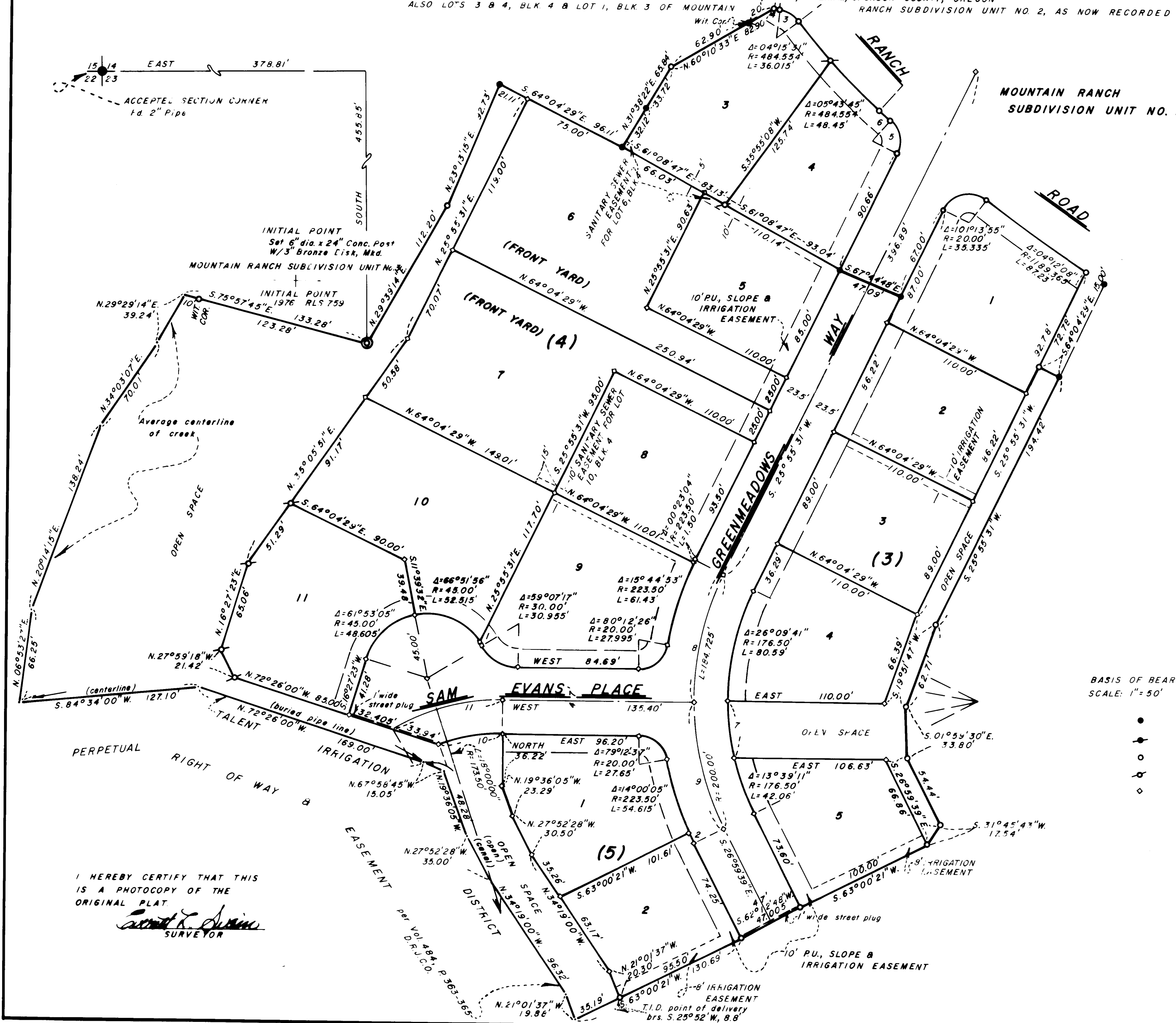


MOUNTAIN RANCH SUBDIVISION UNIT No. 3

TO THE CITY OF ASHLAND

LOCATED IN THE NW 1/4 OF SEC. 23, T.39S., R.1E.W.M., JACKSON COUNTY, OREGON
ALSO LOTS 3 & 4, BLK. 4 & LOT 1, BLK. 3 OF MOUNTAIN RANCH SUBDIVISION UNIT NO. 2, AS NOW RECORDED



1. $\Delta=03^{\circ}54'53''$
R=45.00'
L=3.075'
2. $\Delta=02^{\circ}12'11''$
R=223.50'
L=8.595'
3. $\Delta=45^{\circ}11'13''$
R=20.00'
L=15.77'
4. $\Delta=04^{\circ}28'08''$
R=45.00'
L=3.51'
5. $\Delta=74^{\circ}31'51''$
R=20.00'
L=26.015'
6. $\Delta=00^{\circ}31'51''$
R=1189.365'
L=11.02'
7. $\Delta=13^{\circ}06'18''$
R=176.50'
L=40.37'
8. $\Delta=26^{\circ}31'20''$
R=200.00'
L=92.58'
9. $\Delta=26^{\circ}23'50''$
R=200.00'
L=92.145'
10. $\Delta=20^{\circ}56'34''$
R=126.50'
L=46.24'
11. $\Delta=31^{\circ}08'26''$
R=150.00'
L=81.525'

NORTH

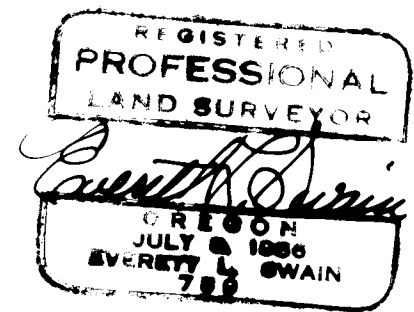
BASIS OF BEARING:
SCALE: 1"=50'

N.O.A.A. TRUE BEARING AT N-S & JF SEC. 23

- FOUND 5/8 x 30 INCH IRON PIN TAGGED R.L.S. 759
- FOUND 5/8 x 24 INCH IRON PIN WITH ALUM. CAP
- 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

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

Robert K. Swain
SURVEYOR



64364

72/149

MOUNTAIN RANCH SUBDIVISION UNIT No. 3 TO THE CITY OF ASHLAND

LOCATED IN THE NW 1/4 OF SEC. 23, T.39S., R.1E.W.M., JACKSON COUNTY, OREGON
ALSO LOTS 3 & 4, BLK. 4 & LOT 1, BLK. 3 OF MOUNTAIN RANCH SUBDIVISION UNIT NO. 2, AS NOW RECORDED

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 DEDICATE THE STREET PLUG FOR PUBLIC STREET PURPOSES AND WE DO HEREBY DESIGNATE SAID SUBDIVISION AS MOUNTAIN RANCH SUBDIVISION UNIT NO. 3, TO THE CITY OF ASHLAND.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 20th DAY OF July 1976.

Vincent L. Oredson
VINCENT L. OREDSON

STATE OF OREGON
COUNTY OF JACKSON SS
July 20 A.D. 1976

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 - OREGON
My Commission Expires 6-20-78

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

PROFESSIONAL
LAND SURVEYOR
Ernest L. Swain
ERNEST L. SWAIN

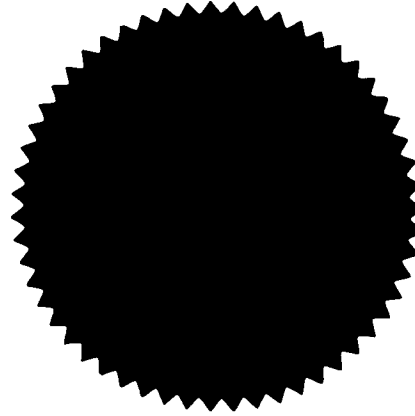
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 22 DAY OF July 1976.

John D. Todd
JOHN D. TODD

STATE OF OREGON
COUNTY OF DOUGLAS SS
July 22 A.D. 1976

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

Ernest L. Swain
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 6-20-78



I CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO ME BY THE ASHLAND PLANNING COMMISSION IN OPEN MEETING OF Jan 12 1976, THE ABOVE PLAT IS HEREBY APPROVED BY THE ASHLAND PLANNING COMMISSION, DATED THIS 10 DAY OF Aug 1976.

W. H. Anderson - PRESIDENT
W. H. Anderson - SECRETARY

EXAMINED AND APPROVED THIS 3rd DAY OF August 1976.

Allen A. Albrey
CITY ENGINEER

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT
Ernest L. Swain
SURVEYOR

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. POINT OF DELIVERY WILL BE THE EXISTING TURNOUTS IN THE ASHLAND CANAL. EXAMINED AND APPROVED BY THE TALENT IRRIGATION DISTRICT IN REGULAR SESSION THIS 8th DAY OF June 1976.

Ronald M. Mines - PRESIDENT
W. H. Anderson - SECRETARY

SURVEYOR'S CERTIFICATE

STATE OF OREGON

COUNTY OF JACKSON SS

I, ERNEST 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 PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT A 2" IRON PIPE SITUATED AT THE CORNER COMMON TO SEC. 14, 15, 22 & 23, TWP. 39S., R. 1 E.W.M., JACKSON CO., ORE.; THENCE SOUTH, 455.85' & EAST, 378.81' TO A 6" DIA. BY 24" LONG CONC. POST WITH A 3" DIA. BRONZE DISK BEING THE INITIAL POINT OF MOUNTAIN RANCH SUBDIVISION UNIT NO. 3; THENCE N.29°39'14"E., 112.20'; THENCE N.23°13'15"E., 92.73' TO THE SOUTHWESTERLY BOUNDARY OF MOUNTAIN RANCH SUBDIVISION UNIT NO. 2, AS NOW RECORDED; THENCE S.64°04'29"E., 96.11'; THENCE N.31°38'22"E., 65.84'; THENCE N.60°10'33"E., 82.90' TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF RANCH ROAD; THENCE ALONG THE ARC OF A 45.00' RADIUS CURVE TO THE LEFT, THE CENTRAL ANGLE IS 04°28'08" (CHORD BEARS S.81°02'22"E., 3.51') 3.51'; THENCE ALONG THE ARC OF A 20.00' RADIUS CURVE TO THE RIGHT, THE CENTRAL ANGLE IS 45°11'13", 15.77'; THENCE ALONG THE ARC OF A 484.554' RADIUS CURVE TO THE LEFT, THE CENTRAL ANGLE IS 09°59'16", 84.465'; THENCE ALONG THE ARC OF A 1,189.365' RADIUS CURVE TO THE LEFT, THE CENTRAL ANGLE IS 00°31'51", 11.02'; THENCE ALONG THE ARC OF A 20.00' RADIUS CURVE TO THE RIGHT, THE CENTRAL ANGLE IS 74°31'51", 26.015' TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF GREENMEADOWS WAY; THENCE S.25°55'31"W ALONG SAID RIGHT OF WAY, 90.66' TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF MOUNTAIN RANCH SUBDIVISION UNIT NO. 2, AS NOW RECORDED; THENCE ALONG SAID BOUNDARY, S.67°44'48"E., 47.09' TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF GREENMEADOWS WAY; THENCE ALONG SAID RIGHT OF WAY, N.25°55'31"E., 67.00'; THENCE ALONG THE ARC OF A 20.00' RADIUS CURVE TO THE RIGHT, THE CENTRAL ANGLE IS 101°13'55", 35.335' TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF RANCH ROAD; THENCE ALONG THE ARC OF A 1,189.365' RADIUS CURVE TO THE LEFT, THE CENTRAL ANGLE IS 04°12'08", 87.23'; THENCE LEAVING SAID RIGHT OF WAY, S.25°55'31"W, 72.78' TO THE SOUTHWESTERLY BOUNDARY OF MOUNTAIN RANCH SUBDIVISION UNIT NO. 2, AS NOW RECORDED; THENCE ALONG SAID BOUNDARY, S.64°04'29"E., 15.00' TO THE MOST SOUTHERLY POINT OF SAID SUBDIVISION UNIT NO. 2, AS NOW RECORDED; THENCE LEAVING SAID BOUNDARY, S.25°55'31"W, 19.442'; THENCE S.19°51'47"W, 62.71'; THENCE S.01°59'30"E., 33.80'; THENCE S.26°59'39"E., 54.44'; THENCE S.31°45'43"W, 17.54'; THENCE S.63°00'21"W, 100.00'; THENCE S.62°12'48"W, 47.005'; THENCE S.63°00'21"W, 130.69' TO THE AVERAGE CENTERLINE OF THE EXISTING TALENT IRRIGATION DISTRICT CANAL; THENCE ALONG SAID CENTERLINE, N.21°01'37"W, 19.88'; THENCE N.34°19'00"W, 96.32'; THENCE N.27°52'28"W, 35.00'; THENCE N.19°36'05"W, 48.28'; THENCE N.67°58'45"W, 15.05' TO THE BEGINNING OF A BURIED IRRIGATION PIPE LINE AS DESCRIBED IN VOLUME 484, PAGES 363-365 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON; THENCE N.72°26'00"W, 169.00'; THENCE S.84°34'00"W, 127.10' TO THE AVERAGE CENTERLINE OF A CREEK; THENCE LEAVING SAID PIPE ALONG SAID CREEK, N.06°53'27"E. 66.25'; THENCE N.20°14'15"E., 138.24'; THENCE N.34°03'07"E., 70.01'; THENCE N.29°29'14"E., 39.24'; THENCE LEAVING SAID CREEK, S.75°57'45"E., 133.28' TO THE INITIAL POINT.

Ernest L. Swain
SURVEYOR

SUBSCRIBED & SWORN TO BEFORE ME THIS 27th DAY OF July 1976.

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

POST MONUMENTATION CERTIFICATE

ALL MONUMENTS WILL BE SET ON OR BEFORE THE 31ST DAY OF DECEMBER, 1977.

ALL MONUMENTS ARE NOW SET, ON THIS 19th DAY OF March 1979. SEE DOCUMENT NO. 79-05507 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

Ernest L. Swain
SURVEYOR

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: August 11, 1976
Ray E. Stewart COUNTY ASSESSOR
Ray E. Stewart by David H. Hill DEPUTY

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 11th DAY OF August 1976.
Ray E. Stewart DIRECTOR OF ASSESSMENT & TAXATION
Ray E. Stewart by David H. Hill DEPUTY

FILED FOR RECORD THIS 11th DAY OF August 1976 AT 3:20 O'CLOCK P.M. AND RECORDED IN VOLUME 12 OF PLATS AT PAGE 68 OF RECORDS OF JACKSON COUNTY, OREGON.

Harry Chipman COUNTY CLERK
Harry A. Poling DEPUTY