

# CREEK VIEW TERRACE

## A PLANNED UNIT DEVELOPMENT

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

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Van Wey-Schleining Homes, Inc., an Oregon corporation, Siskiyou Construction, Inc., an Oregon corporation, and Rick Jones are the owners in fee simple of the land as described hereon and have caused the same to be surveyed and platted into lots as set forth hereon and this plat is a correct representation of said planned unit development. The land platted hereby shall be subject to a declaration of covenants, conditions, and restrictions, as set forth in separate writings, and is to be filed simultaneously herewith and thereby made a part hereof. We do hereby dedicate to the City of Ashland an easement over and across a strip of land 15 feet in width for sanitary sewer purposes only, along with a 10 foot road slope and public utility easement, Northeasterly of and contiguous to, the Northeasterly right of way of Hersey Street as shown hereon. We do hereby dedicate to the City of Ashland, for greenway purposes only, that parcel of land as shown hereon as "GREENWAY". We do hereby dedicate this planned unit development as **CREEK VIEW TERRACE A PLANNED UNIT DEVELOPMENT**

IN WITNESS WHEREOF, Van Wey-Schleining Homes, Inc., an Oregon corporation, pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by its officer this 25 day of Feb, 1980

John Schleining Secretary  
John Schleining

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

### STATE OF OREGON

County of Jackson ss  
February 25 A.D. 1980

Personally appeared the above named John Schleining, Secretary of Van Wey-Schleining Homes, Inc., an Oregon corporation, and acknowledged the foregoing instrument to be his voluntary act and deed.  
Before me:

Winona G. Swain  
Notary Public for Oregon  
My Commission expires 6-20-82

IN WITNESS WHEREOF, Siskiyou Construction, Inc., an Oregon corporation, pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by its officers this 26 day of Feb, 1980

Richard D. Kromminga President  
Richard D. Kromminga

Duane F. Smith Secretary  
Duane F. Smith

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Everett L. Swain  
OREGON  
JULY 8, 1968  
EVERETT L. SWAIN  
759

### STATE OF OREGON

County of Jackson ss  
February 26 A.D. 1980

Personally appeared the above named Richard D. Kromminga, President and Duane F. Smith, Secretary of Siskiyou Construction, Inc., an Oregon corporation, and acknowledged the foregoing instrument to be their voluntary act and deed.  
Before me:

Winona G. Swain  
Notary Public for Oregon  
My Commission expires 6-20-82

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

IN WITNESS WHEREOF, I have set my hand and seal this 25 day of FEB, 1980.

Rick Jones  
Rick Jones

JACKSON COUNTY  
RECEIVED  
MAR 13 1980  
SURVEYOR

### STATE OF OREGON

County of Jackson ss  
February 25 A.D. 1980

Personally appeared the above named Rick Jones and acknowledged the foregoing instrument to be his voluntary act and deed.  
Before me:

Winona G. Swain  
Notary Public for Oregon  
My Commission expires 6-20-82

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

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

Everett L. 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: \_\_\_\_\_

Commencing at a found 1 inch galvanized iron pipe with a bronze cap situated at the Southwest corner of Donation Land Claim No. 41, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon; thence North 57°38'33" West (deed record North 57°39'58" West, 560.15 feet) 560.45 feet to a 5/8 inch iron pin situated at the intersection of the Northeasterly extension of the Northwesterly right of way of Water Street with the Northeasterly right of way of Hersey Street; thence North 63°42'48" West along the Northeasterly right of way of Hersey Street, 223.08 feet to a 6 inch diameter concrete post with a bronze disk, said point bears North 59°22'12" West, 782.64 feet from the Southwest corner of Donation Land Claim No. 41, said Township and Range and being the Initial Point of CREEK VIEW TERRACE PLANNED UNIT DEVELOPMENT; thence leaving said Northeasterly right of way, North 25°34'52" East, 75.00 feet to a 5/8 inch iron pin; thence South 63°42'48" East (deed record South 63°45' East) 11.78 feet to a 5/8 inch iron pin; thence North 25°34'52" East (deed record North 25°35' East) 209.60 feet to a 5/8 inch iron pin; thence South 63°42'48" East (deed record South 63°45' East) 123.01 feet to a 5/8 inch iron pin Witness Corner; thence continuing South 63°42'48" East, 25.23 feet to a 5/8 inch iron pin situated at the average centerline of Ashland Creek; thence South 22°24'59" East along said average centerline of said creek, 48.91 feet to a 5/8 inch iron pin; thence South 03°09'29" East, 65.13 feet to a 5/8 inch iron pin; thence leaving said average centerline of said creek, South 24°59'52" West (deed record South 25° West) 25.25 feet to a 5/8 inch iron pin Witness Corner; thence continuing South 24°59'52" West (deed record South 25° West) 165.00 feet to a 5/8 inch iron pin situated in the Northeasterly right of way of Hersey Street (Stanley Street); thence North 63°10'20" West (deed record North 63° West, 6.5 feet) 5.85 feet to a point of intersection with the Northeasterly extension of the Northwesterly right of way of Water Street, said point being situated on an existing sanitary sewer manhole; thence South 32°47'49" West (deed record South 32°45' West, 5.75 feet) 5.47 feet to a 5/8 inch iron pin situated at the intersection of the Northwesterly right of way of Water Street with the Northeasterly right of way of Hersey Street, said point bears North 57°38'33" West (deed record North 57°39'58" West, 560.15 feet) 560.45 feet from the Southwest corner of Donation Land Claim No. 41, said Township and Range; thence North 63°42'48" West along the Northeasterly right of way of Hersey Street, (deed record North 63°45' West) 223.08 feet to the initial point.

Subscribed and sworn to before me this 26 day of February, 1980

Everett L. Swain  
Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of SEPT. 12, 1977, the above plat is hereby approved. Dated this 4 day of March, 1980

Richard D. Kromminga  
President

John A. Ferguson  
Secretary

Examined and approved this 4 day of March, 1980

James H. O'Leary  
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 11 day of March, 1980

Ray Stewart  
Director of Assessment & Taxation

Gene Jordan  
Deputy Note: The above approval is valid for this calendar year only - 1980

Filed for record this 13 day of March, 1980 at 1:27 o'clock P.M. and recorded in

Volume 14 of plats at page 19 of records of Jackson County, Oregon

Waldene Terry  
County Clerk

Betty Key  
Deputy

2278

82/73

SURVEY NO. 8277

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: John Schleining  
585 Thornton Way  
Ashland, Oregon 97520

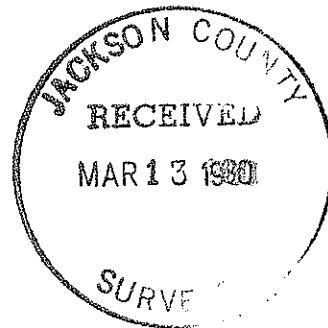
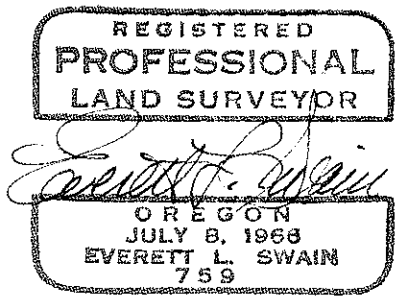
LOCATION: Situated in the Southwest quarter of Section 4, Township 39 South,  
Range 1 East of the Willamette Base and Meridian, Jackson County,  
Oregon.

PURPOSE: To survey and monument Creek View Terrace Planned Unit Development  
as shown on the accompanying map.

PROCEDURE: From survey control established in the course of a previous survey,  
proceeded survey and monument said planned unit development.

March 12, 1980

Swain Surveying, Inc.  
27 1/2 N. Main Street  
Ashland, Oregon 97520



**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.

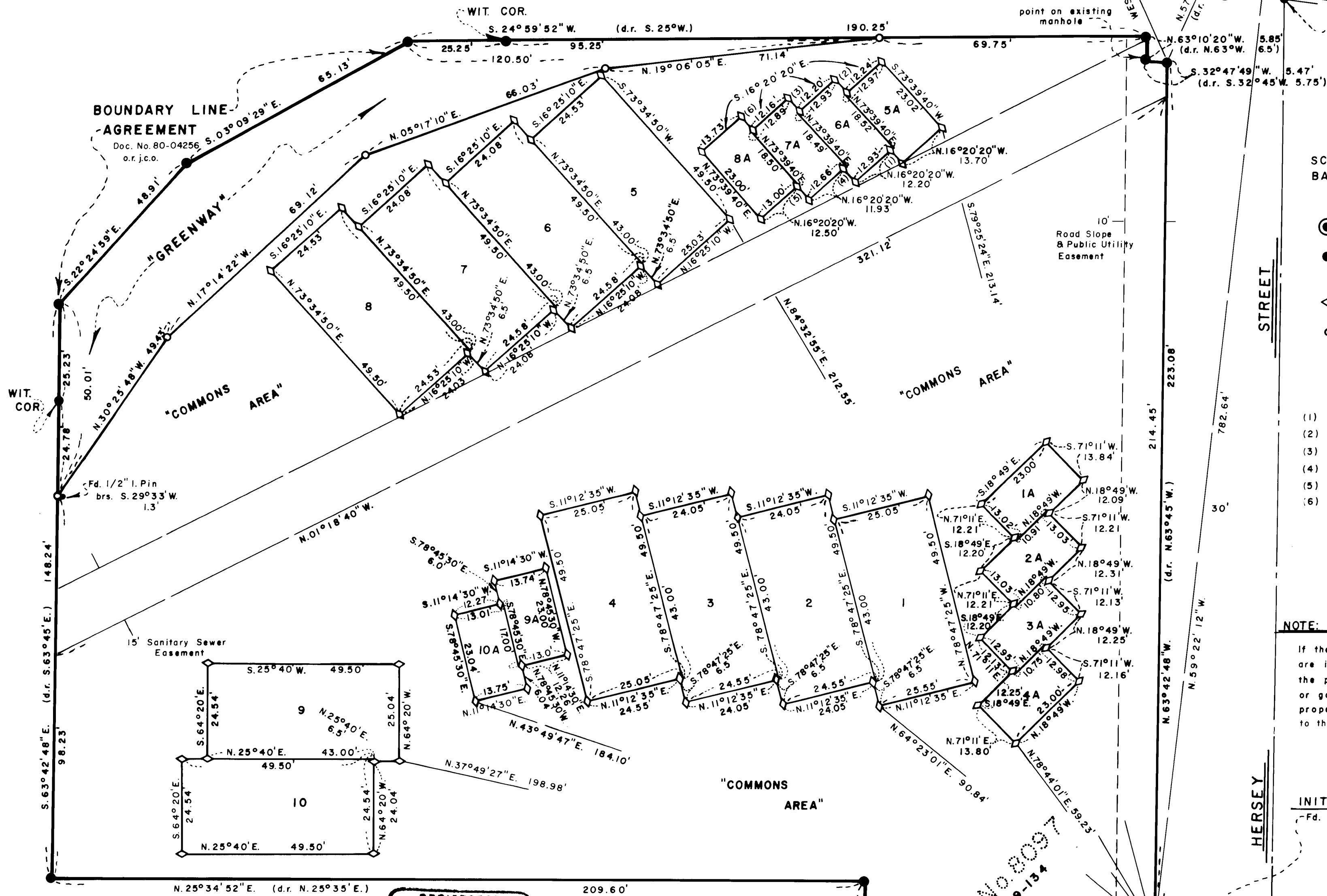
\_\_\_\_\_  
Surveyor

# CREEK VIEW TERRACE

## A PLANNED UNIT DEVELOPMENT

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

FOR DECLARATION see Doc. No. \_\_\_\_\_



SCALE: 1" = 20'  
BASIS OF BEARING:  
N.O.A.A. True Bearing N-S & Sec. 4

- Found monument as shown
- Found 5/8 inch Iron Pin tagged unless otherwise shown
- ◇ Deferred monuments
- Set 5/8 x 24 inch Iron Pin tagged RLS 759

- (1) N. 73° 39' 40" E. 4.5'
- (2) S. 73° 39' 40" W. 4.47'
- (3) S. 73° 39' 40" W. 4.51'
- (4) N. 73° 39' 40" E. 4.5'
- (5) N. 73° 39' 40" E. 4.5'
- (6) S. 73° 39' 40" W. 4.5'

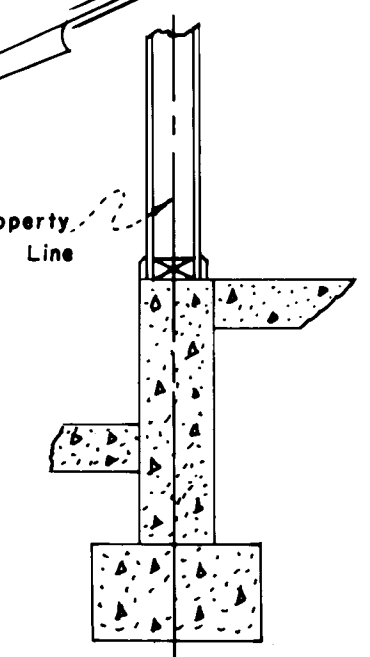
**NOTE:**

If the property lines, as monumented, are in conflict with the location of the party walls of either the units or garages, then the location of the property line shall be in reference to the party walls as shown hereon.

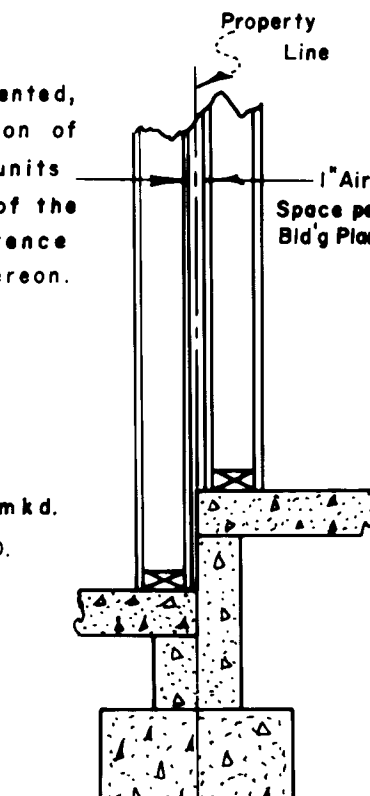
**INITIAL POINT**

-Fd. 6" Conc. Post w/Br. Disk mkd.  
CREEK VIEW TERRACE P.U.D.  
SWAIN SURVEYING INC

INITIAL POINT  
1979



GARAGE PARTY WALL  
LOTS 1A Thru 10A  
NO SCALE



UNIT PARTY WALL  
LOTS 1 Thru 10  
NO SCALE

SHEET 2 of 2

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

*Everett L. Swain*  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Everett L. Swain*  
OREGON  
JULY 6, 1966  
EVERETT L. SWAIN  
799

JACKSON COUNTY  
RECEIVED  
MAR 13 1980  
SURVEYOR

S No. 809  
PA 78-134

2228

39 1 E 4 CD

8277

8R/73