

APPROVAL:

ASHLAND PLANNING DEPARTMENT
PA #2003-047 SUBDIVISION

10/5/2005
DATE

FALCON HEIGHTS, A PLANNED COMMUNITY

A Subdivision of Parcel No. 1 per Partition Plat No. P-21-1999
& Parcel No. 1 per Partition Plat No. P-34-1999 &
located in the N.W. 1/4 of Section 4, T.39S, R.1E, W.M.
in the City of Ashland, Jackson County, Oregon

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 14th DAY OF NOVEMBER, 20 05, AT
11:49 O'CLOCK A.M., AND RECORDED IN VOLUME 31 OF PLATS ON PAGE 65 OF
THE RECORDS OF JACKSON COUNTY, OREGON.

for
REDCO DEVELOPMENT CO, LLC
P.O. Box 699
Ashland, OR 97520

Kathleen S Beckett
COUNTY CLERK

Barbara J Shaw
DEPUTY

APPROVAL:

EXAMINED AND APPROVED THIS 10th DAY OF November, 20 05.

DATE:
JUNE 11, 2004

James H. Olson
CITY SURVEYOR

SURVEY BY:

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS RECORDED AS DOC.# 2005-014602, ORJCO.

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

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 AS OF NOVEMBER 8, 20 05.

ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN
PAID AS OF November 8th, 2005.

Patty Bindane, Deputy
TAX COLLECTOR

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. 1 per Partition Plat No. P-21-1999, according to the official plat thereof, now of record,
in Volume 10, Page 21 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey
No. 16096 in the Office of the Jackson County Surveyor AND Parcel No. 1 per Partition Plat No.
P-34-1999, according to the official plat thereof, now of record, in Volume 10, Page 34 of "Record
of Partition Plats" of Jackson County, Oregon and filed as Survey No. 16181 in the Office of the
Jackson County Surveyor.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT REDCO DEVELOPMENT CO., 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, OPEN SPACE AND STREETS AS SHOWN ON SHEET 2 AND DOES HEREBY
DEDICATE TO THE CITY OF ASHLAND FOR PUBLIC USE THE STREETS, STORM DRAINAGE EASEMENT (SDE),
CONSERVATION EASEMENT, PUBLIC PEDESTRIAN ACCESS EASEMENT (PPAE) AND PUBLIC UTILITY EASEMENTS
(PUE), WITH THE CONDITION THAT CHARTER COMMUNICATIONS, ITS SUCCESSORS OR ASSIGNS IN INTEREST IS
GRANTED THE RIGHT TO USE SAID PUE'S FOR THE PLACEMENT AND MAINTENANCE OF CABLE TV LINES AS LONG
AS THEY DO NOT INTERFERE WITH THE MAINTENANCE OF CITY OF ASHLAND UTILITIES; AND DOES HEREBY DEED
TO THE CITY OF ASHLAND IN FEE THE 1' STREET PLUGS AS SHOWN HEREON WITH THE CONDITION THAT UPON
APPROVAL AND ACCEPTANCE OF ADDITIONAL STREET RIGHT OF WAY BY THE CITY OF ASHLAND, THE STREET
PLUGS SHALL BE AUTOMATICALLY DEEMED DEDICATED BY THE CITY AS PUBLIC RIGHT OF WAY. FALCON HEIGHTS,
A PLANNED COMMUNITY SHALL BE SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT SETTING FORTH PROVISIONS FOR THE MAINTENANCE OF THE
OPEN SPACE (OS). REDCO DEVELOPMENT CO., LLC DOES HEREBY DESIGNATE SAID SUBDIVISION AS FALCON
HEIGHTS, A PLANNED COMMUNITY. BY RECORDING OF THIS PLAT THAT CERTAIN MUTUAL PRIVATE INGRESS,
EGRESS & PEDESTRIAN EASEMENT CREATED BY AND AS SHOWN ON PARTITION PLAT NO. P-21-1999 IS HEREBY
EXTINGUISHED. REDCO DEVELOPMENT CO., LLC DOES HEREBY MAKE AND ESTABLISH THE RECIPROCAL ACCESS
EASEMENT (RAE) FOR THE BENEFIT OF LOTS 1-6, INCLUSIVE.

RUSSELL E. DALE, MANAGER
REDCO DEVELOPMENT CO., LLC

POST MONUMENTATION

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET
BY MAY 31, 20 06.

James E. Hibbs
SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC.# 2007-25244.
ORJCO, THIS 25th DAY OF May, 20 07
(See CS 19644)

APPROVED: Roger R. Roberts
JACKSON COUNTY SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-07

STATE OF OREGON }
COUNTY OF JACKSON } SS

PERSONALLY APPEARED THE ABOVE NAMED RUSSELL E. DALE, MEMBER OF REDCO DEVELOPMENT CO., LLC,
AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED
ON BEHALF OF REDCO DEVELOPMENT CO., LLC.

DATED THIS 28 DAY OF October, 20 05.

Diana Stark
Diana Stark Notary Public - Oregon
Commission No. 397028
My Commission Expires 9-12-09

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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREETS OF FALCON HEIGHTS.
A PLANNED COMMUNITY. SEE PA 2003-047.

PROCEDURE: THE EXTERIOR OF THIS SUBDIVISION WAS MONUMENTED BY FS16096 & 16181.
COMPUTED THE LOT CORNER POSITIONS PER THE APPROVED TENTATIVE PLAT.
SET PINS AT THE LOCATIONS SHOWN ON SHEET 2 WITH INTERIOR MONUMENTS
BEING DEFERED UNTIL CONSTRUCTION AND LOT GRADING IS COMPLETE.

AFFIDAVIT OF CONSENT

FROM UMPQUA BANK RECORDED AS DOC. # 2005-069347, ORJCO.

APPROVED FOR RECORDING.

County Commissioner/Administrator

11-14-05
DATE

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

James E. Hibbs
SURVEYOR

RECEIVED
DATE 11-14-05 BY
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

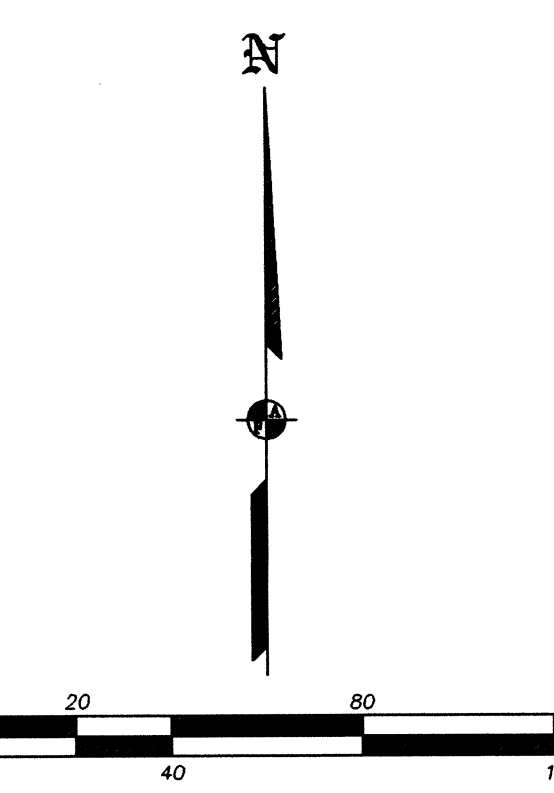
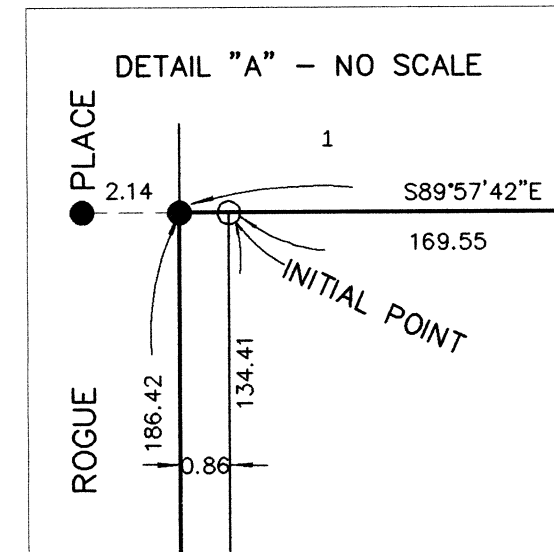
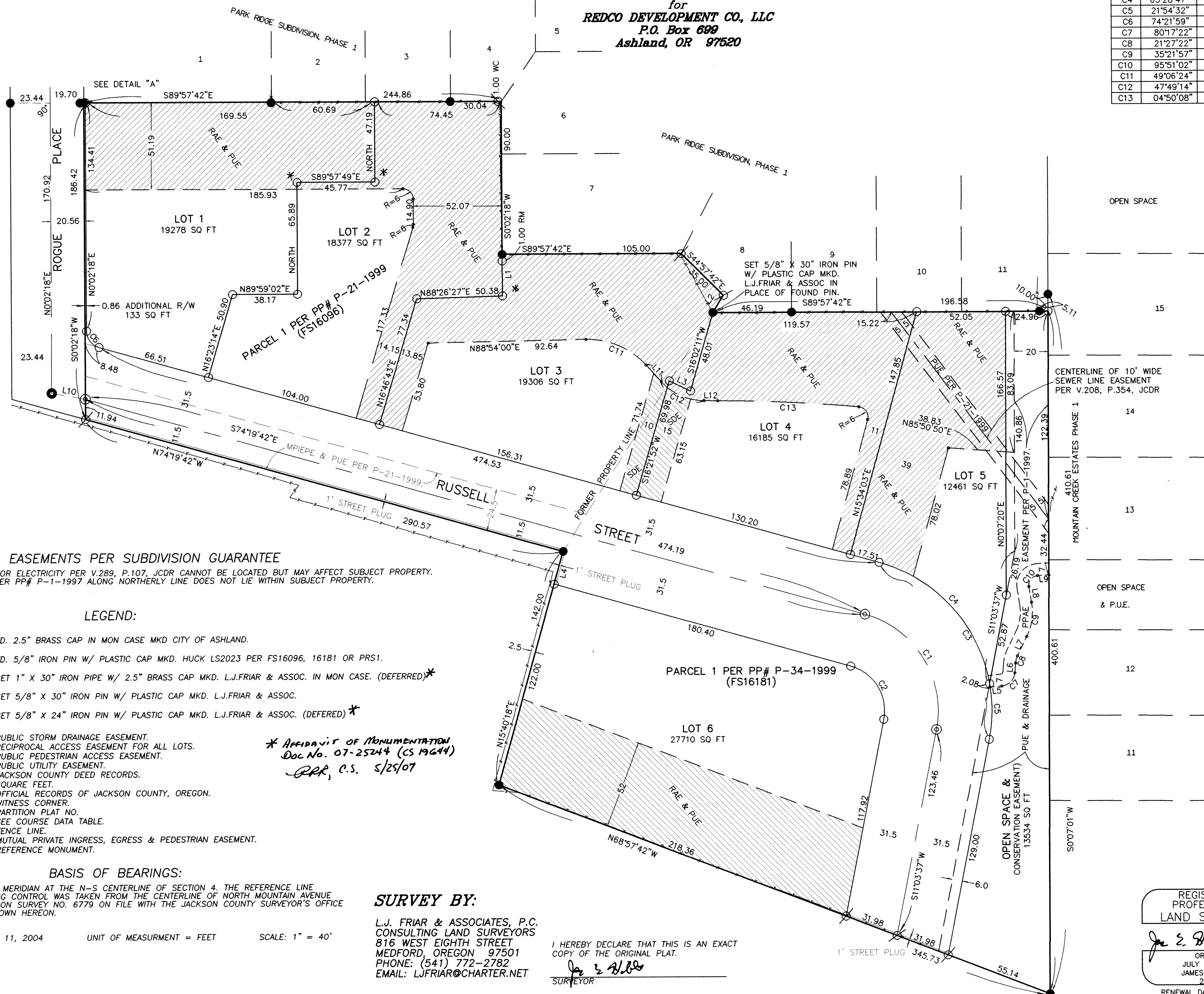
FALCON HEIGHTS, A PLANNED COMMUNITY
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 & Parcel No. 1 per Partition Plat No. P-34-1999 &
 located in the N.W. 1/4 of Section 4, T.39S, R.1E, W.M.
 in the City of Ashland, Jackson County, Oregon

for
REDCO DEVELOPMENT CO, LLC
 P.O. Box 699
 Ashland, OR 97520

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	85°23'19"	87.18	58.50	N31°38'03"W 79.34
C2	85°23'19"	40.24	27.00	N31°38'03"W 36.62
C3	85°23'19"	134.13	90.00	N31°38'03"W 122.06
C4	63°28'47"	99.71	90.00	N42°35'19"W 94.69
C5	21°54'32"	34.42	90.00	N00°06'21"E 34.20
C6	74°21'59"	12.98	10.00	S37°08'42"E 12.09
C7	80°17'22"	11.91	8.50	N44°40'57"E 10.96
C8	21°27'22"	4.31	11.50	S15°15'57"W 4.28
C9	35°21'57"	20.68	33.50	N8°18'39"E 20.35
C10	95°51'02"	9.20	5.50	S38°33'12"W 8.16
C11	49°06'24"	39.43	46.00	N66°32'48"W 38.23
C12	47°49'14"	28.38	34.00	S65°54'12"E 27.56
C13	04°50'08"	82.80	981.00	N87°15'12"W 82.77

NUM	BEARING	DISTANCE
L1	N00°18'49"W	24.52
L2	S32°20'01"W	11.83
L3	N64°30'23"W	13.83
L4	N15°40'18"E	20.00
L5	N84°49'38"E	6.82
L6	N04°32'16"E	5.81
L7	N25°59'38"E	12.47
L8	N09°22'20"W	9.31
L9	N86°28'43"E	6.75
L10	N79°55'03"W	20.00
L11	S41°59'35"E	13.32
L12	N89°40'17"W	7.96



EASEMENTS PER SUBDIVISION GUARANTEE

- 1) R/W FOR ELECTRICITY PER V.289, P.107, JCDR CANNOT BE LOCATED BUT MAY AFFECT SUBJECT PROPERTY.
- 2) PUE PER PP# P-1-1997 ALONG NORTHERLY LINE DOES NOT LIE WITHIN SUBJECT PROPERTY.

LEGEND:

- = FD. 2.5" BRASS CAP IN MON CASE MKD CITY OF ASHLAND.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. HUCK LS2023 PER FS16096, 16181 OR PRS1.
- ⊙ = SET 1" X 30" IRON PIPE W/ 2.5" BRASS CAP MKD. L.J.FRIAR & ASSOC. IN MON CASE. (DEFERRED)*
- ⊘ = 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. (DEFERED)*

- SDE = PUBLIC STORM DRAINAGE EASEMENT.
- RAE = RECIPROCAL ACCESS EASEMENT FOR ALL LOTS.
- PPAE = PUBLIC PEDESTRIAN ACCESS EASEMENT.
- PUE = PUBLIC UTILITY EASEMENT.
- JCDR = JACKSON COUNTY DEED RECORDS.
- SQ FT = SQUARE FEET.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER.
- PP# = PARTITION PLAT NO.
- L1 C1 = SEE COURSE DATA TABLE.
- X- = FENCE LINE.
- MPIEPE = MUTUAL PRIVATE INGRESS, EGRESS & PEDESTRIAN EASEMENT.
- RM = REFERENCE MONUMENT.

* Affidavit of Monumentation
 Doc No. 07-25244 (CS 19644)
 RFR, C.S. 5/25/07

BASIS OF BEARINGS:

NOAA TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 4. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN FROM THE CENTERLINE OF NORTH MOUNTAIN AVENUE AS SHOWN ON SURVEY NO. 6779 ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE AND AS SHOWN HEREON.

DATE: JUNE 11, 2004 UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'

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

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

REGISTERED PROFESSIONAL LAND SURVEYOR
 J. E. Hibbs
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-07

** RECEIVED **
 DATE 11-14-05 BY JEB
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