

APPLEWOOD SUBDIVISION

TO THE CITY OF ASHLAND

a replat of Lots 1 thru 6 of C and T Subdivision

Located in the S 1/2 of Sec. 5, Twp. 39 S., R. 1 E. W. M., Jackson County, Oregon

SURVEYOR'S CERTIFICATE

STATE OF OREGON

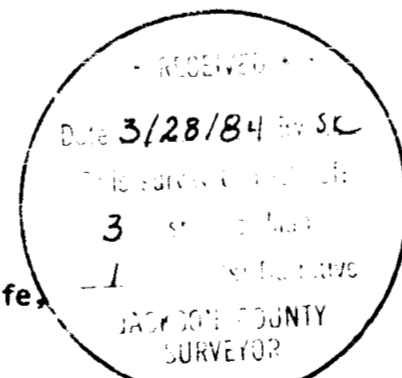
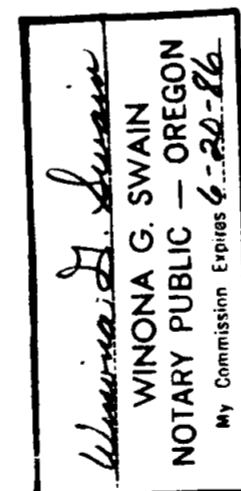
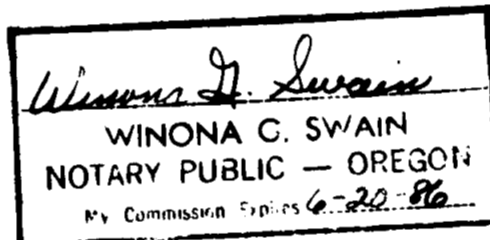
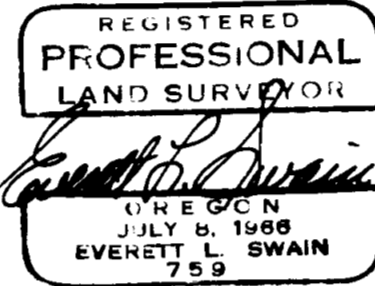
SS

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:

Beginning at a found 6 inch diameter concrete post with a 3 inch bronze disk situated at the initial point of C and T Subdivision to the City of Ashland, as now recorded, for the Initial Point of APPLEWOOD SUBDIVISION; thence S.00°05'55"W., 140.465 feet to a found 5/8 inch iron pin; thence S.00°29'55"E., 462.33 feet to a found 5/8 inch iron pin; thence N.89°57'55"E., 206.505 feet to a found 5/8 inch iron pin situated in the new Westerly right of way of Walnut Street per C and T Subdivision, as now recorded; thence S.00°29'55"E. along said right of way, 30.00 feet to a found 5/8 inch iron pin situated in the Northerly boundary line of Nickell Plate Addition, as now recorded; thence leaving said right of way S.89°57'55"W. along said Northerly boundary line, 508.97 feet to a 5/8 inch iron pin situated in the new Easterly right of way of Prim Street per C and T Subdivision, as now recorded; thence along said new right of way along the arc of a 423.50 foot radius curve to the left, the radial bearings "in and out" are S.75°26'57"W. and N.74°28'23"E. (the central angle is 00 degrees 58 minutes and 34 seconds) 7.215 feet to a found 5/8 inch iron pin; thence along the arc of a 364.853 foot radius curve to the right, the radial bearings "in and out" are N.74°28'23"E. and S.89°28'58"W. (the central angle is 15 degrees 00 minutes and 35 seconds) 95.58 feet to a found 5/8 inch iron pin; thence N.00°31'02"W., 512.285 feet to a 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 N.89°28'58"E. and N.00°09'34"E. (the central angle is 90 degrees 40 minutes and 36 seconds) 31.652 feet to a found 5/8 inch iron pin in the Southerly right of way of Wiley Street; thence S.89°50'26"E., 298.165 feet to the initial point.

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



*1 Lots seventeen (17) and eighteen (18) shall be granted the right to construct buildings, along with its accessories, within the road slope easement, as shown on Sheet 3 of 3. Providing, however, that all construction shall first be determined, by a Registered Engineer, to be adequate for the protection of the lateral support to Dogwood Way, as shown hereon.

*2 and fourteen (14).

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that

Siskiyou Construction, Inc., an Oregon corporation, and Stanley T. Golembeski and Marie Golembeski, husband and wife, are the owners in fee simple of the land as described hereon and we have caused the same to be surveyed and platted into lots as set forth hereon and that this plat is a correct representation of APPLEWOOD SUBDIVISION. This subdivision shall be subject to public utility and road slope easements, existing and as shown hereon. Dogwood Way, a private road, as shown hereon, may be utilized for the installation and maintenance of public utilities. McCaw Cablevision is hereby granted the right to use the public utility easements and Dogwood Way, a private road, for underground installation of TV cables, as required. Lots nine (9), ten (10), eleven (11), twelve (12), thirteen (13), fourteen (14), fifteen (15), seventeen (17), eighteen (18), nineteen (19) and twenty (20) shall have an equal right of ingress and egress over and across that private road designated as Dogwood Way. Further rights of ingress and egress, if any, and the responsibilities of each owner to maintain said Dogwood Way, will be contained in a Declaration of Covenants, Conditions, Restrictions, Cross-easements and Agreements which is contained in a separate document and is to be filed simultaneously herewith and referenced hereon. All lots over which Dogwood Way passes, shall be subject to the right of said roadway and its slope easements, as shown hereon. Public and private emergency vehicles shall have the right of ingress and egress over and across Dogwood Way, a private road and those Driveway 'ingress and egress' easements as shown hereon. Lots two (2) and three (3) shall be subject to a Driveway 'ingress and egress' easement to provide access to Lots one (1), two (2) and three (3), as required. Lots five (5) and six (6) shall be subject to a Driveway 'ingress and egress' easement to provide access to Lots four (4), five (5) and six (6), as required. The responsibilities of each affected lot owner to maintain said driveways will be as set forth in the Declaration of Covenants, Conditions, Restrictions, Cross-easements and Agreements. Lots twelve (12) and thirteen (13) shall be subject to a Driveway 'ingress and egress' easement to provide access to Lot (13). Lot sixteen (16) shall be subject to a Driveway 'ingress and egress' easement to provide access to Lot fifteen (15). No fences shall be constructed along any property line which will in any way create a problem with the utilization of Dogwood Way, a private road, those Driveway 'ingress and egress' easements and the common open space easement, as shown hereon. Any portion of a lot which is contained within the "common open space easement", as shown hereon, shall be utilized as common open space by all lots, except Lot twenty two (22), as provided for in the "Applewood Homeowners Association" and Declaration of Covenants, Conditions, Restrictions, Cross-easements and Agreements. Lot twenty two (22) shall not be committed to, become a part of and/or be subject to the "Applewood Homeowners Association" and the Declaration of Covenants, Conditions, Restrictions, Cross-easements and Agreements. We do hereby designate this subdivision as APPLEWOOD SUBDIVISION to the City of Ashland.

IN WITNESS WHEREOF, Siskiyou Construction, Inc., an Oregon corporation, pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by its officer this 23 day of Nov, 1983.

Duane F. Smith
Secretary

STATE OF OREGON

SS

County of Jackson

November 23 A.D. 1983

Personally appeared the above named Duane F. Smith, Secretary of Siskiyou Construction, Inc., an Oregon corporation, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

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

IN WITNESS WHEREOF, we have set our hands and seals this 23 day of November, 1983.

Stanley T. Golembeski
Stanley T. Golembeski

Marie Golembeski
Marie Golembeski

STATE OF OREGON

SS

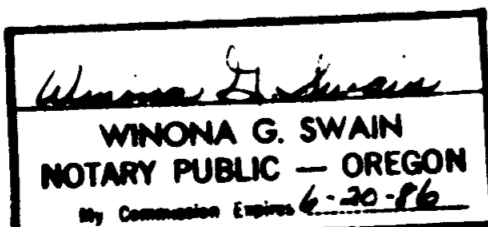
County of Jackson

November 23 A.D. 1983

Personally appeared the above named Stanley T. Golembeski and Marie Golembeski, 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 6-20-86



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

Everett L. Swain
Surveyor

Subscribed and sworn to before me this 29th day of November, 1983.

APPROVAL

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of November 9, 1983, the above plat is hereby approved. Dated this 14th day of February, 1984.

Don L. Greene
President

John Ferguson
Secretary

Examined and approved this 17th day of February, 1984.

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 22nd day of March, 1984.

Ray E. Stewart
Director of Assessment & Taxation

Jim Hill
Deputy

Filed for record this 28 day of March, 1984 at 1:56 o'clock P. M. and recorded in Volume 15 of plats at page 20 of records of Jackson County, Oregon.

Kathleen S. Baskett
County Clerk

Martha Bate
Deputy

POST MONUMENTATION CERTIFICATE

All monuments will be set on or before the 31st day of December, 1984. All monuments are now set, on this 12th day of July, 1984. See Document No. 84-11262 of the Official Records of Jackson County, Oregon.

Everett L. Swain
Surveyor

10006

INDEX

Dedication, Approvals & Surveyor's Certificate	Sheet 1
Lot Configuration	Sheet 2
Detail of Lots 13, 14, 15, 16, 17 & 18	Sheet 3

SURVEY No. 9903

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Siskiyou Construction, Inc.
P.O. Box 1087
Ashland, Oregon 97520

LOCATION: Situated in Lots 1 thru 6 of C & T Subdivision located in the South half of Section 5, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon.

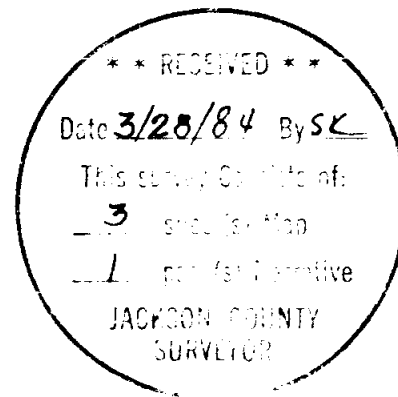
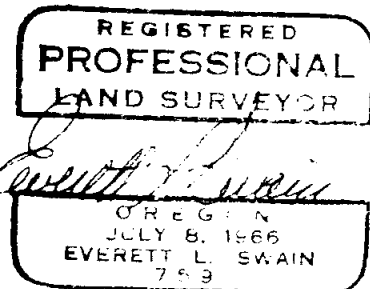
PURPOSE: To resurvey, replat and monument the Applewood Subdivision to the City of Ashland as set forth on the accompany plats.

PROCEDURE: Traverse control from previous surveys, coupled with new control established for this survey was utilized in the course of this survey. Found most of the previously set monuments for the outer boundary of C & T Subdivision, along Prim Street, to be either destroyed or disturbed by construction of new street improvements. There has been many revisions made to this plat, as indicated hereon.

BASIS OF BEARING: True Meridian at the N-S centerline 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

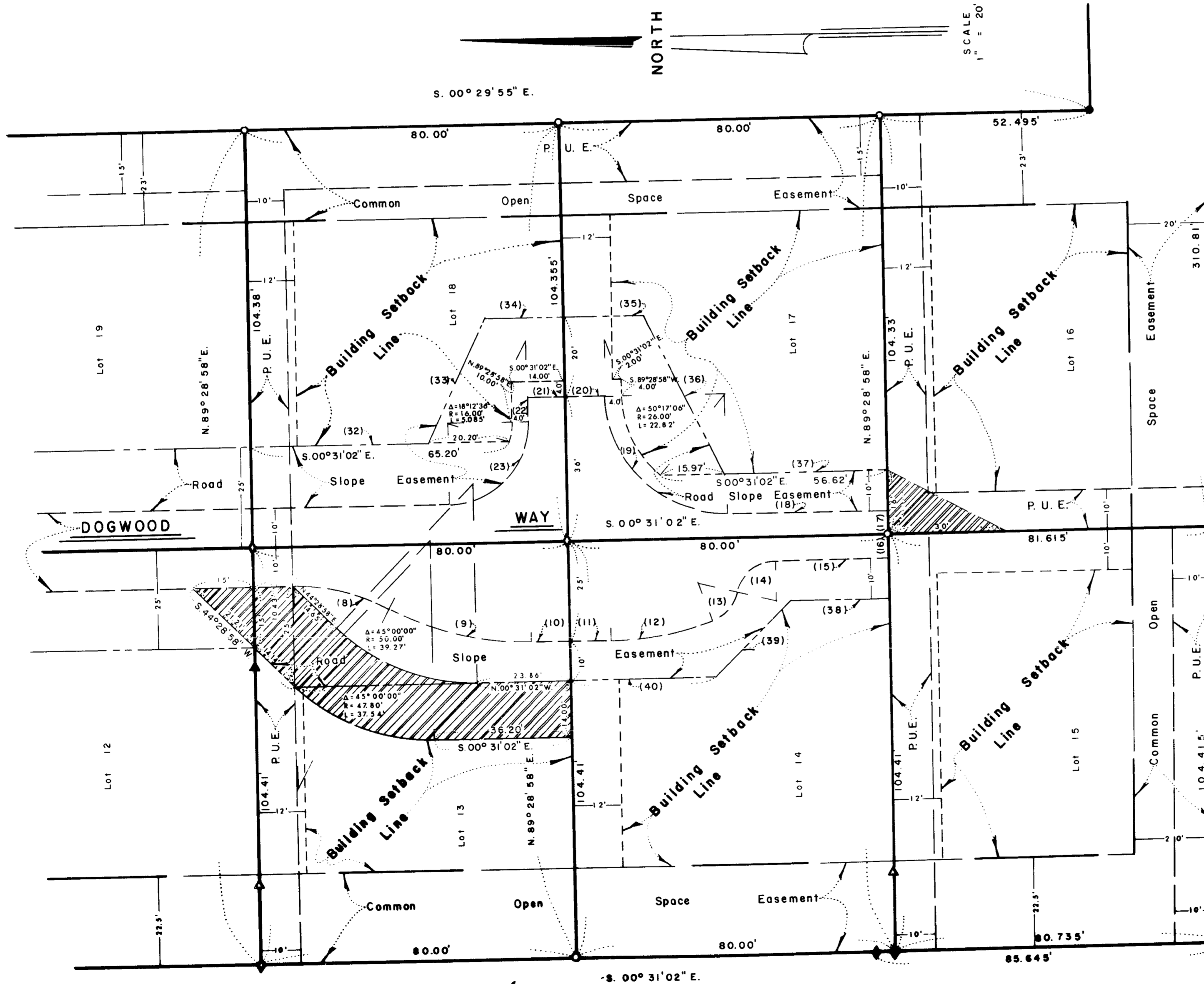


APPLEWOOD SUBDIVISION



TO THE CITY OF ASHLAND
a replat of Lots 1 thru 6 of C and T Subdivision

Located in the S 1/2 of Sec. 5, Twp. 39 S., R. 1 E.W.M., Jackson County, Oregon



RECEIVED
 3/28/64
 City of Ashland
 Planning Department
 City Engineer
 Jackson County
 Surveyor

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

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

94/39

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

Swain Surveying, Inc. SURVEYOR

APPLEWOOD SUBDIVISION

TO THE CITY OF ASHLAND a replat of Lots 1 thru 6 of C and T Subdivision

Located in the S 1/2 of Sec. 5, Twp. 39 S., R. 1 E. W. M., Jackson County, Oregon

LEGEND

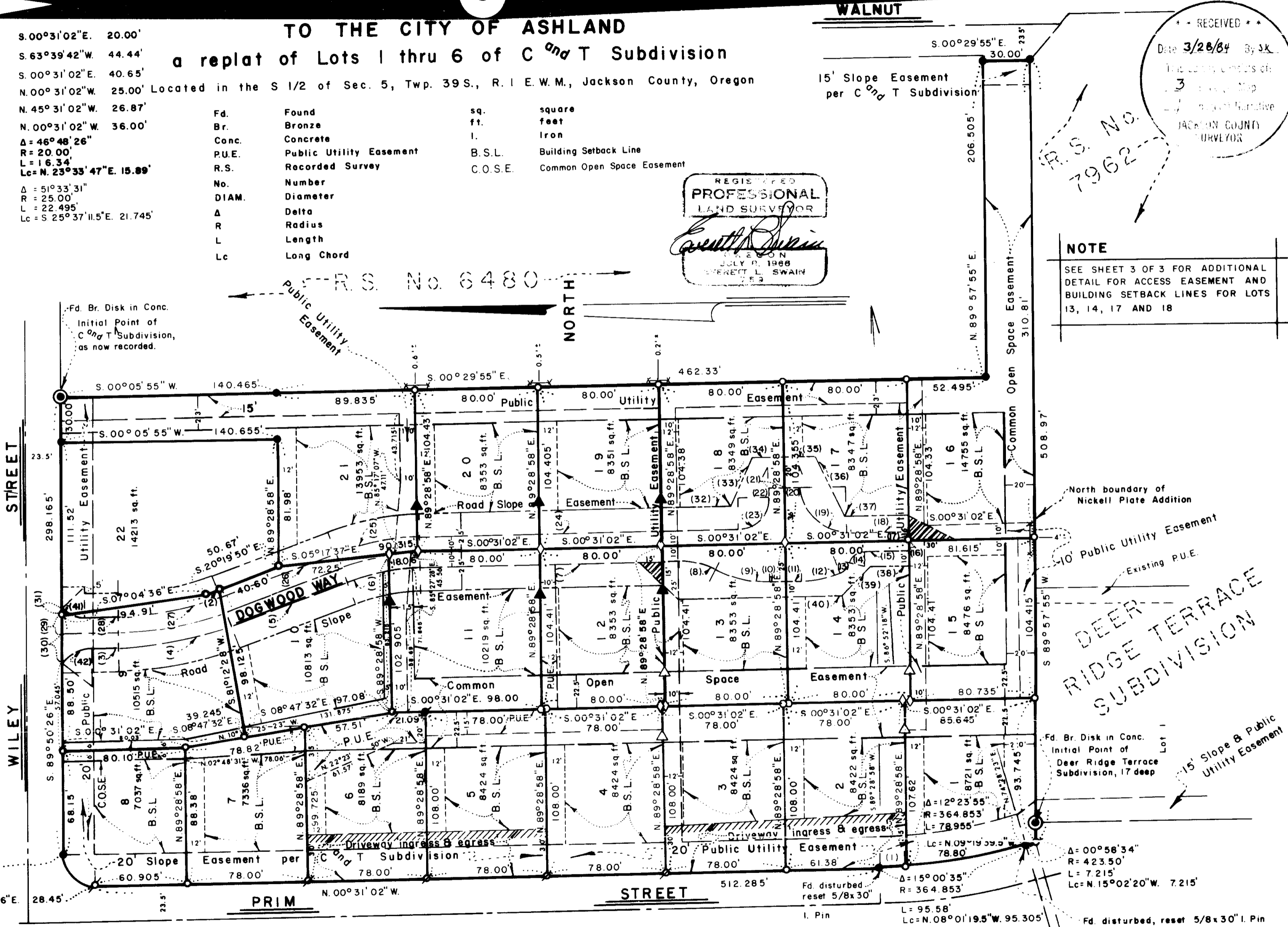
- (1) $\Delta = 02^{\circ}36'40''$
R = 364.853'
L = 16.625'
Lc = N. 01^{\circ}49'22'' W. 16.625'
- (2) S. 20^{\circ}19'50'' E. 10.07'
- (3) S. 00^{\circ}09'34'' W. 17.175'
- (4) $\Delta = 20^{\circ}29'22''$ R/W
R = 210.00'
L = 75.10'
Lc = S. 10^{\circ}05'07'' E. 74.70'
- (5) S. 20^{\circ}19'48'' E. 80.445'
- (6) $\Delta = 19^{\circ}48'46''$ R/W
R = 140.00'
L = 48.41'
Lc = S. 10^{\circ}25'25'' E. 48.17'
- (7) S. 00^{\circ}31'02'' E. 169.105'
- (8) $\Delta = 28^{\circ}15'58''$
R = 50.794'
L = 25.06'
Lc = S. 13^{\circ}36'57'' W. 24.805'
- (9) $\Delta = 28^{\circ}15'58''$
R = 75.00'
L = 37.00'
Lc = S. 13^{\circ}36'57'' W. 36.625'
- (10) S. 00^{\circ}31'02'' E. 10.00'
- (11) S. 00^{\circ}31'02'' E. 10.00'
- (12) $\Delta = 19^{\circ}57'48''$
R = 75.00'
L = 26.13'
Lc = S. 10^{\circ}29'56'' E. 26.00'
- (13) $\Delta = 55^{\circ}50'16''$
R = 10.00'
L = 9.745'
Lc = S. 48^{\circ}23'58'' E. 9.365'
- (14) $\Delta = 75^{\circ}48'04''$
R = 10.00'
L = 13.23'
Lc = S. 38^{\circ}25'04'' E. 12.285'
- (15) S. 00^{\circ}31'02'' E. 28.42'
- (16) N. 89^{\circ}28'58'' E. 6.00'
- (17) N. 89^{\circ}28'58'' E. 6.00'
- (18) N. 00^{\circ}31'02'' W. 40.00'
- (19) $\Delta = 90^{\circ}00'00''$
R = 30.00'
L = 47.125'
Lc = N. 44^{\circ}28'58'' E. 42.425'
- (20) N. 00^{\circ}31'02'' W. 10.00'
- (21) N. 00^{\circ}31'02'' W. 10.00'
- (22) S. 89^{\circ}28'58'' W. 6.00'
- (23) $\Delta = 90^{\circ}00'00''$
R = 20.00'
L = 31.415'
Lc = N. 45^{\circ}31'02'' W. 28.285'
- (24) N. 00^{\circ}31'02'' W. 208.675'
- (25) $\Delta = 19^{\circ}48'46''$
R = 160.00'
L = 55.33'
Lc = N. 10^{\circ}25'25'' W. 55.055'
- (26) N. 20^{\circ}19'48'' W. 80.445'
- (27) $\Delta = 20^{\circ}29'22''$ R/W
R = 190.00'
L = 67.945'
Lc = N. 10^{\circ}05'07'' W. 67.585'
- (28) N. 00^{\circ}09'34'' E. 22.175'
- (29) N. 89^{\circ}50'26'' W. 12.00'
- (30) N. 89^{\circ}50'26'' W. 19.455'
- (31) S. 89^{\circ}50'26'' E. 4.31'
- (32) S. 00^{\circ}31'02'' E. 45.00'
- (33) S. 84^{\circ}41'46'' E. 34.44'
- (34) S. 00^{\circ}31'02'' E. 20.00'

- (35) S. 00^{\circ}31'02'' E. 20.00'
- (36) S. 63^{\circ}39'42'' W. 44.44'
- (37) S. 00^{\circ}31'02'' E. 40.65'
- (38) N. 00^{\circ}31'02'' W. 25.00'
- (39) N. 45^{\circ}31'02'' W. 26.87'
- (40) N. 00^{\circ}31'02'' W. 36.00'
- (41) $\Delta = 46^{\circ}48'26''$
R = 20.00'
L = 16.34'
Lc = N. 23^{\circ}35'47'' E. 15.89'
- (42) $\Delta = 51^{\circ}33'31''$
R = 25.00'
L = 22.495'
Lc = S. 25^{\circ}37'11.5'' E. 21.745'

Fd.	Found	sq.	square
Br.	Bronze	ft.	feet
Conc.	Concrete	l.	Iron
P.U.E.	Public Utility Easement	B.S.L.	Building Setback Line
R.S.	Recorded Survey	C.O.S.E.	Common Open Space Easement
No.	Number		
DIAM.	Diameter		
Δ	Delta		
R	Radius		
L	Length		
Lc	Long Chord		

REGISTERED PROFESSIONAL LAND SURVEYOR
Swain Surveying, Inc.
JULY 9, 1988
SWAIN

STREET



RECEIVED
Date 3/28/84 By J.K.
The City of Ashland
3
Narrative
JACKSON COUNTY SURVEYOR

NOTE
SEE SHEET 3 OF 3 FOR ADDITIONAL
DETAIL FOR ACCESS EASEMENT AND
BUILDING SETBACK LINES FOR LOTS
13, 14, 17 AND 18

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

SCALE: 1" = 50'
BASIS OF BEARING:

- FOUND 5/8 INCH IRON PIN PER C and T SUBDIVISION UNLESS OTHERWISE SHOWN
- SET 5/8 x 30 INCH IRON PIN WITH 1.25 INCH DIAM. YELLOW PLASTIC CAP MARKED E.L. SWAIN RLS 759
- SET 5/8 x 24 INCH IRON PIN WITH 1.25 INCH DIAM. YELLOW PLASTIC CAP MARKED E.L. SWAIN RLS 759
- SET 5/8 x 24 INCH IRON PIN WITH 1.25 INCH DIAM. YELLOW PLASTIC CAP MARKED SWAIN RLS 759

NOVEMBER 22, 1983
ASHLAND, OREGON 97520
REVISED 12/27/83 & 2/19/84
REVISED 2/10/84

TRUE MERIDIAN AT N-S & SEC. 5
(derived from N.O.A.A. net)

- ▲ SET 5/8 x 24 INCH IRON PIN WITH 1.25 INCH DIAM. RED PLASTIC CAP MARKED 20 FEET FROM TRUE PROPERTY CORNER LOCATION
- ▲ SET 5/8 x 24 INCH IRON PIN WITH 1.25 INCH DIAM. RED PLASTIC CAP MARKED 30 FEET FROM TRUE PROPERTY CORNER LOCATION
- SET 5/8 x 30 INCH IRON PIN WITH 1.5 INCH DIAM. ALUMINUM CAP MARKED

DEFERRED MONUMENT
DRIVEWAY 'Ingress & egress'

WIT. COR. RLS 759
WIT. COR. RLS 759
PROP. COR. LOT 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42
LS 759
OR WITH APPROPRIATE LOT DESIGNATIONS

94/39