

# FIVE TURRET TOWNHOUSES A PLANNED COMMUNITY AND SUBDIVISION

PREPARED FOR:

C.F. Stewart L.T.D.  
P.O. Box 622  
Ashland, Oregon 97520

A replat of Parcel Number 2 per Partition Plat P-15-2000 & located in Donation Land Claim Number 39 and 43, in the Northwest Quarter of Section 10, Township 39 South, Range 1 East of the Willamette Meridian, City of Ashland, Jackson County, Oregon.

### DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that C.F. STEWART LTD, an Oregon corporation, as Declarant, is the fee title owner of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and the following named member acting for and on behalf of C.F. STEWART LTD, hereby dedicates to the City of Ashland for public use all public utility easements and Public Pedestrian Access, as shown hereon. Declarant hereby creates all private utility easements as shown hereon. FIVE TURRET TOWNHOUSES, A PLANNED COMMUNITY shall be subject to Covenants, Conditions, Restrictions and Agreements setting forth Common Property, depicted hereon as Common Space, Public Utility Easement and Private Utility Easement; allowing public and private utilities including, but not limited to telephone, power, cable television, domestic water, irrigation, sanitary sewer and storm drain facilities, and the access to install, maintain and repair such facilities; subject to the requirements, maintenance, provisions and By Laws of the Five Turret Townhouses Homeowners Association, as contained in Instrument Number 04-062589, recorded OCTOBER 26 2004, Official Records of Jackson County, Oregon. Declarant, has caused this tract of land to be surveyed and platted into Lots, Common Area and Public Utility Easements, as shown hereon, and hereby designates this subdivision as FIVE TURRET TOWNHOUSES, A PLANNED COMMUNITY to the City of Ashland.

IN WITNESS WHEREOF, signed this 25 day of JUNE, 2004.

C. Neil Stewart  
C. Neil Stewart, Registered Agent  
C.F. Stewart, LTD.

STATE OF OREGON }  
County of Jackson } SS

Personally appeared the above named C. Neil Stewart, known to me as the Registered Agent of C.F. STEWART, LTD, an Oregon Corporation, and by authority of its bylaws or by resolution of its board of directors, acknowledged the foregoing instrument, pursuant to the authority of the corporations bylaws, to be his voluntary act and deed.

WITNESS my hand and seal this 25 day of JUNE, 2004.

Before me:  
Logan Miles  
Logan Miles NOTARY PUBLIC-OREGON  
COMMISSION NO.: 359839  
MY COMMISSION EXPIRES: July, 29, 2006

### RELEASE

Umpqua Bank, as holders of beneficiary interest under that certain Trust Deed, dated October 2, 2003, and recorded October 20, 2003, as Instrument Number 03-72135, Official Records of Jackson County, Oregon, affecting the land depicted hereon, do hereby release from lien of said trust deed, all property described in the "SURVEYOR'S CERTIFICATE" hereon, dedicated to public use.

Signed this 7 day of July, 2004.

Susan Eichler  
Susan Eichler, Vice President  
Umpqua Bank

STATE OF OREGON }  
County of Jackson } SS

Personally appeared the above named Susan Eichler, known to me as the Vice President, Umpqua Bank.

WITNESS my hand and seal this 7 day of July, 2004.

Before me:  
Logan Miles  
Logan Miles NOTARY PUBLIC-OREGON  
COMMISSION NO.: 359839  
MY COMMISSION EXPIRES: July 29, 2006

Five Turret Townhouses, shall be subject to the Covenants, Conditions and Restrictions as contained in Document Number 04-062589 recorded OCTOBER 26 2004, Official Records of Jackson County, Oregon.

### SURVEYOR'S CERTIFICATE:

I, Cael E. Neathamer, 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:

All that real property situated in Donation Land Claim Number 39 and 43, in the Northwest Quarter of Section 10, Township 39 South, Range 1 East of the Willamette Meridian, City of Ashland, Jackson County, Oregon., more particularly described as follows:

Parcel 2 of Partition Plat Number P-15-2000, recorded March 7, 2000, in Volume 11 at Page 15 of the Record of Partition Plats in Jackson County, Oregon, and filed as Survey Number 16435 in the office of the Jackson County Surveyor.

Cael E. Neathamer  
Surveyor

### NOTES:

Five Turret Townhouses, A Planned Community, is subject to the following matters of record:

Easement in gross for J.P. Walker water ditch as reserved in deed recorded June 2, 1888, in Volume 15, page 626 of the Deed Records of Jackson County, Oregon.

Road Maintenance and Access Agreement, subject to the terms and provisions thereof, recorded May 11, 2001, as Document Number 01-21374 of the Official Records of Jackson County, Oregon, as depicted hereon.

### SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

**Purpose:** Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and Planning Action Number 2003-052 as administratively approved by the City of Ashland Planning Department on August 12, 2003.

**Procedure:** Utilizing a Nikon DTM-520 and a Ranger 200-R with TDS software, all found monuments were tied in a closed traverse.

Based on said traverse, Survey Number 16165 as filed in the Jackson County Surveyor's Office, California Gardens, A Planned Community, recorded in Vol. 27 of Plats at Pg. 33 of the records of Jackson County, Oregon filed as Survey Number 16463 in the Office of the Jackson County Surveyor, Partition Plat Number P-15-2000, recorded March 7, 2000, in Volume 11 at Page 15 of the Record of Partition Plats in Jackson County, Oregon, and filed as Survey Number 16435 in the office of the Jackson County Surveyor, and Document Number 00-23404, Official Records of Jackson County, Oregon, the project boundaries and interior lots were computed and monumented as depicted hereon.

### APPROVALS:

[Signature] 10.15.2004  
ASHLAND PLANNING DEPARTMENT DATE

Planning Action Number: 2003-052

Examined and approved this 30th day of September, 2004.

James H. Olson  
City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of OCTOBER 21<sup>st</sup>, 2004.

Janice Clark 10/21/04  
Tax Collector Date Deputy Date

Examined and approved as required by O.R.S. 92.100 this 21<sup>st</sup> day of OCTOBER, 2004.

DAN ROSS 10-21-2004  
Assessor Date Deputy Date

### RECORDING

FILED FOR RECORD THIS THE 26<sup>th</sup> DAY OF OCTOBER, 2004 AT 11:15 O'CLOCK A.M AND RECORDED IN VOLUME 30 OF PLATS AT PAGE 68 OF THE RECORDS JACKSON COUNTY, OREGON.

FOR THE ORDER THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 208 546-548 30, PAGE 68 48  
Kathleen S. Beckett Bartam J. Raw  
County Clerk Deputy

I hereby certify that this is an exact copy of the original.  
Cael E. Neathamer  
Surveyor

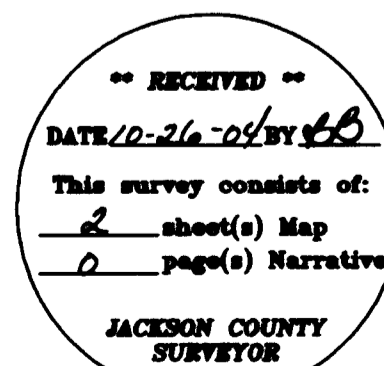
REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer  
OREGON  
JULY 08, 2001  
CAEL E. NEATHAMER  
58845

Renewal Date 12/31/04

PREPARED BY: Neathamer Surveying, Inc.  
100 East Main St. Suite N  
P.O. Box 1584  
Medford, Oregon 97501-0120  
Phone (541) 732-2869  
FAX (541) 732-1382

PROJECT NUMBER: 03021 DATE: June 8, 2004  
Sheet 1 of 2 © LTM



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## PARCEL 1 P-15-2000

