

# JESSICA LANE SUBDIVISION

## A PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND

LOCATED IN D.L.C. NO. 41 IN SW 1/4 & SE 1/4 OF SEC. 4, TWP. 39S., R.1 E.W.M., JACKSON COUNTY, OREGON

DECLARATION OF RESTRICTIONS, EASEMENTS  
AND AGREEMENTS see Document No. 82-04346

### DEDICATION

**KNOW ALL MEN BY THESE PRESENT,** that we Edward A. Fallon and Esther Nell Fallon, husband and wife, are the owners in fee simple of the land as described hereon with Donald Greene and Linda Greene, husband and wife, and Larry Medinger and Donnea Medinger, husband and wife, being joint contract purchasers and we have caused the same to be surveyed and platted into lots, blocks and streets as set forth hereon and that this plat is a correct representation of JESSICA LANE SUBDIVISION, a Planned Unit Development. We do hereby dedicate and convey to the public for public use those street areas shown hereon as Jessica Lane and that "hatched" area northerly of and contiguous to Carol Street as shown hereon. Also, said subdivision shall be subject to public utility, electrical and road slope easements as shown hereon. Said electrical easements, which bear in a North-South direction and lying 2.5 feet on each side of the lot lines, as shown hereon, shall be controlled by the distance as shown along the lot line, until said lots are built upon. At the time houses are constructed upon said lots, then said electrical easements shall extend and/or shorten to close upon the exterior foundation of said building or buildings, as required. Southern Oregon Cable TV shall be granted the right to use the 5 foot public utility easements contiguous to and on each side of Jessica Lane, as shown hereon. Also, said subdivision shall be subject to a "DECLARATION OF RESTRICTIONS, EASEMENTS AND AGREEMENTS" setting forth the conditions for private pathway easements, play areas, playgrounds, parking and common areas in addition to other provisions contained therein and shall be filed simultaneously herewith and thereby made a part hereof. Lot No. 1 of Block No. 1 and Lot No. 1 of Block No. 2 shall not be committed to, become a part of and/or be subject to the "Jessica Lane Homeowners Association" and the "Declaration of Restrictions, Easements and Agreements" as hereinabove referred to. We hereby dedicate and convey to the City of Ashland a "storm drainage easement", variable in width, over and across those lots and common area, as shown hereon. We do hereby designate this planned unit development as JESSICA LANE SUBDIVISION, a Planned Unit Development to the City of Ashland.

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 15 day of March 1982.

Ray Stewart Director of Assessment & Taxation  
Gene Hendon Deputy

Filed for record this 25th day of March 1982 at 12:16 o'clock P M. and recorded in Volume 14 of plats at page 80 of records of Jackson County, Oregon.

Waldemar Jerry County Clerk  
Pauline McCormack Deputy

### SURVEYOR'S CERTIFICATE

STATE OF OREGON  
County of Jackson ss

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 Southwest corner of Donation Land Claim No. 41, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon; thence South 89°57'42" East along the Southerly boundary line of said claim, (deed record East, 66.6 feet) 66.52 feet to a point of intersection of said claim line with the Easterly right of way of Oak Street, extended Southerly; thence leaving said claim line North 14°52'23" East along the Easterly right of way of Oak Street and the Southerly extension thereof, (deed record North 14°52' East, 692.6 feet) 692.60 feet to a 6 inch diameter by 24 inch long concrete post with a 3 inch diameter bronze disk for the Initial Point of JESSICA LANE SUBDIVISION, a Planned Unit Development; thence continuing North 14°52'23" East along said Easterly right of way, (deed record North 14°52' East, 144.8 feet) 144.80 feet; thence leaving said Easterly right of way, South 89°59'37" East (deed record East, 829 feet) 829.00 feet; thence South 66°29'32" West (deed record Southwesterly, 364 feet, more or less) 350.78 feet; thence North 89°59'37" West (deed record West, 544.5 feet) 544.50 feet to the initial point.

Subject to any and/or easements and/or rights of way of record and those apparent on the land.

Everett L. Swain  
Surveyor

Subscribed and sworn to before me this 31st day of December 1981.

IN WITNESS WHEREOF, we have set our hands and seals this 31 day of Dec 1981

Edward A. Fallon Edward A. Fallon  
Esther Nell Fallon Esther Nell Fallon  
Don Greene Don Greene  
Linda Greene Linda Greene  
Larry Medinger Larry Medinger  
Donnea Medinger Donnea Medinger

STATE OF OREGON  
County of Jackson ss  
December 31 A.D. 1981

Personally appeared the above named Edward A. Fallon and Esther Nell Fallon, husband and wife, Don Greene and Linda Greene, husband and wife, and Larry Medinger and Donnea Medinger, husband and wife, 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

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

### APPROVAL

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of August 26 1981, the above plat is hereby approved. Dated this 3 day of MARCH 1982.

John Fregese Secretary  
John Fregese Secretary

Examined and approved this 1st day of March 1982.

James H. Olson  
City Surveyor

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT.  
Everett L. Swain  
SURVEYOR

### INDEX

Dedication, Approvals, Surveyor's Certificate and Outer Boundary Description	Sheet 1 of 3
Lot Configuration (Lots 1, 2 and 3 in Block 1 and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in Block 2), Scale, Basis of Bearing and Monumentation	Sheet 2 of 3
Lot Configuration (Lots 9, 10, 11 and 12 in Block 2) and Legend	Sheet 3 of 3

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Everett L. Swain  
OREGON  
JULY 8, 1968  
EVERETT L. SWAIN  
753

SURVEY NO. 9234

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: Donald and Linda Greene  
Larry and Donnea Medinger  
Edward A. and Esther Nell Fallon  
P.O. Box 516  
Ashland, Oregon 97520

LOCATION: Situated in Donation Land Claim No. 41 in the Southwest quarter and the Southeast quarter of Section 4, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon.

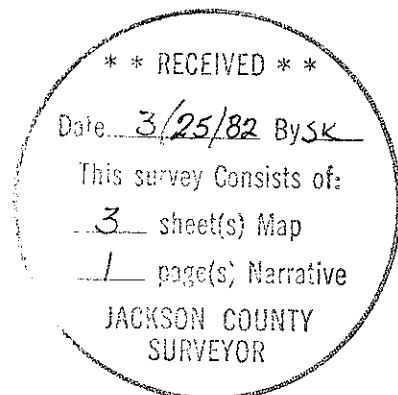
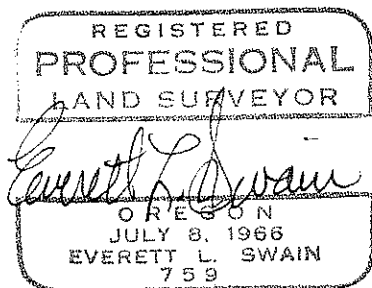
PURPOSE: To survey that parcel of land as set forth in Document No. 80-03035 of the Official Records of Jackson County, Oregon and subdivide into lots and blocks, along with open spaces as approved by the City of Ashland Planning Commission.

PROCEDURE: Recovered monumentation set in Recorded Surveys No. 7059, 7764, Sunshine Subdivision, the Southeast and Southwest corners of Donation Land Claim No. 41 and centerline monumentation of Oak Street. With this data and information compiled on other previous surveys, proceeded to retrace the deed of record and establish the Jessica Lane Subdivision as shown on the accompanying map.

Basis of Bearing: True Meridian at N-S C of Section 4 (derived from N.O.A.A. Net) Re: Meadowbrook Subdivision

March 4, 1982

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



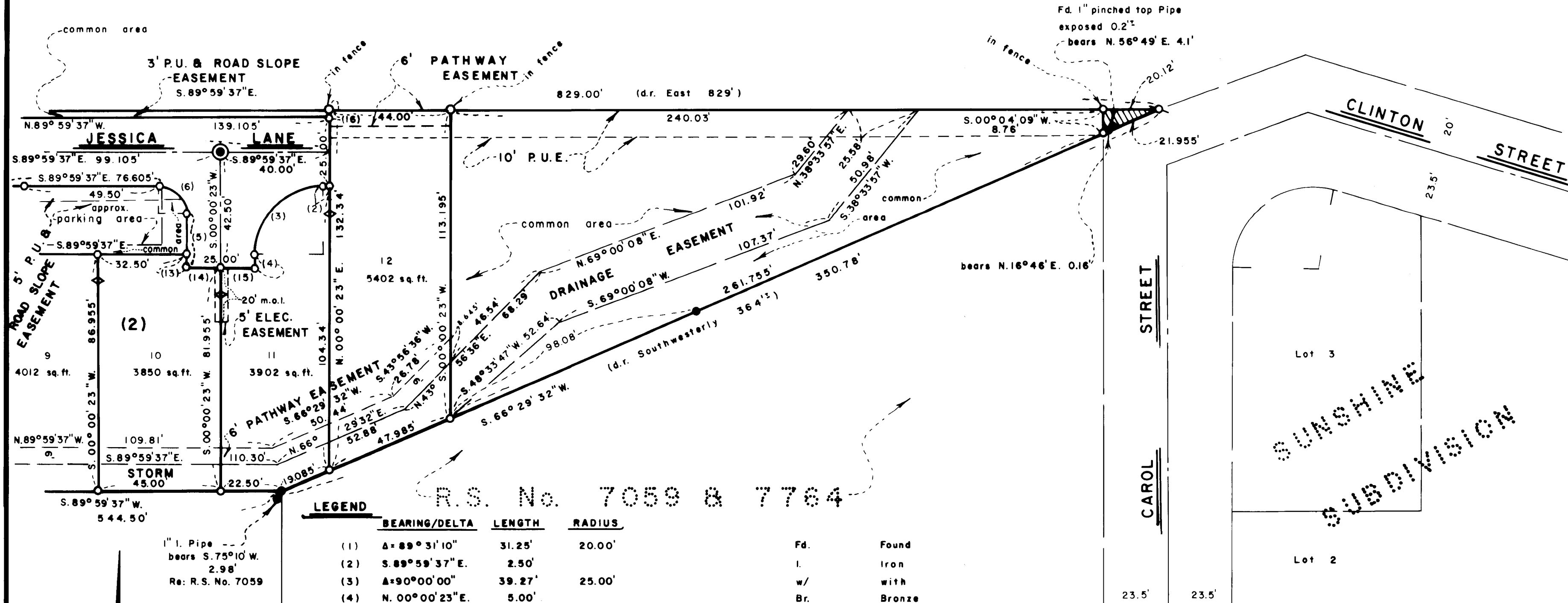
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I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT.

*Everett L. Swain*  
SURVEYOR



R.S. No. 7059 & 7764

**LEGEND**

	BEARING/DELTA	LENGTH	RADIUS
(1)	Δ = 89° 31' 10"	31.25'	20.00'
(2)	S. 89° 59' 37" E.	2.50'	
(3)	Δ = 90° 00' 00"	39.27'	25.00'
(4)	N. 00° 00' 23" E.	5.00'	
(5)	S. 00° 00' 23" W.	20.00'	
(6)	Δ = 90° 00' 00"	15.71'	10.00'
(7)	Δ = 90° 28' 50"	31.585'	20.00'
(8)	Δ = 00° 38' 42"	2.815'	250.00'
(9)	Δ = 02° 37' 21"	16.02'	350.00'
(10)	Δ = 01° 04' 15"	4.67'	250.00'
(11)	Δ = 90° 00' 00"	6.285'	4.00'
(12)	N. 00° 00' 23" E.	15.00'	
(13)	S. 00° 00' 23" W.	5.00'	
(14)	S. 89° 59' 37" E.	12.50'	
(15)	S. 89° 59' 37" E.	12.50'	
(16)	S. 00° 00' 23" W.	3.00'	

Fd. Found  
I. Iron  
w/ with  
Br. Bronze  
Mon. Monument  
d.r. dead record  
P.U.E. Public Utility Easement  
SW Southwest  
SE Southeast  
D.L.C. Donation Land Claim  
R.S. Recorded Survey  
No. Number  
& and  
Govt. Government  
Rec. Record  
Δ Delta  
R Radius  
L Length  
approx. approximate  
C centerline  
m.o.l. more or less  
ELEC. Electrical

NW Northwest  
NE Northeast  
typ. typical  
sq. ft. square feet  
X—X fence

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Everett L. Swain*  
OREGON  
JULY 6, 1966  
EVERETT L. SWAIN  
759

\*\* RECEIVED \*\*  
Date 3/25/82 By SK  
This survey consists of:  
3 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

SCALE: 1" = 30'

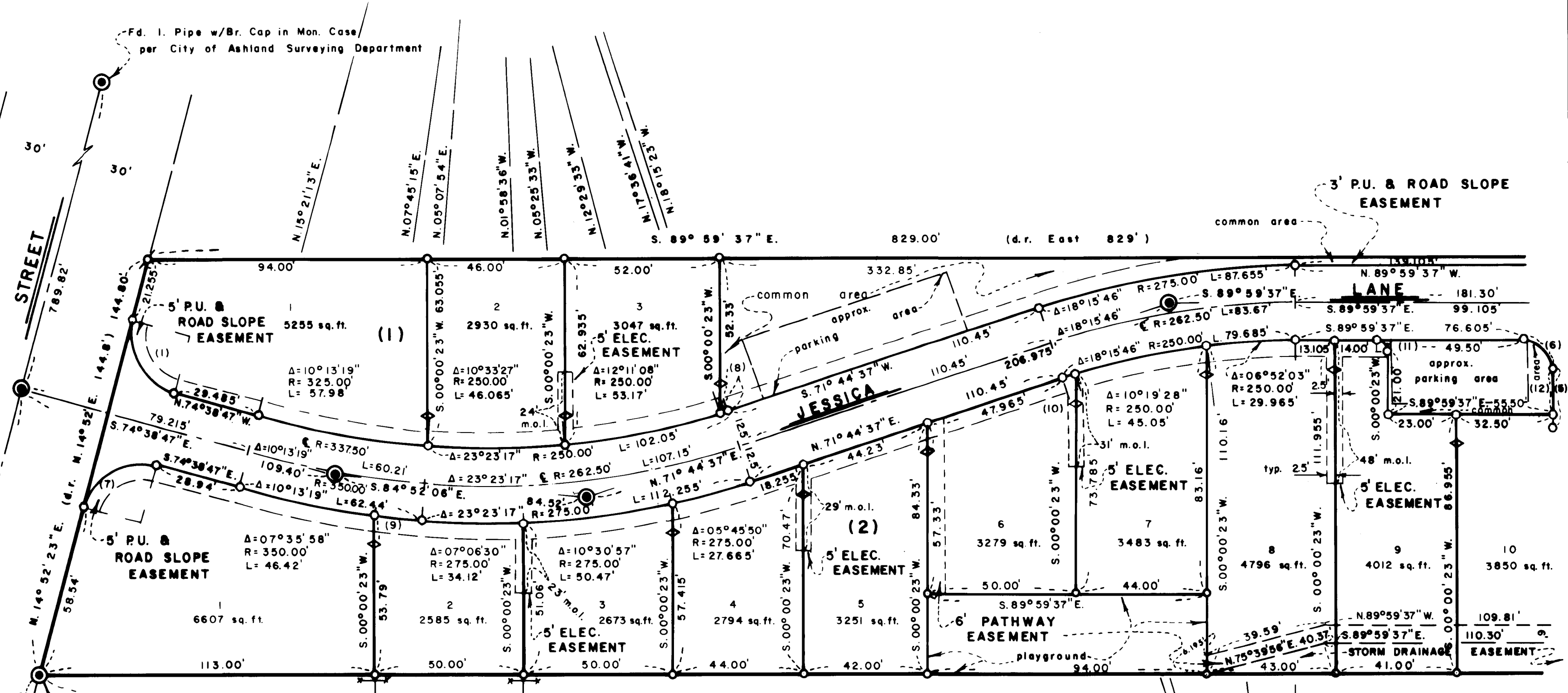
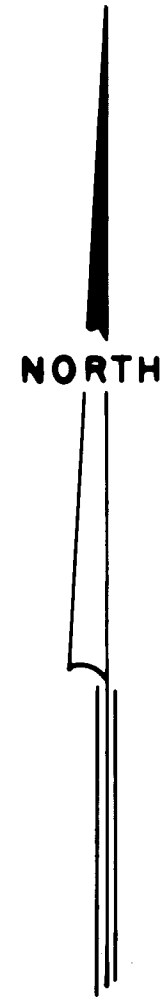
I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT.

Everett L. Swain SURVEYOR

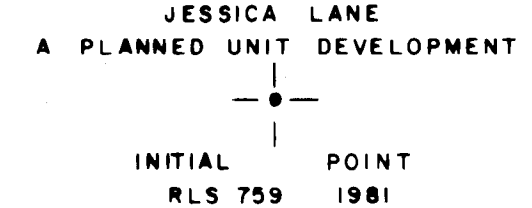
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**INITIAL POINT**  
Set 6" x 24" Concrete Post w/Br. Disk marked



**SWAIN SURVEYING, INC.**  
27 1/2 NORTH MAIN STREET

SCALE: 1" = 30'

BASIS OF BEARING:

- FOUND MONUMENT AS SHOWN
- FOUND 5/8 INCH IRON PIN PER R.S. No. 7059
- SET 5/8 x 30 INCH IRON PIN TAGGED RLS 759
- SET 5/8 x 24 INCH IRON PIN TAGGED RLS 759
- ◇ SET 5/8 x 24 INCH IRON PIN TAGGED WIT COR RLS 759
- DEFERRED MONUMENT
- DEFERRED MONUMENT

ASHLAND, OREGON 97520  
DECEMBER 30, 1981

TRUE MERIDIAN AT N-S & SEC. 4 (derived from N.O.A.A. net)

REGISTERED PROFESSIONAL LAND SURVEYOR

Everett L. Swain  
OREGON  
JULY 8, 1985  
EVERETT L. SWAIN

Fd. Tack set in Concrete in Mon. Case

SE corner D.L.C. No. 41  
Fd. Chisel Marks on Manhole Rim per R.S. No. 2860

SW corner D.L.C. No. 41  
Fd. 1" Galvanized Iron Pipe w/Br. Cap in Mon. Case  
Jackson County Surveyor's Re-establishment