

# MOUNTAIN RANCH SUBDIVISION UNIT No. 4

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 DEDICATE THE STREET PLUG FOR PUBLIC STREET PURPOSES AND WE DO HEREBY DESIGNATE SAID SUBDIVISION AS MOUNTAIN RANCH SUBDIVISION UNIT NO. 4, TO THE CITY OF ASHLAND.

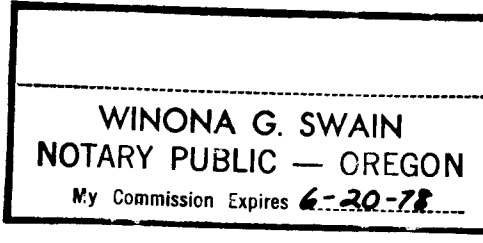
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 11 DAY OF January 1977.

Vincent L. Oredson  
VINCENT L. OREDSON

STATE OF OREGON <sup>SS</sup>  
COUNTY OF JACKSON  
January 11 A.D. 1977

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



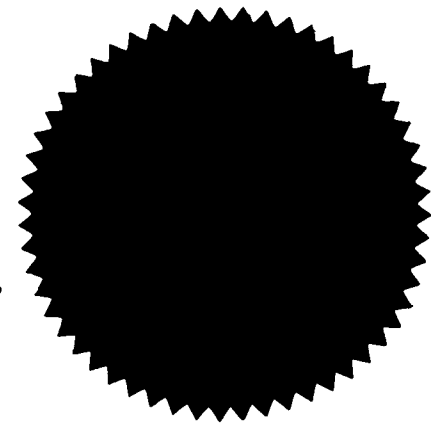
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 7th DAY OF January 1977.

John D. Todd  
JOHN D. TODD

STATE OF OREGON <sup>SS</sup>  
COUNTY OF DOUGLAS  
January 7 A.D. 1977

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

Robert D. Swain  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES Feb. 5, 1977



I CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO ME BY THE ASHLAND PLANNING COMMISSION IN OPEN MEETING OF January 10 1977, THE ABOVE PLAT IS HEREBY APPROVED BY THE ASHLAND PLANNING COMMISSION, DATED THIS 10 DAY OF February 1977.

R. Gene Morris PRESIDENT      Dale O. Hines SECRETARY

EXAMINED AND APPROVED THIS 10 DAY OF February 1977.  
Allen D. Blasing  
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. POINT OF DELIVERY WILL BE THE EXISTING TURNOUTS IN THE ASHLAND CANAL. EXAMINED AND APPROVED BY THE TALENT IRRIGATION DISTRICT IN REGULAR SESSION THIS 4th DAY OF JANUARY 1977.

ATTEST:  
Donald M. Minear PRESIDENT      W. H. Schuber SECRETARY

## SURVEYOR'S CERTIFICATE

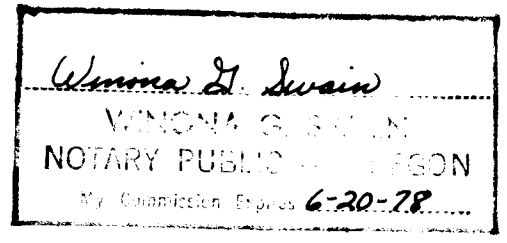
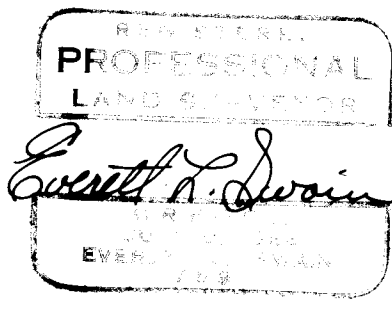
STATE OF OREGON  
COUNTY OF JACKSON

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 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 SECTIONS 14, 15, 22 & 23, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE BASE & MERIDIAN, JACKSON COUNTY, OREGON; THENCE ALONG THE SECTION LINE COMMON TO SECTIONS 14 & 23, S.89°49'45"E, 1329.50' TO A 1" PIPE & BRONZE CAP; THENCE LEAVING SAID SECTION LINE, S.00°13'03"E, ALONG THAT BOUNDARY LINE BY AGREEMENT & RECORDED AS INSTRUMENT NO. 73-01824 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, 1,004.14' TO A 6" DIA. BY 24" LONG CONCRETE POST WITH A 3" DIA. BRONZE DISK BEING THE INITIAL POINT OF MOUNTAIN RANCH SUBDIVISION UNIT NO. 4; THENCE CONTINUING S.00°13'03"E, 323.03' TO A 1" G.I. PIPE & BRONZE CAP SITUATED AT THE SOUTHWEST CORNER OF BRIGGS SUBDIVISION UNIT NO. 2, AS NOW RECORDED; THENCE S.89°20'26"W, ALONG THAT BOUNDARY LINE BY AGREEMENT & RECORDED AS INSTRUMENT NO. 73-10803 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, 421.94' TO THE AVERAGE CENTERLINE OF THE TALENT IRRIGATION DISTRICT CANAL; THENCE ALONG SAID CANAL CENTERLINE THE FOLLOWING COURSES: THENCE N.60°45'59"W, 167.57'; THENCE N.56°32'31"W, 79.38'; THENCE N.48°12'14"W, 80.59'; THENCE N.35°30'23"W, 68.63'; THENCE N.23°35'19"W, 78.40'; THENCE N.21°01'37"W, 105.72'; THENCE LEAVING SAID CANAL CENTERLINE & ALONG THE SOUTHEASTERLY BOUNDARY LINE OF MOUNTAIN RANCH SUBDIVISION UNIT NO. 3, N.63°00'21"E, 130.69' TO THE SOUTHWESTERLY RIGHT OF WAY OF GREENMEADOWS WAY; THENCE N.62°12'48"E, 47.005' TO THE NORTHEASTERLY RIGHT OF WAY OF GREENMEADOWS WAY; THENCE N.63°00'21"E, 100.00'; THENCE LEAVING THE SOUTHEASTERLY BOUNDARY LINE OF SAID UNIT NO. 3, S.26°59'39"E, 100.90' TO THE NORTHWESTERLY RIGHT OF WAY OF LUPINE DRIVE; THENCE S.37°53'49"E, 47.86' TO THE SOUTHEASTERLY RIGHT OF LUPINE DRIVE; THENCE S.45°20'59"E, 72.90'; THENCE S.60°20'02"E, 74.06'; THENCE S.77°51'48"E, 74.06'; THENCE N.84°49'58"E, 77.15'; THENCE N.82°10'43"E, 100.10'; THENCE N.86°57'01"E, 115.67' TO THE INITIAL POINT.

Everett L. Swain  
SURVEYOR

SUBSCRIBED & SWORN TO BEFORE ME THIS 24th DAY OF January 1977.



## POST MONUMENTATION CERTIFICATE

ALL MONUMENTS WILL BE SET ON OR BEFORE THE 1ST DAY OF JULY, 1978  
ALL MONUMENTS ARE NOW SET, ON THIS 19th DAY OF MARCH 1979. SEE DOCUMENT NO. 79-05508 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

Everett 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 1977 CALENDAR YEAR HAVE BEEN PAID.  
DATE: FEBRUARY 14, 1977

Ray E. Stewart ASSESSOR      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 14th DAY OF FEBRUARY 1977.

Ray E. Stewart DIRECTOR OF ASSESSMENT & TAXATION      David H. Hill DEPUTY

FILED FOR RECORD THIS 16 DAY OF February 1977 AT 1:08 O'CLOCK P.M. AND RECORDED IN VOLUME 13 OF PLATS AT PAGE 3 OF RECORDS OF JACKSON COUNTY, OREGON.

Harvey Chapman COUNTY CLERK      Thomas D. Jewett DEPUTY

# MOUNTAIN RANCH SUBDIVISION UNIT No. 4

TO THE CITY OF ASHLAND

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

Basis of Bearing:

N.O.A.A. TRUE BEARING AT N-S  $\frac{1}{2}$  OF SEC. 23

- Found monument as shown
- Found 5/8 x 30 inch Iron Pin tagged RLS 759
- Set 5/8 x 30 inch Iron Pin tagged RLS 759
- Set 5/8 x 24 inch Iron Pin tagged RLS 759
- Set 5/8 x 24 inch Iron Pin w/Alum. Cap mkd. Wit. Cor. 20' back on property line from street right of way
- ◆ Deferred monuments

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

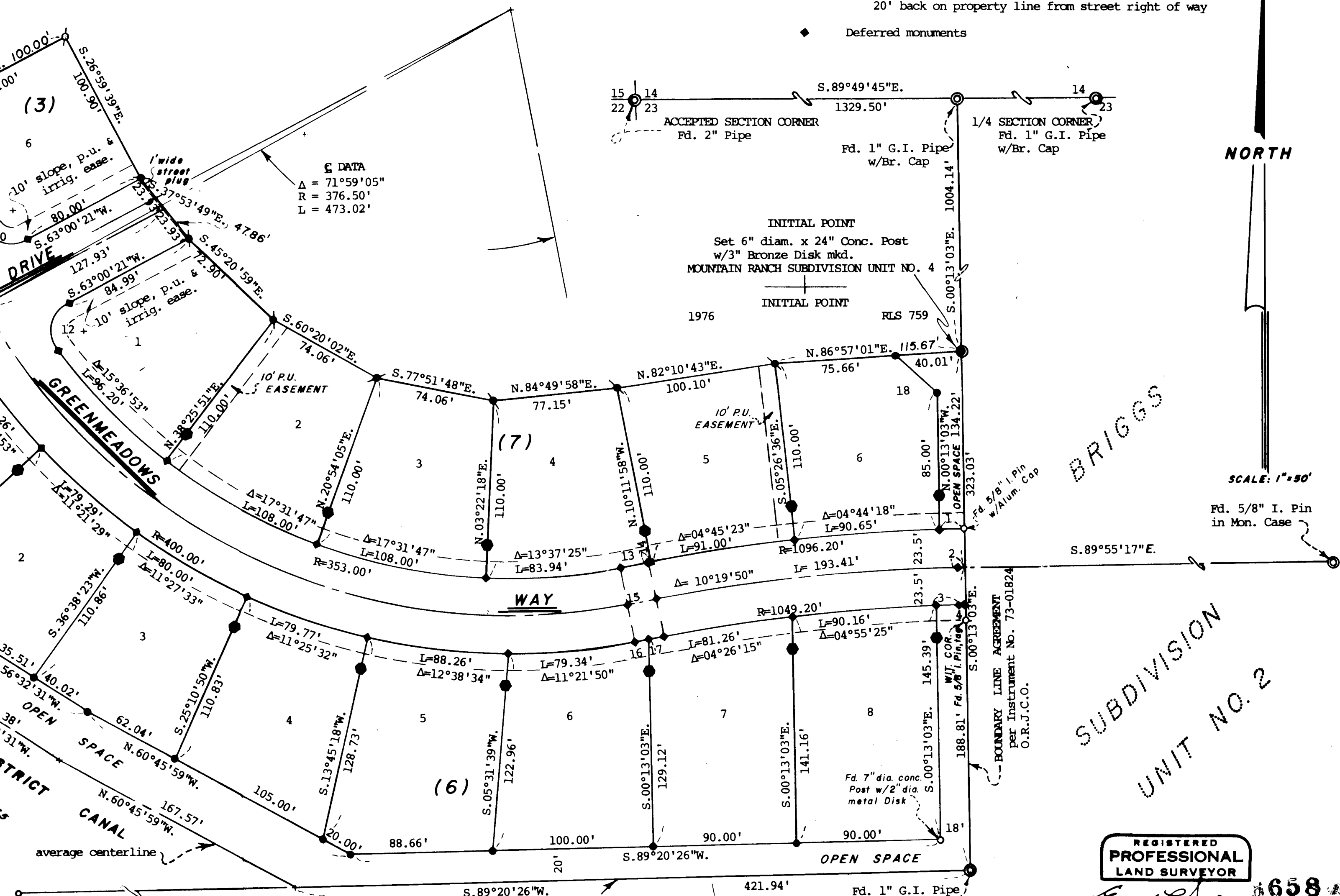
*Everett L. Swain*  
SURVEYOR

MOUNTAIN RANCH SUBDIVISION UNIT NO. 3

TALENT PERPETUAL RIGHT OF WAY

1.  $\Delta = 00^{\circ}47'01''$   
L = 15.00'
2. N.89°55'17"W. 0.13'
3.  $\Delta = 00^{\circ}58'10''$   
L = 17.75'
4. S.89°55'17"E. 0.25'
5. N.21°01'37"W. 4.925'
6. N.23°39'19"W. 34.64'
7. N.48°12'14"W. 7.51'
8.  $\Delta = 90^{\circ}00'00''$   
R = 20.00'  
L = 31.42'
9.  $\Delta = 82^{\circ}54'24''$   
R = 20.00'  
L = 28.94'
10.  $\Delta = 90^{\circ}00'00''$   
R = 20.00'  
L = 31.42'
11.  $\Delta = 01^{\circ}16'23''$   
L = 8.37'
12.  $\Delta = 98^{\circ}57'37''$   
R = 20.00'  
L = 34.54'
13. N.79°44'53"E. 18.51'
14.  $\Delta = 00^{\circ}03'08''$   
L = 1.00'
15. S.79°44'53"W. 18.51'
16. N.79°44'53"E. 8.85'
17. N.79°44'53"E. 9.66'
18. N.46°38'00"W. 34.47'

IRRIGATION & EASEMENT per Vol. 49 of P. 363-365 DISTRICT CANAL



R. S. NO. 5324

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Everett L. Swain*  
OREGON  
JULY 3, 1966  
EVERETT L. SWAIN  
759

658