

# CALIFORNIA GARDENS, A PLANNED COMMUNITY

A replat of Parcel No. 3 per Partition Plat No. P-15-2000,  
& located in the N.W. 1/4 of Sec. 10, T.99S., R.1E., W.M.  
in the City of Ashland, Jackson County, Oregon

for  
**ASHER HOMES**  
P.O. Box 3459  
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

EASEMENTS PER SUBDIVISION GUARANTEE  
EASEMENT FOR WATER DITCH PER V.15, P.626, JCIR CANNOT  
BE DEPICTED BUT MAY AFFECT THE SUBJECT PROPERTY.

**LEGEND:**

- ⊙ = FD. 3" BRONZE CAP MKD. CITY OF ASHLAND SURVEY MARKER 1999 LS759 PER RS16165.
- ⊙ = FD. 5/8" IRON PIN IN MONUMENT CASE PER FS4335.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. BOVA LS2418 PER FS16435.
- ⊙ = FD. 5/8" IRON PIN PER FS4682.
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET LEAD PLUG & TACK W/ BRASS TAG MKD. L.J. FRIAR & ASSOC.
- FS = FILED SURVEY #.
- PP# = PARTITION PLAT NO.
- IEPE = INGRESS, EGRESS & PARKING EASEMENT.
- WC = WITNESS CORNER.
- PUE = PUBLIC UTILITY EASEMENT.
- UE = PRIVATE UTILITY EASEMENT.
- BL = OUTER FACE OF BUILDING.
- SF = SQUARE FEET.
- COMMON AREA IS OWNED BY HOMEOWNER'S ASSOCIATION.
- PAE = PEDESTRIAN ACCESS EASEMENT.
- L.I = SEE COURSE DATA TABLE.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT.

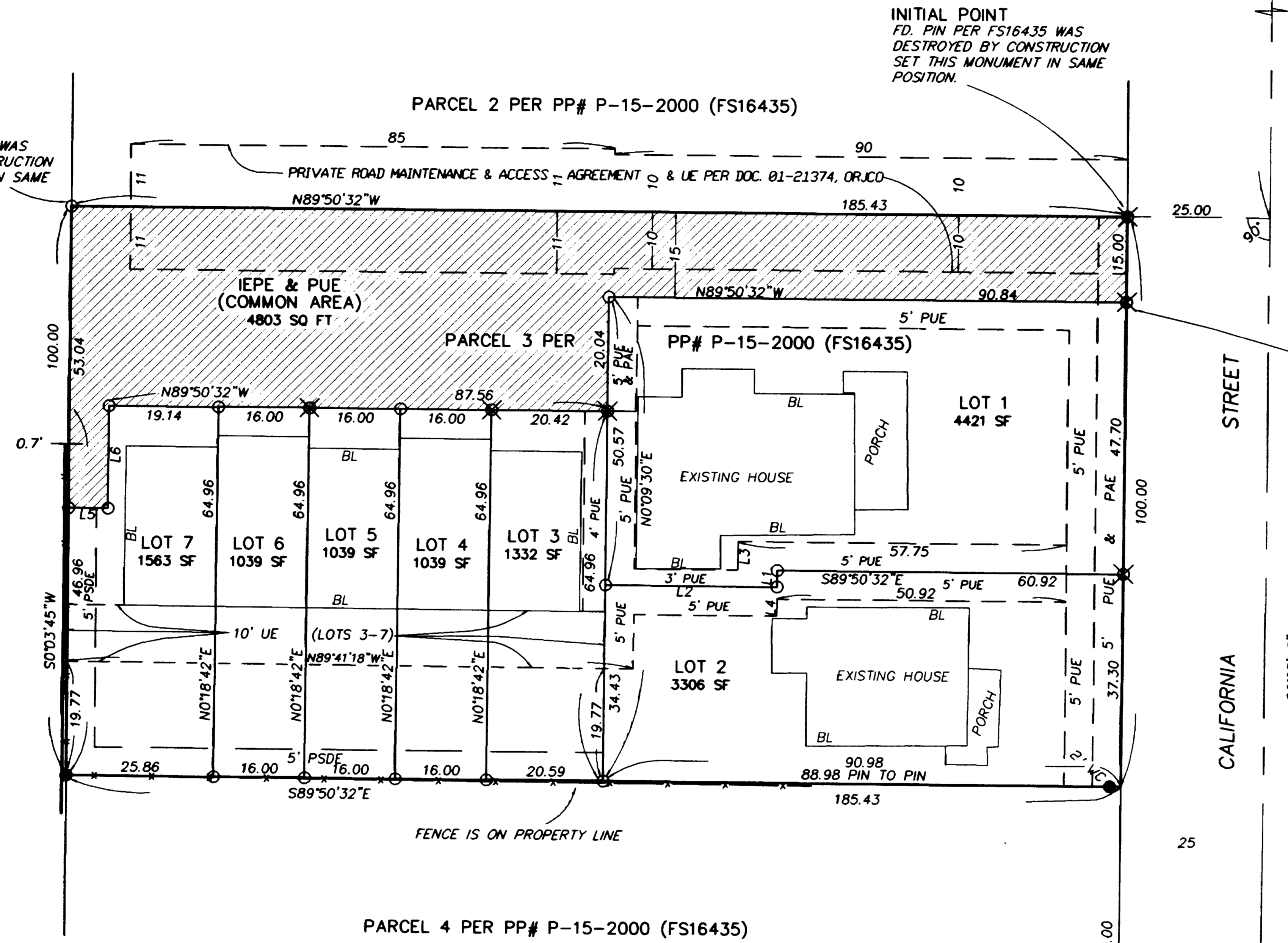
BASIS OF BEARINGS: TRUE MERIDIAN AT THE NORTH-SOUTH CENTERLINE OF SECTION 9, AS  
DERIVED FROM THE NOAA NET ESTABLISHED IN 1968 AND FILED IN  
THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE LINE  
FOR BEARING CONTROL WAS TAKEN FROM MONUMENTS ALONG CALIFORNIA  
STREET AS SHOWN ON SURVEY NO. 16165 IN THE OFFICE OF THE JACKSON  
COUNTY SURVEYOR.

DATE: MAY 15, 2001 UNIT OF MEASUREMENT: FEET SCALE: 1" = 20'

THIS ORIGINAL PIN WAS DISPLACED DURING CONSTRUCTION  
AND RESET OUT OF POSITION BY PERSON(S) UNKNOWN.  
THE PIN AND CAP ARE NOW ENCASED IN THE CONCRETE  
SIDEWALK. THE PIN AND CAP COULD NOT BE REMOVED  
WITHOUT DAMAGE TO THE SIDEWALK SO THE CAP WAS  
RENDERED ILLEGIBLE. THE POSITION OF THIS PIN IS  
S39°25'E, 0.25 FROM SET TAG.

**COURSE DATA TABLE**

NUM	DISTANCE	BEARING
L1	2.88	S0°09'28"W
L2	30.00	S89°50'32"E
L3	5.00	S0°09'28"W
L4	3.00	S0°09'28"W
L5	7.00	S89°50'32"E
L6	18.00	S0°03'45"W



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

PURPOSE: TO SURVEY AND MONUMENT THE LOT CORNERS OF CALIFORNIA GARDENS, A PLANNED  
COMMUNITY. SEE ASHLAND PA #99-028.  
PROCEDURE: THE EXTERIOR OF THIS SUBDIVISION WAS HELD AS MONUMENTED BY FS16435. MADE TIES TO  
THE EXISTING BUILDINGS AS SHOWN, COMPUTED THE LOT CORNER POSITIONS AND SET PINS  
AS SHOWN HEREON. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN HEREON.

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

\*\*\* RECEIVED \*\*\*  
DATE 6-21-00 BY *JB*  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

APPROVAL: [Signature]  
ASHLAND PLANNING DEPARTMENT  
PA #99-028 SUBDIVISION

6/8/2001  
DATE

**CALIFORNIA GARDENS, A PLANNED COMMUNITY \*\*\* RECORDERS CERTIFICATE \*\*\***

A replat of Parcel No. 3 per Partition Plat No. P-15-2000,  
& located in the N.W. 1/4 of Sec. 10, T.39S, R.1E, W.M.  
in the City of Ashland, Jackson County, Oregon

Filed for record this 21 day of June, 2001, at  
9:54 o'clock A.M., and recorded in Volume 27 of Plats at

APPROVAL:

EXAMINED AND APPROVED THIS 30th DAY OF May, 2001.

[Signature]  
CITY SURVEYOR

for  
**ASHER HOMES**  
P.O. Box 3459  
Ashland, OR 97520

Page 33 of the records of Jackson County, Oregon.

[Signature] County Clerk  
[Signature] Deputy

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 AS OF June 13<sup>th</sup>, 2001.

DATE:  
MAY 21, 2001

[Signature]  
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

Declaration of Conditions, Covenants and Restrictions recorded as Document No. 01-11493, OR.CC.

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN

PAID AS OF June 13, 2001.

By-Laws of the California Gardens Homeowner's Association recorded as Document No. 01-28410, OR.CC.

[Signature]  
TAX COLLECTOR

\*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS THAT A & S DESIGN, LLC, AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER IN FEE OF THE LANDS 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 AND DO HEREBY DEDICATE TO THE CITY OF ASHLAND THAT AREA SHOWN ON SHEET 2 LABELED PEDESTRIAN ACCESS EASEMENT (PAE) & 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 THESE LINES DO NOT INTERFERE WITH THE MAINTENANCE OF CITY OF ASHLAND UTILITIES. A & S DESIGN, LLC DOES HEREBY DESIGNATE THE AREAS SHOWN ON SHEET 2 LABELED INGRESS, EGRESS AND PARKING EASEMENT (IEPE) PROVIDING ACCESS FOR LOTS 1-7, INCLUSIVE, TO CALIFORNIA STREET. CALIFORNIA GARDENS, A PLANNED COMMUNITY SHALL BE SUBJECT TO THE BY-LAWS OF THE CALIFORNIA GARDENS HOMEOWNER'S ASSOCIATION AS WELL AS A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED ALONG WITH THIS PLAT SETTING FORTH PROVISIONS FOR THE MAINTENANCE OF THE COMMON AREA. A & S DESIGN, LLC DOES HEREBY ESTABLISH THAT AREA SHOWN ON SHEET 2 AS PRIVATE UTILITY EASEMENT (PUE) FOR THE BENEFIT OF LOTS 3-7, INCLUSIVE, FOR THE PLACEMENT AND MAINTENANCE OF PRIVATE UTILITY LINES AND THAT AREA SHOWN ON SHEET 2 AS PRIVATE STORM DRAINAGE EASEMENT (PSDE). A & S DESIGN, LLC DOES HEREBY DESIGNATE SAID SUBDIVISION AS CALIFORNIA GARDENS, A PLANNED COMMUNITY.

\*\*\* 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:

Parcel No. 3 per Partition Plat No. P-15-2000, according to the official plat thereof, now of record, in Volume 11, Page 15 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 16435 in the Office of the Jackson County Surveyor.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

[Signature]  
STEVEN J. ASHER, MEMBER  
A & S DESIGN, LLC

STATE OF OREGON )  
                          ) SS  
COUNTY OF JACKSON )

PERSONALLY APPEARED THE ABOVE NAMED AND STEVEN J. ASHER AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF THE MEMBERS OF A & S DESIGN, LLC.

DATED THIS 29th DAY OF May, 2001.

BEFORE ME: [Signature]  
NOTARY PUBLIC OF OREGON



\*\*\* AFFIDAVIT OF CONSENT \*\*\*

FROM KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION RECORDED AS DOC. # 01-28409, OR.CC.

\*\*\* RECEIVED \*\*\*  
DATE 6-21-01 BY [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
[Signature]  
SURVEYOR

For order of the County Court approving this plat see Volume \_\_\_\_\_ SHEET 1 OF 2

Page \_\_\_\_\_ of the County Commissioner's Journal of Proceedings.