## VILLAGE ESTATES

DECLARATION see Document No.

## A PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND

SITUATED IN LOT I OF LITTLE VILLAGE SUBDIVISION LOCATED IN D.L.C. NO. 40 IN NW 1/4 OF SEC. 4 & NE 1/4 OF SEC. 5, TWP. 39S., R.I E.W.M., JACKSON COUNTY, OREGON

**DEDICATION** 

KNOW ALL MEN BY THESE PRESENTS that we Don L. Greene and Linda J. Greene, husband and wife, are the owners in fee simple of the lands described hereon and have caused the same to be surveyed and platted into lots as set forth hereon. This plat is a correct representation of said planned unit development and shall be subject to a declaration of covenants. Lot I shall be subject to a "private storm water" easement as shown hereon. We do hereby dedicate to the City of Ashland a public utility easement over, across and through Lot 2 as shown hereon, but reserving unto the dedicators, their heirs and assigns, the right to use a portion of said public utility easement for the placement of private utilities (water lines, etc.) to serve Lot I as shown hereon. We do hereby designate this planned

IN WITNESS WHEREOF, we have set our hands and seals this 10th day of april 1981

Don L. Greene

Linda & Greene

STATE OF OREGON

County of Jackson

Personally appeared the above named Don L. Greene and Linda J. Greene, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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

unit development as VILLAGE ESTATES, a PLANNED UNIT DEVELOPMENT to the City of Ashland.

Notary Public for Oregon
My Commission expires 4-20-82

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<b>O</b>	S.89°49'34"E.	(d.r. S.89°53'E. 78	81.3') 781.35 78.36	55' -	im No. 40
ACCEPTED  NW cor. D.L.C.  No. 40  Fd. 1" G.I. Pipe  Re: R.S. No. 4837	AVENUE	R=2	90°08'39"	42.71'	now recorded
NORTH	BETH	(plat record	10' slope & public utility easement per Little Village Subdivision	42.795'	o"w. South
	<b>23.5</b> '	Scale:	N.89°58'15"W. 1"=20' Bearing: N.O.A.A. True Bo	Iron Pin per Little	

## SURVEYOR'S CERTIFICATE

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 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 89°49'34" East along the North boundary line of said claim (deed record South 89°53' East, 781.3 feet) 781.35 feet to a found 6 inch diameter concrete post with a 3 inch diameter bronze disk marked "Initial Point of Little Village Subdivision" and also being the Initial Point of VILLAGE ESTATES, a PLANNED UNIT DEVELOPMENT; thence leaving said claim line, South 00°00'10" West (deed record South) along the Westerly boundary line of that tract of land as set forth in Volume 530, page 298 and as surveyed by R.P.L.S. No. 638 in April 1972, 71.875 feet to a 5/8 inch iron pin found at the Southeast corner of Lot 1 of the Little Village Subdivision, as now recorded; thence North 89°58'15" West along the boundary line common to Lots 1 and 2 of said recorded subdivision, 98.45 feet to a found 5/8 inch iron pin situated in the Easterly right of way of Elizabeth Avenue; thence North 00°01'47" East (plat record North) along said Easterly right of way, 52.075 feet to a found 5/8 inch iron pin; thence along the arc of a 20.00 foot radius curve to the right, the radial bearings "in and out" are South 89°58'13" East and North 00°10'26" East, 31.465 feet to a found 5/8 inch iron pin situated in that boundary line common to the North boundary of Donation Land Claim No. 40 and the Southerly right of way of Randy Street; thence South 89°49'34" East along said Donation Land Claim line and street right of way, 78.365 feet to the initial point.

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

Subscribed and sworn to before me this 9th day of April 1981

			7		No.	
of April 9 19	that pursuant to authority 80, the above plat is bune 1981.	granted to us by	y the Ashland y the Ashland	Planning Cor Planning Cor	nmission in open nmission. Dated	meetin this
		President	m	1 /	tragae crekary	
Examined and	dapproved this 22 ml day	of Juna	19_8	<u>~</u> .	~	

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 24 day of 198/.

Ray Stowart Men Gorden
Director of Assessment & Taxation Deputy

Filed for record this / day of July 19 81 at 4:340' clock P M. and recorded in Volume 19 of plats at page 10 of records of Jackson County, Oregon.

Waller Tirry Bitty t my County Clerk & Butty

LEGEND	
Fd.	Found
NW	Northwest
cor.	Corner
D.L.C.	Donation Land Claim
No.	Number
G.I.	Galvanized Iron
Re:	Reference
R.S.	Recorded Survey
d.r.	Deed Record

SWAIN SURVEYING, INC.				
ASHLAND, O	REGON REGISTERED			
150 6 APAUL 8, 1981	PROFESSIONAL			
To the state of th	LAND SURVEYOR			
RECEIVED	0 101			
UL 1 1981	Coverella Sarai			
/	OREGON JULY 8, 1966			
	EVERETT L. SWAIN			

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

SURVEY FOR:

Donald L. Greene P.O. Box 516

Ashland, Oregon 97520

LOCATION:

Situated in Lot 1 of Little Village Subdivision located in Donation Land Claim No. 40 in the Northwest quarter of Section 4 and the Northeast quarter of Section 5, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson

County, Oregon.

PURPOSE:

To survey an existing duplex and establish "Village Estates, a Planned Unit Development" as shown on the accompanying map.

PROCEDURE:

From existing control established while creating the Little Village Subdivision and the lot corners of Lot No. 1 of said subdivision, proceeded to monument Lots 1 and 2 of the "Village Estates, a Planned Unit Development" to the City of Ashland, as shown on the accompanying map.

Basis of Bearing was derived from the National Oceanic and Atmospheric Administration (formerly Coast & Geodetic Survey) survey net, as established in 1968 and on file in the office of the Jackson County Surveyor.

July 1, 1981

REGISTERED **PROFESSIONAL** AND SURVEYOR JULY 8, 1966 EVERETT L. SWAIN 759

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