

APPROVAL:

[Signature]
ASHLAND PLANNING DEPARTMENT
PA #2003-098 SUBDIVISION

10-9-2003
DATE

QUINN SUBDIVISION

* ~~A PLANNED COMMUNITY~~ *

Located in the N.E. 1/4 of Section 4, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon
for

*** RECORDER'S CERTIFICATE ***

FILED FOR RECORD THIS 22 DAY OF October, 2003, AT
3:02 O'CLOCK P.M., AND RECORDED IN VOLUME 29 OF PLATS ON PAGE 47
OF THE RECORDS OF JACKSON COUNTY, OREGON.

APPROVAL:

EXAMINED AND APPROVED THIS 2nd DAY OF October, 2003.

[Signature]
CITY SURVEYOR

MEDINGER CONSTRUCTION COMPANY, INC.
P.O. Box 1334
Ashland, OR 97520

[Signature]
COUNTY CLERK

[Signature]
DEPUTY

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 AS OF OCTOBER 15, 2003.

SURVEY BY:

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

~~DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS RECORDED AS DOC. #~~

[Signature]
ASSESSOR/DEPARTMENT OF ASSESSMENT

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

PAID AS OF October 15, 2002.

[Signature]
TAX COLLECTOR

DATE:

SEPTEMBER 12, 2003

*** 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:

Beginning at the Northeast corner of Parcel No. 2 per Partition Plat No. P-07-2000, according to the official plat thereof, now of record, in Volume 11, Page 7 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 16412 in the Office of the Jackson County Surveyor; thence along the North line of said Parcel No. 2, South 89°57'12" West, 79.54 feet; thence NORTH, 8.60 feet to a point midway between the North line of said Parcel No. 2 and the South line of Lot 26 of "ASHLAND ACRES", according to the official plat thereof, now of record, in Jackson County, Oregon; thence along a line being midway between said North and South lines, South 89°58'36" West, 259.775 feet to a point SOUTH of (when measured at right angles to the South line of said Lot 26) the Southwest corner of that tract described in Document No. 95-15523, Official Records of Jackson County, Oregon; thence North 00°01'11" East, 8.82 feet to said Southwest corner; thence along the West line of said tract, NORTH, 130.00 feet to the Northwest corner thereof; thence along the North line of said tract, South 89°58'49" East, 670.55 feet to the Northeast corner thereof; thence along the West line of North Mountain Avenue, South 00°03'33" West, 138.75 feet to the Southeast corner of that tract described in Document No. 03-53066, said Official Records; thence along the South line thereof, South 89°57'12" West, 331.09 feet to the Northwest corner of that tract described in Document No. 00-24352, Official Records of Jackson County, Oregon; thence along the West line of said tract, South 00°03'33" West, 8.00 feet to the point of beginning.

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT MEDINGER CONSTRUCTION COMPANY, INC. IS THE OWNER IN FEE OF THE REAL PROPERTY SHOWN ON SHEET 2, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE SUBDIVIDED THE SAME INTO LOTS, STREETS AND ALLEYS AS SHOWN ON SHEET 2 AND DOES HEREBY DEDICATE TO THE CITY OF ASHLAND THE STREETS AND ALLEYS, TOGETHER WITH THOSE AREAS SHOWN ON SHEET 2 LABELED ROAD SLOPE EASEMENT (RSE), PUBLIC PEDESTRIAN EASEMENT (PPE), PUBLIC UTILITY EASEMENT (PUE), WITH THE CONDITION THAT CHARTER COMMUNICATIONS, ITS SUCCESSORS OR ASSIGNS IN INTEREST IS GRANTED 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, TEMPORARY STORM DRAINAGE EASEMENT (TSDE), WITH THE CONDITION THAT WHEN ALTERNATIVE STORM DRAINAGE FACILITIES BECOME AVAILABLE THESE EASEMENTS WILL AUTOMATICALLY BE EXTINGUISHED, AND THE SANITARY SEWER EASEMENT (SSE) AND DOES HEREBY DEED TO THE CITY OF ASHLAND THE ONE-FOOT STREET PLUGS AS SHOWN ON SHEET 2, WITH THE CONDITION THAT WHEN THE EXTENSIONS OF THE AFFECTED STREETS HAVE BEEN DEDICATED AND ACCEPTED BY THE CITY OF ASHLAND THE AFFECTED STREET PLUGS SHALL BE AUTOMATICALLY DEDICATED TO THE PUBLIC FOR STREET PURPOSES. MEDINGER CONSTRUCTION COMPANY, INC. DOES HEREBY DESIGNATE SAID SUBDIVISION AS QUINN SUBDIVISION. QUINN SUBDIVISION SHALL BE SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT. MEDINGER CONSTRUCTION COMPANY, INC. DOES HEREBY MAKE AND ESTABLISH THE PRIVATE UTILITY EASEMENTS (UE) AND PRIVATE POWER EASEMENTS (EE) FOR BENEFIT OF THE LOTS SHOWN ON SHEET 2.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-05

[Signature]
LARRY MEDINGER, PRESIDENT
MEDINGER CONSTRUCTION COMPANY, INC.

STATE OF OREGON)
) SS
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED LARRY MEDINGER, PRESIDENT OF MEDINGER CONSTRUCTION COMPANY, INC., AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF MEDINGER CONSTRUCTION COMPANY, INC.

DATED THIS 29 DAY OF SEPTEMBER, 2003.

[Signature]
COMMISSION NO. 330749 NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES 03/19/2004



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

PURPOSE: TO SURVEY AND MONUMENT THE EXTERIOR CORNERS OF AND GRAPHICALLY SHOW THE INTERIOR LOTS AND STREETS OF QUINN SUBDIVISION. SEE ASHLAND PA #2003-098.

PROCEDURE: FROM CONTROL ESTABLISHED BY THIS OFFICE DURING PLUM RIDGE SUBDIVISION AND OTHERS, MADE TIES TO MONUMENTS AS SHOWN ON SHEET 2. AN APPARENT DEED GAP EXISTED BETWEEN THE SUBJECT TRACT AND PROPERTIES TO THE SOUTH. THIS "GAP" IS SHOWN ON SURVEYS 5380 & 12902. WITH THE COMBINED TALENTS OF ATTORNEY JOSEPH KELLERMAN, JAMES PARRISH OF LANDAMERICA TITLE COMPANY AND MYSELF, A SOLUTION TO THIS "GAP" WAS CRAFTED AND FINALIZED BY DOC. #03-53060 THROUGH #03-53065, ORJCO. THE SUBJECT TRACT WAS THEN CONVEYED BY DOC. #03-53066, ORJCO. COMPUTED THE CORNERS OF THE LOTS, STREETS & ALLEYS PER THE APPROVED TENTATIVE PLAT. SET EXTERIOR PINS AS SHOWN ON SHEET 2 WITH THE INTERIOR PINS BEING DEFERRED UNTIL CONSTRUCTION OF IMPROVEMENTS IS COMPLETE.

* Affidavit of Correction
Doc 2007-033083
7/17/07 CS. R. Roberts

*** POST MONUMENTATION ***

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET
BY December 31, 2004.

[Signature]
SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. # 07-016051.
ORJCO, THIS 30 DAY OF April, 2007
(SEE CS 1957B)

APPROVED: *[Signature]*
JACKSON COUNTY SURVEYOR

*** AFFIDAVITS OF CONSENT ***

From KELLY G. QUINN and VICTORIA A. QUINN recorded as Doc.# 03-72815, ORJCO.

From UMPQUA BANK recorded as Doc.# 03-72816, ORJCO.

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

[Signature]
SURVEYOR

*** RECEIVED ***
DATE 10-22-03 BY *[Signature]*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

SURVEY BY:

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

QUINN SUBDIVISION

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

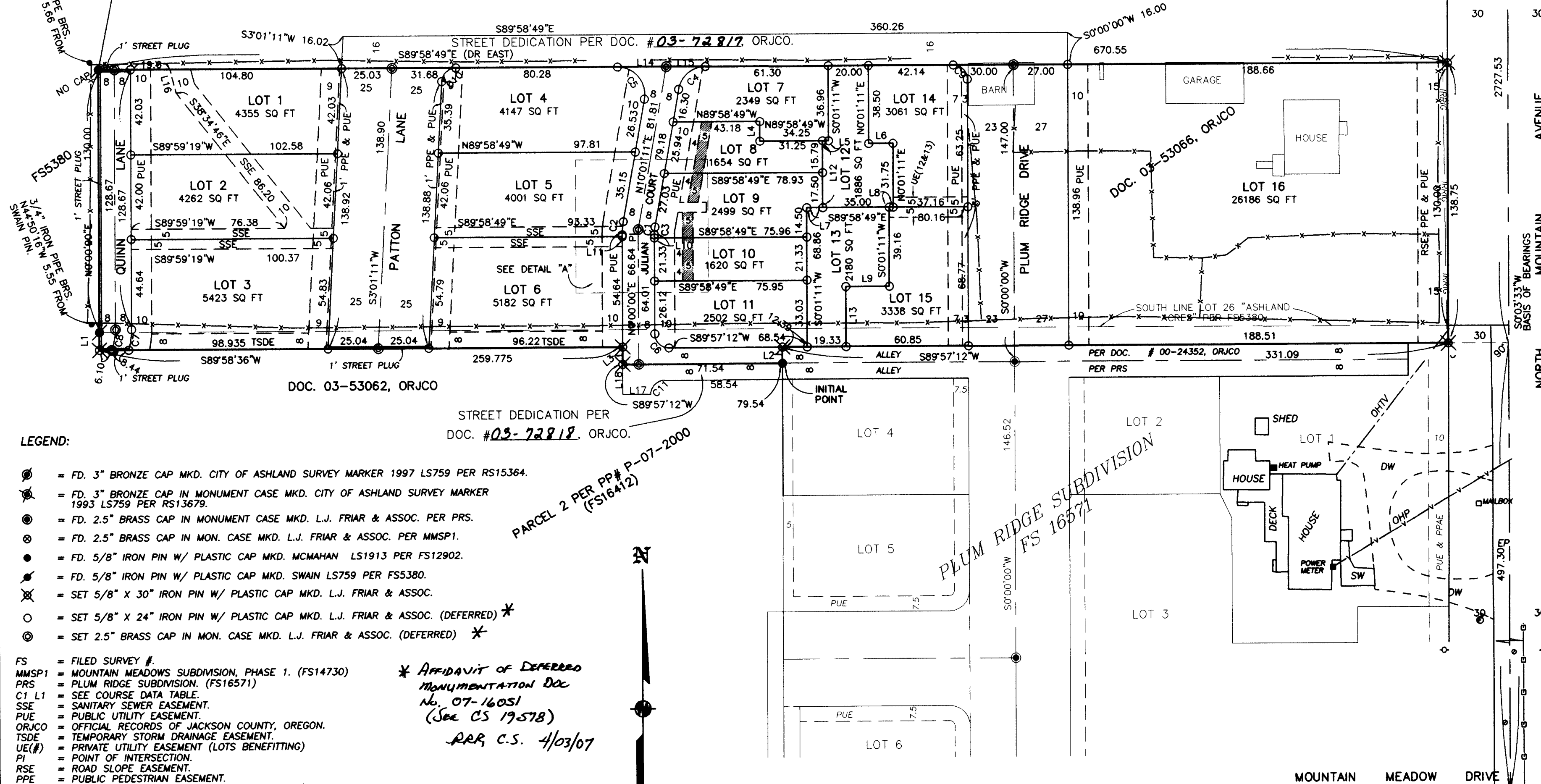
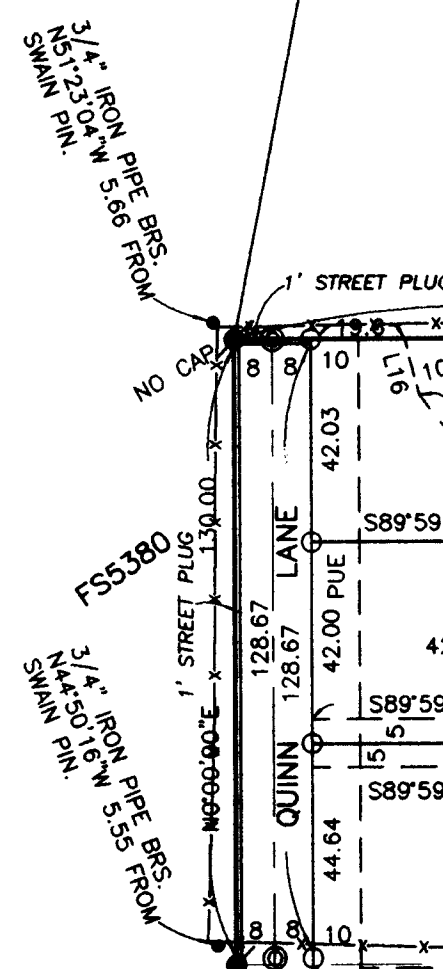
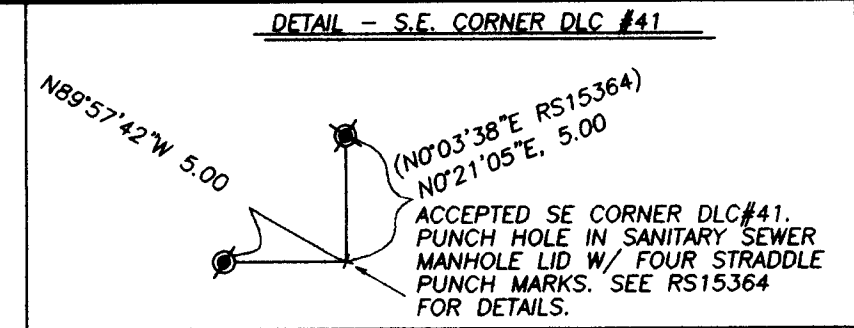
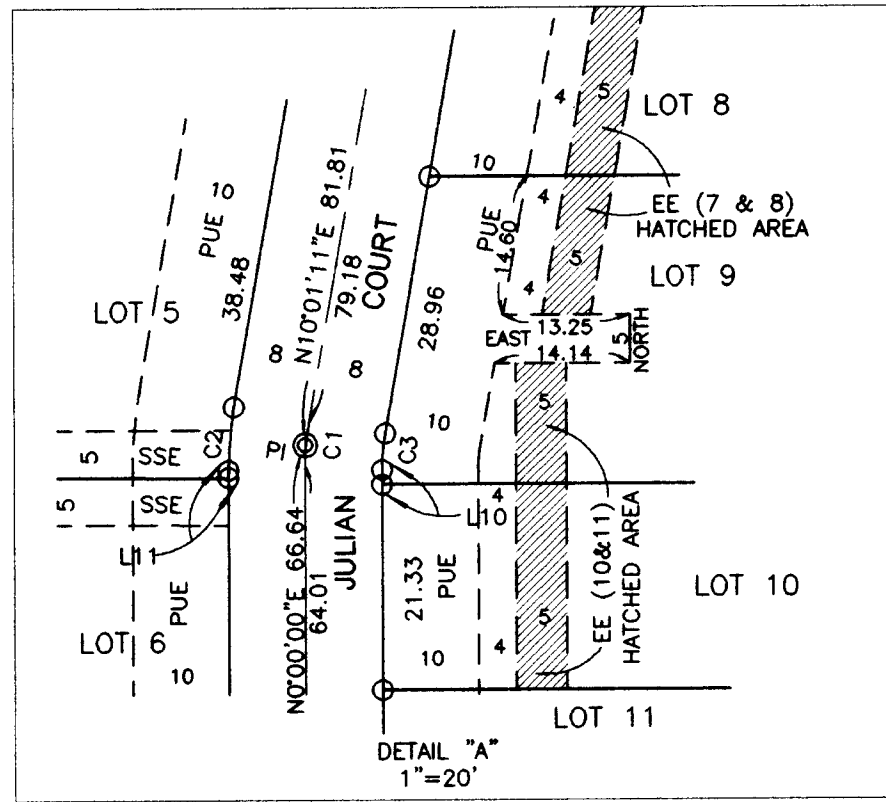
for
MEDINGER CONSTRUCTION COMPANY, INC.
P.O. Box 1334
Ashland, OR 97520

COURSE DATA TABLE

NUM	DISTANCE	BEARING
L1	8.82	N0°01'11"E
L2	8.00	S0°03'33"W
L3	8.60	N0°00'00"W
L4	9.75	N0°01'11"E
L5	3.00	N89°58'49"W
L6	12.00	N89°58'49"W
L7	8.00	S89°58'49"E
L8	2.00	S89°58'49"E
L9	21.67	N89°58'49"W
L10	1.55	N0°00'00"E
L11	0.77	N0°00'00"E
L12	33.29	N0°01'11"E
L13	29.68	S0°01'11"W
L14	24.21	S89°58'49"E
L15	19.45	S89°58'49"E
L16	12.01	S14°35'41"E
L17	14.00	N90°00'00"W
L18	14.98	N0°00'00"E

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD	TANGENT
C1	10°01'10"	5.25	30.00	S5°00'35"W	5.24
C2	10°01'10"	6.65	38.00	S5°00'35"W	6.64
C3	10°01'10"	3.85	22.00	S5°00'35"W	3.84
C4	80°00'00"	18.85	13.50	S5°01'11"W	17.36
C5	100°00'00"	23.56	13.50	N39°58'49"W	20.68
C6	90°02'47"	11.00	7.00	S45°01'24"E	9.90
C7	16°21'11"	10.28	36.00	N8°10'36"E	10.24
C8	21°13'50"	10.38	28.00	N10°36'55"E	10.32
C9	89°58'49"	10.99	7.00	N44°59'25"W	9.90
C10	87°00'00"	10.63	7.00	S46°31'11"W	9.64
C11	89°57'12"	10.99	7.00	S44°58'36"W	9.90



FD. 3" BRASS DISK
5" DEEP MKD.:
SURVEY MONUMENT
T38S R1E
NE DLC NW DLC
53 54
RL5759 1973

- LEGEND:**
- = FD. 3" BRONZE CAP MKD. CITY OF ASHLAND SURVEY MARKER 1997 LS759 PER RS15364.
 - ⊙ = FD. 3" BRONZE CAP IN MONUMENT CASE MKD. CITY OF ASHLAND SURVEY MARKER 1993 LS759 PER RS13679.
 - ⊕ = FD. 2.5" BRASS CAP IN MONUMENT CASE MKD. L.J. FRIAR & ASSOC. PER PRS.
 - ⊗ = FD. 2.5" BRASS CAP IN MON. CASE MKD. L.J. FRIAR & ASSOC. PER MMSP1.
 - ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. MCMAHAN LS1913 PER FS12902.
 - ⊗ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. SWAIN LS759 PER FS5380.
 - ⊗ = 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) *
 - ⊙ = SET 2.5" BRASS CAP IN MON. CASE MKD. L.J. FRIAR & ASSOC. (DEFERRED) *
- FS = FILED SURVEY #.
MMSP1 = MOUNTAIN MEADOWS SUBDIVISION, PHASE 1. (FS14730)
PRS = PLUM RIDGE SUBDIVISION. (FS16571)
C1 L1 = SEE COURSE DATA TABLE.
SSE = SANITARY SEWER EASEMENT.
PUE = PUBLIC UTILITY EASEMENT.
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
TSDE = TEMPORARY STORM DRAINAGE EASEMENT.
UE(##) = PRIVATE UTILITY EASEMENT (LOTS BENEFITTING)
PI = POINT OF INTERSECTION.
RSE = ROAD SLOPE EASEMENT.
PPE = PUBLIC PEDESTRIAN EASEMENT.
EE (##) = PRIVATE POWER EASEMENT (LOTS BENEFITTING)

* AFFIDAVIT OF DEFERRED MONUMENTATION DOC NO. 07-16051 (SEE CS 19578) RRR, C.S. 4/03/07

BASIS OF BEARINGS: NAD83 TRUE BEARING FROM STATION "ASH" TO STATION "TALENT" AS PUBLISHED BY THE NGS AND ON FILE WITH THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING CONTROL IS THE CENTERLINE OF NORTH MOUNTAIN AVENUE PER FS16571.

DATE: SEPTEMBER 12, 2003 UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'



EASEMENTS PER SUBDIVISION GUARANTEE

DITCH RIGHTS PER V.196, P.465, JCDR CANNOT BE DEPICTED HEREON. RIGHT OF WAY FOR TELEPHONE & TELEGRAPH LINES PER V.144, P.159, JCDR CANNOT BE DEPICTED HEREON. SANITARY SEWER EASEMENT PER DOC.93-45219, ORJCO IS NOT LOCATED ON THIS SUBJECT PROPERTY.

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 6-30-05

RECEIVED
DATE 10-22-03 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SE COR DLC 41 PER RS15364. SEE DETAIL ABOVE RIGHT.

