# GLENNVIEW ESTATES

A PLANNED UNIT DEVELOPMENT

TO THE CITY OF ASHLAND

LOCATED IN D.L.C. No. 40 IN SE 1/4 OF SEC. 5, TWP. 39 S., R. I E.W. M., JACKSON COUNTY, OREGON

## FOR DECLARATION see Doc. No. 80-15640 I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that I W. R. Welch, Sr. am the owner in fee simple of the lands described hereon and that I did cause 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. Said planned unit development shall be subject to a declaration of covenants, conditions, restrictions and cross-easements pertaining to the common use of driveways, parking lots, trash receptable areas, as well as, the common grounds situated outside each lot as shown hereon. Reserving therefrom, irrigation easements over, across and through the parcel of land as described hereon for the construction, placing and maintaining of a 6 inch and 18 inch irrigation pipe lines, as shown hereon. I do hereby designate this planned unit development as GLENNVIEW ESTATES, A PLANNED UNIT DEVELOPMENT to the City of Ashland. Subject to any and/or easements and/or rights of way of record

IN WITNESS WHEREOF, I have set my hand and seal this 3/37 day of July 1980

Will-welch St.

STATE OF OREGON

and those apparent on the land.

County of Jackson

Personally appeared the above named W. R. Welch, Sr. and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:

My Commission expires 4-20-82

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of March 12 1980, the above plat is hereby approved. Dated this 15th day of August 1980.

Examined and approved this 1344 day of August 1980

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 14 day of Jug. 19 80.

Director of Assessment & Taxation

Sene Mendes

Deputy

Filed for record this 20 day of August 1980 at 4.08 o'clock PM. and recorded in Volume 14 of plats at page 33 of records of Jackson County, Oregon.

County Clerk Deputy

### 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 the Accepted Northwest corner of Donation Land Claim No. 40, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon; thence South 00°02'57" West (1888 plat record South 00°03' West, 950.62 feet) along the Westerly boundary line of Donation Land Claim No. 40, 951.77 feet to a point in the Northeasterly right of way of North Main Street; thence South 28°09'55" East along said right of way (1888 plat record South 28°12' East) 261.23 feet to a point of intersection of the Northeasterly right of way of North Main Street with the Northwesterly right of way of Glenn Street as set forth on that "Minor Land Partition" filed for record the 30th day of April, 1975 at 11:59 o'clock A.M. and recorded in Volume 1, page 19 of "Minor Land Partitions" in Jackson County, Oregon; thence North 60°59'05" East along said right of way of Glenn Street as set forth herein, (deed record North 60°57' East) 375.02 feet to a found 5/8 inch iron pin replaced with a 6 inch diameter by 24 inch long concrete post with a 3 inch diameter bronze disk for the INITIAL POINT of GLENNVIEW ESTATES, a PLANNED UNIT DEVELOPMENT; thence leaving said right of way, North 28°09'55" West, 250.00 feet to a found 5/8 inch iron pin; thence North 60°59'05" East (deed record North 60°57' East) and parallel to Glenn Street, 101.09 feet to a found 5/8 inch iron pin situated in the Southwesterly right of way of the Southern Pacific Railroad; thence along said railroad right of way along the arc of a 3,407.868 foot radius curve to the right, the radial bearings "in and out" are South 52°34'33" West and North 56°08'45" East (the central angle is 03 degrees 34 minutes and 12 seconds) 212.34 feet to a found 5/8 inch iron pin; thence South 33°51'15" East, 39.23 feet to a found 5/8 inch iron pin situated in the Northwesterly right of way of Glenn Street as hereinabove set forth; thence South 60°59'05" West (deed record South 60°57' West) along said Glenn Street right of way, 132.60 feet to the initial point.

Subscribed and sworn to before me this 31 day of

WINONA G. SWAIN NOTARY PUBLIC - OREGON My Commission Expires 4-20-82

WINONA G. SWAIN NOTARY PUBLIC - OREGON

REGISTERED **PROFESSIONAL** LAND SURVEYOR

RECEIVED AUG 2 0 1980 SURVEY

SHEET 1 of 2

#### SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

SURVEY FOR:

W. R. Welch

922 Reddy Street Medford, Oregon 97501

LOCATION:

Situated in Donation Land Claim No. 40 in the Southeast quarter of Section 5, Township 39 South, Range 1 East of the Willamette

Base and Meridian, Jackson County, Oregon.

PURPOSE:

To survey and monument Glennview Estates, a Planned Unit Development

as shown on the accompanying map.

PROCEDURE:

From survey control established in the course of a previous survey,

proceeded to survey and monument said planned unit development.

August 14, 1980

REGISTERED PROFESSIONAL LAND SURVEYOR ORE JULY 8. EVERETT L. 759 B. 1966 \_L SWAIN

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



FOR DECLARATION see Doc. No NORTH MAIN STREET GLENNVIEW ESTATES I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE A PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND NE'ly right of way---North Main Street LOCATED IN D.L.C. No. 40 IN SE 1/4 OF SEC. 5, TWP. 39 S., R. I E.W. M., JACKSON COUNTY, OREGON S. 28°09'55"E. (plat rec S. 28°12 E.) Scale: 1"=20' Basis of Bearing: N.O.A.A. True Bearing at N-S G Sec. 5 INITIAL POINT Found 5/8 inch Iron Pin unless otherwise shown Fd. 5/8" I. Pin replaced with E" x 24" Conc. Post w/Bronze Disk mkd.-Set 5/8 x 24 inch Iron Pin tagged RLS 759 **ACC**EPTED GLENVIEW ESTATES P. U.D. NW cor D.L.C. No. 40 SWAIN SURVEYING INC. Set 5/8 x 24 inch Iron Pin tagged WIT Cor Fd. 1" G.I. Pipe Re: R.S. No. 6004 8 4837 Corner of concrete foundation INITIAL POINT -WIT. COR. N. 28° 09'55"W. 1980 250.00 N. 28°32'35" W. N.28°32'35"w N. 28°32'35" W N.28°32'35" \ --roof overhang ---S 28°32'35"E-RECEIVED 1 - 1 - N. 28°32'35" W. - --,-roof overhang-AUG 20 1980 -S 28°32'35"Eapprox. location of an 18" concrete retraced irrigation--irrigation pipe, SURVEY easement per Vol. 30 P. 230 underground d.r. j.c.o. REGISTERED PROFESSIONAL LAND SURVEYOR Δ= 0°23'48" "10'e1000=4 S. 35°51'39"E. 13.00' Δ=00°19'01" L=18.85 5.54°08'21"W. 8.00 JULY 8, 1966 EVERETT L. SWAIN 759 R= 3407.868 25 25 Δ= 03° 34' 12" S.33°51'15"E. 39.23' approx. location of a 6" underground ∢Initial Point 30 RAILROAD PACIFIC SOUTHERN 5.53°55 approx location 18" conc. 30. irrigation pipe Bearing (9) N.61°01'**5**7"W. (10) S.77°49'25"W. Distance Bearing/Delta N.06<sup>o</sup>33'42"W. Radius <u>Distance</u> 2.31' 6.33 N.27°15'17"W. 55.81 -Conc. Irrigation (11) N.89°21'57"W. 13.74 R=11.539' Junction Box (3) Δ=42°33'28" L=8.57' (12)N.73°05'01"W. 7.36 Δ=14\*20'13" L=10.38'R=41.479' (13)N.46°28'37"W. 23.81' R= 6.11' Δ=61°32'25" L=6.56' (14) N.45°49'35"W. 31.24 N.62°30'23"E. 55.23 (6) (15) N.44°19'24"W. 21.94' L=13.36' 37.11' Δ=51°02'21" R=15.00' approx. location. 18" conc. irrigation S.66°27'16"E. DETAIL pipe Scale: 1"=5'

SHEET 2 of 2