

APPROVAL:

ASHLAND PLANNING DEPARTMENT  
PA #99-021 SUBDIVISION

12/17/99  
DATE

# HIGHLAND PINES, A PLANNED COMMUNITY

A replat of a portion of Lots 15, 16 & 17, Block 50 of SUMMIT ADDITION  
to Ashland & in the S.W. 1/4 of Section 9, T.39S., R.1E., W.M.  
Jackson County, Oregon

\*\*\*\*\* RECORDER'S CERTIFICATE \*\*\*\*\*

APPROVAL:

EXAMINED AND APPROVED THIS 16th DAY OF December 19 99

James A. Olson  
CITY SURVEYOR

for  
MORGAN-PACIFIC, INC.  
1089 Medford Center #413  
Medford, OR 97504

FILED FOR RECORD THIS 30 DAY OF December, 19 99, AT  
8:53 O'CLOCK A.M., AND RECORDED IN VOLUME 25 OF PLATS ON PAGE 44  
OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckett  
COUNTY CLERK

Christy D. Walker  
DEPUTY

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 AS OF December 20, 19 99

Michelle Zully Deputy  
ASSESSOR, DEPARTMENT OF ASSESSMENT

SURVEY BY:

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

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN  
PAID AS OF December 20, 19 99

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS RECORDED AS DOC.# 99-63582, ORJCO.

BY LAWS OF HIGHLAND PINES HOMEOWNERS ASSOCIATION RECORDED AS DOC.# 99-63583, ORJCO.

Synda S. Adsett Deputy  
TAX COLLECTOR

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

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET  
BY DECEMBER 31, 20 00

James E. Hibbs  
SURVEYOR

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

KNOW ALL MEN BY THESE PRESENTS THAT ARCHERD & DRESNER, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER IN FEE OF THE REAL PROPERTY SHOWN ON SHEET 2, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS SUBDIVIDED THE SAME INTO THE LOTS, AS SHOWN ON SHEET 2 AND DOES HEREBY DESIGNATE THAT AREA SHOWN ON SHEET 2 AS A PUBLIC UTILITY EASEMENT (PUE) WITH THE CONDITION THAT FALCON CABLE TV, ITS SUCCESSORS OR ASSIGNS IN INTEREST IS GRANTED THE RIGHT TO USE SAID PUES FOR THE PLACEMENT AND MAINTENANCE OF CABLE TV LINES AS LONG AS THESE LINES DO NOT INTERFERE WITH THE MAINTENANCE OF CITY OF ASHLAND UTILITIES. ARCHERD & DRESNER, LLC DOES HEREBY ESTABLISH THE INGRESS-EGRESS EASEMENT SHOWN ON SHEET 2 WITH THE CONDITION THAT EMERGENCY VEHICLES SHALL HAVE THE RIGHT TO USE SAID EASEMENT AT ALL TIMES AND AS NECESSARY. HIGHLAND PINES, A PLANNED COMMUNITY, SHALL BE SUBJECT TO THE "BYLAWS" FOR THE HIGHLAND PINES HOMEOWNERS ASSOCIATION AS WELL AS A "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT. ARCHERD & DRESNER, LLC DOES HEREBY DESIGNATE SAID SUBDIVISION AS HIGHLAND PINES, A PLANNED COMMUNITY.

(CS 17303)  
THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC.# 02-24493  
ORJCO, THIS 2nd DAY OF May, 20 02

APPROVED: Roger Roberts  
JACKSON COUNTY SURVEYOR

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

Beginning at the Southwest corner of Lot 15, Block 50 of SUMMIT ADDITION to Ashland, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the West line of said Lot 15, North 00°12'31" West, 207.09 feet to the Northwest corner thereof; thence along the North lines of Lots 15, 16 & 17, said Block 50, South 89°50'21" East, 149.635 feet to the Northeast corner of said Lot 17; thence along the East line thereof, South 00°10'27" East, 70.00 feet to the Southeast corner of Parcel 1 described in Document No. 98-34399, Official Records of Jackson County, Oregon; thence along the South line thereof, North 89°50'21" West, 20.57 feet to the Northeast corner Parcel 2 described in Document No. 98-34399, said Official Records; thence along the East line thereof, South 00°12'31" East, 136.36 feet to a point on the South line of said Block 50, said point being South 89°50'15" West, 170.00 feet from the Southeast corner of Lot 20, said Block 50; thence along said South line, South 89°50'15" West, 129.02 feet to the INITIAL POINT OF BEGINNING.

EVAN ARCHERD, MEMBER  
ARCHERD & DRESNER, LLC

HAROLD DRESNER, MEMBER  
ARCHERD & DRESNER, LLC

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

JAMES E. HIBBS  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-01

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

PERSONALLY APPEARED THE ABOVE NAMED EVAN ARCHERD, MEMBER OF ARCHERD & DRESNER, LLC, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF ARCHERD & DRESNER, LLC.

DATED THIS 9th DAY OF December, 19 99.

BEFORE ME: Sharon M. Fogel  
NOTARY PUBLIC OF OREGON

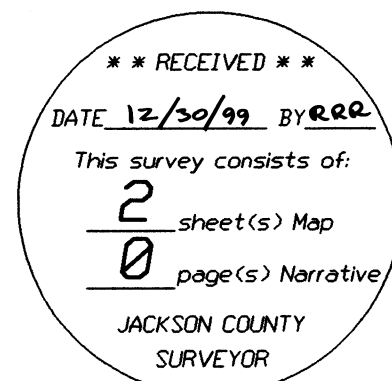
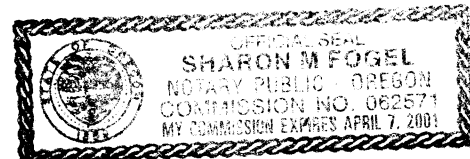


STATE OF OREGON )  
COUNTY OF JACKSON ) SS

PERSONALLY APPEARED THE ABOVE NAMED HAROLD DRESNER, MEMBER OF ARCHERD & DRESNER, LLC, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF ARCHERD & DRESNER, LLC.

DATED THIS 9th DAY OF December, 19 99.

BEFORE ME: Sharon M. Fogel  
NOTARY PUBLIC OF OREGON



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

James E. Hibbs  
SURVEYOR

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

PURPOSE: TO SURVEY AND MONUMENT THE EXTERIOR CORNERS OF HIGHLAND PINES, A PLANNED COMMUNITY AND GRAPHICALLY SHOW THE INTERIOR LOTS.

PROCEDURE: MADE TIES TO CENTERLINE MONUMENTS AS SHOWN HEREON. COMPUTED THE LOT & BLOCK CORNERS BY PROPORTIONATE METHODS. HELD DEED RECORD DISTANCE FROM THE S.E. CORNER OF LOT 20 TO POSITION THE S.S.E. CORNER OF THE SUBJECT TRACT. FROM THIS POINT RAN PARALLEL TO THE WEST LINE OF LOT 15 PER DEED. THE NW COR OF LOT 15 ESTABLISHED BY FS3122 SEEMS TO BE OUT OF POSITION AS SHOWN. I DO NOT AGREE WITH THE PROPORTIONS USED ALONG THE ALLEY IN BLOCK 50 AS SHOWN ON FS3122 WHICH IS THE PROBABLE CAUSE OF THE PIN BEING OUT OF POSITION IN MY OPINION. SET THE EXTERIOR CORNERS OF THE SUBDIVISION AND LOTS, WITH THE INTERIOR CORNERS BEING DEFERRED UNTIL CONSTRUCTION OF THE UNITS IS COMPLETED. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN ON SHEET 2.

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

SHEET 1 OF 2

COURSE DATA TABLE

NUM	DISTANCE	BEARING
L1	21.33	S89°47'29"W
L2	14.91	S79°29'12"W
L3	17.50	S89°47'29"W
L4	22.93	N0°12'31"W
L5	8.50	S89°47'29"W
L6	8.95	S0°12'31"E
L7	11.61	S0°12'31"E
L8	10.08	S0°12'31"E
L9	15.33	S89°47'29"W
L10	6.00	S0°12'31"E
L11	25.39	N89°50'21"W
L12	8.00	S0°09'39"W
L13	6.00	S0°09'39"W
L14	9.08	S44°50'21"E
L15	9.15	S0°09'39"W
L16	12.26	N45°09'39"E
L17	19.76	S0°09'39"W
L18	11.21	N89°50'21"W
L19	6.00	S0°09'39"W
L20	4.00	S89°47'29"W
L21	12.32	N89°50'21"W



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for  
**MORGAN-PACIFIC, INC.**  
 1089 Medford Center #413  
 Medford, OR 97504

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*James E. Hibbs*  
 SURVEYOR

SURVEY BY:

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
*James E. Hibbs*  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 RENEWAL DATE 6-30-01

- LEGEND**
- = FD. CENTERLINE MONUMENT AS NOTED.
  - = FD. 5/8" IRON PIN PER FS3122.
  - = FD. 5/8" IRON PIN PER FS3971.
  - ⊗ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC.
  - = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC. (DEFERRED)

IEE = INGRESS-EGRESS EASEMENT  
 FS = FILED SURVEY #.  
 JCDR = JACKSON COUNTY DEED RECORDS.  
 SQ FT = SQUARE FEET.  
 ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.  
 WC = WITNESS CORNER.  
 L.I. = SEE COURSE DATA TABLE.  
 PUE = PUBLIC UTILITY EASEMENT.  
 ( ) = RECORD DATA PER SUMMIT ADDITION.  
 DR = DEED RECORD DATA.  
 MEAS = MEASURED DATA.  
 I = 3.00 FT. WIT. MONUMENT } SEE AFFID. OF DEFERRED MON.'S  
 B = BRASS TAG IN LEAD PLUG IN CONC. } DOC. NO. 02-24493 (C5 17303)  
 BASIS OF BEARINGS } *Gregory C.S. 5/2/02*

NOAA TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 9 AS DERIVED FROM THE NOAA NET, ESTABLISHED IN 1988 AND ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN FROM MONUMENTS ALONG THE CENTERLINE OF HOLLY STREET AS SHOWN ON SURVEY N010791 IN THE JACKSON COUNTY SURVEYOR'S OFFICE AND AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET      DATE: OCTOBER 21, 1999      SCALE: 1" = 30'

