

A REPLAT OF LOTS 1 & 7, PLACER RUN SUBDIVISION

APPROVAL:

[Signature] 9/4/2001
ASHLAND PLANNING DEPARTMENT
P.A. #18-110
DATE
EXAMINED AND APPROVED THIS 24th DAY OF August, 2001.

[Signature]
CITY SURVEYOR

[Signature] 9/25/01
JACKSON COUNTY PLANNING DEPARTMENT
DATE
EXAMINED AND APPROVED THIS 25th DAY OF September, 2001.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT, WE, JANOS MARKUS & ANNA M. HASSELL, AS TO LOT 7 AND A PORTION OF LOT 1, OF PLACER RUN SUBDIVISION (PER DOCUMENT NUMBER 99-08029), NOT AS TENANTS IN COMMON, BUT WITH RIGHT OF SURVIVORSHIP, AND PATRICK LE ROY & ANN LE ROY, AS TO PART OF LOT 1, OF PLACER RUN SUBDIVISION (PER DOCUMENT NUMBER 99-53885), AS TENANTS BY THE ENTIRETY ARE THE OWNERS OF THE LANDS DESCRIBED HEREON IN THE 'SURVEYOR'S CERTIFICATE'. WE, THE DECLARANTS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, A PRIVATE MUTUAL ACCESS EASEMENT, PUBLIC STREET AND PUBLIC UTILITY EASEMENTS AND THIS PLAT IS A CORRECT REPRESENTATION OF PLACER RUN SUBDIVISION, PHASE 2. WE DO HEREBY MAKE AND CREATE THE 'PRIVATE MUTUAL ACCESS EASEMENT', AS SHOWN HEREON, FOR THE PURPOSES OF EGRESS AND INGRESS OF THE OWNERS, THEIR HEIRS, ASSIGNS AND/OR SUCCESSORS IN INTEREST, OF LOT 8 AND LOT 9; THE OWNERS, THEIR HEIRS, ASSIGNS AND/OR SUCCESSORS IN INTEREST, OF LOT 8 AND LOT 9 SHALL SHARE A ONE-HALF INTEREST IN THE MAINTENANCE OF SAID 'PRIVATE MUTUAL ACCESS EASEMENT'. THERE SHALL BE NO PARKING OR OBSTRUCTING OF SAID 'PRIVATE ACCESS EASEMENT'. PUBLIC AND PRIVATE EMERGENCY VEHICLES SHALL HAVE THE RIGHT TO UTILIZE THE 'PRIVATE MUTUAL ACCESS EASEMENT' FOR EMERGENCY INGRESS AND EGRESS. WE, THE DECLARANTS, DO HEREBY DEDICATE TO THE CITY OF ASHLAND, FOR PUBLIC STREET PURPOSES, THE STREET NAMED PLACER RUN, AS SHOWN HEREON. WE, THE DECLARANTS, DO ALSO HEREBY DEDICATE TO THE CITY OF ASHLAND THE 'PUBLIC UTILITY EASEMENTS', AS SHOWN HEREON, FOR PUBLIC UTILITY INSTALLATIONS AND MAINTENANCE AS REQUIRED; CHARTER CABLEVISION, THEIR HEIRS, ASSIGNS AND/OR SUCCESSORS IN INTEREST, IS HEREBY GRANTED THE RIGHT TO UTILIZE SAID PUBLIC UTILITY EASEMENTS AS LONG AS SAID UTILIZATION DOES NOT INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF THE CITY OF ASHLAND'S UTILITIES. ANY COVENANTS, CONDITIONS AND/OR RESTRICTIONS OF ANY KIND, AND TO THE EXTENT THESE OR OTHER PROVISIONS THAT ARE FELT NECESSARY BY THE DECLARANTS HEREIN, SHALL BE SET FORTH AS ENCUMBRANCES IN THE DEEDS CONVEYING SAID LOTS TO THE NEW LANDOWNERS; WE DO HEREBY DESIGNATE THIS DEVELOPMENT AS PLACER RUN SUBDIVISION, PHASE 2 AND NO PREVIOUSLY ESTABLISHED EASEMENTS ARE TO BE VACATED BY THIS REPLAT OF LOT 1 AND LOT 7 OF PLACER RUN SUBDIVISION, EXCEPTING THOSE LYING WITHIN THE STREET NAMED PLACER RUN DEDICATED HEREON.

[Signature]
ANNA M. HASSELL

[Signature]
JANOS MARKUS BY ANNA M. HASSELL
POWER OF ATTORNEY PER DOC. NO. 94-31653

[Signature]
PATRICK LE ROY

[Signature]
ANN LE ROY

STATE OF OREGON } ss 7-27-01, 2000
County of Jackson

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED ANNA M. HASSELL WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: [Notary Seal] [Signature]
NOTARY PUBLIC - OREGON

STATE OF OREGON } ss 7-27-01, 2000
County of Jackson

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED PATRICK LE ROY AND ANN LE ROY WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

BEFORE ME: [Notary Seal] [Signature]
NOTARY PUBLIC - OREGON

PLACER RUN SUBDIVISION PHASE 2

LOCATED in Lots 1 & 7 of PLACER RUN SUBDIVISION
and situated in the NW 1/4 of Section 8, T. 39 S., R. 1 E., W.M.,
in the City of Ashland, Jackson County, Oregon.

for

Anna Hassell
525 Westwood Street
Ashland, Oregon 97520

July 30, 2000



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



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

[Signature]
Surveyor

RECORDING

FILED FOR RECORD THIS 27 DAY OF September, 2001
AT 1:06 O'CLOCK P.M. AND RECORDED IN
VOLUME 27 OF PLATS AT PAGE 52
OF RECORDS OF JACKSON COUNTY, OREGON.

[Signature] [Signature]
COUNTY CLERK DEPUTY

TAX STATEMENT APPROVAL

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF Sept. 25, 2001.

[Signature] [Signature]
TAX COLLECTOR DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100
THIS 25 DAY OF September, 2001.

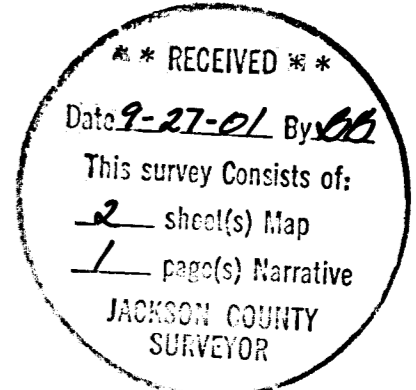
[Signature] [Signature]
ASSESSOR DATE

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:

LOTS 1 & 7 OF PLACER RUN SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF NOW OF RECORD, IN JACKSON COUNTY, OREGON AND FILED FOR RECORD WITH THE OFFICE OF THE COUNTY CLERK ON THE APRIL 9, 1998 AT 11:34 A.M. AND INDEXED IN VOLUME 24 OF PLATS OF JACKSON COUNTY AT PAGE 15.

[Signature]
SURVEYOR



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

A REPLAT OF LOTS 1 & 7, PLACER RUN SUBDIVISION

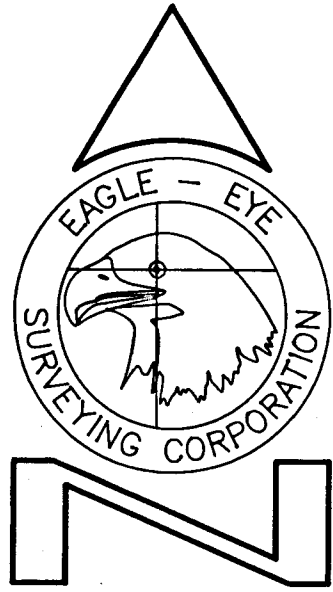
PLACER RUN SUBDIVISION PHASE 2

LOCATED in Lots 1 & 7 of PLACER RUN SUBDIVISION
and situated in the NW 1/4 of Section 8, T. 39 S., R. 1 E., W.M.,
in the City of Ashland, Jackson County, Oregon.

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

Russell D. Braughton
Surveyor
REGISTRY
PROFESSIONAL
LAND SURVEYOR
OREGON
BY W. K.
RUSSELL D. BRAUGHTON
2657

EXPIRES 12/31/01



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

**** RECEIVED ****
Date 9-27-01 By RLB
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

BASIS OF BEARINGS:

CENTER LINE OF SECTION 8, AS DERIVED FROM THE
JACKSON COUNTY SURVEYOR'S 1968 N.O.A.A. NET,
ON FILE IN THE JACKSON COUNTY SURVEYOR'S OFFICE.
THE REFERENCE BEARING FOR THIS SURVEY WAS
TAKEN FROM THE EAST - WEST CENTERLINE OF
SECTION 8 AS SHOWN ON S.N. 10852.

for

Anna Hassell
525 Westwood Street
Ashland, Oregon 97520

July 30, 2000

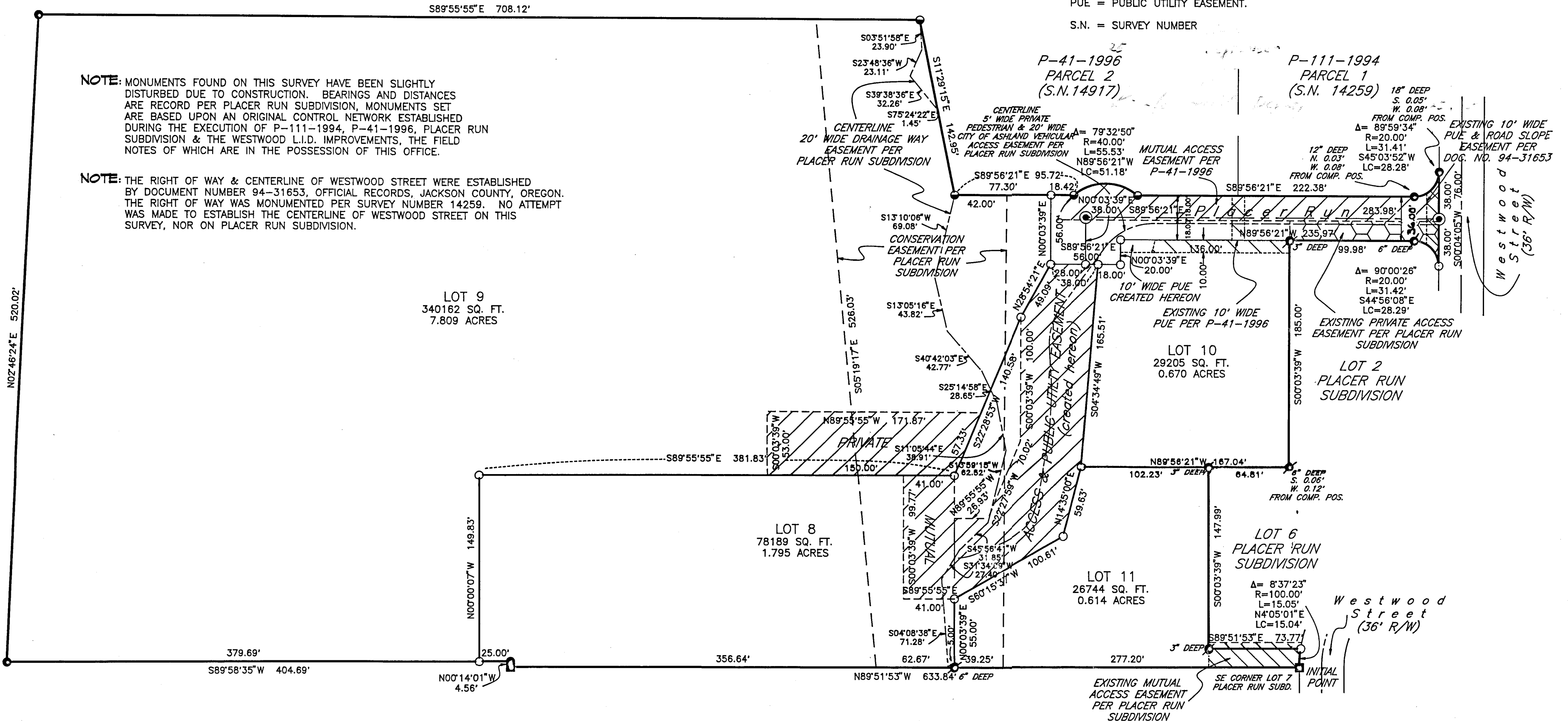
LEGEND

- ⊙ INDICATES 1" IRON PIPE W/ BRASS CAP IN WELL MKD. 'LS-2657'
- INDICATES A 5/8" DIAM. PIN PER S.N.10851 FD. AS NOTED.
- INDICATES A 5/8" DIAM. PIN PER S.N. 14259 FD. AS NOTED.
- ⊙ INDICATES A 5/8" DIAM. PIN PER S.N. 14917 FD. AS NOTED.
- ⊙ INDICATES A 5/8" DIAM. PIN PER S.N. 15706 FD. AS NOTED.
- INDICATES A 5/8" X 30" STEEL PIN W/ RED PLASTIC CAP MKD. 'R. BRAUGHTON-LS 2657' SET 1"-3" EXPOSED, UNLESS NOTED OTHERWISE.
- DOC. NO. = DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT.
- S.N. = SURVEY NUMBER



NOTE: MONUMENTS FOUND ON THIS SURVEY HAVE BEEN SLIGHTLY
DISTURBED DUE TO CONSTRUCTION. BEARINGS AND DISTANCES
ARE RECORDED PER PLACER RUN SUBDIVISION, MONUMENTS SET
ARE BASED UPON AN ORIGINAL CONTROL NETWORK ESTABLISHED
DURING THE EXECUTION OF P-111-1994, P-41-1996, PLACER RUN
SUBDIVISION & THE WESTWOOD L.I.D. IMPROVEMENTS, THE FIELD
NOTES OF WHICH ARE IN THE POSSESSION OF THIS OFFICE.

NOTE: THE RIGHT OF WAY & CENTERLINE OF WESTWOOD STREET WERE ESTABLISHED
BY DOCUMENT NUMBER 94-31653, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.
THE RIGHT OF WAY WAS MONUMENTED PER SURVEY NUMBER 14259. NO ATTEMPT
WAS MADE TO ESTABLISH THE CENTERLINE OF WESTWOOD STREET ON THIS
SURVEY, NOR ON PLACER RUN SUBDIVISION.



12R/71

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: Anna Hassell
525 Westwood Street
Ashland, Oregon 97540

LOCATION: Lot 1 & 7 of PLACER RUN SUBDIVISION and situated in
the Northwest 1/4 of Section 8, T. 39 S., R. 1 E.,
W.M., City of Ashland, Jackson County, Oregon.

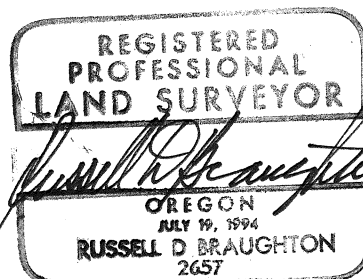
PURPOSE: PLACER RUN SUBDIVISION, PHASE 2, A Re-Plat of Lots
1 & 7, PLACER RUN SUBDIVISION; City of Ashland
Planning Action # 98-110: To locate and monument
the new lot lines as shown on accompanying plat,
and to prepare and record said plat for the purpose
of creating said lots, a public street and the
easements as shown.

PROCEDURE: Utilizing existing control and data per
Survey Numbers 14259, 14917 & PLACER RUN
SUBDIVISION (Survey Number 15706) filed by this
Office and the found monuments as shown, computed
the boundaries of the parent tract. 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:** True Meridian at North-South Center Line of Section
8, as derived from the J.C.S. 1968 N.O.A.A. net,
on file in the Jackson County Surveyor's Office.
The reference bearing for this survey was taken
from the East-West Centerline of Section 8 as shown
on Survey Number 10852.

EQUIPMENT: Leica TCA1100 Electronic Total Station.

**DATE
COMPLETED:** July 30, 2000



Expires 12/31/01

