

APPROVAL: [Signature]
ASHLAND PLANNING DEPARTMENT
PA #2004-105 SUBDIVISION

11.16.2006
DATE

MOUNTAIN PINES
A Subdivision
Located in the N.E 1/4 of Section 16, T.39S, R.1E, W.M.,
in the City of Ashland, Jackson County, Oregon

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

Filed for record this 11th day of NOVEMBER, 2006 at
10:48 o'clock A.M., and recorded in Volume 32 of Plats
at Page 96 of the records of Jackson County, Oregon.

APPROVAL:
EXAMINED AND APPROVED THIS 3rd DAY OF November, 2006.

SURVEY FOR:
PACIFIC NW BUILDERS, INC.
1970 ASHLAND STREET #2
ASHLAND, OR 97520

KATHLEEN S. BECKETT County Clerk
CHERYL ANGERIS Deputy

[Signature]
CITY SURVEYOR

EXAMINED AND APPROVED as required by ORS 92.100 as of November 22, 2006.

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 and Restrictions recorded as Document No.
2006-059068, Official Records of Jackson County, Oregon.

Amanda Kirkpatrick, Deputy
Assessor, Department of Assessment

DATE:
OCTOBER 16, 2006

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have
been paid as of 11-22, 2006.

[Signature]
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, SAID PLAT BEING AN ACCURATE
REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION
OF THE EXTERIOR BOUNDARY LINES:

Beginning at the Southeast corner of Parcel 1 per Partition Plat No. P-53-2003, according
to the official plat thereof, now of record, in Volume 14, Page 53 of "Record of Partition
Plats" of Jackson County, Oregon and filed as Survey No. 17889 in the Office of the
Jackson County Surveyor and the INITIAL POINT OF BEGINNING; thence along the South line
thereof, South 89°35'34" West, 79.31 feet to an angle point; thence North 00°00'38" East,
2.54 feet to an angle point; thence North 89°59'22" West, 70.69 feet to an angle point;
thence South 00°02'50" West, 3.05 feet to an angle point; thence South 89°35'33" West,
6.38 feet to the Northwest corner of Parcel 2 of said Partition Plat; thence along the West
line thereof, South 00°46'13" East, 66.91 feet to the Southwest corner of said Parcel 2;
thence along the exterior boundary of said Parcel 1, North 89°59'22" West, 60.30 feet to
an angle point; thence South 00°02'51" West, 45.65 feet to the centerline of the Ashland
Ditch; thence along said centerline, North 68°46'00" West, 8.68 feet to an angle point;
thence North 80°24'30" West, 87.20 feet to the Southwest corner of Tract B described in
Document No. 03-11214, Official Records of Jackson County, Oregon; thence along the
West line thereof, North 00°02'51" East, 301.15 feet to the South line of Prospect Street;
thence along said South line, South 89°59'22" East, 309.91 feet to the West line of South
Mountain Avenue; thence along said West line, South 00°04'36" West, 205.11 feet to the
INITIAL POINT OF BEGINNING.

***** DECLARATION *****
Know all men by these presents that R & C REAL ESTATE ENTERPRISES, a partnership consisting of Charles
A. Cochrane, Hillery B. Roberts and Bruce Roberts, is the owner in fee of the land shown on this Plat, more
particularly described in the Surveyor's Certificate, and has subdivided the same into the Lots as shown on
Sheet 2, and that the size of the lots and the course and length of all lines are plainly set forth, and that
this Plat is a correct representation of the same and does hereby dedicate to the City of Ashland for public
use the Public Access Easement (PAE), Public Utility Easement (PUE) and Public Pedestrian Access Easement
(PPAE) and does hereby make and establish the Private Gas Line Easement (GLE), Private Storm Drainage
Easement (PSDE), Private Access and Utility Easement (AE) and Private Utility Easement (UE) as shown on
Sheet 2. This Subdivision shall be subject to a Declaration of Covenants, Conditions and Restrictions to be
recorded simultaneously with this Plat. R & C REAL ESTATE ENTERPRISES does hereby designate said
Subdivision as MOUNTAIN PINES.

[Signature]
CHARLES A COCHRANE, Partner
R & C Real Estate Enterprises

[Signature]
HILLERY B. ROBERTS, Partner
R & C Real Estate Enterprises
AKA Bruce Roberts

STATE OF OREGON)
COUNTY OF JACKSON)SS.

PERSONALLY appeared the above named Charles A. Cochrane and Hillery B. Roberts and acknowledged the foregoing
instrument to be their voluntary act and deed and was signed on behalf of R & C REAL ESTATE ENTERPRISES.

Dated this 19 day of October, 2006.

[Signature]
[Signature] Notary Public - Oregon

Commission No. 390328
My Commission Expires 3/7/09

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

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

PURPOSE: To survey and monument the Lots of MOUNTAIN PINES, a subdivision of Parcel 1
per Partition Plat No. P-53-2003 & Doc. 03-11214, ORUCO. See Ashland PA#
2004-105.

PROCEDURE: The exterior of the subject property was computed by this office and is shown on
Survey No. 17889. Computed the position of the lot corners per the approved
tentative plat and set monuments as shown on Sheet 2.

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

From PremierWest Bank recorded as Document No. 2006-059067, ORJCO.

I HEREBY DECLARE THAT THIS IS AN
EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
SURVEYOR

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

Nov 22, 2006
DATE

*** RECEIVED ***
DATE 11-22-06 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SURVEY FOR:

PACIFIC NW BUILDERS, INC.
1970 ASHLAND STREET #2
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MOUNTAIN PINES

A Subdivision

*Located in the N.E 1/4 of Section 16, T.39S, R.1E, W.M.,
in the City of Ashland, Jackson County, Oregon*

LEGEND:

- = FD. 5/8" IRON PIN W. PLASTIC CAP MKD. RLS759 PER FS6867.
- ⊙ = FD. 5/8" IRON PIN W. PLASTIC CAP MKD. PLS638 PER FS14612.
- ⊙ = FD. CITY OF ASHLAND CENTERLINE MON. IN WELL. SEE FS15659.
- ⊗ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS17889.
- = FD. BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE PER FS17889.
- = 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.

- FS = FILED SURVEY #
- JCDR = JACKSON COUNTY DEED RECORDS.
- SQ FT = SQUARE FEET.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- L1/C1 = SEE COURSE DATA TABLE.
- X- = FENCE LINE.
- DR = DEED RECORD.
- AE = PRIVATE ACCESS & UTILITY EASEMENT FOR LOTS 2, 3, 4, 5 & 6.
- UE(1-6) = PRIVATE UTILITY EASEMENT (LOT BENEFITTING).
- PUE = PUBLIC UTILITY EASEMENT.
- PPAE = PUBLIC PEDESTRIAN ACCESS EASEMENT.
- PSDE(1-3) = PRIVATE STORM DRAINAGE EASEMENT (LOT BENEFITTING).
- GLE(1) = PRIVATE GAS LINE EASEMENT (LOT BENEFITTING).
- SWE = PUBLIC SEWER & WATER FACILITY EASEMENT.
- BSL = BUILDING SETBACK LINE.
- PAE = PUBLIC ACCESS EASEMENT.

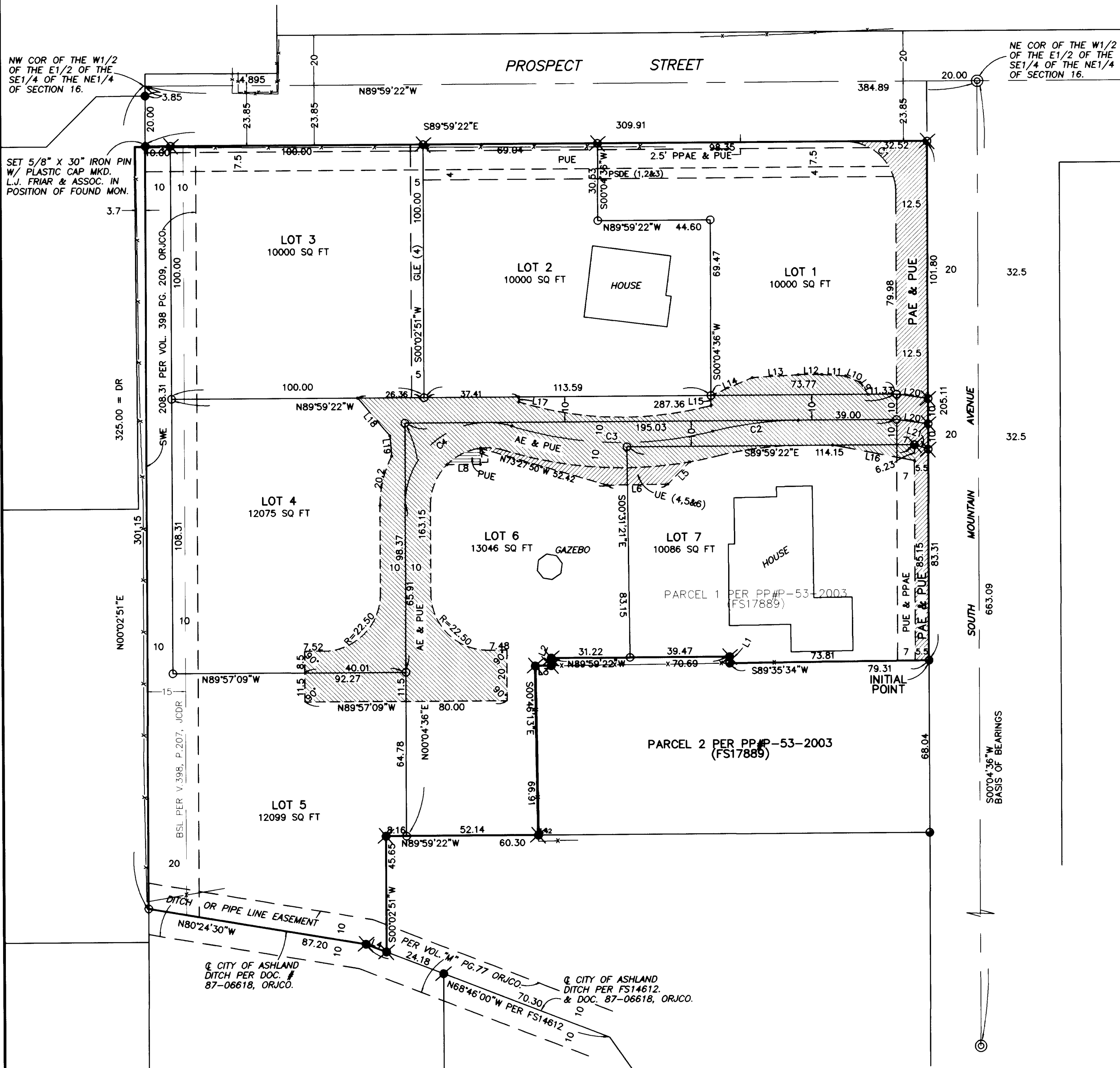
BASIS OF BEARINGS:

TRUE BEARING AT THE NORTH-SOUTH CENTERLINE OF SECTION 16 AS DERIVED FROM THE NOAA NET ESTABLISHED IN 1988 AND ON FILE WITH THE JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN ALONG THE CENTERLINE OF SOUTH MOUNTAIN AVE. SHOWN HEREON AND AS SHOWN ON SURVEY NO. 14612 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

DATE: OCTOBER 16, 2006 UNIT OF MEASUREMENT: FEET SCALE: 1" = 30'

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD	
C1	90°03'57"	31.44	20.00	N44°57'23"W 28.30	
C2	13°33'41"	34.48	145.69	S83°13'47"W 34.40	
C3	30°50'55"	80.76	150.00	S88°07'36"E 79.79	
C4	107°13'15"	60.82	32.50	S53°41'14"W 52.33	
NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N00°00'38"E	2.54	L12	S89°59'22"W	9.37
L2	S00°02'50"W	3.05	L13	S86°47'13"W	18.41
L3	S89°35'33"W	6.38	L14	N66°58'28"E	17.80
L4	N68°46'00"W	8.68	L15	S00°19'15"W	3.93
L5	S45°00'38"W	12.36	L16	N79°07'10"W	33.05
L6	S89°28'39"W	24.00	L17	N00°00'38"E	1.92
L7	NORTH	6.36	L18	S40°08'11"E	19.65
L8	EAST	13.14	L19	S05°02'04"E	8.02
L9	N34°02'45"W	5.78	L20	S81°47'38"E	12.63
L10	N65°38'49"W	6.20	L21	S71°51'41"E	5.79
L11	N86°00'20"W	9.45			



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

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

*** RECEIVED ***
 DATE 11-22-06 BY [Signature]
 This survey consists of:
 2 sheet(s) Map
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 JACKSON COUNTY SURVEYOR