

GUTHRIE HEIGHTS PLANNED UNIT DEVELOPMENT

TO THE CITY OF ASHLAND

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we Dana R. Sudborough and Lois Sudborough, husband and wife, are the owners in fee simple of the lands as described hereon and Dean Fisher and Marie Fisher, husband and wife, are the contract purchasers, and that we did cause the same to be surveyed and platted into lots as set forth and that this plat is a correct representation of said planned unit development. The lands platted hereby shall be subject to a declaration of covenants, conditions and restrictions. The "private way", as shown hereon, may be used for the placement of public and private utilities and irrigation lines. Southern Oregon Cable TV is hereby granted the right to use the "private way" for underground placement of TV cable, as required. Public and private emergency vehicles are hereby granted the right of ingress and egress over and across that strip of land as shown hereon as "private way". Lots 2, 3, 4 and 5 shall have the exclusive use, subject to the above conditions, of the "private way", as shown hereon and as set forth in the covenants, conditions and restrictions. Lots 2 and 3 shall be subject to an irrigation easement as shown hereon. Lot 2 shall be subject to a private sewer easement as shown hereon. Lots 4 and 5 shall be subject to a 15 foot public sanitary sewer easement westerly of and adjacent to the Easterly boundary line of said lots. The intent is to clarify that easement as set forth in Volume 444, page 307 of the Deed Records of Jackson County, Oregon and grant additional easement for said purposes, as shown hereon. We do hereby dedicate and convey to the public for public use a strip of land 3.50 feet in width for street purposes, Easterly of and adjacent to the Easterly right of way of Guthrie Street as shown hereon. Lots 1 and 2 shall be subject to a 10 foot slope easement as shown hereon. Lot 5 shall be subject to a public utility easement as shown hereon. We do hereby dedicate said planned unit development as GUTHRIE HEIGHTS PLANNED UNIT DEVELOPMENT to the City of Ashland.

IN WITNESS WHEREOF, we have set our hands and seals this 19th day of November 1979

Dana R. Sudborough
Dana R. Sudborough

Lois Sudborough
Lois Sudborough

STATE OF ARKANSAS ss

County of MARION

19th NOVEMBER A.D. 1979

Personally appeared the above named Dana R. Sudborough and Lois Sudborough, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me:

James M. Johnson
Notary Public for Arkansas
My Commission expires 12-17-82

IN WITNESS WHEREOF, we have set our hands and seals this 14 day of November 1979

Dean Fisher
Dean Fisher

Marie Fisher
Marie Fisher

STATE OF OREGON ss

County of Jackson

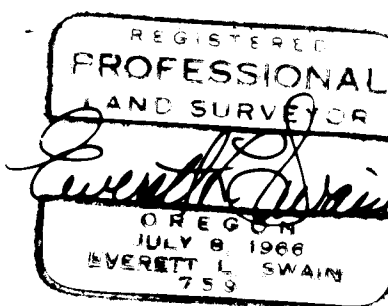
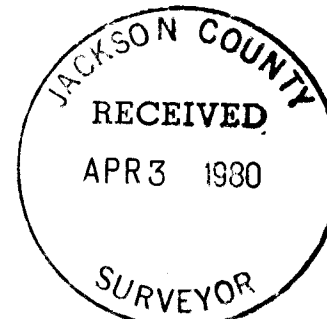
November 14 A.D. 1979

Personally appeared the above named Dean Fisher and Marie Fisher, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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

Winona G. Swain
Notary Public for 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 pipe with a bronze disk situated at the quarter corner common to Sections 9 and 16, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon; thence South 89°50'22" West along the section line common to Sections 9 and 16, 640.00 feet; thence leaving said section line North 00°13'38" West (d.r. North 0°17' West) along the Easterly right of way of Guthrie Street, 660.67 feet to a 5/8 inch iron pin; thence leaving said right of way North 89°53'22" East, 3.50 feet to a found 5/8 inch iron pin replaced with a 6 inch diameter by 24 inch long concrete post with a bronze disk for the Initial Point of GUTHRIE HEIGHTS PLANNED UNIT DEVELOPMENT; thence North 89°53'22" East (d.r. North 89°50' East) along the Southerly boundary line of that Minor Land Partition filed for record the 29th day of March, 1976 at 4:44 o'clock P.M. and recorded in Volume 1, page 38 of "Minor Land Partitions" in Jackson County, Oregon, 305.81 feet to a found 5/8 inch iron pin situated at the Southeast corner thereof; thence leaving said Minor Land Partition boundary line, South 00°17'50" East (d.r. South 0°17' East, 198.28 feet) and parallel to Taylor Street, 198.28 feet to a 5/8 inch iron pin; thence South 89°50'22" West (d.r. South 89°47' West) and parallel to the South boundary line of Section 9, said Township and Range, 309.55 feet to a 5/8 inch iron pin situated in the Easterly right of way of Guthrie Street; thence North 00°13'38" West (d.r. North 0°17' West, 198.28 feet) along said Easterly right of way, 198.55 feet to a 5/8 inch iron pin situated in the Southerly boundary line of the hereinabove referred to Minor Land Partition; thence leaving said right of way North 89°53'22" East (d.r. North 89°50' East) along said Southerly boundary line, 3.50 feet to the initial point.

Everett L. Swain
Surveyor

Subscribed and sworn to before me this 26th day of November 1979

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of August 1979, the above plat is hereby approved. Dated this 27 day of March 1980

Levi Shanker President
John Ferguson Secretary

Examined and approved this 27th day of March 1980

James 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 28 day of March 1980

Ray Stewart Director of Assessment & Taxation
Gene Harder Deputy
NOTE: The above approval is valid for the calendar year only - 1980

Filed for record this 3rd day of April 1980 at 8:40 o'clock A. M. and recorded in Volume 14 of plats at page 22 of records of Jackson County, Oregon.

Haldene Terry County Clerk
Ruby A. Poling Deputy

8303

8303

SURVEY NO. 8303

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Dean Fisher
1022 Clay Street
Ashland, Oregon 97520

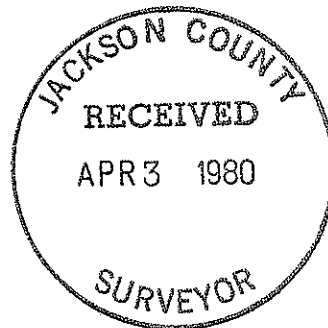
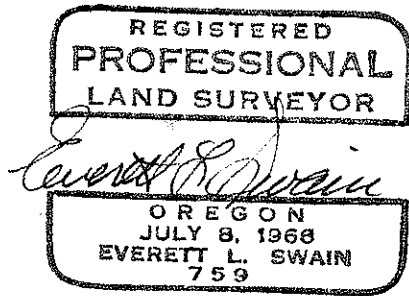
LOCATION: Situated in the Southwest quarter of Section 9, Township 39 South,
Range 1 East of the Willamette Base and Meridian, Jackson County,
Oregon.

PURPOSE: To survey and monument Guthrie Heights Planned Unit Development as
shown on the accompanying map.

PROCEDURE: From survey control established in the course of previous surveys
conducted in the general vicinity of this subdivision, proceeded
to establish additional control and then monument said subdivision
as shown on the attached map.

March 20, 1980

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



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TO THE CITY OF ASHLAND

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

INITIAL POINT

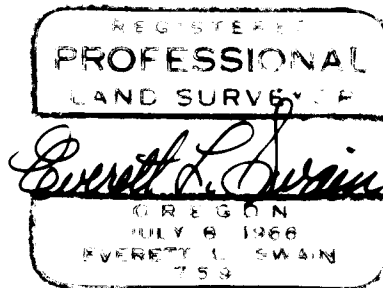
Found 5/8" Iron Pin replaced with a 6" dia. x 24" Concrete Post w/3" Bronze Disk mkd.

GUTHRIE HEIGHTS PLANNED UNIT DEVELOPMENT
SWAIN SURVEYING
INC

INITIAL POINT
1979

R.S. No. 6308
M 75-256

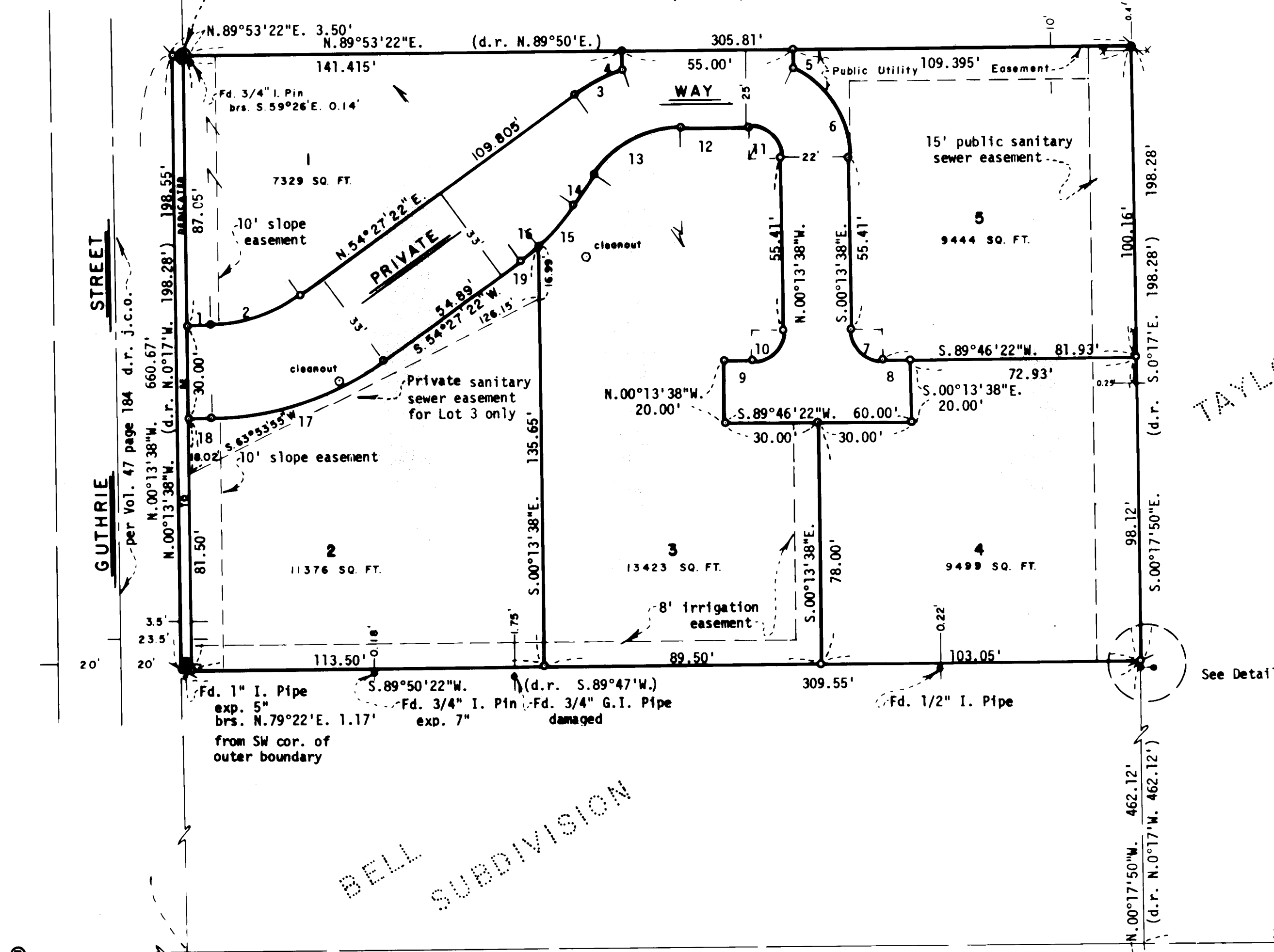
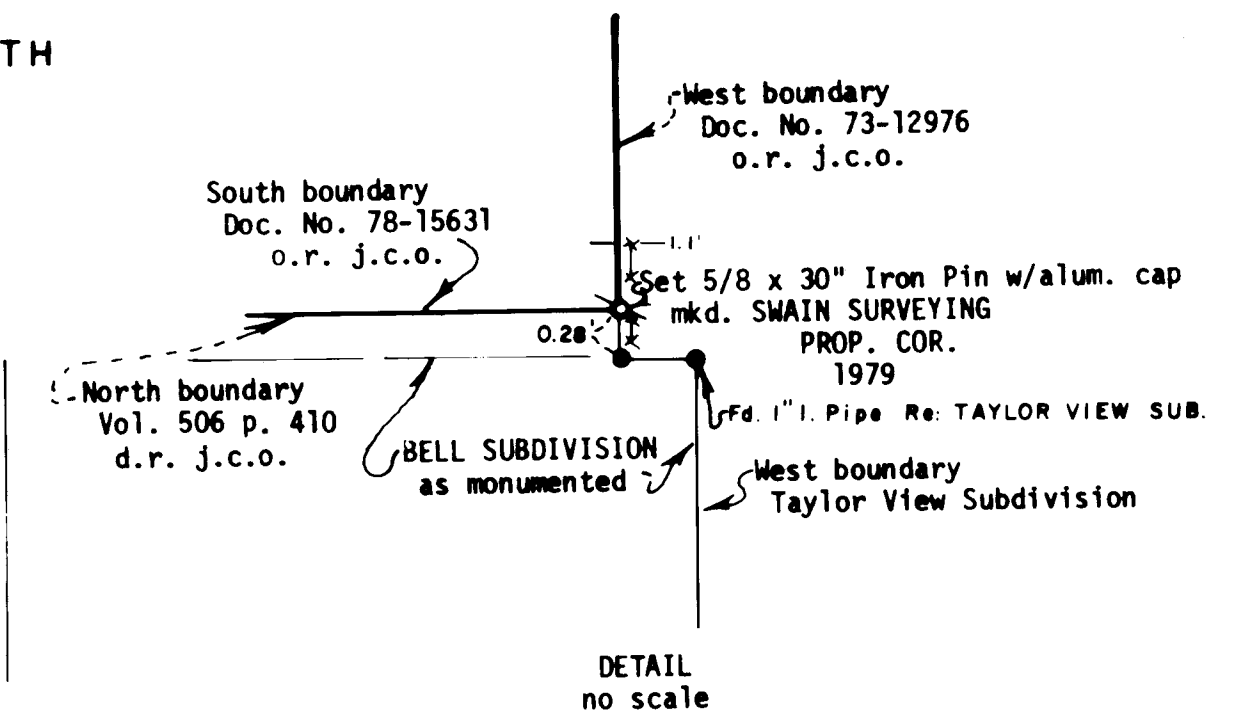
PT.	BEARING/Delta	DISTANCE	RADIUS
1	N. 89°46'22"E.	7.265'	
2	Δ=35°19'00"	30.82'	50.00'
3	Δ=16°48'11"	17.595'	60.00'
4	N. 00°06'38"W.	6.145'	
5	S. 00°06'38"E.	6.395'	
6	Δ=63°15'22"	35.33'	32.00'
7	Δ=90°00'00"	15.705'	10.00'
8	N. 89°46'22"E.	9.00'	
9	N. 89°46'22"E.	9.00'	
10	Δ=90°00'00"	15.705'	10.00'
11	Δ=89°53'00"	15.685'	10.00'
12	S. 89°53'22"W.	22.125'	
13	Δ=55°49'33"	33.125'	34.00'
14	S. 34°03'49"W.	11.79'	
15	Δ=14°21'57"	17.55'	70.00'
16	Δ=20°23'33"	24.915'	70.00'
17	Δ=35°19'00"	59.36'	96.302'
18	S. 89°46'22"W.	7.265'	70.00'
19	Δ=06°01'36"	7.36'	70.00'



Scale: 1"=30'
Basis of Bearing: N.O.A.A. True Bearing at N-S C of Sec. 9

- Found 5/8 inch Iron Pin tagged RLS 759 unless otherwise shown
- Set 5/8 x 24 inch Iron Pin tagged RLS 759
- ⊗ Set 5/8 x 30 inch Iron Pin tagged RLS 759

NORTH



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

Swain Surveying Inc.
SURVEYOR