999.

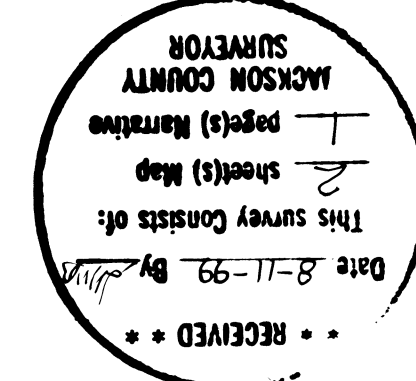
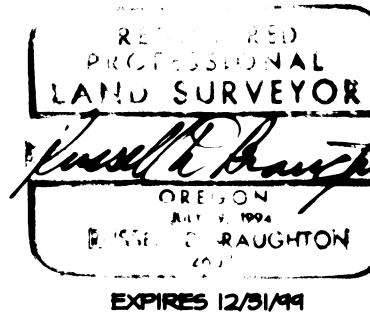
Ron Lindsey 8-4-1999
ASSESSOR DATE

DECLARATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE CAIN FAMILY TRUST, DATED JUNE 25, 1991, IS THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON IN THE "SURVEYOR'S CERTIFICATE" AND THAT WE, ROBERT ROY CAIN AND SUSAN O'ROURKE CAIN, ARE THE TRUSTEES OF SAID TRUST; THE BANK OF SOUTHERN OREGON, AN OREGON CORPORATION, IS A BENEFICIARY INTEREST HOLDER IN SAID LANDS. WE HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED INTO LOTS, A PRIVATE ACCESS WAY AND EASEMENTS AS SET FORTH HEREON AND THAT SAID PLAT IS A CORRECT REPRESENTATION OF GRANITE STREET DEVELOPMENT, IN THE CITY OF ASHLAND. WE DO HEREBY MAKE AND CREATE THE 'PRIVATE ACCESS WAY & PUBLIC UTILITY EASEMENT, PRIVATE UTILITY EASEMENT, ROADWAY AND ROAD SLOPE EASEMENT' OVER AND ACROSS THOSE AREAS DESIGNATED HEREON. SAID 'PRIVATE ACCESS WAY' IS TO BE USED FOR 'INGRESS AND EGRESS' FOR THE EQUAL BENEFIT, BUT NOT LIMITED EXCLUSIVELY THERETO, OF LOTS 1, 2 AND 3 WITH THE RESTRICTION THAT LOT 3 ONLY HAS THE RIGHT OF VEHICULAR 'INGRESS AND EGRESS' OVER AND ACROSS THAT PORTION OF SAID 'PRIVATE ACCESS WAY' ABUTTING THE NORTH LINE OF SAID LOT 3. THERE SHALL BE NO PARKING OR OBSTRUCTING OF THE 'PRIVATE ACCESS WAY'; PUBLIC AND PRIVATE EMERGENCY VEHICLES SHALL HAVE THE RIGHT TO UTILIZE SAID 'PRIVATE ACCESS WAY' FOR EMERGENCY PURPOSES AND ACCESS, AS REQUIRED. MAINTENANCE OF SAID 'PRIVATE ACCESS WAY' WILL BE SET FORTH IN A SEPARATE DOCUMENT AND FILED SIMULTANEOUSLY HERewith AND THEREBY MADE A PART HEREOF. WE DO ALSO MAKE AND CREATE THE 10 FOOT WIDE 'PRIVATE WATER LINE EASEMENT', AS SHOWN HEREON, FOR THE INSTALLATION, MAINTENANCE AND USE OF WATER LINES TO SERVE LOTS 1 AND 2; THE OWNERS OF LOTS 1 AND 2, THEIR HEIRS, ASSIGNS OR SUCCESSORS IN INTEREST SHALL BEAR THE SOLE RESPONSIBILITY OF THE MAINTENANCE OF SAID WATER LINES. WE DO ALSO MAKE AND CREATE THE 10 FOOT WIDE 'PRIVATE STORM DRAIN EASEMENT', AS SHOWN HEREON, FOR THE INSTALLATION, MAINTENANCE AND USE OF A STORM DRAIN SYSTEM FOR THE BENEFIT OF ALL LOT OWNERS, THEIR HEIRS, ASSIGNS OR SUCCESSORS IN INTEREST; THE RESPONSIBILITY OF MAINTENANCE OF SAID STORM DRAIN SYSTEM SHALL BE SHARED EQUALLY BY ALL LOT OWNERS, THEIR HEIRS, ASSIGNS OR SUCCESSORS IN INTEREST. WE DO HEREBY DEDICATE TO THE CITY OF ASHLAND THE 10 FOOT WIDE 'PUBLIC SANITARY SEWER EASEMENT', AS SHOWN HEREON, FOR THE INSTALLATION, MAINTENANCE AND USE OF A SANITARY SEWER SYSTEM. WE DO ALSO DEDICATE TO THE CITY OF ASHLAND THE 'SANITARY SEWER ACCESS EASEMENT', OVER AND ACROSS, THAT AREA SHOWN HEREON FOR THE PURPOSES OF 'INGRESS AND EGRESS' TO MAINTAIN THE ABOVE STATED SANITARY SEWER SYSTEM. WE DO ALSO DEDICATE TO THE CITY OF ASHLAND THE 'PUBLIC UTILITY EASEMENT' OVER, ACROSS AND THROUGH THE FULL EXTENT OF THE AFFOREMENTIONED 'PRIVATE ACCESS WAY' AS SHOWN HEREON FOR PUBLIC UTILITY INSTALLATIONS AND MAINTENANCE AS REQUIRED. WE DO ALSO DEDICATE TO THE CITY OF ASHLAND THE 12 FOOT WIDE 'PUBLIC UTILITY, SIDEWALK AND PUBLIC PEDESTRIAN ACCESS EASEMENT' OVER, ACROSS AND THROUGH THOSE AREAS SHOWN HEREON FOR PUBLIC UTILITY INSTALLATIONS AND MAINTENANCE AS REQUIRED; FALCON CABLEVISION THEIR ASSIGNS AND/OR SUCCESSORS IN INTEREST, IS HEREBY GRANTED THE RIGHT TO INSTALL AND MAINTAIN UNDERGROUND TV CABLE SERVICE OVER, ACROSS AND THROUGH SAID 'PUBLIC UTILITY EASEMENTS' AS LONG AS IT DOES NOT INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF THE CITY OF ASHLAND'S UTILITIES. WE DO ALSO DEDICATE TO THE CITY OF ASHLAND THE 'PUBLIC PEDESTRIAN EASEMENTS', AS SHOWN HEREON, TO BE USED BY THE PUBLIC FOR PEDESTRIAN TRAFFIC ONLY; THE 'PUBLIC PEDESTRIAN EASEMENTS' ARE TO BE MAINTAINED BY THE CITY OF ASHLAND WHICH SHALL INCLUDE MAINTENANCE, REPAIR AND IMPROVEMENTS. GRANITE STREET DEVELOPMENT IS SUBJECT TO A "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" AS SET FORTH IN SEPARATE WRITINGS AND RECORDED AS DOCUMENT NUMBER 99-41139 OFFICIAL RECORDS FOR JACKSON COUNTY, OREGON AND IS HEREBY MADE A PART HEREOF.

SURVEYED BY:

EAGLE-EYE SURVEYING CORPORATION
23 NORTH IVY STREET
MEDFORD, OREGON 97501
PHONE (541) 716-2313



SURVEYOR'S CERTIFICATE

I, RUSSELL D BRAUGHTON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID TRACT AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT THE ONE-QUARTER CORNER BETWEEN SECTIONS 8 AND 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON; THENCE SOUTH 0°06'29" EAST, ALONG THE EAST LINE OF SECTION 8, A DISTANCE OF 1317.94 FEET TO THE SOUTH 1/16 CORNER BETWEEN SECTIONS 8 AND 9; THENCE NORTH 0°06'29" WEST, ALONG SAID EAST LINE OF SECTION 8, A DISTANCE OF 330.00 FEET TO THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN VOLUME 11, PAGE 192, DEED RECORDS FOR SAID COUNTY AND STATE; THENCE WEST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 319.35 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF GRANITE STREET AND THE INTIAL POINT MONUMENTED BY A 5/8 INCH DIAMETER BY 30 INCH LONG STEEL PIN; THENCE WEST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 452.42 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 330.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT; THENCE EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE 479.66 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF GRANITE STREET; THENCE NORTH 4°43'03" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 331.12 FEET TO THE INTIAL POINT.

I certify that this is an exact photocopy of the original, but excluding those wet signatures made hereon.

Russell D Braughton
Surveyor

Russell D Braughton
SURVEYOR

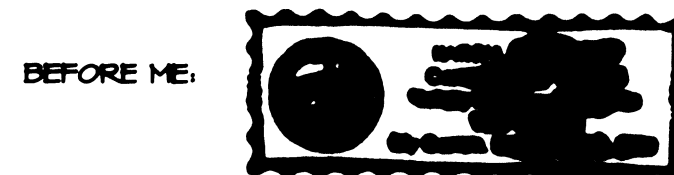
Robert Roy Cain
ROBERT ROY CAIN
TRUSTEE

Susan O'Rourke Cain
SUSAN O'ROURKE CAIN
TRUSTEE

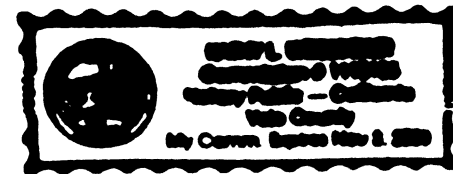
Cindy J. Glover
BENEFICIARY INTEREST HOLDER
BANK OF SOUTHERN OREGON

STATE OF CALIFORNIA } ss July 17, 1999.
County of Yolo

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED ROBERT ROY CAIN AND SUSAN O'ROURKE CAIN, TRUSTEES, OF THE CAIN FAMILY TRUST, WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.



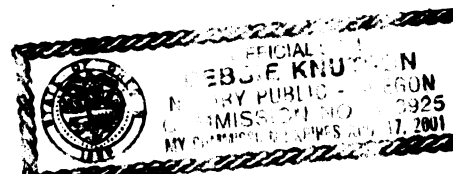
Kathy L. Weisbecker
NOTARY PUBLIC - CALIFORNIA



STATE OF OREGON } ss July 26, 1999.
County of Jackson

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED Cindy J. Glover, AN AUTHORIZED REPRESENTATIVE OF THE BANK OF SOUTHERN OREGON, WHOM DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Debbie Fulton
NOTARY PUBLIC - OREGON



GRANITE STREET DEVELOPMENT

DATE: May 5, 1998

LOCATED in the SE 1/4 of Section 8, T. 39 S., R. 1 E., W.M.,
in the City of Ashland, Jackson County, Oregon.

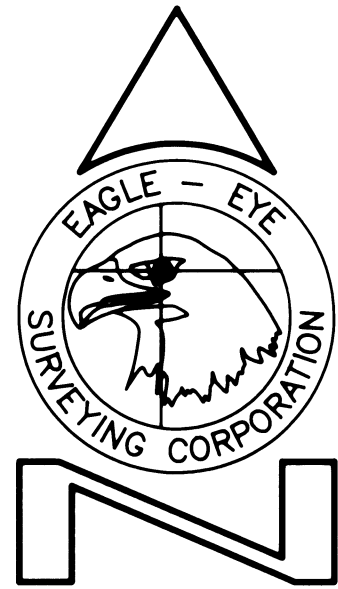
for
Robert Cain
901 CAROL LANE
LAFAYETTE, CALIFORNIA 94549

Edward D. Braughton

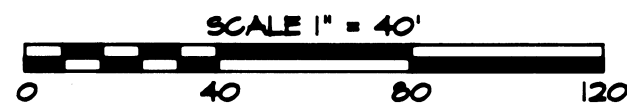
EXPIRES 12/31/99

I certify that this is an exact photocopy
of the original plat, excepting therefrom
those wet signatures made hereon.

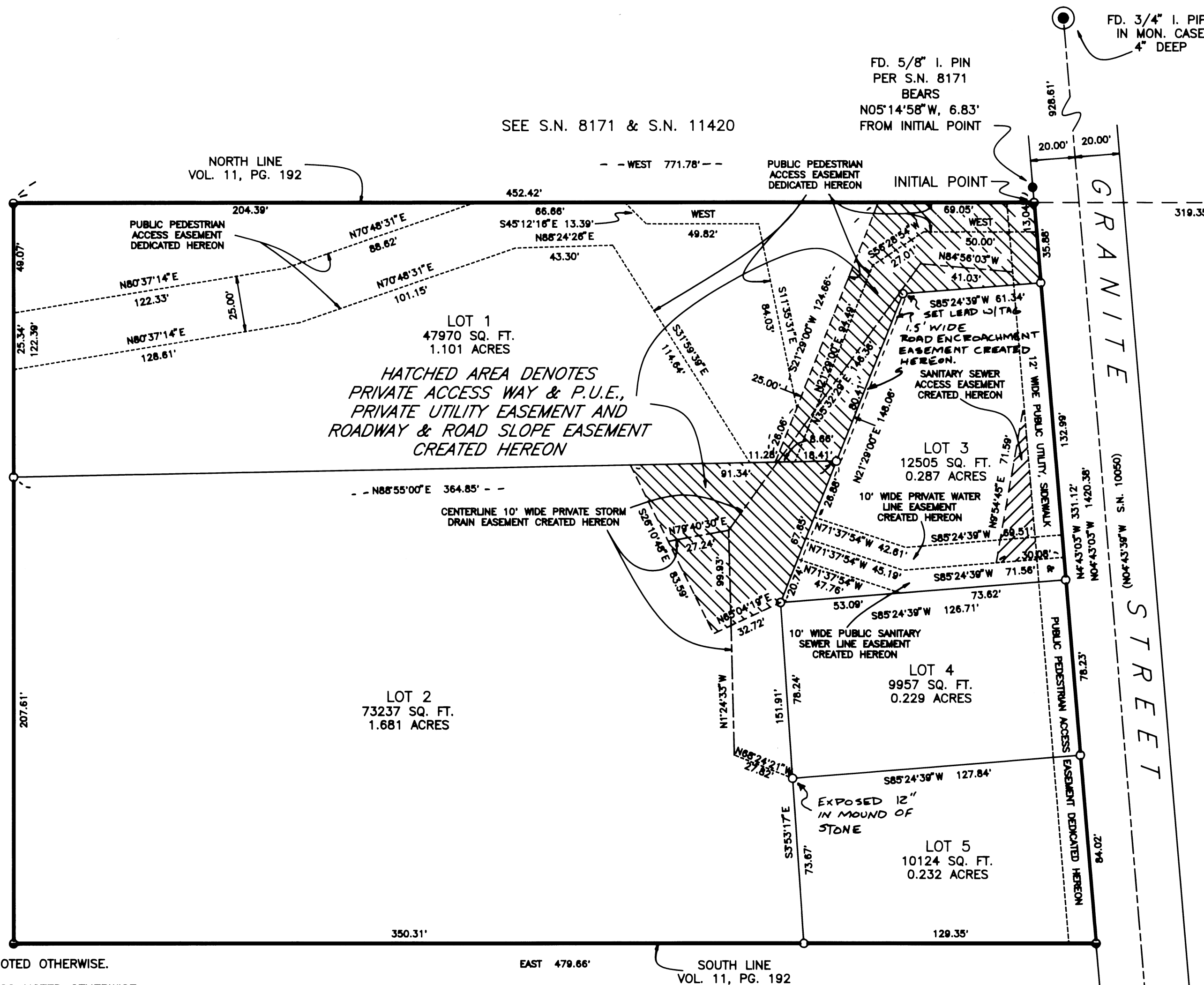
Edward D. Braughton
Surveyor



23 North Ivy Street
Medford, OR 97501
(541) 776-2313



See S.N. 16214



9
8
1/4 CORNER
FD 0.9' X 0.7' SANDSTONE
W/LEAD PLUG & TACK
IN CHISELED "X"

FD. 3/4" I. PIPE
IN MON. CASE
4" DEEP

FD. 5/8" I. PIN
PER S.N. 8171
BEARS
N05°14'58"W, 6.83'
FROM INITIAL POINT

330.00'
N00°06'29"W 1317.94'

COMPUTED
S 1/16 CORNER
PER S.N. 10050
& S.N. 13838
NOTHING
FD OR SET

3/4" DIAM.
I. PIPE
8" DEEP
IN MON. CASE

LEGEND

- INDICATES BRASS CAP MONUMENT FD., UNLESS NOTED OTHERWISE.
- INDICATES 5/8" I. PIN PER S.N. 8171 FD., UNLESS NOTED OTHERWISE.
- INDICATES 5/8" STEEL PIN MKD. 'LS 2657' FD. PER S.N. 16214
- INDICATES 5/8" X 30" STEEL PIN W/CAP MKD. "R. BRAUGHTON-LS 2657" SET 1"-3" EXPOSED, UNLESS NOTED OTHERWISE.
- P.U.E. = PUBLIC UTILITY EASEMENT
- S.N. = SURVEY NUMBER
- VOL. & PG. = VOLUME AND PAGE OF JACKSON COUNTY, OREGON DEED RECORDS

BASIS OF BEARINGS:

N.O.A.A. TRUE BEARING. REFERENCE MERIDIAN
TAKEN AT THE NORTH-SOUTH CENTERLINE OF SECTION 8,
PER S.N. 6174 AND ROTATED 0.00' 23" CLOCKWISE
(AT A RATE OF 48" / 5280 FT. TO THE EAST OF
MERIDIAN) AT THE CENTERLINE MONUMENT AT THE
INTERSECTION OF GRANITE STREET AND STRAWBERRY LANE.

EAGLE-EYE SURVEYING CORPORATION

23 North Ivy Street, Medford
P.O. Box 4397, Medford, Oregon 97501-0170
Tel. (541) 776-2313 Fax. (541) 776-9978

**SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,
OREGON REVISED STATUTES**

SURVEY FOR: Rob Cain
901 Carol Lane
Lafayette, California 94549

LOCATION: Southeast 1/4 of Section 8,
T. 39 S., R. 1 E., W.M.,
City of Ashland, Jackson County, Oregon.

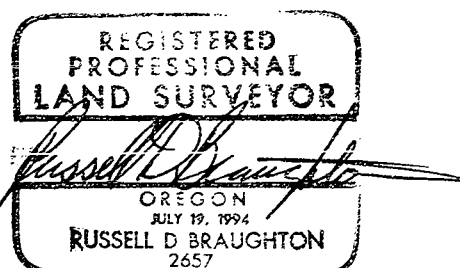
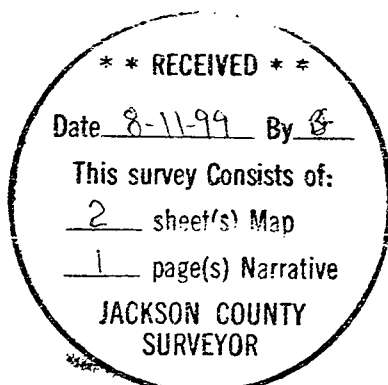
PURPOSE: GRANITE STREET DEVELOPMENT; City of Ashland
Planning Action #97-087: To locate and
monument the new lot lines as shown on accompanying
plat, and to prepare and record said plat for the
purpose of creating said lots and the easements as
shown.

PROCEDURE: Utilizing existing data per Survey Number 13838
filed by this office and the found monuments as
shown, computed the boundaries of the parent
tracts. The new lot lines were then monumented as
shown. Monuments set on this survey consist of
5/8" x 30" steel pins with red plastic caps mkd.
"R. BRAUGHTON--LS 2657".

**BASIS OF
BEARINGS:** N.O.A.A. True Bearing. Reference meridian taken at
the North-South centerline of Section 8, per S.N.
6174 and rotated 0° 00' 23" clockwise (at a rate of
48"/5280ft. to the East of meridian) at the
centerline monument at the intersection of Granite
Street and Strawberry Lane.

EQUIPMENT: Nikon DTM-A5 Electronic Total Station.

**DATE
COMPLETED:** May 5, 1998



Expires 12/31/99