

# MOUNTAIN RANCH SUBDIVISION UNIT No. 1

TO THE CITY OF ASHLAND

LOCATED IN THE NW 1/4 OF SEC. 23, T.39S., R.1E.W.M., JACKSON COUNTY, OREGON

## DEDICATION

### KNOW ALL MEN BY THESE PRESENTS THAT WE

VINCENT L. OREDSON AND JOHN D. TODD ARE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON AND THAT WE DID CAUSE THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS AND STREETS AS SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SUBDIVISION AND WE DO HEREBY DEDICATE AND CONVEY TO THE PUBLIC FOR PUBLIC USE ALL STREETS SHOWN HEREON. ALSO, SAID SUBDIVISION SHALL BE SUBJECT TO UTILITY, SLOPE AND IRRIGATION EASEMENTS AS SHOWN HEREON. THE AREAS SHOWN HEREON, NOT A PART OF STREETS OR LOTS, SHALL BE DESIGNATED AS "OPEN SPACE" AND SHALL BE SHARED BY LOT OWNER'S UNDER CONDITIONS ESTABLISHED AND SET FORTH BY THE DEVELOPERS. THE "OPEN SPACE" AS SHOWN HEREON MAY BE UTILIZED FOR PUBLIC UTILITY INSTALLATIONS WHEN APPROVED BY THE DEVELOPERS OR THEIR REPRESENTATIVES. HOWEVER, THIS "OPEN SPACE" SHALL BE SUBJECT TO ANY EASEMENTS AND/OR CONDITIONS, NOW OF RECORD. WE DO HEREBY GRANT TO THE CITY OF ASHLAND IN FEE SIMPLE THOSE AREAS PORTRAYED AND DESIGNATED HEREON AS STREET PLUGS. BY ITS APPROVAL OF THIS PLAT, THE CITY OF ASHLAND UNDERTAKES THAT UPON THE APPROVED DEDICATION OF THE EXTENSION OF AN AFFECTED STREET, IT WILL DEED THE STREET PLUG FOR PUBLIC STREET PURPOSES AND WE DO HEREBY DESIGNATE SAID SUBDIVISION AS MOUNTAIN RANCH SUBDIVISION UNIT No. 1 TO THE CITY OF ASHLAND.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL, THIS 17th DAY OF February 1975.

*Vincent L. Oredson*  
VINCENT L. OREDSON

### STATE OF OREGON

SS  
COUNTY OF JACKSON  
February 17 A.D. 1975

PERSONALLY APPEARED THE ABOVE NAMED VINCENT L. OREDSON AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.  
BEFORE ME:

*Winona G. Swain*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 6-20-78

*Winona G. Swain*  
WINONA G. SWAIN  
NOTARY PUBLIC - OREGON  
My Commission Expires 6-20-78

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL, THIS 7th DAY OF March 1975.

*John D. Todd*  
JOHN D. TODD

### STATE OF OREGON

SS  
COUNTY OF DOUGLAS  
March 7 A.D. 1975

PERSONALLY APPEARED THE ABOVE NAMED JOHN D. TODD AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.  
BEFORE ME:

*Robert D. Sherman*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES Feb 2, 1976

*Robert D. Sherman*  
NOTARY PUBLIC - OREGON  
My Commission Expires Feb 2, 1976

I CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO ME BY THE ASHLAND PLANNING COMMISSION IN OPEN MEETING OF December 9th 1974, THE ABOVE PLAT IS HEREBY APPROVED BY THE ASHLAND PLANNING COMMISSION DATED THIS 10th DAY OF April 1975.

ATTEST: *Allen A. Slaney* PRESIDENT  
*Zett Morrison* SECRETARY

EXAMINED AND APPROVED THIS 10th DAY OF April 1975.

*Allen A. Slaney*  
CITY ENGINEER

THIS PLAT AND THE DEDICATION HEREOF IS SUBJECT TO THE CONDITION THAT TALENT IRRIGATION DISTRICT'S OBLIGATION TO DELIVER WATER IS LIMITED TO DELIVERY AT THE POINT INDICATED ON THE PLAT AND IS FURTHER SUBJECT TO THE STATUTORY POWERS, RULES AND REGULATIONS OF TALENT IRRIGATION DISTRICT. EXAMINED AND APPROVED BY THE TALENT IRRIGATION DISTRICT IN REGULAR SESSION THIS 4th DAY OF March 1975.

ATTEST: *Ronald M. Minard* PRESIDENT  
*W. H. Hughes* SECRETARY

I HEREBY CERTIFY THAT PURSUANT TO ORS 92.095, ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW WHICH WILL BECOME A LIEN DURING THE 1975-76 CALENDAR YEAR HAVE BEEN PAID.  
DATE: APRIL 16, 1975

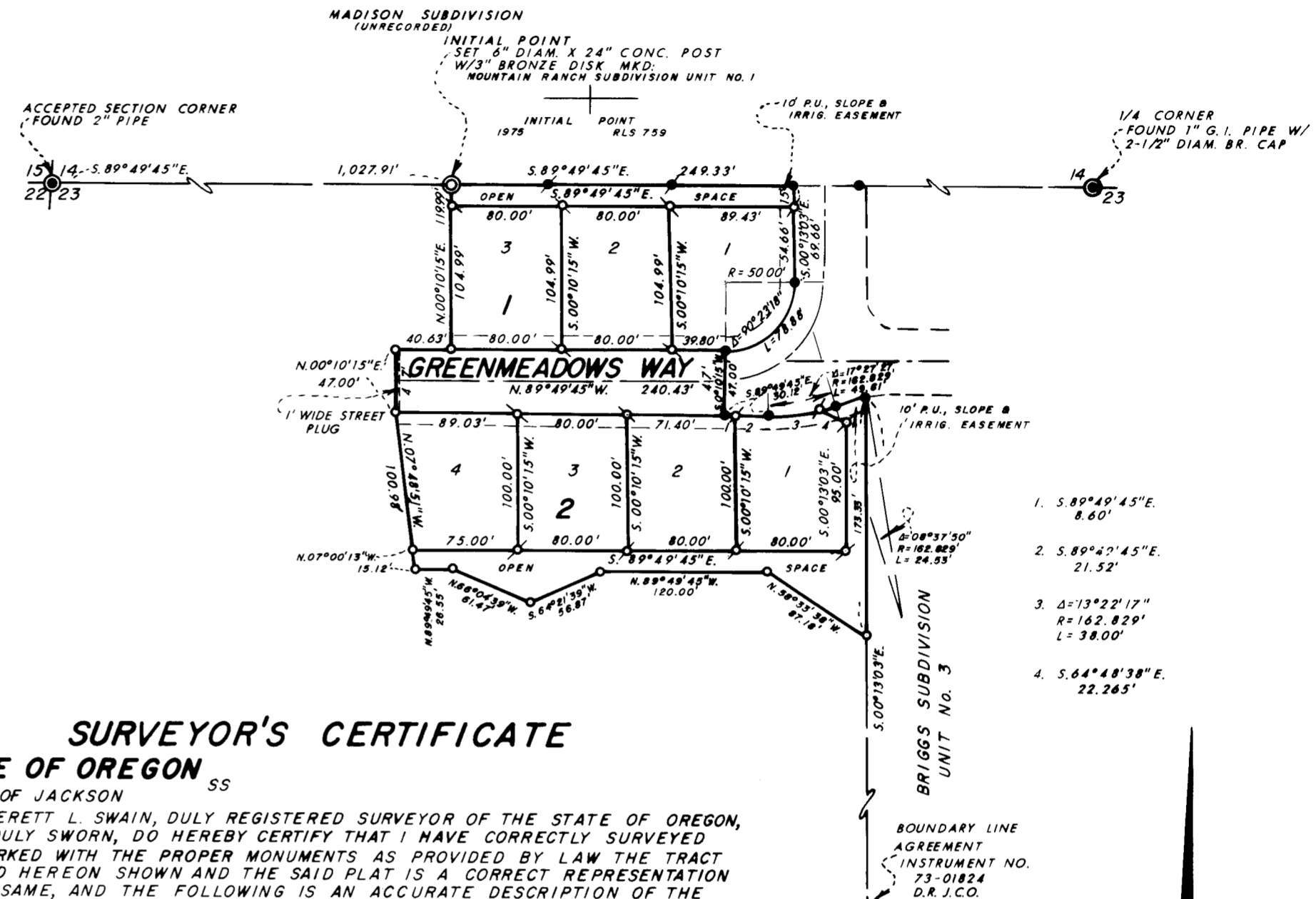
*Ray E. Stewart*  
COUNTY ASSESSOR

I HEREBY CERTIFY THAT ALL CHARGES ON THE TAX ROLL WHICH HAVE BECOME A LIEN FOR THIS CALENDAR YEAR HAVE BEEN PAID.  
EXAMINED AND APPROVED THIS 16th DAY OF APRIL 1975.

*Ray E. Stewart*  
DIRECTOR OF ASSESSMENT & TAXATION

FILED FOR RECORD THIS 16th DAY OF April 1975 AT 3:10 O'CLOCK P.M. AND RECORDED IN VOLUME 12 OF PLATS AT PAGE 38 OF RECORDS OF JACKSON COUNTY, OREGON.

*Clara Ferguson*  
COUNTY CLERK



### SURVEYOR'S CERTIFICATE

STATE OF OREGON SS  
COUNTY OF JACKSON  
I, EVERETT L. SWAIN, DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, BEING DULY SWORN, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND HEREON SHOWN AND THE SAID PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT A 2 INCH IRON PIPE SITUATED AT THE CORNER COMMON TO SECTIONS 14, 15, 22 & 23, TWP. 39S., R.1E.W.M., JACKSON COUNTY, OREGON; THENCE S. 89° 49' 45" E. ALONG THE SECTION LINE COMMON TO SECTIONS 14 & 23, 1,027.91' TO A 6" DIAM. CONCRETE POST WITH A 3" DIAM. BR. DISK BEING THE INITIAL POINT OF MOUNTAIN RANCH SUBDIVISION UNIT NO. 1; THENCE CONTINUING ALONG SAID SECTION LINE S. 89° 49' 45" E., 249.33' TO A 3/4" IRON PIN SITUATED ON THE WESTERLY RIGHT OF WAY OF GREENMEADOWS WAY; THENCE S. 00° 13' 03" E. ALONG SAID RIGHT OF WAY, 89.66' TO A 3/4" IRON PIN; THENCE ALONG THE ARC OF A 50.00' RADIUS CURVE TO THE RIGHT, THE CENTRAL ANGLE IS 90° 23' 18", 78.88' TO A 3/4" IRON PIN; THENCE S. 00° 10' 15" W., 47.00' TO A 3/4" IRON PIN SITUATED ON THE SOUTHERLY RIGHT OF WAY OF GREENMEADOWS WAY; THENCE S. 89° 49' 45" E. ALONG SAID SOUTHERLY RIGHT OF WAY, 30.12' TO A 3/4" IRON PIN; THENCE ALONG THE ARC OF A 162.829' RADIUS CURVE TO THE LEFT, THE CENTRAL IS 17° 27' 27", 49.61' TO A 3/4" IRON PIN; THENCE ALONG THE ARC OF A 162.829' RADIUS CURVE TO THE RIGHT, THE CENTRAL ANGLE IS 08° 37' 50", 24.53' TO A 3/4" IRON PIN SITUATED ON THE BOUNDARY LINE BY AGREEMENT RECORDED AS INSTRUMENT NO. 73-01824 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON; THENCE ALONG SAID AGREEMENT LINE S. 00° 13' 03" E., 173.33'; THENCE LEAVING SAID AGREEMENT LINE, N. 58° 53' 38" W., 87.18'; THENCE N. 89° 49' 45" W., 120.00'; THENCE S. 64° 21' 39" W., 56.87'; THENCE N. 66° 04' 39" W., 61.87'; THENCE N. 89° 49' 45" W., 28.53'; THENCE N. 07° 00' 13" W., 15.12'; THENCE N. 07° 48' 51" W., 100.98'; THENCE N. 00° 10' 15" E., 47.00'; THENCE S. 89° 49' 45" E., 40.63'; THENCE N. 00° 10' 15" E., 119.99' TO THE INITIAL POINT.

SUBSCRIBED & SWORN TO BEFORE ME THIS 21st DAY OF FEB. 1975

REGISTERED PROFESSIONAL LAND SURVEYOR

*Everett L. Swain*  
EVERETT L. SWAIN  
759

*Winona G. Swain*  
WINONA G. SWAIN  
NOTARY PUBLIC - OREGON  
My Commission Expires 6-20-78

- BASIS OF BEARING:  
N.O.A.A. TRUE BEARING AT N-S & OF SEC. 23
- FOUND 3/4 INCH IRON PIN TAGGED R.L.S. 759
  - FOUND 5/8 INCH IRON PIN TAGGED R.L.S. 759
  - SET 3/8x30 INCH IRON PIN TAGGED R.L.S. 759
  - SET 5/8x24 INCH IRON PIN TAGGED R.L.S. 759

TALENT IRRIGATION DISTRICT POINT OF DELIVERY WILL BE THE EXISTING TURNOUTS IN THE ASHLAND CANAL.

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT.

*Everett L. Swain*  
SURVEYOR