

MOUNTAIN RANCH SUBDIVISION UNIT No. 5

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. 5** TO THE CITY OF ASHLAND.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 22 DAY OF June 1977.

Vincent L. Oredson
VINCENT L. OREDSON

STATE OF OREGON
COUNTY OF JACKSON
June 22 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 - OREGON
My Commission Expires 6-20-78

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

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 23 DAY OF June 1977.

John D. Todd
JOHN D. TODD

STATE OF OREGON
COUNTY OF DOUBLAS
June 23 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:

Tom L. Sealburg
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 12/1/80

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 25th DAY OF July 1977.

R. Gene Morris PRESIDENT
Gregory Winterwood SECRETARY
EXAMINED AND APPROVED THIS 25 DAY OF July 1977.
Allen D. Albright 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 12 DAY OF July 1977.
ATTEST:

Donald W. Nisner PRESIDENT
W. H. Hoyle 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 HERON SHOWN AND THE PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

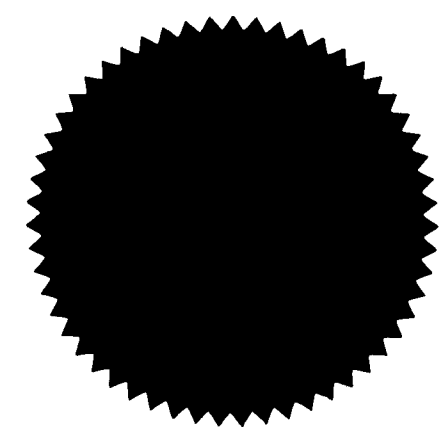
COMMENCING AT A 2" IRON PIPE SITUATED AT THE SECTION CORNER COMMON TO SECTIONS 14, 15, 22 & 23, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE BASE & MERIDIAN, JACKSON COUNTY, OREGON; THENCE S.89°49'45"E. ALONG THE SECTION LINE COMMON TO SECTIONS 14 & 23, 1,329.50' TO A 1" PIPE & BRONZE CAP SITUATED ON THAT BOUNDARY LINE BY AGREEMENT, RECORDED AS DOCUMENT NO. 73-01824 OF THE OFFICIAL RECORDS, JACKSON COUNTY, OREGON; THENCE LEAVING SAID SECTION LINE S.00°13'03"E. ALONG SAID BOUNDARY LINE BY AGREEMENT, 327.26' 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. 5; THENCE CONTINUING S.00°13'03"E., 676.89' TO A FOUND CONCRETE POST & BRONZE DISK MONUMENTING THE INITIAL POINT OF MOUNTAIN RANCH SUBDIVISION UNIT NO. 4, AS NOW RECORDED, THENCE ALONG THE NORTHERLY & NORTHEASTERLY BOUNDARY LINE OF MOUNTAIN RANCH SUBDIVISION UNIT NO. 4 THE FOLLOWING COURSES: THENCE S.86°57'01"W, 115.67'; THENCE S.82°10'43"W, 100.10'; THENCE S.84°49'58"W, 77.15'; THENCE N.77°51'48"W, 74.06'; THENCE N.60°20'02"W, 74.06'; THENCE N.45°20'59"W, 72.90' TO THE SOUTHERLY RIGHT OF WAY OF LUPINE DRIVE; THENCE N.37°53'49"W, 47.86' TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SAID DRIVE; THENCE LEAVING THE RIGHT OF WAY OF SAID DRIVE, N.26°59'39"W, 100.90' TO A POINT ON THE SOUTHEASTERLY BOUNDARY LINE OF MOUNTAIN RANCH SUBDIVISION UNIT NO. 3, AS NOW RECORDED; THENCE N.31°45'43"E. ALONG THE EASTERLY & SOUTHEASTERLY BOUNDARY LINE OF SAID UNIT NO. 3, 17.54'; THENCE N.26°59'39"W, 54.44'; THENCE N.01°59'30"W, 33.80'; THENCE N.19°51'47"E., 62.71'; THENCE N.25°55'31"E. ALONG A BOUNDARY LINE COMMON TO MOUNTAIN RANCH SUBDIVISION UNIT NO. 2 & 3, AS NOW RECORDED, 389.16'; THENCE N.75°49'23"E. ALONG THE SOUTHERLY BOUNDARY LINE OF SAID UNIT NO. 2, 51.13' TO THE SOUTHWESTERLY CORNER OF MOUNTAIN RANCH SUBDIVISION UNIT NO. 1, AS NOW RECORDED; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID UNIT NO. 1, THE FOLLOWING COURSES: THENCE S.89°49'45"E., 26.55'; THENCE S.66°04'39"E., 61.47'; THENCE N.64°21'39"E., 58.87'; THENCE S.89°49'45"E., 120.00'; THENCE S.58°33'38"E., 87.18' TO THE INITIAL POINT.

Everett L. Swain
SURVEYOR

SUBSCRIBED & SWORN TO BEFORE ME THIS 25th DAY OF July 1977.

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

REGISTERED PROFESSIONAL LAND SURVEYOR
Everett L. Swain
OREGON
JULY 8, 1966
EVERETT L. SWAIN
759



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

POST MONUMENTATION CERTIFICATE

ALL MONUMENTS WILL BE SET ON OR BEFORE THE 1ST DAY OF JANUARY, 1979.
ALL MONUMENTS ARE NOW SET, ON THIS 19th DAY OF MARCH 1979. SEE DOCUMENT NO. 19-05509 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: JULY 26, 1977

Ray E. Stewart COUNTY 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 26th DAY OF July 1977.

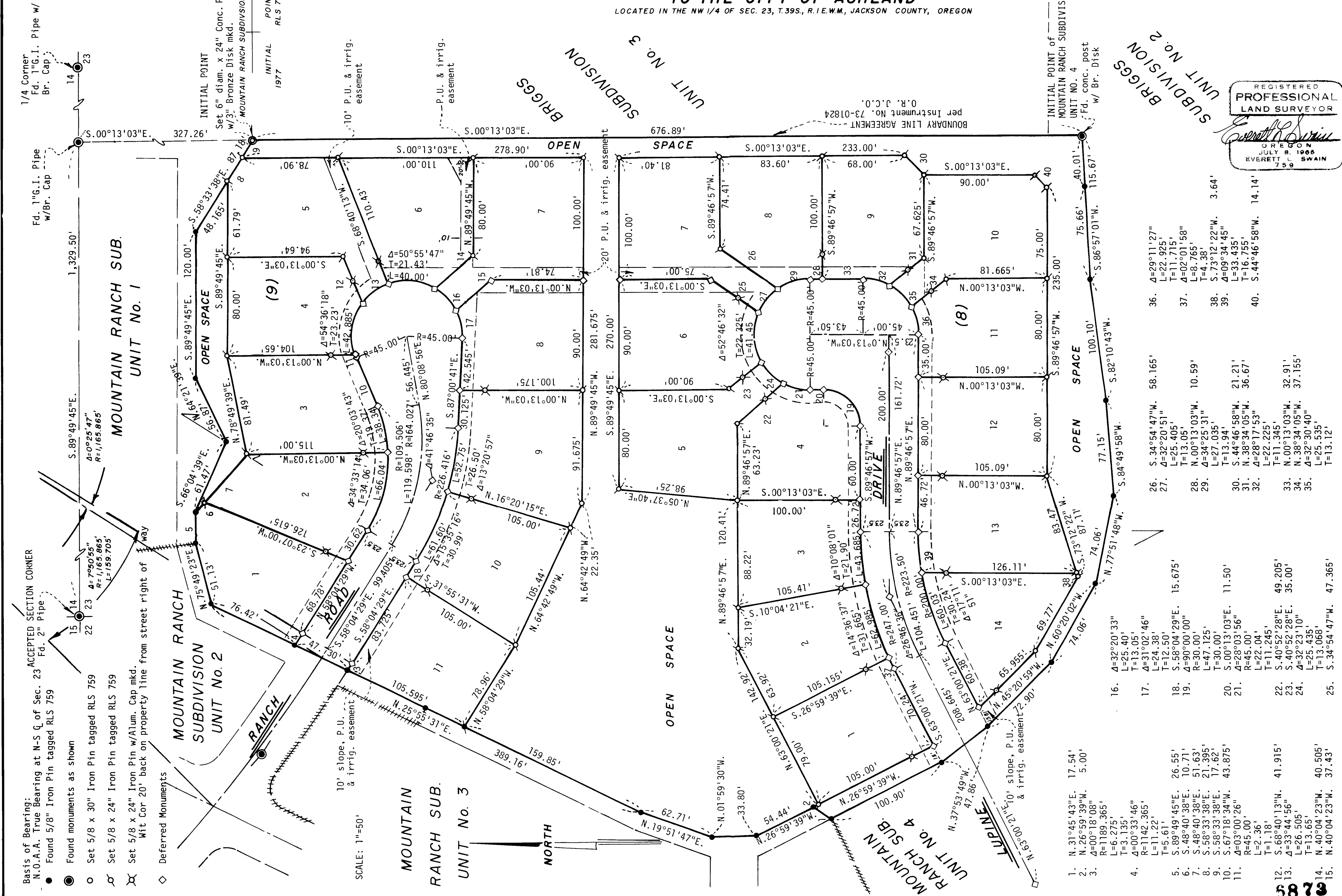
Ray E. Stewart DIRECTOR OF ASSESSMENT & TAXATION
David H. Hill DEPUTY

FILED FOR RECORD THIS 29th DAY OF July 1977 AT 11:09 O'CLOCK A. M. AND RECORDED IN VOLUME 13 OF PLATS AT PAGE 13 OF RECORDS OF JACKSON COUNTY, OREGON.

Harry Chipman COUNTY CLERK
Ruby A. Poling DEPUTY

MOUNTAIN RANCH SUBDIVISION UNIT No. 5

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. True Bearing at N-S C. of Sec. 23
ACCEPTED SECTION CORNER
Fd. 2" Pipe
- Found 5/8" Iron Pin tagged RLS 759
 - Found monuments as shown
 - Set 5/8 x 30" Iron Pin tagged RLS 759
 - Set 5/8 x 24" Iron Pin tagged RLS 759
 - Set 5/8 x 24" Iron Pin w/Alum. Cap mkd. w/ Cor 20" back on property line from street right of way
 - ◇ Deferred Monuments

SCALE: 1"=50'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Everett Swain

OREGON
JULY 8, 1966
EVERETT L. SWAIN
759

1. N. 31°45'43"E. 17.54'
2. N. 26°59'39"W. 5.00'
3. A=60°18'08"
L=6.275'
T=3.135'
4. A=60°33'46"
R=1189.365'
L=11.22'
T=5.61'
5. S. 89°49'45"E. 26.55'
6. S. 48°40'38"E. 10.71'
7. S. 48°40'38"E. 51.63'
8. S. 58°33'38"E. 21.395'
9. S. 58°33'38"E. 17.62'
10. S. 67°18'34"W. 43.875'
11. A=03°00'26"
R=45.00'
L=2.36'
T=1.18'
12. S. 68°40'13"W. 41.915'
13. A=33°44'56"
L=26.505'
T=13.65'
14. N. 40°04'23"W. 40.505'
15. N. 40°04'23"W. 37.43'
16. A=32°20'33"
L=25.40'
T=13.05'
17. A=31°02'46"
L=24.38'
T=12.50'
18. S. 58°04'29"E. 15.675'
19. A=90°00'00"
R=30.00'
L=47.125'
T=30.00'
20. S. 00°13'03"E. 11.50'
21. A=28°03'56"
R=45.00'
L=22.04'
T=11.245'
22. S. 40°52'28"E. 49.205'
23. S. 40°52'28"E. 35.00'
24. A=32°23'10"
L=25.435'
T=13.068'
25. S. 34°54'47"W. 47.365'
26. S. 34°54'47"W. 58.165'
27. A=32°20'51"
L=25.405'
T=13.05'
28. N. 00°13'03"W. 10.59'
29. A=34°25'31"
L=27.035'
T=13.94'
30. S. 44°46'58"W. 21.21'
31. N. 38°34'05"W. 36.67'
32. A=28°17'53"
L=22.225'
T=11.345'
33. N. 00°13'03"W. 32.91'
34. N. 38°34'05"W. 37.155'
35. L=32°30'40"
L=25.535'
T=13.12'
36. A=29°11'27"
L=22.925'
T=11.715'
37. A=02°01'58"
L=8.765'
T=4.38'
38. S. 73°12'22"W. 3.64'
39. A=09°34'45"
L=33.435'
T=16.755'
40. S. 44°46'58"W. 14.14'

5878