

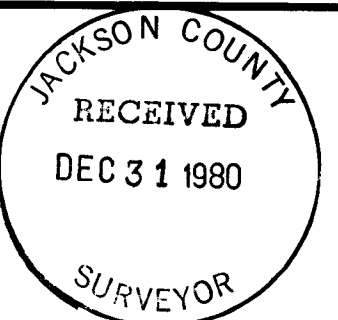
I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT.

Everett L. Swain SURVEYOR

HOLLY HEIGHTS SUBDIVISION

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

Ruby Jo Kneebone and George T. Langford are the owners in fee simple of the lands described hereon and that we caused the same to be surveyed and platted into lots as set forth and that this plat is a correct representation of said subdivision. We hereby dedicate a 10 foot public utility easement as shown hereon. Southern Oregon Cable TV shall be granted the right to use the public utility easement for underground placement of TV cable. That portion of Lots 1 and 2 situated within the "private access" shall be utilized for mutual ingress and egress for three (3) parcels of land, namely Lots 1 & 2 as shown hereon, with the Dedicators herein, reserving the right of ingress & egress to an additional parcel of land, as yet not platted. Restrictions of any kind, maintenance of said "private access" to the extent these or any other provisions that are felt necessary by the Dedicators herein, shall be set forth as encumbrances in the deed conveying said lots to the new landowners, their heirs & assigns. Public & private emergency vehicles shall have the right of ingress & egress over & across said "private access". There shall be a private sanitary sewer easement for the exclusive use of Lot 1, variable in width, over & across the Southerly portion of Lot 2 as shown hereon. Lot 1 shall be subject to a private utility easement as shown hereon. No fences shall be constructed along the North-South property line common to Lots 1 & 2 as shown hereon. Any fences constructed in relation to the 10' public utility easement, shall be limited to the boundary lines of said easement; However, no fences shall be built that would in any way create a problem with the utilization of the "private access" road and/or the parking spaces and/or driveway as shown hereon. We do hereby designate said subdivision as HOLLY HEIGHTS SUBDIVISION to the City of Ashland.

IN WITNESS WHEREOF, I have set my hand and seal this 9th day of October 1979

STATE OF OREGON ss

County of Jackson A.D. 1979

Personally appeared the above named Ruby Jo Kneebone and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

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

IN WITNESS WHEREOF, I have set my hand and seal this 5 day of Oct. 1979

STATE OF OREGON ss

County of Multnomah A.D. 1979

Personally appeared the above named George T. Langford and acknowledged the foregoing instrument to be his voluntary act and deed.

INITIAL POINT

Set 6" dia. x 24" Conc. Post w/3" Bronze Disk mkd: RPLS 759 1979

HOLLY HEIGHTS SUBDIVISION INITIAL POINT RPLS 759 1979

10' slope & utility easement per MLP V.I.P. 38 m.l.p. j.c.o.

10' private utility easement

Scale: 1"=30'

Basis of Bearing: NORTH BOUNDARY LINE GUTHRIE HEIGHTS PLANNED UNIT DEVELOPMENT, AS NOW RECORDED

Found 5/8 inch Iron Pin 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

Recorded Survey Planned Unit Development Reference Deed Record 8.89° 50' 22" W. conc. mon. Concrete Monument br. Bronze

Personally appeared the above named George T. Langford and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:

Notary Public for Oregon My Commission expires 4-1-80

SURVEYOR'S CERTIFICATE

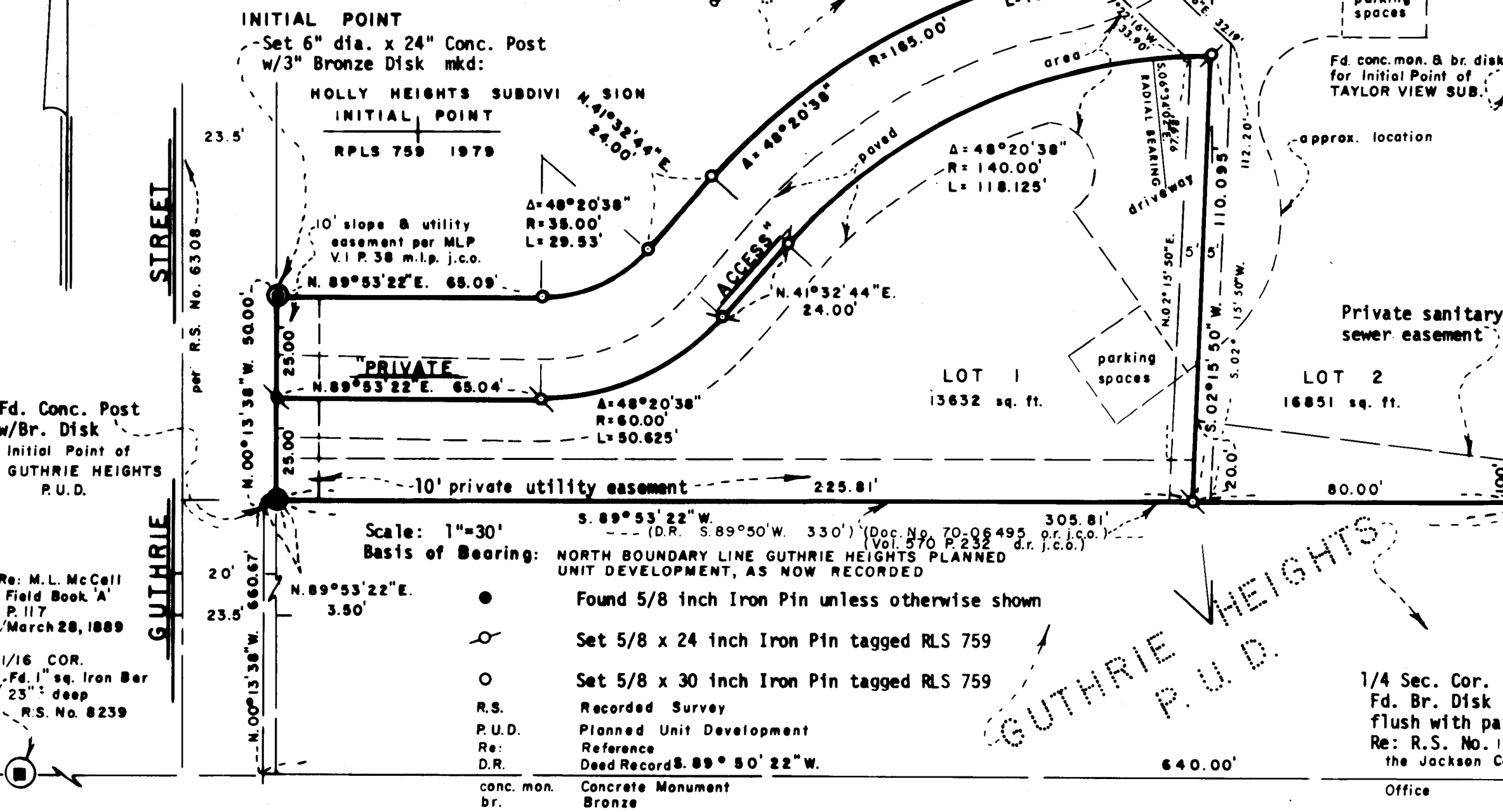
STATE OF OREGON ss County of Jackson

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 6 inch diameter concrete post with bronze disk situated in the new Easterly right of way of Guthrie Street as established by that Minor Land Partition filed for record the 29th day of March, 1976 and recorded in Volume 1, page 38 of "Minor Land Partitions" in Jackson County, Oregon; thence North 00°13'38" West along said Easterly right of way, 50.00 feet to a 6 inch diameter by 24 inch long concrete post with a bronze disk for the Initial Point of HOLLY HEIGHTS SUBDIVISION; thence leaving said right of way North 89°53'22" East, 65.09 feet to a 5/8 inch iron pin; thence along the arc of a 35.00 foot radius curve to the left, the central angle is 48 degrees 20 minutes and 38 seconds, 29.53 feet to a 5/8 inch iron pin; thence North 41°32'44" East, 24.00 feet to a 5/8 inch iron pin; thence along the arc of a 165.00 foot radius curve to the right, the central angle is 48 degrees 20 minutes and 38 seconds, 139.22 feet to a 5/8 inch iron pin; thence North 89°53'22" East, 75.00 feet to a 5/8 inch iron pin situated in the Easterly boundary line of that tract of land as shown on Minor Land Partition filed for record the 29th day of March, 1976 and recorded in Volume 1, page 38 of "Minor Land Partitions" in Jackson County, Oregon; thence South 00°17'50" East along the said Easterly boundary line, 135.00 feet to a found 5/8 inch iron pin situated at the Southeast corner thereof; thence South 89°53'22" West along the Southerly boundary line of said minor land partition, 305.81 feet to a found 6 inch concrete post with bronze disk situated in the Easterly right of way of Guthrie Street; thence North 00°13'38" West along said Easterly right of way, 50.00 feet to the initial point.

R.S. No. 6308

NORTH



Fd. Conc. Post w/Br. Disk Initial Point of GUTHRIE HEIGHTS P.U.D.

Re: M.L. McCall Field Book 'A' P. 117 March 28, 1889 1/16 COR. Fd. 1" sq. Iron Bar 25" deep R.S. No. 8239

1/4 Sec. Cor. Fd. Br. Disk flush with pavement Re: R.S. No. 1711 as referred to in the Jackson County Surveyors' Office

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

REGISTERED PROFESSIONAL LAND SURVEYOR WINONA G. SWAIN OREGON JULY 8, 1966 EVERETT L. SWAIN 759

Subscribed and sworn to before me this 9th day of October 1979

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of April 11th 1979, the above plat is hereby approved. Dated this 16th day of October 1980.

TAYLOR VIEW SUB

R.S. No. 5582 Examined and approved this 13th day of October 1980

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 23 day of Dec 1980

Director of Assessment & Taxation

Deputy City Surveyor

Filed for record this 31 day of December 1980 at 1:41 o'clock P.M. and recorded in Volume 14 of plats at page 56 of records of Jackson County, Oregon.

SURVEY NO. 8668

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Ruby Jo Kneebone
494 Orchard 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.

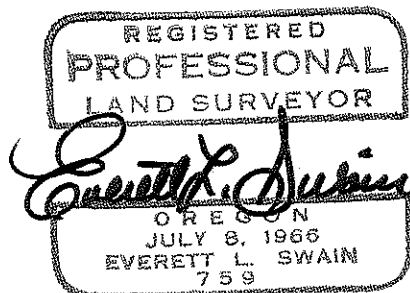
PURPOSE: To survey, monument and prepare a subdivision map for the proposed
Holly Heights Subdivision as approved by the City of Ashland.

PROCEDURE: From monuments found as set or found by this surveyor on previous
Survey Nos. 5582, 5653, 6308, 8239, Taylor View Subdivision and
Guthrie Heights Planned Unit Development proceeded to design and
monument said lots as shown on the accompanying map.

Basis of Bearing: Northerly boundary line of Guthrie Heights
Planned Unit Development, as now recorded.

December 22, 1980

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



39 1E 90D