

LEGEND:

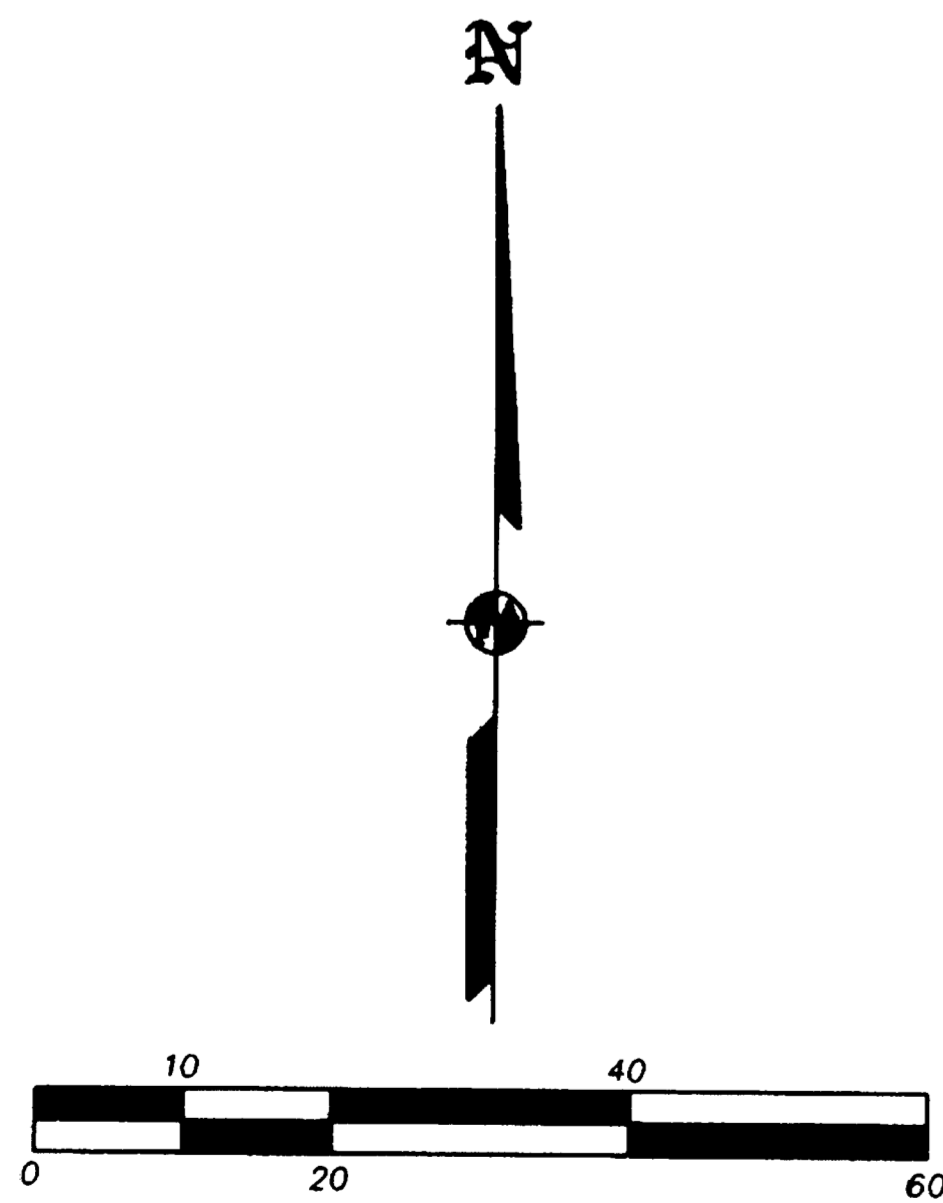
- ⊙ = FD. 2.5" DIA. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT.
- ✕ = FD. 5/8" IRON PIN PER FS7813.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. SWAIN LS759 PER FS8543.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. KAUBLE PLS1822 PER FS11725.
- ⊘ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER FS17135.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC.
- ⊗ = SET BRASS TAG MKD. L.J.FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.
- = OUTER BUILDING LINE.
- FS = FILED SURVEY #
- MLP9-81 = MINOR LAND PARTITION V. 9., P.81 (FS11725)
- PUE = PUBLIC UTILITY EASEMENT.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- X-X- = FENCE LINE.
- PP# = PARTITION PLAT NO.
- C1, L1 = SEE COURSE DATA TABLE.
- IEPE = INGRESS, EGRESS & PARKING EASEMENT. (COMMON PROPERTY)
- PS(#)= PARKING SPACE (LOT #). PART OF IEPE.
- YARD(#)= YARD AREA (LOT #). PART OF OPEN SPACE.
- OS = OPEN SPACE. (COMMON PROPERTY)
- WC = WITNESS CORNER.
- CC&R'S = COVENANTS, CONDITIONS & RESTRICTIONS TO BE RECORDED WITH THIS PLAT.

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 DLG #45 AS SHOWN ON FILED SURVEY NO. 8543 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

DATE: JANUARY 14, 2002
 UNIT OF MEASUREMENT: FEET
 SCALE: 1" = 20'

LINE DATA TABLE

NUM	DISTANCE	BEARING	NUM	DISTANCE	BEARING
L1	15.23	S89°21'23"W	L25	1.92	S0°02'30"E
L2	15.23	S89°39'00"W	L26	1.92	S0°02'30"E
L3	17.00	S88°53'30"E	L27	12.01	N89°57'30"E
L4	17.02	S86°53'59"E	L28	16.41	S0°02'30"E
L5	11.43	N76°45'17"W	L29	13.90	N0°02'30"W
L6	10.26	S0°01'27"W	L30	3.59	S45°01'27"W
L7	13.89	N0°01'34"E	L31	18.60	N89°58'33"W
L8	10.83	N0°33'49"E	L32	12.84	N0°02'30"W
L9	8.18	N12°55'33"E	L33	12.89	S0°02'30"E
L10	4.12	S71°10'12"W	L34	6.98	N89°57'19"E
L11	20.01	S85°48'17"W	L35	6.97	S89°54'30"E
L12	8.07	S2°52'17"E	L36	9.03	N89°54'30"W
L13	17.26	N89°57'30"E	L37	4.24	N44°58'33"W
L14	3.32	N15°47'12"E	L38	7.83	S89°58'33"E
L15	6.57	S89°57'30"W	L39	12.00	N0°01'27"E
L16	4.80	N0°00'36"W	L40	2.07	S89°58'33"E
L17	4.82	N0°00'36"W	L41	2.00	S89°58'33"E
L18	4.83	S0°02'30"E	L42	12.00	S0°01'27"W
L19	4.89	N0°02'30"W	L43	10.92	N0°02'30"E
L20	12.01	S89°57'30"W	L44	12.89	N0°02'30"W
L21	1.97	S0°02'30"E	L45	10.66	N88°50'24"W
L22	1.97	S0°02'30"E	L46	9.95	N89°57'30"E
L23	12.01	N89°57'30"E	L47	8.73	N89°58'33"W
L24	12.00	N89°57'30"E	L48	6.66	S0°01'27"W
			L49	6.68	N0°05'30"E



EDGEWOOD TOWNHOMES
 A PLANNED COMMUNITY
 A Subdivision in the N.E. 1/4 of Section 15,
 T.39S., R.1E., W.M. City of Ashland
 Jackson County, Oregon
 for
GEORGE COTA
 P.O. Box 548
 Ashland, OR 97520

NOTES ON BEARINGS

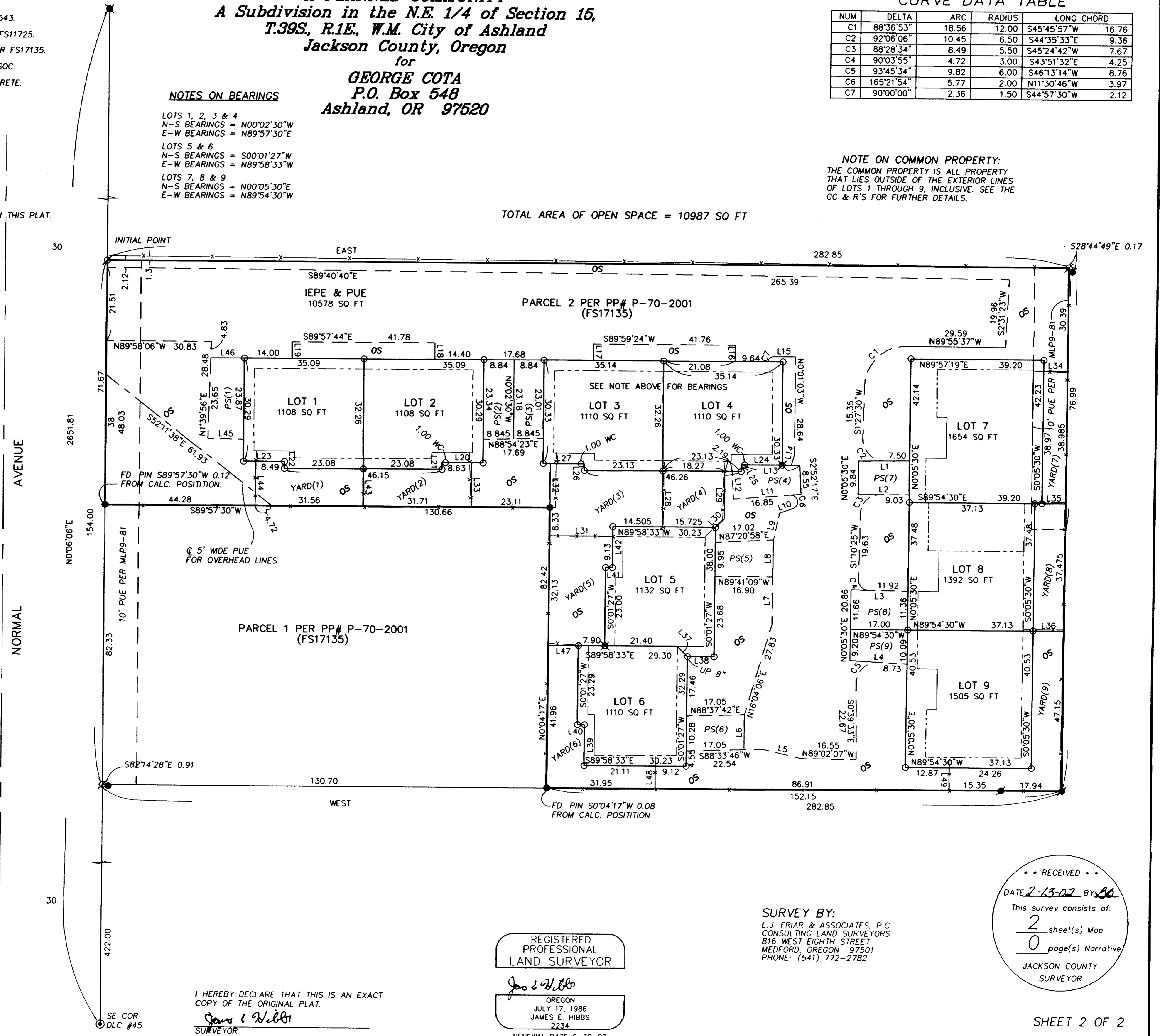
- LOTS 1, 2, 3 & 4
 N-S BEARINGS = N00°02'30"W
 E-W BEARINGS = N89°57'30"E
- LOTS 5 & 6
 N-S BEARINGS = S00°01'27"W
 E-W BEARINGS = N89°58'33"W
- LOTS 7, 8 & 9
 N-S BEARINGS = N00°05'30"E
 E-W BEARINGS = N89°54'30"W

CURVE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	88°36'53"	18.56	12.00	S45°45'57"W 16.76
C2	92°06'06"	10.45	6.50	S44°35'33"E 9.36
C3	88°28'34"	8.49	5.50	S45°24'42"W 7.67
C4	90°03'55"	4.72	3.00	S43°51'32"E 4.25
C5	93°45'34"	9.82	6.00	S46°13'14"W 8.76
C6	165°21'54"	5.77	2.00	N11°30'46"W 3.97
C7	90°00'00"	2.36	1.50	S44°57'30"W 2.12

NOTE ON COMMON PROPERTY:
 THE COMMON PROPERTY IS ALL PROPERTY THAT LIES OUTSIDE OF THE EXTERIOR LINES OF LOTS 1 THROUGH 9, INCLUSIVE. SEE THE CC & R'S FOR FURTHER DETAILS.

TOTAL AREA OF OPEN SPACE = 10987 SQ FT



391E15AA TL 6800

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

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-03

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

RECEIVED
 DATE 2-13-02 BY *BA*
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

SHEET 2 OF 2

APPROVAL:

ASHLAND PLANNING DEPARTMENT
PA-2001-080 PLANNED COMMUNITY

1.30.02 DATE

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

for
GEORGE COTA
P.O. Box 548
Ashland, OR 97520

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

Filed for record this 13 day of February, 20 02, at
3:35 o'clock P.M., and recorded in Volume 28 of Plats at
Page 8 of the records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Christina Wilk
Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Doc. No.
02-06374, Official Records of Jackson County, Oregon.

~~By Laws of the EDGEWOOD TOWNHOMES OWNER'S ASSOCIATION recorded as Doc. No. _____, Official Records of Jackson County, Oregon.~~

APPROVAL:

EXAMINED AND APPROVED THIS 29th DAY OF January, 20 02.

James Holman
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 AS OF 6 February, 20 02.

W.C. Deputy
ASSESSOR, DEPARTMENT OF ASSESSMENT

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

PAID AS OF February 6, 20 02.

Lynnda Admitt Deputy
TAX COLLECTOR

DATE:
JANUARY 14, 2002

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

***** 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. 2 PER PARTITION PLAT NO. P-70-2001, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN VOLUME 12, PAGE 70 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON AND FILED AS SURVEY NO. 17135 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-03

***** DECLARATION *****

KNOW ALL MEN BY THESE PRESENTS THAT **NORMAL NINE, LLC**, 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 & DO 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 DO HEREBY ESTABLISH THE INGRESS, EGRESS AND PARKING EASEMENT (IEPE) AS SHOWN ON SHEET 2 & DO HEREBY DESIGNATE SAID SUBDIVISION AS EDGEWOOD TOWNHOMES, A PLANNED COMMUNITY AND DO HEREBY DECLARE THAT EDGEWOOD TOWNHOMES, A PLANNED COMMUNITY, SHALL BE SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS WELL AS THE BY-LAWS OF THE EDGEWOOD TOWNHOMES OWNER'S ASSOCIATION TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.

George G. Cota, Manager
GEORGE G. COTA, MANAGER
NORMAL NINE, LLC

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED GEORGE G. COTA, ^{MANAGER OF NORMAL NINE, LLC} AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 29th DAY OF January February 20 02.

BEFORE ME: Karen L. Lafitte
NOTARY PUBLIC OF OREGON.



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

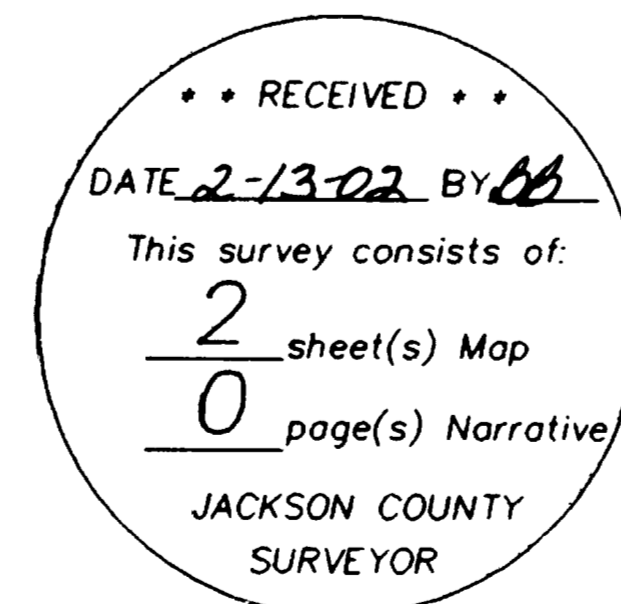
PURPOSE: To survey and monument the Lots of EDGEWOOD TOWNHOMES, A Planned Community. See Planning File No. PA-2000-080.
PROCEDURE: The exterior of the subject tract was monumented by this office during FS17135. Computed the lot corners per the approved Tentative Plat and as-built locations of the buildings. Set pins at the locations shown on Sheet 2.

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

FROM EVERGREEN FEDERAL SAVINGS AND LOAN RECORDED AS DOC. 02-07908, ORJCO.

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

James E. Hibbs
SURVEYOR



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

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

SHEET 1 OF 2