

MOUNTAIN RANCH SUBDIVISION UNIT No. 2

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

FOR DECLARATION OF RESTRICTIVE COVENANTS SEE
O.R. No. 76-03282

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. 2 TO THE CITY OF ASHLAND.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 11th DAY OF December 1974
 Vincent L. Oredson
 VINCENT L. OREDSON

STATE OF OREGON SS
 COUNTY OF JACKSON
 December 11 A.D. 1974
 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 6-20-77

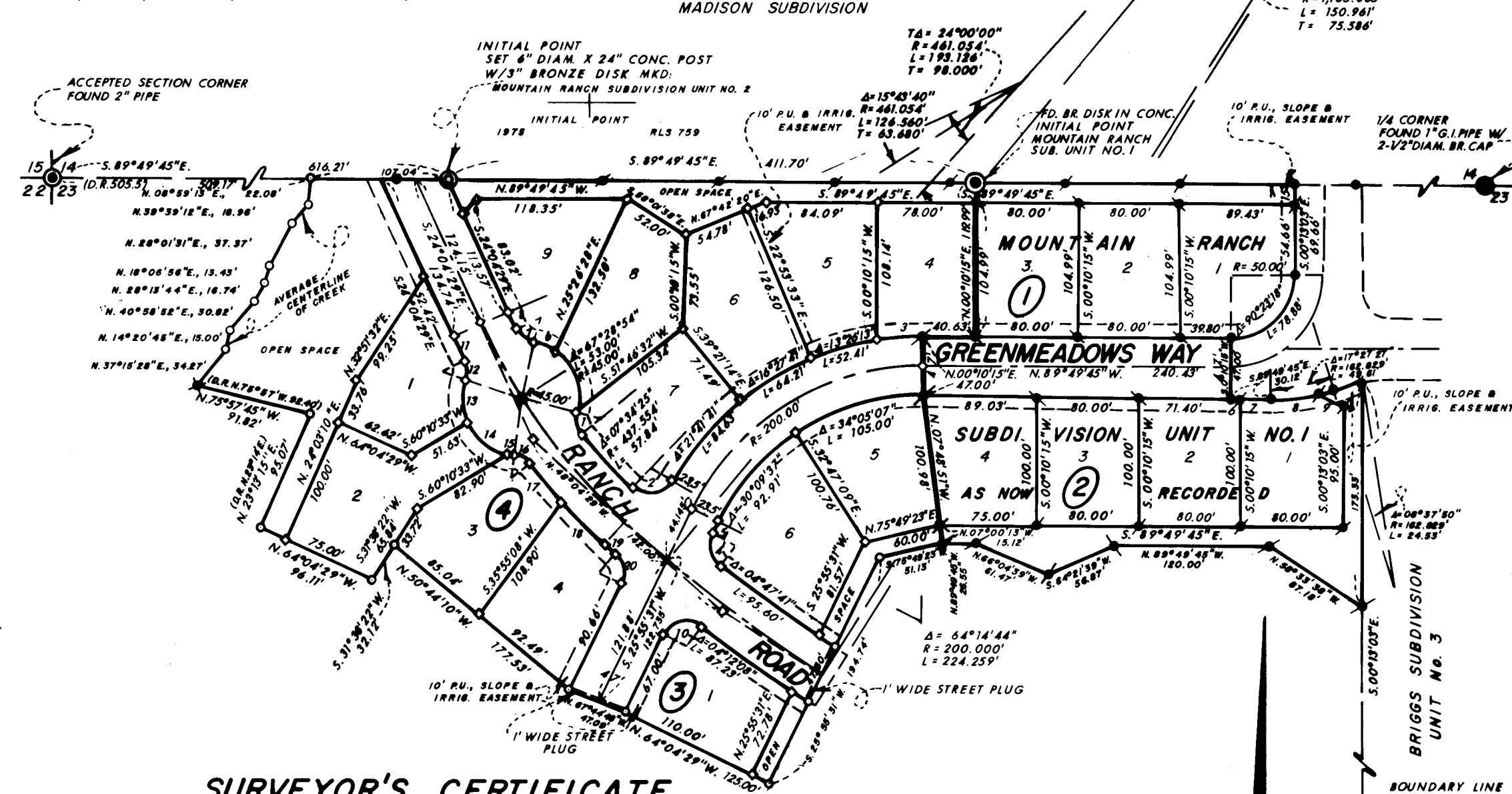
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 6th DAY OF December 1974
 John D. Todd
 JOHN D. TODD

STATE OF OREGON SS
 COUNTY OF DOUGLAS
 December 6 A.D. 1974
 PERSONALLY APPEARED THE ABOVE NAMED JOHN D. TODD AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED BEFORE ME:
 Robert A. Sherman
 NOTARY PUBLIC FOR OREGON
 MY COMMISSION EXPIRES 12-14-76

I CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO ME BY THE ASHLAND PLANNING COMMISSION IN OPEN MEETING OF January 18 1976, THE ABOVE PLAT IS HEREBY APPROVED BY THE ASHLAND PLANNING COMMISSION DATED THIS 25 DAY OF February 1976
 ATTEST:
 W. H. Hamilton
 PRESIDENT
 Robert M. Hanson
 SECRETARY
 EXAMINED AND APPROVED THIS 25 DAY OF February 1976

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 3rd DAY OF December 1974
 ATTEST:
 Donald M. Wines
 PRESIDENT
 W. H. Hamilton
 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 1976 CALENDAR YEAR HAVE BEEN PAID.
 DATE: MARCH 2, 1976
 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 2nd DAY OF MARCH 1976
 FILED FOR RECORD THIS 3rd DAY OF MARCH 1976 AT 12:25 O'CLOCK P.M. AND RECORDED IN VOLUME 12 OF PLATS AT PAGE 37 OF RECORDS OF JACKSON COUNTY, OREGON.
 Ray E. Stewart
 COUNTY ASSESSOR
 Ray E. Stewart
 DIRECTOR OF ASSESSMENT & TAXATION
 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, 814.31' TO A 6" DIAM. CONCRETE POST WITH A 3" DIAM. BR. DISK BEING THE INITIAL POINT OF MOUNTAIN RANCH SUBDIVISION UNIT NO. 2; THENCE CONTINUING ALONG SAID SECTION LINE, S. 89° 49' 45" E., 411.70' TO THE INITIAL POINT OF MOUNTAIN RANCH SUBDIVISION UNIT NO. 1, AS NOW RECORDED; THENCE LEAVING SAID SECTION LINE, S. 00° 10' 15" W., 119.99' TO THE NORTHERLY RIGHT OF WAY OF GREENMEADOWS WAY; THENCE N. 89° 49' 45" W. ALONG SAID RIGHT OF WAY, 40.63'; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY, S. 00° 10' 15" W., 47.00' TO THE SOUTHERLY RIGHT OF WAY OF GREENMEADOWS WAY; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY, S. 07° 48' 51" E., 100.98'; THENCE S. 07° 00' 13" E., 15.12'; THENCE S. 75° 49' 23" W., 51.13'; THENCE S. 25° 53' 11" W., 194.74'; THENCE N. 64° 10' 23" W., 125.00'; THENCE N. 67° 44' 48" W., 42.00'; THENCE N. 50° 44' 10" W., 177.53'; THENCE S. 31° 38' 22" W., 32.12'; THENCE N. 64° 10' 23" W., 96.11'; THENCE N. 23° 13' 15" E. (D.R. N. 23° 14' 8" E. 95.07'); THENCE N. 75° 57' 45" W. (D.R. N. 75° 57' W. 92.40') 91.82' TO A FOUND 1/2" GALV. IRON PIPE SITUATED AT THE CENTERLINE OF A CREEK; THENCE ALONG THE AVERAGE CENTERLINE OF SAID CREEK THE FOLLOWING COURSES: N. 37° 15' 28" E., 34.27'; THENCE N. 14° 50' 45" E., 15.00'; THENCE N. 00° 09' 05" E., 30.82'; THENCE N. 24° 13' 44" E., 16.74'; THENCE N. 18° 06' 34" E., 13.45'; THENCE N. 34° 01' 31" E., 37.33'; THENCE N. 31° 38' 12" E., 18.76'; THENCE N. 08° 59' 13" E., 22.08' TO THE SECTION LINE COMMON TO SECTIONS 14 & 23, SAID TOWNSHIP & RANGE; THENCE LEAVING SAID CREEK LINE, S. 89° 49' 45" E. ALONG SAID SECTION LINE, 107.04' TO THE INITIAL POINT.
 BASIS OF BEARING:
 N.O.A.A. TRUE BEARING AT N-5 E 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 5/8 X 30 INCH IRON PIN TAGGED R.L.S. 759
 SET 5/8 X 24 INCH IRON PIN TAGGED R.L.S. 759
 DEFERRED MONUMENTS
 FOUND 1/2" G.I. PIPE, EXPOSED 30"
 SCALE 1"=100'

SUBSCRIBED & SWORN TO BEFORE ME THIS 12th DAY OF DECEMBER 1974
 Winona G. Swain
 NOTARY PUBLIC - OREGON
 My Commission Expires 6-20-77

POST MONUMENTATION CERTIFICATE
 TALENT IRRIGATION DISTRICT POINT OF DELIVERY WILL BE THE EXISTING TURNOUTS IN THE ASHLAND CANAL.
 ALL MONUMENTS WILL BE SET ON OR BEFORE THE 1ST DAY OF JULY, 1977
 ALL MONUMENTS ARE NOW SET, ON THIS 22nd DAY OF Sept. 1976. SEE DOCUMENT NO. 76-16650 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 See Survey Plat 6784
 SURVEYOR