

# RAVENWOOD TOWNHOMES

## A PLANNED UNIT DEVELOPMENT

TO THE CITY OF ASHLAND

LOCATED IN NW 1/4 OF SEC. 9, TWP. 39S., R. 1 E.W.M., JACKSON COUNTY, OREGON

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we Philip A. Thormahlen, Sharon C. Thormahlen and Donald E. Gorman are the owners in fee simple of the lands described hereon and that we have caused the same to be surveyed and platted into units as set forth hereon and this plat is a correct representation of said planned unit development. That portion of each unit situated outside of the foundation of each building structure thereon, may be utilized for utility installation, inasmuch as the utility installation would apply to the whole of the planned unit development and shall constitute a "utility easement". The lands platted hereby shall be subject to a declaration of covenants, conditions, restrictions and cross-easements pertaining to the common use of the driveway, parking lots, trash receptable areas and recreational facilities, as well as the common grounds situated outside of each unit as shown hereon. Said planned unit development shall be subject to those easements and/or rights of way now of record. We do hereby dedicate this planned unit development as **RAVENWOOD TOWNHOMES A PLANNED UNIT DEVELOPMENT** to the City of Ashland.

IN WITNESS WHEREOF, we have set our hands and seals this 4<sup>TH</sup> day of DECEMBER 1979

Philip A. Thormahlen Philip A. Thormahlen  
Sharon C. Thormahlen Sharon C. Thormahlen  
Donald E. Gorman Donald E. G. Gorman

STATE OF OREGON ss  
County of Jackson

December 4 A.D. 1979

Personally appeared the above named Philip A. Thormahlen, Sharon C. Thormahlen and Donald E. G. Gorman and acknowledged the foregoing instrument to be their voluntary act and deed.  
Before me:

Winona G. Swain Winona G. Swain  
 Notary Public for Oregon  
 My Commission expires 6-20-82  
 WINONA G SWAIN  
 NOTARY PUBLIC - OREGON  
 My Commission Expires 6-20-82

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of JULY 12, 1979, the above plat is hereby approved. Dated this 4<sup>TH</sup> day of DECEMBER 1979.

Lois Shanker President  
Richard J. Windelbrecht Acting Secretary

Examined and approved this 4<sup>th</sup> day of December 1979

Jane H. Olson  
City Surveyor

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 7 day of December 1979

Ray Stewart Director of Assessment & Taxation  
Helen Gardner Deputy

Filed for record this 13 day of December 1979 at 11:18 o'clock A M. and recorded in Volume 14 of plats at page 8 of records of Jackson County, Oregon

Wallace Terry County Clerk  
Betty Key Deputy

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

Winona G. Swain  
SURVEYOR

### 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 plat is a correct representation of the same, and the following is an accurate description of the boundary lines: \_\_\_\_\_

Beginning at a concrete post with a bronze disk located directly over top a found 1 1/2 inch diameter iron pipe situated at the Southeast corner of Donation Land Claim No. 40 in the West half of Section 9, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon and being the Initial Point to RAVENWOOD TOWNHOMES, A PLANNED UNIT DEVELOPMENT; thence North 00°12'26" East along the boundary line common to Donation Land Claim Nos. 39 and 40, said Township and Range, 184.76 feet to a 5/8 inch iron pin; thence leaving said claim line, South 29°54'57" West (deed record South 28°45' West, 71.0 feet) 72.56 feet to a 5/8 inch iron pin situated at the Southeast corner of that tract of land set forth in Volume 27, page 221 of the Deed Records of Jackson County, Oregon; thence North 71°04'29" West (deed record North 71°09' West, 52.10 feet) 50.84 feet to a 5/8 inch iron pin situated in the boundary line common to Lots 15 and 16 of the "Revised" Hargadine Tracts to the City of Ashland, Oregon, as now recorded; thence South 29°04'04" West along the boundary line common to said Lots, 37.32 feet to a 5/8 inch iron pin; thence leaving said common boundary line, North 54°34'04" West, 160.22 feet to a 5/8 inch iron pin situated in the boundary line common to Lots 5 and 6 of said "Revised" Hargadine Tracts; thence South 29°02'22" West along said common boundary line, 104.48 feet to a 5/8 inch iron pin situated in the Northerly right of way of Vista (East Fork Street) Street; thence South 54°34'04" East along said right of way, 160.17 feet to a 5/8 inch iron pin situated in the boundary line common to Lots 15 and 16 of the "Revised" Hargadine Tracts, as now recorded; thence South 29°04'04" West along the North-westerly boundary line of said Lot 16 and the Northeasterly right of way of Vista Street, 3.52 feet to a 5/8 inch iron pin; thence continuing along said street right of way, South 54°34'04" East, 19.02 feet to a 5/8 inch iron pin situated in the Southerly boundary line of Donation Land Claim No. 40, said Township and Range; thence South 89°51'58" East along said claim line, 0.80 foot to a 5/8 inch iron pin; thence leaving said claim line and continuing along said Northeasterly right of way, South 32°03'39" East, 125.40 feet to a 5/8 inch iron pin; thence South 89°24'13" East along said street right of way, 132.50 feet to a found 5/8 inch iron pin; thence leaving said street right of way, North 00°35'47" East, 55.00 feet to a 5/8 inch iron pin; thence South 89°24'13" East, 11.35 feet to a found 5/8 inch iron pin; thence North 00°04'53" West, 52.29 feet to a found 5/8 inch iron pin situated in the Northerly boundary line of the Deuval's West Virginia Addition, as now recorded; thence North 89°51'58" West (record West) 73.00 feet to the initial point.

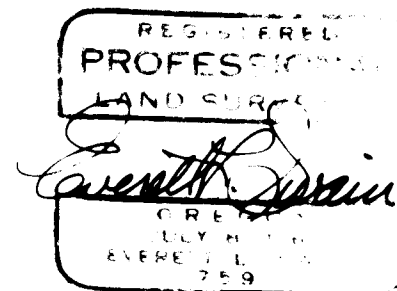
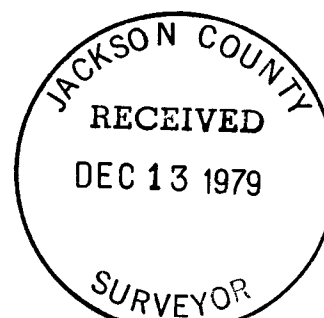
Everett L. Swain  
Surveyor

Subscribed and sworn to before me this 4<sup>th</sup> day of December 1979

Winona G. Swain  
 WINONA G SWAIN  
 NOTARY PUBLIC - OREGON  
 My Commission Expires 6-20-82

### POST MONUMENTATION CERTIFICATE

All monuments will be set on or before the 1st day of January, 1981. All monuments are now set, on this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_. See document No. \_\_\_\_\_ of the Official Records of Jackson County, Oregon.



\_\_\_\_\_  
Surveyor

# RAVENWOOD TOWNHOMES

## A PLANNED UNIT DEVELOPMENT

TO THE CITY OF ASHLAND  
LOCATED IN NW 1/4 OF SEC. 9, TWP. 39S., R.1 E.W.M., JACKSON COUNTY, OREGON

FORK STREET

Pt to Pt	Bearing	Distance
1-2	N. 67° 48' 27" W.	19.27'
1-3	S. 04° 05' 50" E.	5.59'
1-4	S. 47° 21' 56" E.	29.10'
5-6	N. 23° 04' 30" E.	24.25'
7-8	N. 56° 12' 40" E.	25.14'

SW cor D.L.C. No. 40  
no point set

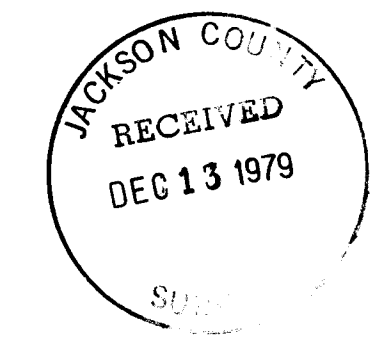
Fd. 1" sq. l. Bar  
WIT COR  
to outer boundary  
angle point

S. 29° 04' 04" W. 3.5'

S. 54° 34' 04" E. 19.02'

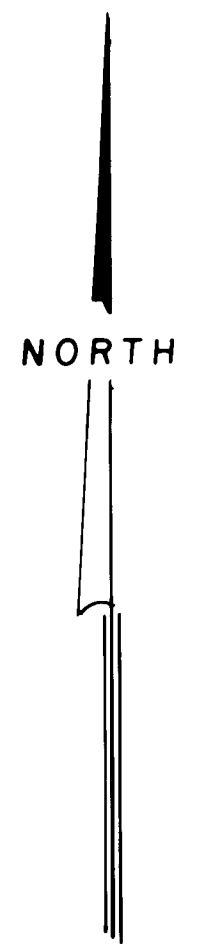
S. 89° 51' 58" E. 0.80'

- SCALE: 1" = 20'
- BASIS OF BEARING: N.O.A.A. TRUE BEARING AT N-S & SEC. 9
- Found 5/8 inch Iron Pin unless otherwise shown
  - ◇ Deferred Monument
  - Property line UNITS 13 thru 24
  - - - Property line at outside concrete stemwall
  - ▨ Garage, storage & access easement for unit as shown hereon (lower floor only)
  - Monument per Recorded Survey No. 7178



*Swain*

**INITIAL POINT**  
SE cor D.L.C. No. 40  
Fd. 1 1/2" I. Pipe Set 10" x 24" Conc. Post directly over top  
w/ Bronze Disk mkd.  
**RAVENWOOD TOWNHOMES**  
P.U.D.  
SE T 39S  
DLC 40 R 1 E  
**INITIAL POINT**  
SWAIN SURVEYING, INC 1979



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

*Swain*  
SURVEYOR

