

*** APPROVALS ***
John McEwen
ASHLAND PLANNING DEPARTMENT
PA# 2000-046

08.21.2000
Date

SISKIYOU SOUTH SUBDIVISION, PHASE 2
A PLANNED COMMUNITY
(P.A. No. 2000-016)

Being a REPLAT of LOT 14 and LOT 15
of SISKIYOU SOUTH SUBDIVISION, A PLANNED COMMUNITY,

Situated in
The N.W. 1/4 of Section 14, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon

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

Examined and approved this 21st day of August, 2000.

James Holman
City Surveyor

*** RECORDER'S CERTIFICATE ***

Filed for record this 31 day of August, 2000 at 1:39 O'Clock P.M. and
recorded in Volume 26 of Plats at page 31 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Sharon Hilkey
Deputy

Examined and approved as required by O.R.S. 92.100 as of 8/23, 2000

William Johnson
Assessor, Department of Assessment

All taxes, fees, assessments as required by O.R.S. 92.095 have been paid as of Aug. 23, 2000

Lynda Abbott
Tax Collector, Deputy

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS that Santo Cominos, Michele Cominos and George Baumgardner are the owners of the lands hereon described and that we have Subdivided the same into lots, common area and open space area 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, those easements labeled as public utility easements. Charter Communications Inc., their assigns and/or successors in interest are hereby granted the right to install and maintain TV 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 the City of Ashland's utilities. We hereby create an easement for ingress, egress and parking purposes over and across the Common Area as shown hereon, for the benefit of the owners, their heirs, assigns and successors in interest of Lots 16 through 41, and also for the benefit of the owners, their heirs, assigns and successors in interest of Lots 1 through 13 of Siskiyou South Subdivision, a planned community, according to the official plat thereof, now of record in Jackson County, Oregon. We hereby make and create a pedestrian easement over and across the Open Space area as shown hereon, for the benefit of the owners, their heirs and assigns of Lots 1 through 13 of Siskiyou South Subdivision, a planned community, according to the official plat thereof, now of record; and also for the benefit of the owners, their heirs and assigns of Lots 16 through 41 as platted hereon. We hereby create private ingress and egress easements and private utility easements, for access and for installation and maintenance of utility facilities, as shown hereon for the benefit of the owners, their heirs and assigns as follows:

- Easements over and across Lots 16 through 19 for the benefit of Lots 16 through 19;
- Easements over and across Lots 20 through 23 for the benefit of Lots 20 through 23;
- Easements over and across Lots 24 and 25 for the benefit of Lots 24 and 25;
- Easements over and across Lots 26, 27, 32 and 33 for the benefit of Lots 26, 27, 32 and 33;
- Easements over and across Lots 28 through 31 for the benefit of Lots 28 through 31;
- Easements over and across Lots 34, 35, 40 and 41 for the benefit of Lots 34, 35, 40 and 41;
- Easements over and across Lots 36 through 39 for the benefit of Lots 36 through 39;

The property as platted hereon is subject to Covenants, Conditions and Restrictions recorded as Document No. 98-46969 of the official records of Jackson County, Oregon, and also, will be subject to additional Covenants, Conditions and Restrictions to be recorded as a separate document in the Official Records of Jackson County, Oregon.

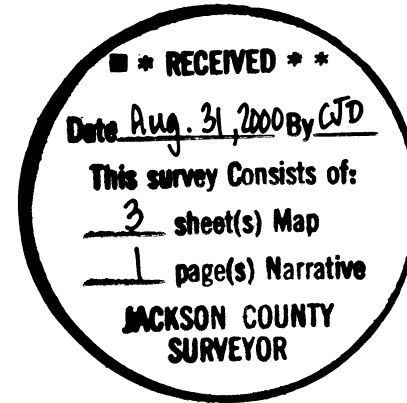
We hereby designate said Subdivision as SISKIYOU SOUTH SUBDIVISION, PHASE 2, a Planned Community.

IN WITNESS HEREOF, Signed this 28th day of July, 2000

Santo Cominos
Santo Cominos

Michele Cominos
Michele Cominos

George Baumgardner
By Santo Cominos, Attorney-in-Fact
George Baumgardner
by Santo Cominos, Attorney-in-Fact



*** 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.

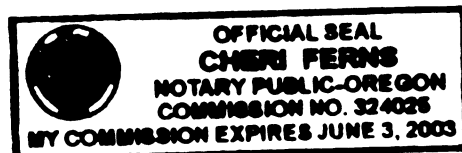
LOT 14 and LOT 15 of SISKIYOU SOUTH SUBDIVISION, a planned community, according to the official plat thereof, now of record in Jackson County, Oregon.

Darrell L. Huck
SURVEYOR

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 28th day of July, 2000, by Santo Cominos, Michele Cominos, and Santo Cominos, Attorney-in-Fact, for George Baumgardner, who executed the within instrument as their voluntary act and deed.

Before me:



Cherry Ferns
Notary

We, Gaston Robertson and Mireille Teissedre, are the undersigned beneficiary of a certain Trust Deed recorded June 15, 1999 as Document No. 99-32265, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

SEE RATIFICATION DOCUMENT DATED August 31, 2000 AND
RECORDED AS DOCUMENT NO. 00-35676, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

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

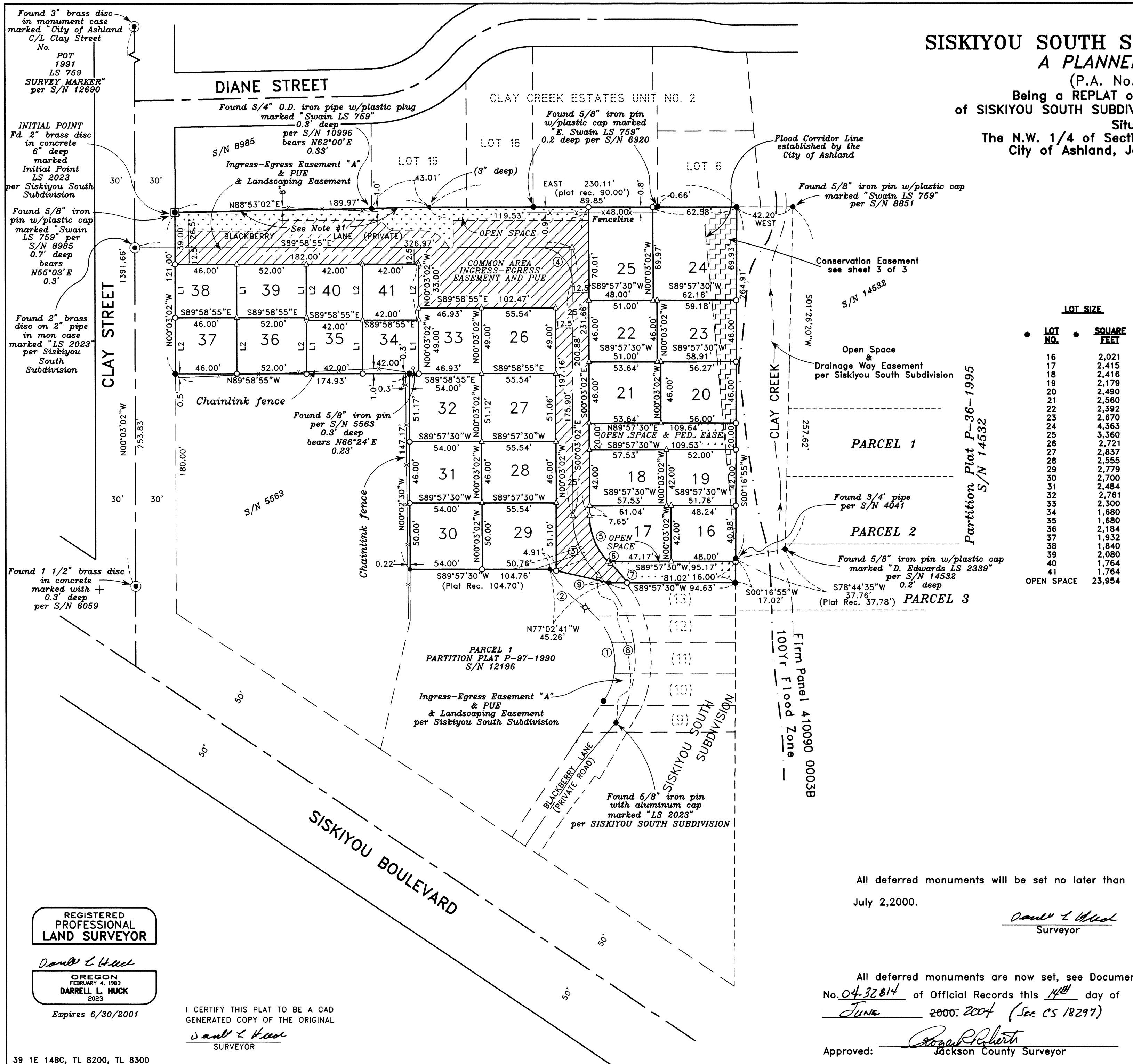
REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck
OREGON
February 4, 1983
DARRELL L. HUCK
No. 2023
expires 6/30/2001

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

SISKIYOU SOUTH SUBDIVISION, PHASE 2 A PLANNED COMMUNITY

(P.A. No. 2000-016)
Being a REPLAT of LOT 14 and LOT 15
of SISKIYOU SOUTH SUBDIVISION, A PLANNED COMMUNITY,
Situated in
The N.W. 1/4 of Section 14, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon



LOT SIZE

LOT NO.	SQUARE FEET
16	2,021
17	2,415
18	2,416
19	2,179
20	2,490
21	2,560
22	2,392
23	2,670
24	4,363
25	3,360
26	2,721
27	2,837
28	2,555
29	2,779
30	2,700
31	2,484
32	2,761
33	2,300
34	1,680
35	1,680
36	2,184
37	1,932
38	1,840
39	2,080
40	1,764
41	1,764
OPEN SPACE	23,954

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N00°03'02"W	40.00'
L2	N00°03'02"W	42.00'

*This table correct * See Affidavit **

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	89°36'12"	51.00'	79.76'	71.87'	N10°53'47"W
2	25°53'13"	87.00'	39.31'	38.97'	N42°45'17"W
3	48°24'17"	62.00'	50.21'	48.83'	N23°15'38"W
4	89°55'53"	25.00'	39.24'	35.33'	N45°01'12"W
5	43°57'00"	49.50'	37.97'	37.05'	N22°02'07"W
6	02°27'11"	49.50'	2.12'	2.12'	N45°14'07"W
7	11°04'01"	99.50'	19.22'	19.19'	N40°55'47"W
8	79°50'23"	87.00'	121.23'	111.66'	N06°32'42"W
9	04°23'37"	87.00'	6.67'	6.67'	S44°15'59"E

NOTE:
1) Boundary line by agreement per Instrument No. 81-14055 O.R.J.Co.Or.
2) See sheet 3 of 3 for the location of easement affecting the property being subdivided.

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541) 779-4641
BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1" = 50' May 31, 2000
BASIS OF BEARING: N.O.A.A. True Meridian at the North-South Centerline of Section 14 as derived from the 1968 Jackson County Surveyor's N.O.A.A. net. The reference bearing for this survey is the centerline of Clay Street as shown on Survey No. 12690.

- = Set 5/8"x24" rebar with plastic cap stamped "D. Huck LS 2023"
- ⊗ = Set 5/8"x30" rebar with plastic cap stamped "D. Huck LS 2023"
- = Found 5/8" iron pin with plastic cap marked "D. HUCK LS 2023" per SISKIYOU SOUTH SUBDIVISION, unless noted otherwise.
- ⊙ = Found brass cap monument
- △ = Deferred Monument (See CS 18297)
- x-x- = Fenceline
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television, sidewalk and sanitary sewer construction and maintenance

All deferred monuments will be set no later than July 2, 2000.

All deferred monuments are now set, see Document No. 0432814 of Official Records this 14th day of JUNE 2000. 2004 (See CS 18297)

Approved: Darrell L. Huck
Jackson County Surveyor

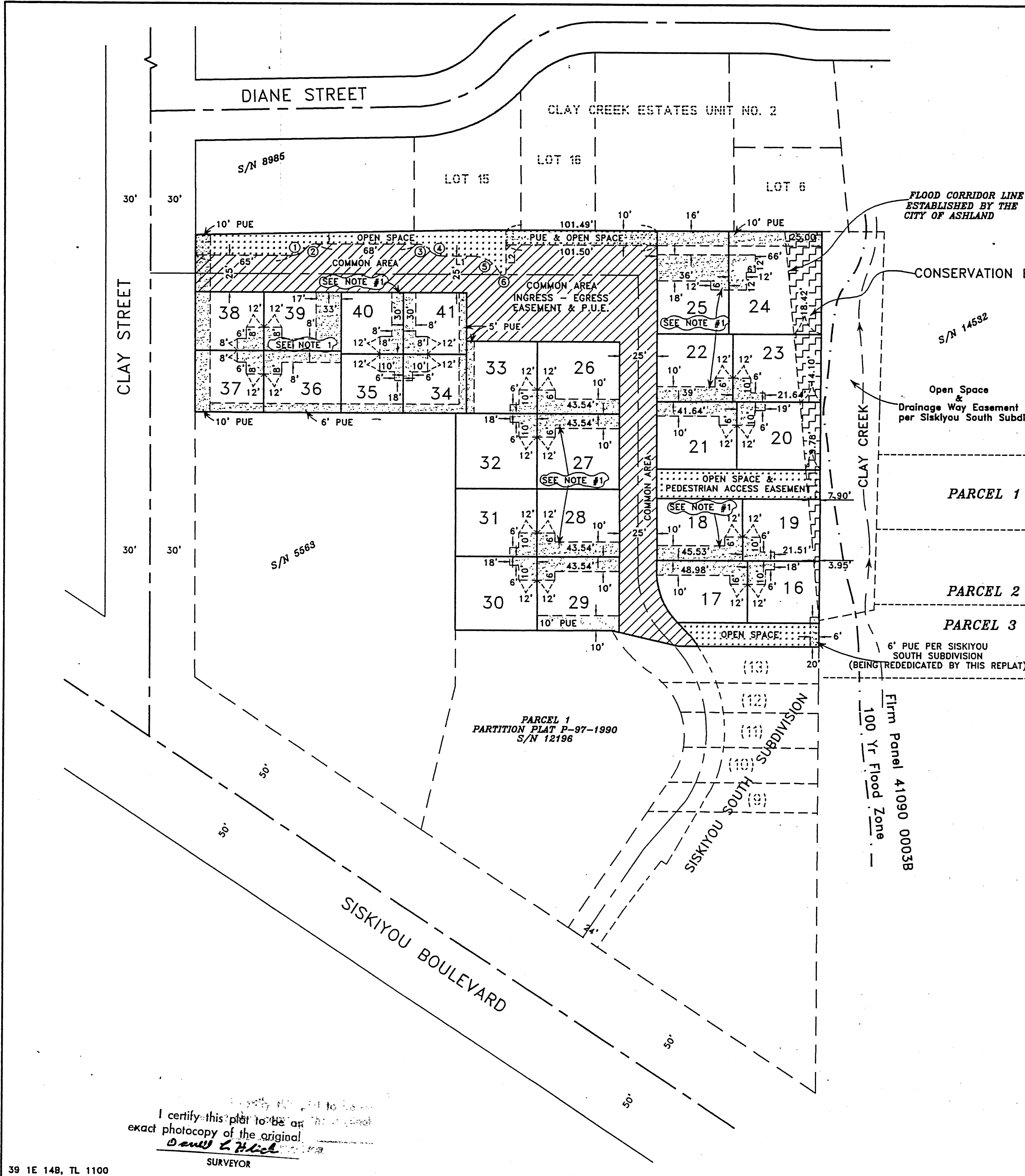
REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
Expires 6/30/2001

I CERTIFY THIS PLAT TO BE A CAD GENERATED COPY OF THE ORIGINAL
Darrell L. Huck
SURVEYOR

SISKIYOU SOUTH SUBDIVISION, PHASE 2
A PLANNED COMMUNITY

(P.A. No. 2000-016)
Being a REPLAT of LOT 14 and LOT 15
of SISKIYOU SOUTH SUBDIVISION, A PLANNED COMMUNITY,
Situated in
The N.W. 1/4 of Section 14, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon



FLOOD CORRIDOR LINE
ESTABLISHED BY THE
CITY OF ASHLAND

CONSERVATION EASEMENT

Open Space
&
Drainage Way Easement
per Siskiyou South Subdivision

PARCEL 1

PARCEL 2

PARCEL 3

6' PUE PER SISKIYOU
SOUTH SUBDIVISION
(BEING REDEDICATED BY THIS REPLAT)

Firm Panel 41090 0003B
100 Yr Flood Zone

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N69°03'02"W	18.77'
L2	S89°58'55"E	20.55'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	53°07'48"	9.50'	8.81'	71.87'	N40°53'47"W
2	53°07'48"	10.50'	9.74'	38.97'	N42°45'47"W
3	53°07'48"	10.50'	9.74'	36.32'	N48°14'35"W
4	53°07'48"	9.50'	8.81'	35.33'	S48°01'13"E
5	65°01'54"	20.50'	23.27'	37.05'	N22°02'07"W
6	155°06'01"	2.00'	5.41'	2.12'	N45°14'07"W

Affidavit of Correction
Doc No 01-20052 (see narrative
attachment)
R. Roberts, C.S. 01/03/01

NOTE:

- 1) Ingress/egress easement & PUE
- 2) O.R.S. 92.185 states that "upon approval by the reviewing agency or body...replats will act to vacate the platted lots, parcels and easements within the replat area..." inasmuch as SISKIYOU SOUTH SUBDIVISION, PHASE 2 is a replat of SISKIYOU SOUTH SUBDIVISION, those easements created in lots 14 and 15 are being vacated by this replat and new easements are being created as shown hereon.
- 3) EASEMENT OF RECORD: a 10' powerline easement per Volume 330, Page 455 of Deed Records, Jackson County, Oregon (Location not defined)
- 4) SEE SHEET 2 FOR LOT DIMENSIONS

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541) 779-4641

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1" = 50' May 31, 2000
BASIS OF BEARING: N.O.A.A. True Meridian at the North-South Centerline of Section 14 as derived from the 1968 Jackson County Surveyor's N.O.A.A. net. The reference bearing for this survey is the centerline of Clay Street as shown on Survey No. 12690.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck
DARRELL L. HUCK
2023

PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television, sidewalk and sanitary sewer construction and maintenance

Expires 6/30/2001

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: Santo Cominos
P.O.Box 492
Talent, OR 97540

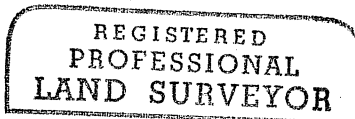
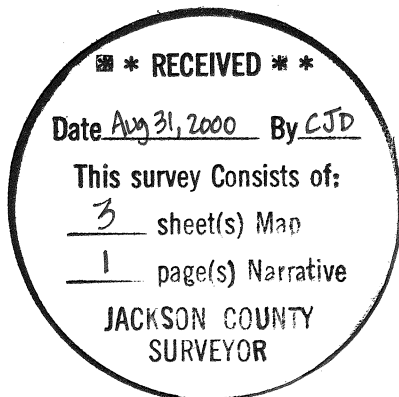
LOCATION: a Replat of Lot 14 and Lot 15 of SISKIYOU SOUTH SUBDIVISION, a planned community, situated in the Northwest one-quarter of Section 14, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon.

PURPOSE: to survey and monument SISKIYOU SOUTH SUBDIVISION, PHASE 2, a planned community, as approved by the City of Ashland Planning Department.

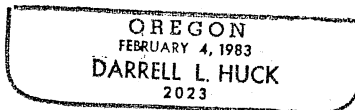
PROCEDURE: Control establish by this office to accomplish the survey for SISKIYOU SOUTH SUBDIVISION was also used to survey Phase 2. The location of the Lots for Phase 2 were computed according to clients direction and monuments were set as shown on the attached map.

BASIS OF BEARING: N.O.A.A. True Meridian at the North-South centerline of Section 14 as derived from the 1968 Jackson County Surveyor's N.O.A.A. The reference bearing for this survey is the monumented centerline of Clay Street as shown on Survey No. 12690.

DATE: May 31, 2000



Darrell L. Huck



Darrell L. Huck
L.S. 2023 - Oregon
Expires 6/30/2001
Hoffbuhr & Associates, Inc.
1062 E. Jackson Street
Medford, Oregon 97504

AFFIDAVIT OF CORRECTION

Pursuant to O.R.S. 209.255

Be it hereby noted that certain drafting errors were made on the "SHEET 3 of 3 of SISKIYOU SOUTH SUBDIVISION, PHASE 2, A PLANNED COMMUNITY" as said subdivision was recorded in the Official Records of Jackson County, Oregon; TO WIT:

A. The line table data as shown should be changed to read:

L1 S 89°58'55" E 20.55'
L2 N 00°03'02" W 18.77'

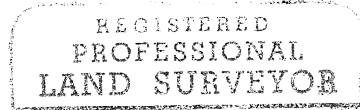
B. The curve table chord distance and chord bearings should be changed to read:

Curve	1	Chord Distance = 8.50'	Bearing = N 63°27'11" E
Curve	2	Chord Distance = 9.39'	Bearing = N 63°27'11" E
Curve	3	Chord Distance = 9.39'	Bearing = S 63°25'01" E
Curve	4	Chord Distance = 8.50'	Bearing = S 63°25'01" E
Curve	5	Chord Distance = 22.04'	Bearing = S 57°27'58" E
Curve	6	Chord Distance = 3.91'	Bearing = N 77°29'59" E

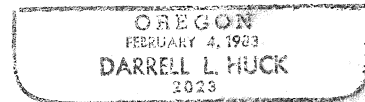
Date: November 30, 2000

Darrell L. Huck

Darrell L. Huck
L.S. 2023



Darrell L. Huck



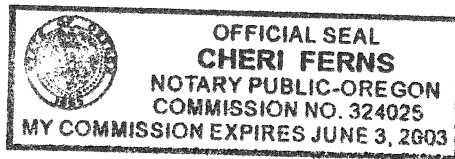
Expires 6/30/01

STATE OF OREGON)
County of Jackson) ss.

DECEMBER 4 A.D. 2000

Personally appeared the above named Darrell L. Huck, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: *Cheri Ferns*
Notary



I, Roger R. Roberts, Jackson County Surveyor, do hereby certify that I have examined this Affidavit of Correction and that the changes are permitted in accordance with Chapter 209, Paragraph 255, Oregon Revised Statutes.

December 5, 2000
Date

Roger R. Roberts
Jackson County Surveyor

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

JAN 02 2001

12:56 PM

J. [Signature]
COUNTY CLERK