

SCENIC ESTATES

A PLANNED UNIT DEVELOPMENT

To The City of Ashland

SITUATED IN A PORTION OF LOT 6, BLOCK 36 OF COOLIDGE'S TRACT
LOCATED IN GOVT. LOT 3 IN THE SE 1/4 OF SEC. 5, TWP. 39S., R. 1 E.W.M., JACKSON COUNTY, OREGON

For Declaration see Document No. 84-03563

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, Restrictions, Agreements, Conditions, Reservations and Easements which is contained in a separate document and is to be filed simultaneously herewith and referenced hereon. Lot 1 and Lot 2 shall be subject to a "private storm water and sanitary sewer" easement over, across and through that strip of land, as shown hereon, with an equal right of both lots to install, use and maintain utilities in said easement, as required. Lot 2 shall be subject to a "private domestic water line" easement over, across and through that strip of land, 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. We do hereby designate this planned unit development as SCENIC ESTATES, a PLANNED UNIT DEVELOPMENT to the City of Ashland.

Filed for record this 7 day of March 19 84 at 1:29 o'clock P. M. and recorded in Volume 15 of plats at page 19 of records of Jackson County, Oregon.

Kathleen J. Beckwith
County Clerk

Mark Cook
Deputy

SURVEYOR'S CERTIFICATE

STATE OF OREGON

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 intersection of the Southerly right of way of Maple Street with the Easterly right of way of Scenic Drive, being the Northwest corner of Lot 5 of Block 36 of the Coolidge's Tract, as now recorded, an addition to the City of Ashland situated in Government Lot No. 3 in the Southeast quarter of Section 5, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon; thence South 00°26'45" East along the Easterly right of way of Scenic Drive being common to the Westerly boundary line of Lot 5 of Block 36 of said Coolidge's Tract, (plat record 80 feet) 79.99 feet to a found 5/8 inch iron pin situated at the corner common to Lots 5 and 6 of Block 36 of said Tract and being replaced with a 6 inch diameter concrete post with a 3 inch diameter bronze disk for the Initial Point of SCENIC ESTATES, a Planned Unit Development; thence South 89°51'15" East along the boundary line common to said Lots 5 and 6, 90.00 feet to a found 5/8 inch iron pin situated North 89°51'15" West, 10.105 feet from the corner common to Lots 3, 4, 5 and 6 of Block 36 of said Coolidge's Tract; thence South 00°26'45" East and parallel to the Westerly boundary line of said Lot 6, 79.87 feet to a 5/8 inch iron pin situated in the boundary line common to Lots 6 and 7 of Block 36 of said Coolidge's Tract; thence North 89°55'44" West along said common boundary line, 90.00 feet to a 5/8 inch iron pin situated at the corner common to Lots 6, 7 and the Easterly right of way of Scenic Drive; thence North 00°26'45" West along the Westerly boundary line of said Lot 6, (plat record 80 feet) 79.99 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 19th day of December 19 83.

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

December 19 83.

Don L. Greene
Don L. Greene
Linda J. Greene
Linda J. Greene

STATE OF OREGON

County of Jackson

December 19 A.D. 19 83

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 Before me:

Winona G. Swain
WINONA G. SWAIN
NOTARY PUBLIC - OREGON
My Commission Expires 6-20-86

Winona G. Swain
Notary Public for Oregon
My Commission expires 6-20-86

APPROVAL

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of February 8 19 84, the above plat is hereby approved. Dated this 17th day of February 19 84.

John Ferguson
President
John Ferguson
Secretary

Examined and approved this 21st day of February 19 84.

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 1 day of March 19 84.

Ray Stewart
Director of Assessment & Taxation
Howe Hadden
Deputy

** RECEIVED **
Date 3/7/84 By JL
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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

Winona G. Swain
WINONA G. SWAIN
NOTARY PUBLIC - OREGON
My Commission Expires 6-20-86

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

SURVEY No. 3891

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Don L. and Linda J. Greene
P. O. Box 516
Ashland, Oregon 97520

LOCATION: Situated in a portion of Lot 6, Block 36 of Coolidge's Tract,
located in Government Lot 3 in the Southeast quarter of Section
5, Township 39 South, Range 1 East of the Willamette Base and
Meridian, Jackson County, Oregon.

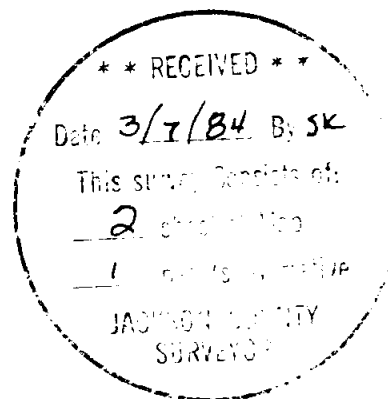
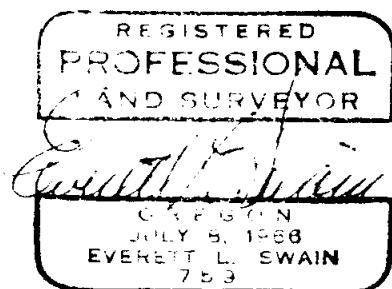
PURPOSE: To survey and divide an existing duplex unit into two (2)
separate record ownerships, utilizing the guidelines for a
"Planned Unit Development" to accomplish that goal.

PROCEDURE: The street monumentation, monuments of Recorded Survey No. 6957,
as shown and previous traverse control were recovered, as needed,
to allow the commencing of this survey. The existing duplex
building was tied along with the, to be established, "Party Wall".
Existing fences, purported survey monuments, origin unknown, utility
locations and other features deemed necessary were also tied to
the traverse control. After calculations were made to determine the
boundary lines, monuments were set as shown on the accompanying
map.

BASIS OF BEARING: True Meridian at the East 1/16 corner of Section 5 as derived
from the National Oceanic and Atmospheric Administration (formerly
Coast and Geodetic Survey) survey net established in 1968 and
filed in the office of the Jackson County Surveyor.

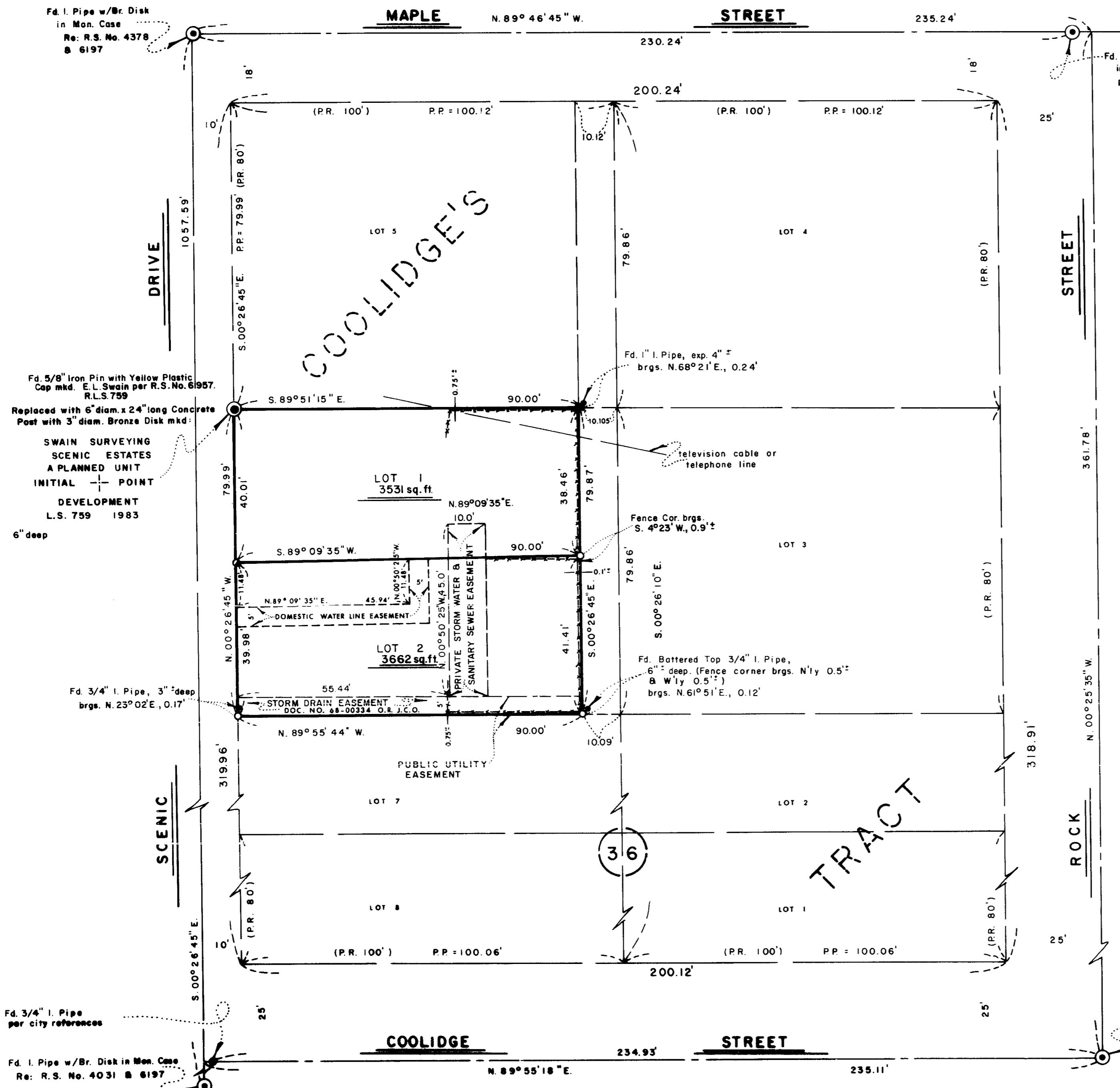
February 27, 1984

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



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LOCATED IN GOV'T. LOT 3 IN THE SE 1/4 OF SEC. 5, TWP. 39S., R. 1 E.W.M., JACKSON COUNTY, OREGON



SWAIN SURVEYING, INC.
27 1/2 N. MAIN STREET
ASHLAND, OREGON 97520

DECEMBER 19, 1983

Scale: 1" = 20'
Basis of Bearing: TRUE MERIDIAN AT EAST 1/16 COR. SEC. 5
(derived from N.O.A.A. net)

- ⊙ FOUND MONUMENT AS SHOWN
- FOUND MONUMENT AS SHOWN
- ⊙ FOUND 5/8 INCH IRON PIN WITH 1.25 INCH DIAM. YELLOW PLASTIC CAP MARKED E.L. SWAIN PER R.S. NO. 6957 RLS 759
- SET 5/8 x 30 INCH IRON PIN WITH 1.25 INCH DIAM. YELLOW PLASTIC CAP MARKED SWAIN L.S. 759, flush to exposed 2"
- SET LEAD PLUG in Concrete Dwg. Wy. with BRASS NAIL & TAG mkd. 'LS 759'

- Fd. Found
- I. Iron
- w/ with
- Br. Bronze
- Mon. Monument
- R.S. Recorded Survey
- No. Number
- Re: Reference
- brgs. bearings
- P.R. Plat Record
- P.P. Proportional Distance
- exp. exposed
- N'y Northerly
- W'y Westerly
- Doc. Document
- OR. J.C.O. Official Record Jackson County, Oregon
- x Existing fence

NORTH

** RECEIVED **

Date: 3/7/84 By: [Signature]

This survey consists of:

- 2 (Series) Map
- 1 (Series) Narrative

JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 3 1988
EVERETT L. SWAIN

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

[Signature]
SURVEYOR