

16757

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

SURVEY FOR:
JON TURRELL CONSTRUCTION, INC.
430 CHESTNUT STREET, SUITE A
ASHLAND, OR 97520

SISKIYOU SPRINGS LUXURY TOWNHOMES

A PLANNED COMMUNITY
In the N.E. 1/4 of Section 15, T.39S, R.1E, W.M.
City of Ashland Jackson County, Oregon

LEGEND:

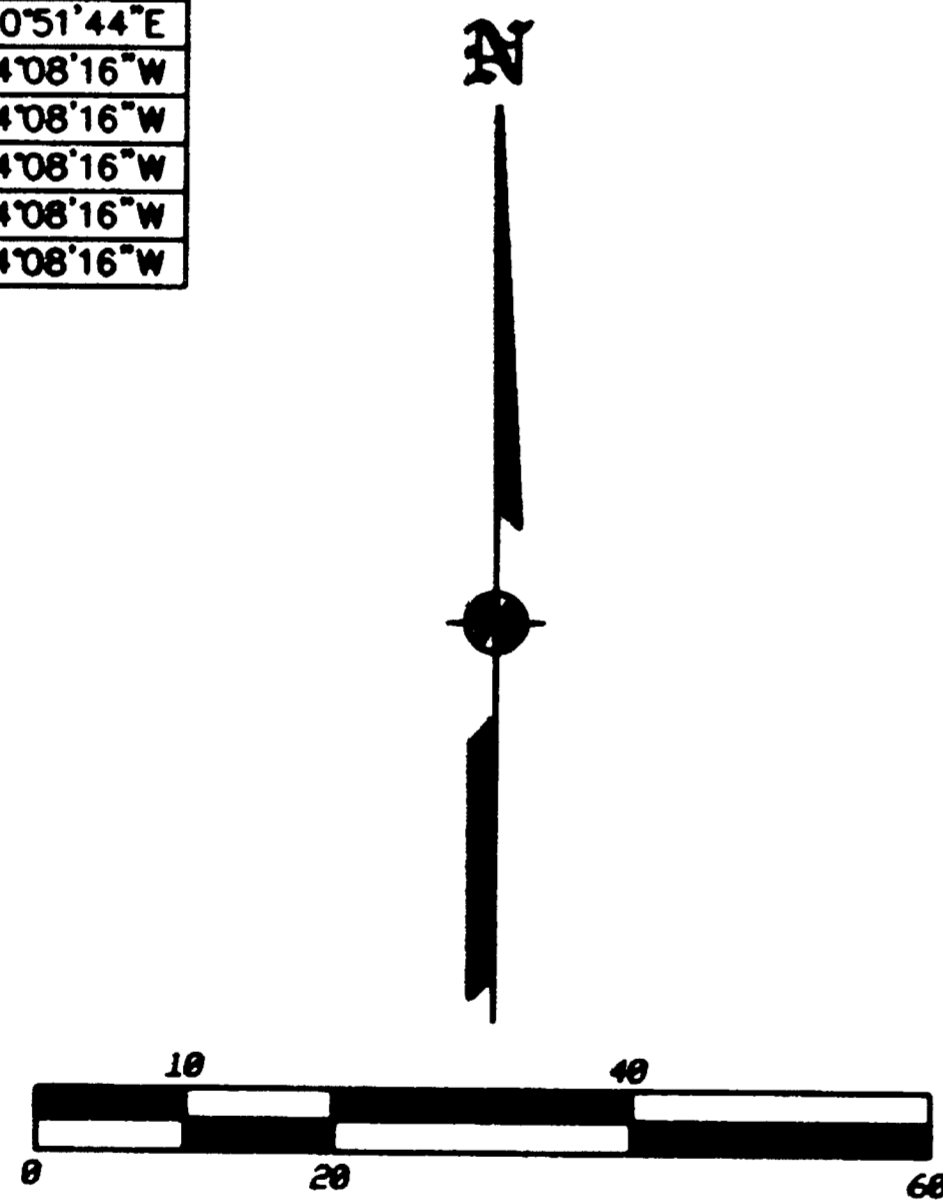
- ⊙ = F.D. 2.5" BRASS CAP IN CONCRETE MKD. AS SHOWN
- ⊙ = F.D. 3" BRONZE CAP IN MONUMENT CASE MKD. CITY OF ASHLAND SURVEY MARKER LS759 PER FS13617.
- ⊙ = F.D. 1.5" BRASS CAP PER FS4574.
- ⊙ = F.D. 5/8" IRON PIN W/ PLASTIC CAP MKD. DA EDWARDS LS2339 PER FS14219.
- ⊙ = F.D. 5/8" IRON PIN W/ PLASTIC CAP MKD. D HUCK LS2023 PER FS16031.
- ⊙ = SET 5/8" X 30" 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 16949 APP. 6/11/01 C.S.
- FS = FILED SURVEY #.
- () = MAP RECORD DATA PER FS12902.
- PP# = PARTITION PLAT NO.
- L.I. = SEE COURSE DATA TABLE.
- IEPE = INGRESS, EGRESS & PARKING EASEMENT.
- PUE = PUBLIC UTILITY EASEMENT.
- BUILDING LINE IS EXTERIOR WALL OF EXISTING BUILDING.

BASIS OF BEARINGS: TRUE BEARING AT N-S- CENTERLINE OF SECTION 15 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 IS THE EAST LINE OF PARK STREET AS SHOWN ON FILED SURVEY NO. 8326 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

DATE: NOVEMBER 27, 2000 UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'

COURSE DATA TABLE

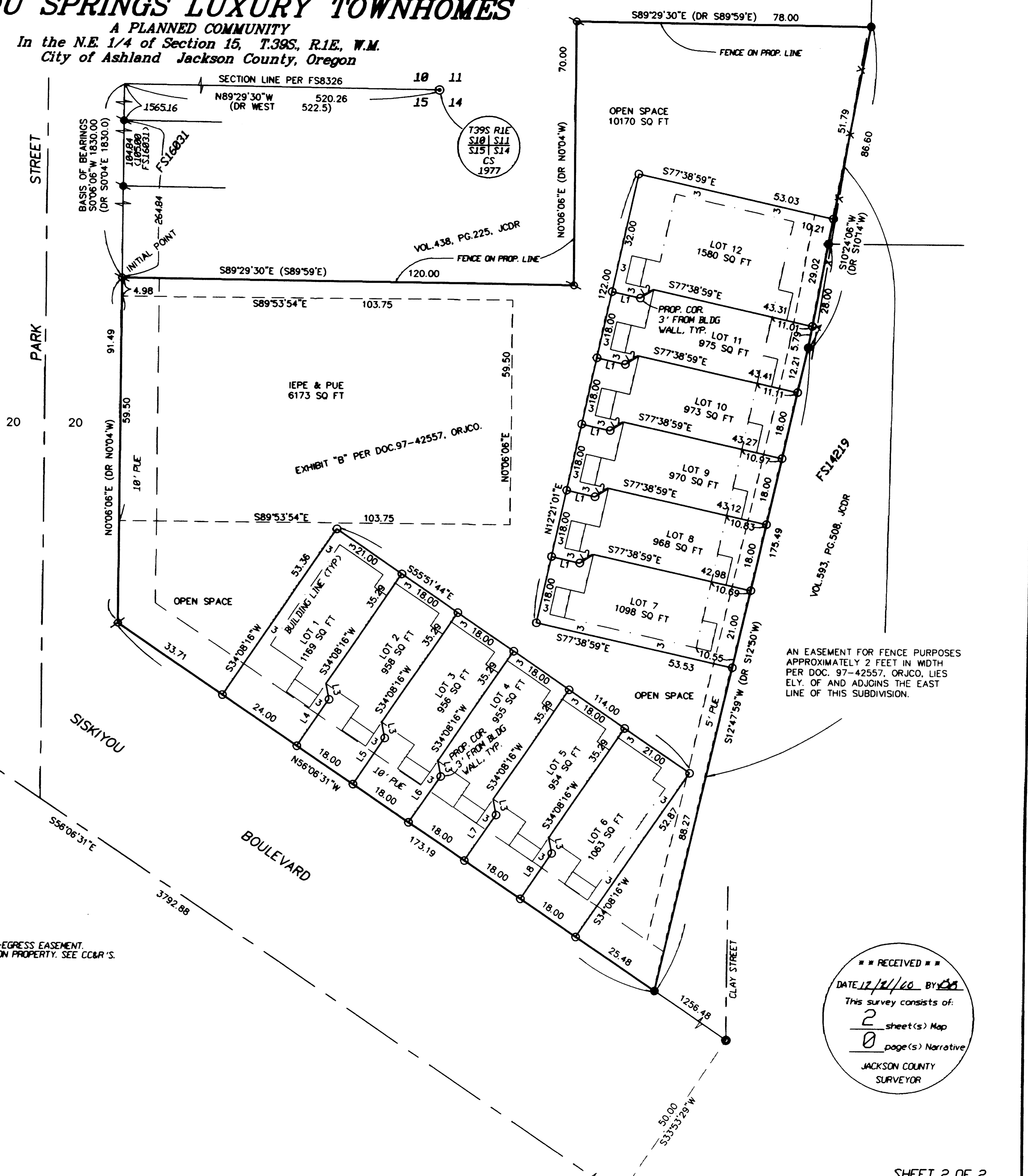
NUM	DISTANCE	BEARING
L1	7.71	S77°38'59"E
L2	4.24	N57°21'01"E
L3	4.24	S10°51'44"E
L4	14.96	S34°08'16"W
L5	14.89	S34°08'16"W
L6	14.81	S34°08'16"W
L7	14.73	S34°08'16"W
L8	14.65	S34°08'16"W



NOTES:
1) OPEN SPACE IS ALSO INGRESS-EGRESS EASEMENT.
2) OPEN SPACE & IEPE ARE COMMON PROPERTY. SEE CC&R'S.

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

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR



AN EASEMENT FOR FENCE PURPOSES APPROXIMATELY 2 FEET IN WIDTH PER DOC. 97-42557, ORJCO, LIES ELY. OF AND ADJUNS THE EAST LINE OF THIS SUBDIVISION.

*** RECEIVED ***
DATE 12/14/00 BY *CS*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

16757

APPROVAL

ASHLAND PLANNING DEPARTMENT
PA #2000-012 SUBDIVISION

12/13/2000
DATE

SISKIYOU SPRINGS LUXURY TOWNHOMES

A PLANNED COMMUNITY
In the N.E. 1/4 of Section 15, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon

APPROVAL:

EXAMINED AND APPROVED THIS 13th DAY OF December, 2000

James H. Olson
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 AS OF DECEMBER 15, 2000

William J. Deane
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF December 15, 2000

Barbara Weida
TAX COLLECTOR

JON TURRELL CONSTRUCTION, INC.
430 Chestnut Street
Suite A
Ashland, OR 97520

SURVEY BY:

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

DATE: NOVEMBER 27, 2000

RECORDER'S CERTIFICATE

Filed for record this 21 day of December, 2000, at 3:51 o'clock P.M. and recorded in Volume 26 of Plats at Page 52 of the records of Jackson County, Oregon.

Madison S. Pickett
County Clerk

Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Doc. No. 00-51668, Official Records of Jackson County, Oregon.

By-Laws of the SISKIYOU SPRINGS LUXURY TOWNHOMES OWNER'S ASSOCIATION recorded as Doc. No. 00-51667, Official Records of Jackson County, Oregon.

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:

Commencing at corner of Section 10, 11 14 and 15, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence along the North line of Section 15, North 89°29'30" West, 520.13 feet to the East line of Park Street; thence along said East line, South 00°06'06" West (record South 00°04' East), 1830.00 feet to the INITIAL POINT OF BEGINNING; thence along the South line of that tract described in Volume 436, Page 225, Jackson County Deed Records and its Westerly prolongation, South 89°29'30" East (record South 89°59' East), 120.00 feet to the Southeast corner thereof; thence along the East line thereof, North 00°06'06" East (record North 00°04' West), 70.00 feet; thence South 89°29'30" East (record South 89°59' East), 70.00 feet to the Westerly line of that tract described in Volume 593, Page 508, said Deed Records; thence along said Westerly line, South 10°24'06" West (record South 10°14' West), 86.60 feet to an angle point; thence continue along said Westerly line, South 12°47'59" West (record South 12°50' West), 175.49 feet to the Northeastly right of way line of Siskiyou Boulevard; thence along said right of way line, North 56°06'31" West, 173.19 feet to the East line of said Park Street; thence along said East line, North 00°06'06" East (record North 00°04' West), 91.49 feet to the INITIAL POINT OF BEGINNING.

POST MONUMENTATION

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY DECEMBER 31, 2001

Jan E. Hibbs
SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. # 01-25665 OR.JCO. THIS 11th DAY OF June, 2001. (See CS 14949)

APPROVED: Ronald Roberts
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Jan E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2224
RENEWAL DATE 6-30-01

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT JON TURRELL CONSTRUCTION, INC., AN OREGON CORPORATION 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 AND COMMON AREA AS SHOWN ON SHEET 2. JON TURRELL CONSTRUCTION, DOES HEREBY DEDICATE TO THE CITY OF ASHLAND THE PUBLIC UTILITY EASEMENT (PUE), WITH THE CONDITION THAT CHARTER COMMUNICATIONS, 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 THEY DO NOT INTERFERE WITH THE PLACEMENT AND MAINTENANCE OF CITY OF ASHLAND UTILITIES, AND DOES HEREBY ESTABLISH THE INGRESS, EGRESS AND PARKING EASEMENT (IPE) AS SHOWN ON SHEET 2. JON TURRELL CONSTRUCTION, INC. DOES HEREBY DESIGNATE SAID SUBDIVISION AS SISKIYOU SPRINGS LUXURY TOWNHOMES, A PLANNED COMMUNITY AND DOES HEREBY DECLARE THAT SISKIYOU SPRINGS LUXURY TOWNHOMES, A PLANNED COMMUNITY, SHALL BE SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS WELL AS THE BY-LAWS OF THE SISKIYOU SPRINGS LUXURY TOWNHOMES OWNER'S ASSOCIATION TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.

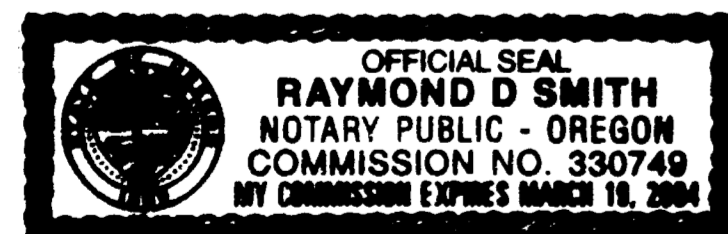
Jonathan P. Turrell
JONATHAN P. TURRELL
PRESIDENT, JON TURRELL CONSTRUCTION, INC.

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED JONATHAN P. TURRELL, PRESIDENT OF JON TURRELL CONSTRUCTION, INC, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 13 DAY OF December, 2000

BEFORE ME: [Signature]
NOTARY PUBLIC OF OREGON

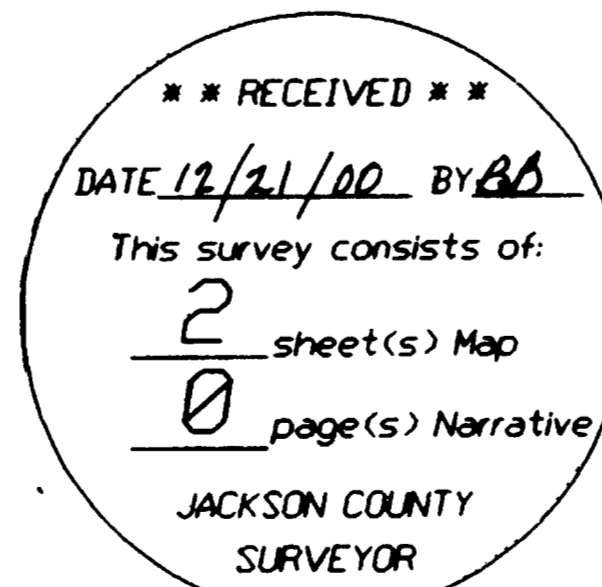


AFFIDAVIT OF CONSENT

FROM KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION RECORDED AS DOC. 00-51666, OR.JCO.

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

Jan E. Hibbs
SURVEYOR



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

PURPOSE: To survey and monument the exterior corners and depict the interior Lots of SISKIYOU SPRINGS LUXURY TOWNHOMES. See Planning File No. PA-2000-012.

PROCEDURE: Made ties to the monuments as shown on Sheet 2 to control this Survey. Held map record distance wly. from the Northeast corner of Section 15 per FS8326 to compute the East line of Park Street. Used data per FS8326 to compute the Nly. line of the subject tract. The Ely. line was held as monumented per FS14219. The R/W of Siskiyou Boulevard was computed from the found monuments as shown. Computed the interior Lots per the approved Tentative Plat and as-built locations of the buildings. Set the exterior corners of the Subdivision with the remaining monuments being deferred until construction activity is complete.

For order of the County Court approving this plat see Volume _____

Page _____ of the County Commissioner's Journal of Proceedings.

SHEET 1 OF 2

391E15AD TL 1100

16757

12R/18