

Council Business Meeting

November 17, 2017

Title: Approval of the Release of Interest in a Portion of a Conservation / Natural Drainage Easement and Approval of a New Conservation / Natural Drainage Easement

From: Paula C. Brown, PE Public Works Director
paula.brown@ashland.or.us

Summary:

Before the Council is a request to approve the release of interest in a portion of a dedicated conservation and natural drainage way easement and approval of a new conservation and natural drainage way easement. The original easement, as stated, is no longer required due to a letter of map amendment (LOMA) from the Federal Emergency Management Agency (FEMA) which redefined the boundary of the special flood hazard area for Hamilton Creek.

Actions, Options, or Potential Motions:

- Council may move approval of the attached Release of Interest document and approval of the restated Conservation and Natural Drainage Way Easement. By doing so, this action
 - releases a portion of an easement dedicated in Jackson County official records in Volume 24, page 5, Document 98-31318 for parcel #2 of partition plat P-2-1998 and request the Interim City Administrator, John Karns, sign on behalf of the City; and
 - redefines the remaining portion of the Conservation and Natural Drainage Way Easement
- Or, if Council determines value in retaining the easement as a wider than necessary conservation / natural drainage easement, no action is required, but the ability for the current property owner to build the home as presented and approved by the Community Development Director will need to be reconfigured.

Staff Recommendation:

Staff recommends approval of the attached Release of Interest document which would remove a portion of the conservation / natural drainage way easement from the property owner's current deed record. This action helps to clear title restrictions that are no longer necessary. The City will retain the remaining portion of the easement.

Resource Requirements:

There are no resource requirements of this action other than expended staff time. All document recording fees will be borne by the property owner.

Policies, Plans and Goals Supported:

Council Goals:

- 4 Evaluate real property and facility assets to strategically support city mission and goals

Department Goals:

- Maintain existing infrastructure to meet regulatory requirements and minimize life-cycle costs
- Evaluate all city infrastructure regarding planning management and financial resources

Background and Additional Information:

The Community Development Department received and subsequently approved a request for a Minor Modification of an approved building envelope for a residence at 2562 Old Mill Way (see attached notice of decision dated October 20, 2017). The building envelope was approved as part of PA#2003-151 for the Hamilton Place Subdivision. The application states the proposed building envelope is an 8.6% increase in square footage over the approved building envelope and encroaches 110 square feet into the approved conservation easement adjacent to Hamilton Creek. Thornton Engineering was retained by the property owner/applicant to complete a letter of map amendment from the federal emergency management agency that showed a better definition of the flood channel and boundary of the special flood hazard area for Hamilton Creek.

Upon review of the notice of final decision, public works engineering staff further reviewed the existing dedicated conservation / natural drainage way easement which was originally established in 1998 for the Spring Hill Subdivision (Partition Plat P-2-1998 – see attachment). This same easement was also defined when the property was further subdivided as Hamilton Place Subdivision (December 2004 Document No. 04-74013 – see attachment). The description of the easement and the planning department staff report for the Hamilton Place Subdivision identified the current property as being in the floodplain and discussed the existing conservation and natural drainage way easement.

Given that the floodplain and resulting special flood hazard area for Hamilton Creek were redefined by a FEMA LOMA (see attachment), public works engineering staff accepts the intent of the easement to be within the redefined boundary described in the Release of Interest which includes a 40-foot riparian zone for this portion of Hamilton Creek as defined in the Storm Water and Drainage Master Plan (2000). The remaining portion of the easement is redefined and granted back to the City by the current property owner.

Staff recommends approval to remove a portion of the conservation / natural drainage way easement from the property owner's current deed record, and retaining the remaining 40-foot riparian zone and the redefined conservation / natural drainage way easement.

Next Steps:

Should council approve this action, the property owner is responsible for recording the document with Jackson County and may then move ahead with the notice of final decision.

Attachments:

1. Release of Interest
2. Conservation and Natural Drainage Way Easement
3. Notice of Final Decision (Planning Action: 2017-01832; 2562 Old Mill Way)
4. FEMA LOMA (2562 Old Mill Way dated 4/5/2017)
5. Partition Plat P-2-1998 (map and description dated July 1998)
6. Hamilton Place Subdivision (map and description dated December 2004)

AFTER RECORDING RETURN TO:

City of Ashland Recorder's Office
20 East Main Street
Ashland, OR 97520

Until a Change is Requested, All Tax Statements
shall be sent to the following name & address:

RELINQUISHMENT OF INTEREST

(Easement)

Relinquishment of a portion of the Conservation and Natural Drainage Way Easement, over and across portions of Lot 6 and that tract denoted as Open Space "A" of Hamilton Place Subdivision, a Planned Community, according to the official plat thereof, now of record in Jackson County, Oregon, being more particularly described and bounded as follows, to wit;

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF

City Council of the Grantee has determined that the public interest will be best served by releasing any and all interest Grantee has in the easement described above and to vacate the same. Council has authorized its City Administrator to execute this and any other instruments necessary to effectuate this relinquishment of interest in the described easement.

The true consideration for this conveyance stated in terms of dollars is \$1.00 (One dollar) and other consideration Grantee deems satisfactory.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITTING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

CITY OF ASHLAND:

By:_____

John Karns, Interim City Administrator

STATE OF OREGON)
) ss.

County of Jackson)

Personally appeared before me this ____ day of _____, 2017, **John Karns, Interim City Administrator of the City of Ashland, Oregon**, and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon

My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION – COMTE PARCEL – 2562 OLD MILL WAY
RELINQUISHMENT OF CONSERVATION EASEMENT AREA
ASSESSOR'S MAP NO. 39 1E 14 BD, TAX LOT 608

Relinquishment of a portion of the Conservation and Natural Drainage Way Easement, over and across portions of Lot 6 and that tract denoted as Open Space "A" of Hamilton Place Subdivision, a Planned Community, according to the official plat thereof, now of record in Jackson County, Oregon, being more particularly described and bounded as follows, to wit;

Commencing at the southeast corner of Lot 6, Hamilton Place Subdivision, a Planned Community, recorded on December 22, 2004 in Volume 30, Page 83 of Plat Record in Jackson County, Oregon and filed as Survey No. 18554, in the office of the Jackson County Surveyor, lying situate within the Northwest Quarter of Section 14, Township 39 South, Range 1 East of the Willamette Meridian in the City of Ashland of said County; thence North 89°45'44" West, along the southerly line of said Lot 6, a distance of 10.60 feet to a point which is 40.00 feet westerly at right angles to the centerline of Hamilton Creek and the POINT OF BEGINNING; thence along a line being 40.00 feet westerly of and parallel to said center of Hamilton Creek the following centerline courses: North 08°30'00" West, 11.44 feet; thence North 06°00'00" East, 18.18 feet; thence North 08°00'00" West, 24.56 feet; thence North 24°00'00" East, 16.24 feet; thence North 10°00'00" West, 27.88 feet; thence North 25°00'00" East, 17.99 feet; thence North 09°00'00" East, 14.18 feet; thence North 10°00'00" West, 3.52 feet; thence North 37°30'00" West, 15.35 feet; thence North 14°30'00" West, 9.62 feet to the northerly line Open Space "A" of said Hamilton Place; thence North 89°45'44" West, along said northerly line, a distance of 18.83 feet to the westerly line of the Conservation and Natural Drainageway Easement denoted of said Hamilton Place plat; thence South 01°52'52" East, along said westerly line, 151.36 feet to the south line of said Lot 6; thence South 89°45'44" East, along the southerly line, a distance of 17.85 feet to the POINT OF BEGINNING.

Containing 3,224 square feet, more or less.

Prepared by:

Shawn Kampmann
Professional Land Surveyor

Polaris Land Surveying LLC
P.O. Box 459
Ashland, Oregon 97520

Date: November 7, 2017



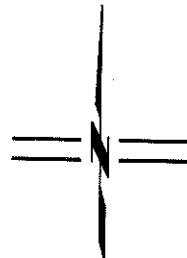
RENEWAL DATE: 6/30/19

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CONSERVATION & NATURAL DRAINAGE WAY MAP

LYING SITUATE WITHIN
NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 39 SOUTH, RANGE 1 EAST, W.M.
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Eric Bonetti
2532 Old Mill Way
Ashland, Oregon 97520



SCALE: 1" = 30'

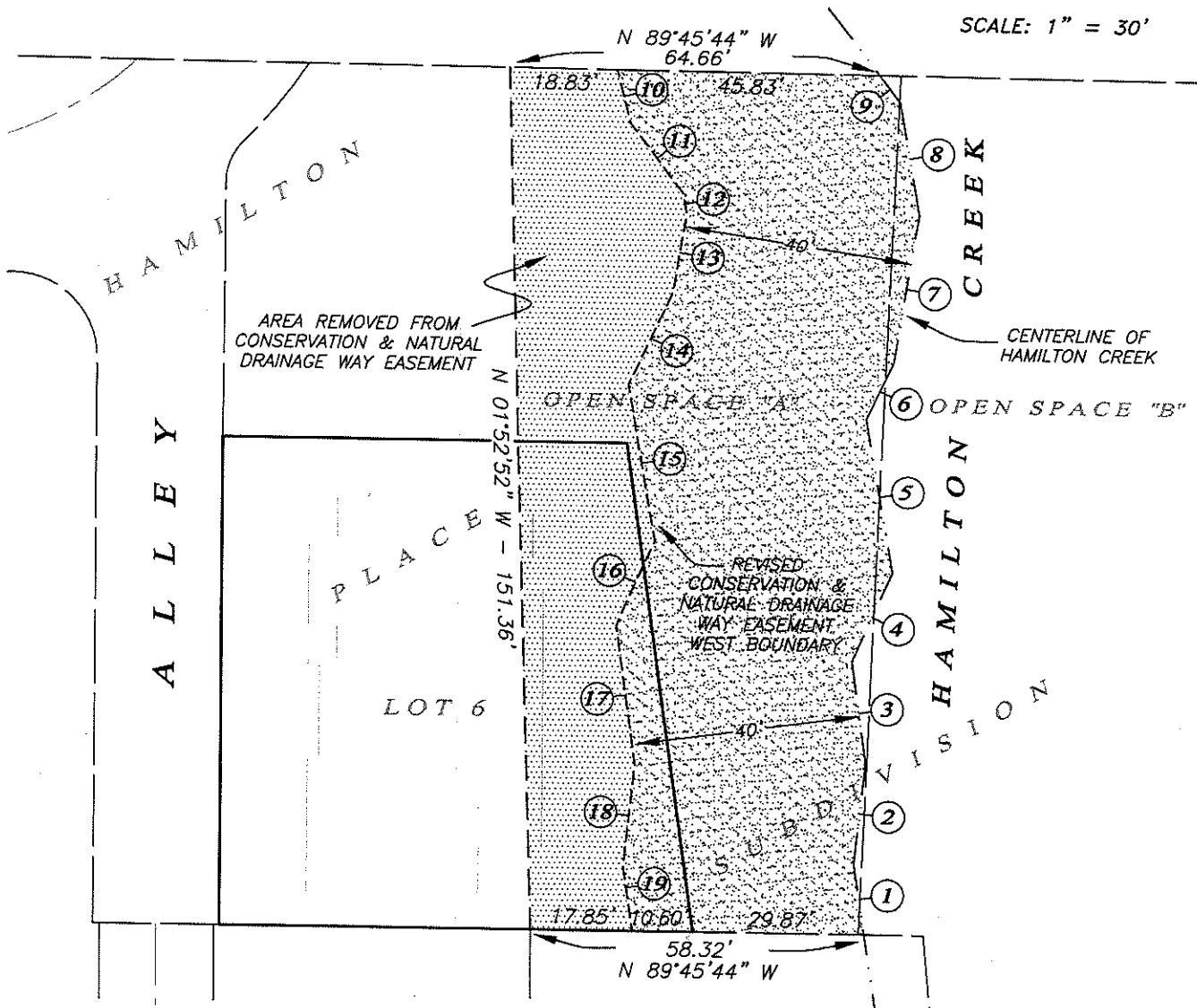


TABLE OF COURSES

FLAG	BEARING	DISTANCE	FLAG	BEARING	DISTANCE	FLAG	BEARING	DISTANCE
①	N 08°30'00" W	12.50'	⑦	N 09°00'00" E	26.50'	⑬	N 09°00'00" E	14.18'
②	N 06°00'00" E	18.00'	⑧	N 10°00'00" W	20.00'	⑭	N 25°00'00" E	17.99'
③	N 08°00'00" W	18.00'	⑨	N 37°30'00" W	5.94'	⑮	N 10°00'00" W	27.88'
④	N 24°00'00" E	17.00'	⑩	N 14°30'00" W	9.62'	⑯	N 24°00'00" E	16.24'
⑤	N 10°00'00" W	27.50'	⑪	N 37°30'00" W	15.35'	⑰	N 08°00'00" W	24.56'
⑥	N 25°00'00" E	11.00'	⑫	N 10°00'00" W	3.52'	⑱	N 06°00'00" E	18.18'
						⑲	N 08°30'00" W	11.44'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shirley

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2019

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: NOVEMBER 7, 2017
PROJECT NO. 1145-17

Assessor's Map No. 391E14BD, Tax Lot 606

POLARIS LAND SURVEYING

Return Document to:
Melissa Huhtala, City Recorder,
20 East Main, Ashland, OR 97520

CONSERVATION & NATURAL DRAINAGE WAY EASEMENT

1. **Grant.** Subject to all prior easements or encumbrances of record, **Donn J. Comte and Nancy Bonetti-Comte, Trustees of the Comte Family Revocable Living Trust dated May 6, 1993**, (the "Grantor"), owner of property legally described as "**EXHIBIT A**" (the "Property") hereby grants to City of Ashland, a municipal corporation of the State of Oregon, its successors and assigns (the "Grantee"), a permanent, appurtenant and nonexclusive Conservation & Natural Drainage Way Easement together with the right of access to and from adjacent land of Grantor for all activities in connection with the rights granted and obligations undertaken herein.

2. **Description.** The location of the easement is along the general course(s) now located by Grantee on, over or under the surface of the Property, this easement more particularly described as follows:

"**EXHIBIT A**", (the "Easement Area").

This description is intended to describe the location of the Conservation & Natural Drainage Way Easement and is not to be strictly construed where reasonable variation from the actual description exists.

3. **True and Actual Consideration:** \$1.00, the sufficiency of which the Grantor deems sufficient.

4. **Purpose.** This easement is for the purposes of conservation and natural drainage way in a riparian zone within Hamilton Creek.

5. **Terms and Conditions.**

5.1 This conservation easement is non-possessory interest of Grantee imposing limitations and affirmative obligations as set out herein. Nothing herein shall be construed as granting a public access easement.

5.2 Grantor shall:

A. Retain and protect the natural, scenic and open space values of the easement area.

B. Protect natural resources, maintain or enhance air and water quality, and preserve any historical, architectural, archeological or cultural aspects of the real property;

C. Clean up any trash, brush, debris, garbage or other unsightly or offensive material which may be found within the easement area;

D. Replace in their former condition all improvements, trees, ornamental shrubs and natural vegetation, as soon as possible after damage or destruction.

E. Accepts all responsibility for maintenance on the easement.

F. Refrain from placing, erecting or maintaining a structure of any kind, including house trailers or mobile homes, on the easement or in any manner restricting the conservation and natural drainage way purpose of the easement.

G. Not use or occupy any portion of the easement in a manner which would degrade or diminish the natural, scenic and open space values of the easement area.

5.3 Grantee shall:

A. Within the limits of the Oregon Tort Claims Act, accept liability for all injuries to persons or property resulting from Grantee's or its duly appointed agents' performance of the stated purposes of this easement. Grantee agrees to indemnify Grantor and hold Grantor harmless against all claims, suits, costs, losses and expenses that may in any manner result from or arise out of the purpose and activities permitted under this easement.

6. **Termination.** This easement shall terminate if and when Grantee shall have abandoned all use of the right of way and no longer has any future need thereof.

7. **Litigation costs.** In case of suit, action or proceeding to enforce any rights or conditions of this easement or appeal from said suit, action or proceedings, it is mutually agreed that the losing party in such suit, action, proceeding or appeal shall pay the prevailing party therein a reasonable attorney's fee in such amount as set by the court hearing such suit, action, proceeding or appeal.

IN WITNESS WHEREOF, the parties hereto have subscribed this instrument this ____ day of November, 2017.

GRANTOR:

Donn Comte

By: _____
Donn Comte, Trustee

By: _____
Nancy Bonetti-Comte, Trustee

GRANTEE:

CITY ACCEPTANCE (ORS 93.808);
CITY OF ASHLAND, GRANTEE

By: _____
John Karns, Interim City Administrator

STATE OF OREGON)
) ss.
County of Jackson)

Personally appeared before me this ____ day of November, 2017, Donn Comte and Nancy Bonetti-Comte, Trustees, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
) ss.
County of Jackson)

Personally appeared before me this ____ day of November, 2017, John Karns, Interim City Administrator the City of Ashland, Oregon, and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION – COMTE PARCEL – 2562 OLD MILL WAY
ADJUSTED CONSERVATION EASEMENT AREA
ASSESSOR'S MAP NO. 39 1E 14 BD, TAX LOT 608

An adjustment to the westerly boundary of an existing Conservation and Natural Drainage Way Easement, over and across portions of Lot 6 and that tract denoted as Open Space "A" and Open Space "B" of Hamilton Place Subdivision, a Planned Community, according to the official plat thereof, now of record in Jackson County, Oregon, being more particularly described and bounded as follows, to wit;

Beginning at the southeast corner of Lot 6 of Hamilton Place Subdivision, a Planned Community, recorded on December 22, 2004 in Volume 30, Page 83 of Plat Record in Jackson County, Oregon and filed as Survey No. 18554, in the office of the Jackson County Surveyor, lying situate within the Northwest Quarter of Section 14, Township 39 South, Range 1 East of the Willamette Meridian in the City of Ashland of said County; thence South 89°45'44" East, 29.87 feet to the center of the Hamilton Creek; thence along the centerline of said Hamilton Creek the following courses: North 08°30'00" West, 12.50 feet; thence North 06°00'00" East, 18.00 feet; thence North 08°00'00" West, 18.00 feet; thence North 24°00'00" East, 17.00 feet; thence North 10°00'00" West, 27.50 feet; thence North 25°00'00" East, 11.00 feet; thence North 09°00'00" East, 26.50 feet; thence North 10°00'00" West, 20.00 feet; thence North 37°30'00" West, 5.94 feet to the northerly line of Open Space "A"; thence North 89°45'44" West, along said northerly line, a distance of 45.83 feet to a point which is 40.00 feet at right angles to the center of Hamilton Creek; thence along said centerline of Hamilton Creek being 40.00 feet westerly of, and parallel with the center of Hamilton Creek the following courses: South 14°30'00" East, 9.62 feet; thence South 37°30'00" East, 15.35 feet; thence South 10°00'00" East, 3.52 feet; thence South 09°00'00" West, 14.18 feet; thence South 25°00'00" West, 17.99 feet; thence South 10°00'00" East, 27.88 feet; thence South 24°00'00" West, 16.24 feet; thence South 08°00'00" East, 24.56 feet; thence South 06°00'00" West, 18.18 feet; thence South 08°30'00" East, 11.44 feet to the southerly line of said Lot 6; thence South 89°45'44" East, along said southerly line, a distance of 10.60 feet to the POINT OF BEGINNING.

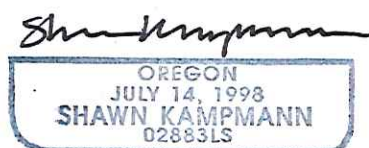
Containing 6,329 square feet, more or less.

Prepared by:

Shawn Kampmann
Professional Land Surveyor

Polaris Land Surveying LLC
P.O. Box 459
Ashland, Oregon 97520

Date: November 7, 2017



RENEWAL DATE: 6/30/19

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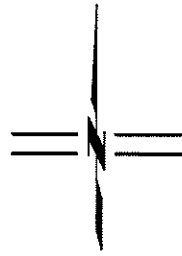
CONSERVATION & NATURAL DRAINAGE WAY MAP

LYING SITUATE WITHIN

**NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 39 SOUTH, RANGE 1 EAST, W.M.
CITY OF ASHLAND, JACKSON COUNTY, OREGON**

FOR

Eric Bonetti
2532 Old Mill Way
Ashland, Oregon 97520



SCALE: 1" = 30'

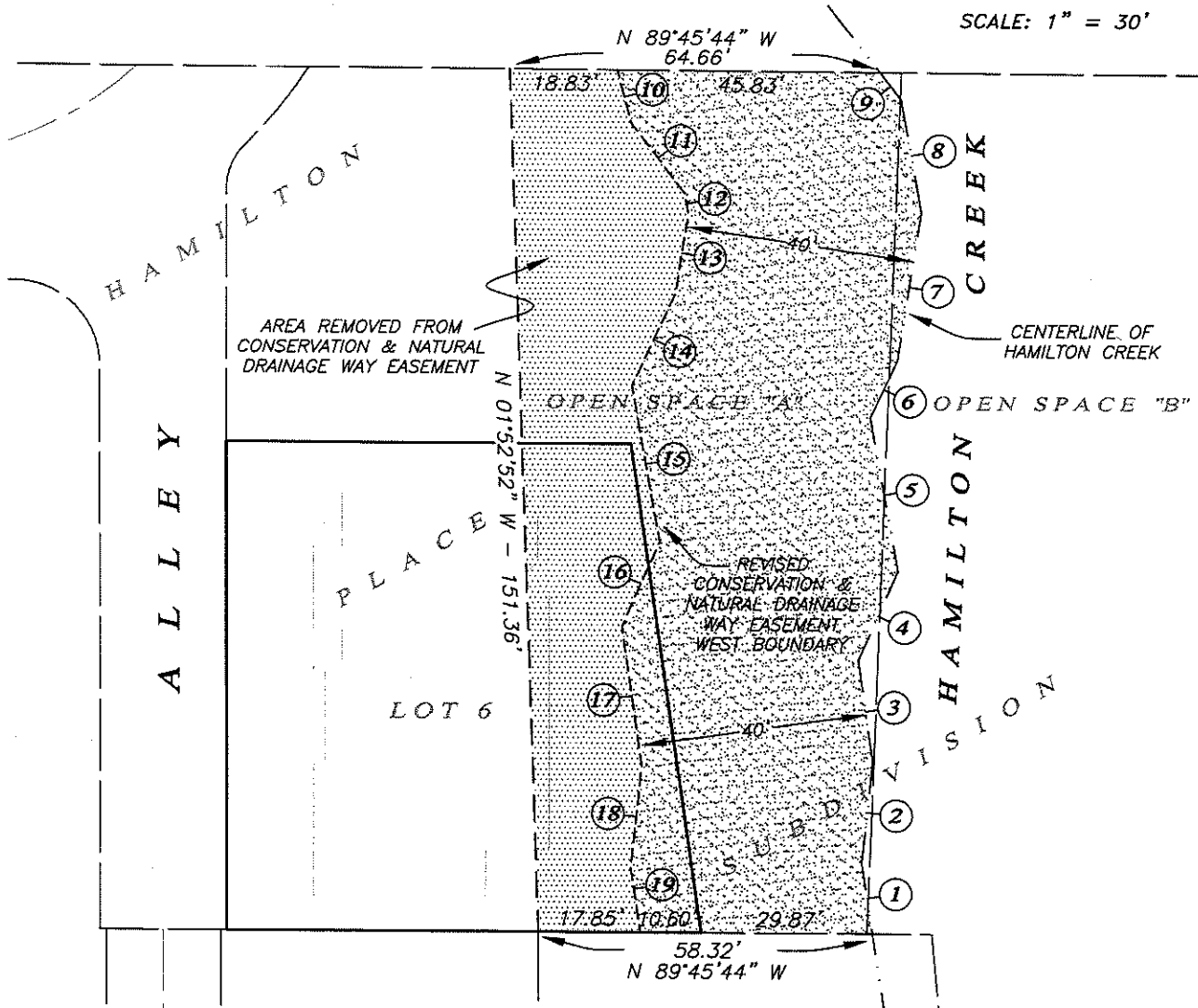


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REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shirley

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2019

SURVEYED BY:

POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: NOVEMBER 7, 2017
PROJECT NO. 1145-17

Assessor's Map No. 391E14BD, Tax Lot 606

POLARIS LAND SURVEYING

October 20, 2017

Notice of Final Decision

On October 20, 2017, the Community Development Director approved the request for the following:

Planning Action: 2017-01832

Subject Property: 2562 Old Mill Way

Applicant: Eric Bonetti

Property Owners: Donn and Nancy Comte

Description: A request for a Minor Modification of an approved building envelope for a residence at 2562 Old Mill Way. The building envelope was approved as part of PA#2003-151 for the Hamilton Place Subdivision. The application states the proposed building envelope is an 8.6% increase in square footage over the approved building envelope and encroaches 110 square feet into the approved conservation easement adjacent to Hamilton Creek. **COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential; **ZONING:** Single Family Residential; **ASSESSOR'S MAP #:** 391E14BD; **TAX LOT:** 606.

The Community Development Director's decision becomes final and is effective on the 12th day after the Notice of Final Decision is mailed. Approval is valid for a period of 18 months and all conditions of approval identified on the attached Findings are required to be met prior to project completion.

The application, all associated documents and evidence submitted, and the applicable criteria are available for review at the Ashland Community Development Department, located at 51 Winburn Way. Copies of file documents can be requested and are charged based on the City of Ashland copy fee schedule.

Prior to the final decision date, anyone who was mailed this Notice of Final Decision may request a reconsideration of the action as set forth in the Ashland Land Use Ordinance (ALUO) 18.5.1.050(F) and/or file an appeal to the Ashland Planning Commission as provided in ALUO 18.5.1.050(G). The ALUO sections covering reconsideration and appeal procedures are attached. The appeal may not be made directly to the Oregon Land Use Board of Appeals.

If you have any questions regarding this decision, please contact Fotini Kaufman in the Community Development Department at (541) 488-5305.

cc: Parties of record and property owners within 200 ft



SECTION 18.5.1.050 Type I Procedure (Administrative Decision with Notice)

E. Effective Date of Decision. Unless the conditions of approval specify otherwise or the decision is appealed pursuant to subsection 18.5.1.050.G, a Type I decision becomes effective 12 days after the City mails the notice of decision.

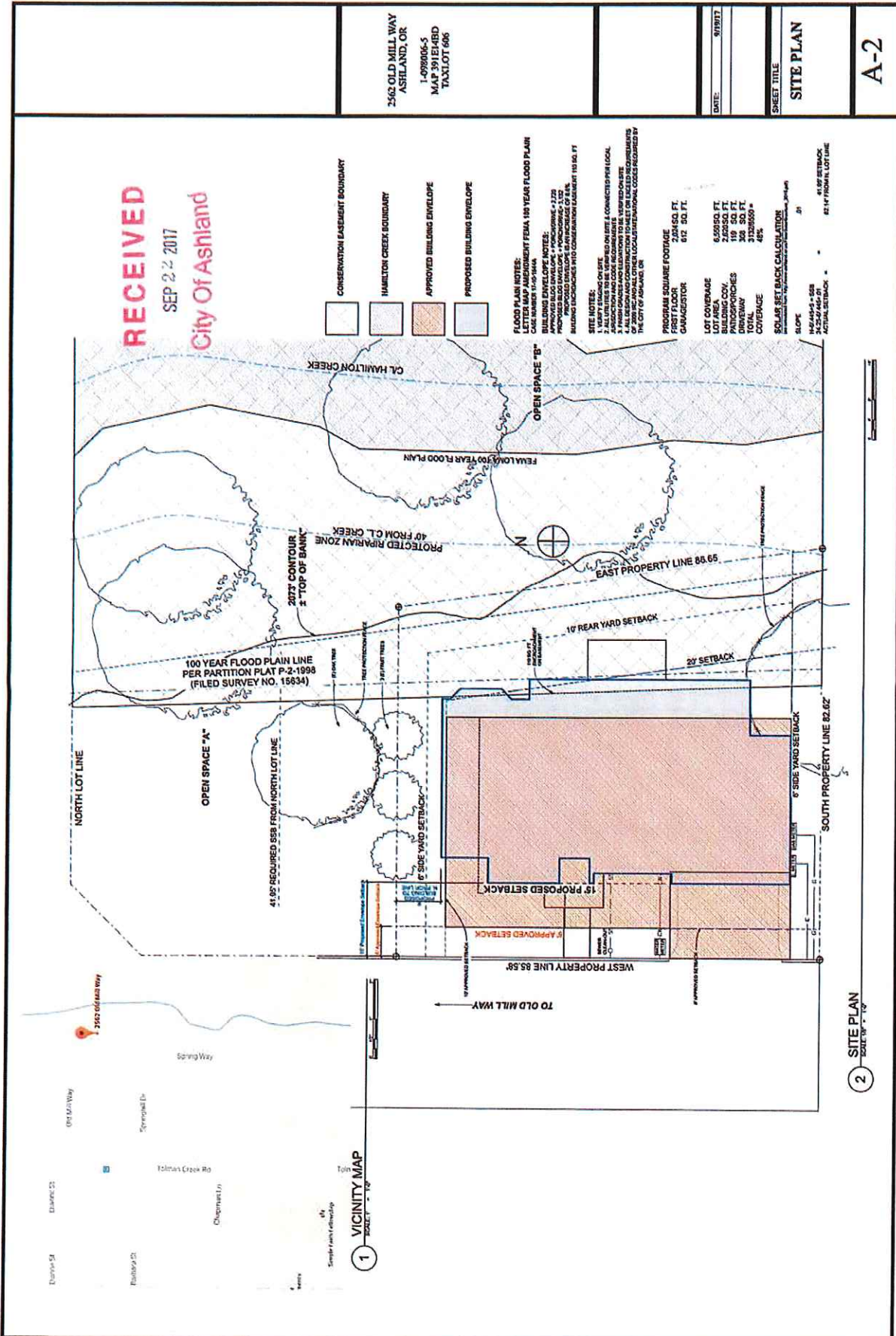
F. Reconsideration. The Staff Advisor may reconsider a Type I decision as set forth below.

1. Any party entitled to notice of the planning action, or any City department may request reconsideration of the action after the decision has been made by providing evidence to the Staff Advisor that a factual error occurred through no fault of the party asking for reconsideration, which in the opinion of the Staff Advisor, might affect the decision. Reconsideration requests are limited to factual errors and not the failure of an issue to be raised by letter or evidence during the opportunity to provide public input on the application sufficient to afford the Staff Advisor an opportunity to respond to the issue prior to making a decision.
2. Reconsideration requests shall be received within five days of mailing the notice of decision. The Staff Advisor shall decide within three days whether to reconsider the matter.
3. If the Staff Advisor is satisfied that an error occurred crucial to the decision, the Staff Advisor shall withdraw the decision for purposes of reconsideration. The Staff Advisor shall decide within ten days to affirm, modify, or reverse the original decision. The City shall send notice of the reconsideration decision to affirm, modify, or reverse to any party entitled to notice of the planning action.
4. If the Staff Advisor is not satisfied that an error occurred crucial to the decision, the Staff Advisor shall deny the reconsideration request. Notice of denial shall be sent to those parties that requested reconsideration.

G. Appeal of Type I Decision. A Type I decision may be appealed to the Planning Commission, pursuant to the following:

1. **Who May Appeal.** The following persons have standing to appeal a Type I decision.
 - a. The applicant or owner of the subject property.
 - b. Any person who is entitled to written notice of the Type I decision pursuant to subsection 18.5.1.050.B.
 - c. Any other person who participated in the proceeding by submitting written comments on the application to the City by the specified deadline.
2. **Appeal Filing Procedure.**
 - a. *Notice of Appeal.* Any person with standing to appeal, as provided in subsection 18.5.1.050.G.1, above, may appeal a Type I decision by filing a notice of appeal and paying the appeal fee according to the procedures of this subsection. The fee required in this section shall not apply to appeals made by neighborhood or community organizations recognized by the City and whose boundaries include the site. If an appellant prevails at the hearing or upon subsequent appeal, the fee for the initial hearing shall be refunded.
 - b. *Time for Filing.* A notice of appeal shall be filed with the Staff Advisor within 12 days of the date the notice of decision is mailed.
 - c. *Content of Notice of Appeal.* The notice of appeal shall be accompanied by the required filing fee and shall contain.
 - i. An identification of the decision being appealed, including the date of the decision.
 - ii. A statement demonstrating the person filing the notice of appeal has standing to appeal.
 - iii. A statement explaining the specific issues being raised on appeal.
 - iv. A statement demonstrating that the appeal issues were raised during the public comment period.
 - d. The appeal requirements of this section must be fully met or the appeal will be considered by the City as a jurisdictional defect and will not be heard or considered.
3. **Scope of Appeal.** Appeal hearings on Type I decisions made by the Staff Advisor shall be de novo hearings before the Planning Commission. The appeal shall not be limited to the application materials, evidence and other documentation, and specific issues raised in the review leading up to the Type I decision, but may include other relevant evidence and arguments. The Commission may allow additional evidence, testimony, or argument concerning any relevant ordinance provision.
4. **Appeal Hearing Procedure.** Hearings on appeals of Type I decisions follow the Type II public hearing procedures, pursuant to section 18.5.1.060, subsections A – E, except that the decision of the Planning Commission is the final decision of the City on an appeal of a Type I decision. A decision on an appeal is final the date the City mails the adopted and signed decision. Appeals of Commission decisions must be filed with the State Land Use Board of Appeals, pursuant to ORS 197.805 - 197.860.







Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF ASHLAND, JACKSON COUNTY, OREGON	Lot 6, Hamilton Place Subdivision, as described in the Bargain and Sale Deed with Covenants recorded as Document No. 2012-044214, in the Office of the County Clerk, Jackson County, Oregon
	COMMUNITY NO.: 410090	
AFFECTED MAP PANEL	NUMBER: 41029C2216G	
	DATE: 4/5/2017	
FLOODING SOURCE: HAMILTON CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 42.178754, -122.669930 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
6	--	Hamilton Place	2562 Old Mill Way	Property	X (unshaded)	--	--	2072.8 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

ZONE A

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

RECEIVED

SEP 22 2017

City Of Ashland



Federal Emergency Management Agency
Washington, D.C. 20472


**LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)**
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

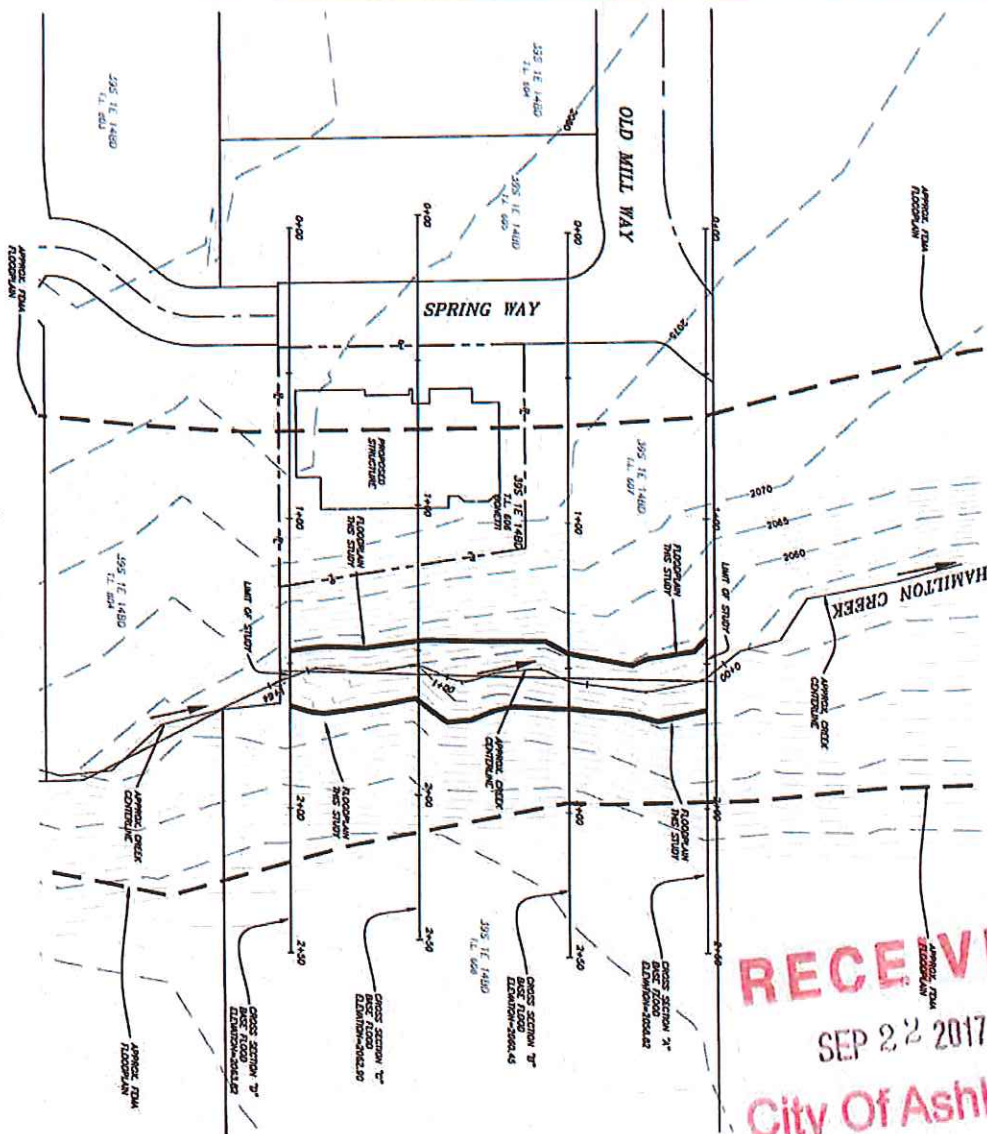
ZONE A (This Additional Consideration applies to the preceding 1 Property.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

RECEIVED
SEP 22 2017
City Of Ashland

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.


Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

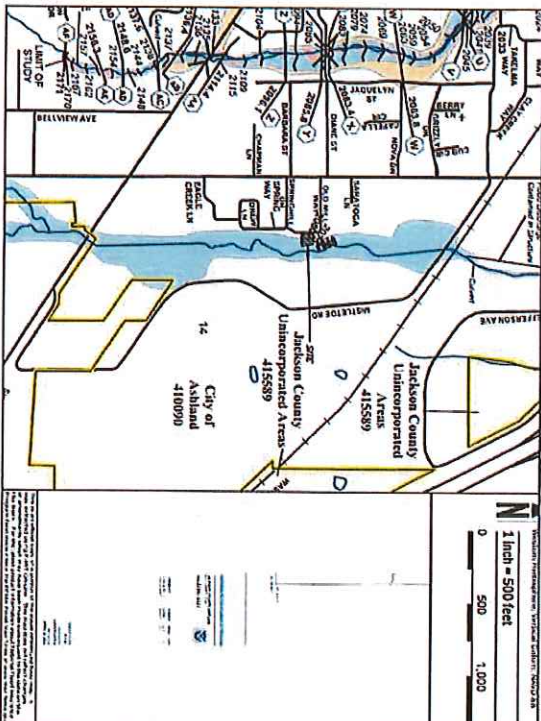
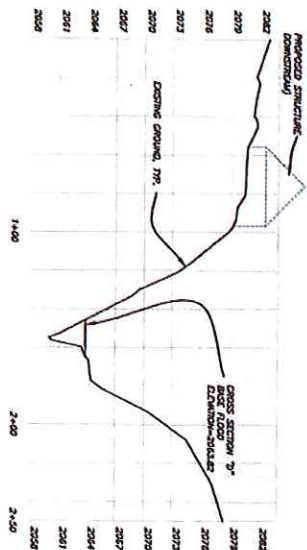
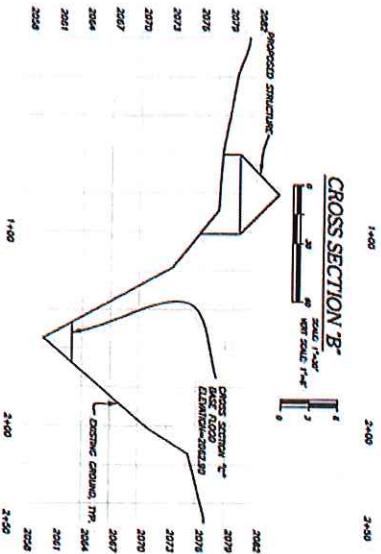
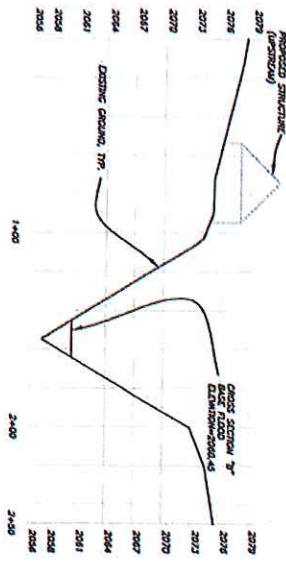
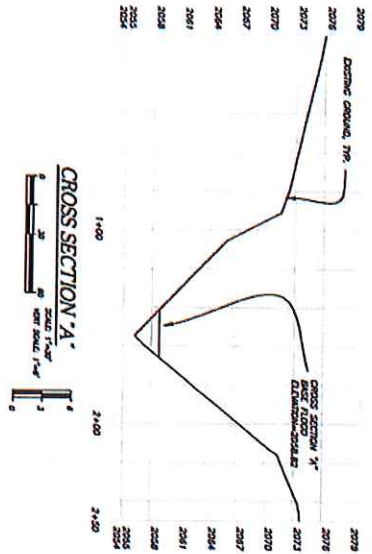
[illegible][illegible]

THORNTON
ENGINEERING
 ERIC BONETTI
 HA MILTON CREEK FLOOD STUDY
 2632 OLD MILL WAY
 A-5-L-AND OR 97520



- [illegible]

RECEIVED
SEP 22 2017
City Of Ashland



NOTE: All cross sections having elevations

DATE	7/28/2017
REVISIONS	
THORNTON ENGINEERING P.O. Box 475 • 280 North 3rd Street Jacksonville, Oregon 97200 Phone: (503) 585-1488 Fax: (503) 585-3419 www.thorntone.com	
CROSS SECTIONS HAMILTON OCEAN ROAD STUDY ASHLAND, OREGON	
SHEET 2	



Federal Emergency Management Agency

Washington, D.C. 20472

September 01, 2017

MR. MICHAEL THORNTON
THORNTON ENGINEERING
P.O. BOX 476
JACKSONVILLE, OR 97530

CASE NO.: 17-10-1644A
COMMUNITY: CITY OF ASHLAND, JACKSON
COUNTY, OREGON
COMMUNITY NO.: 410090

DEAR MR. THORNTON:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Sincerely,

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region

RECEIVED

SEP 20 17

City Of Ashland

DATE 7-1998

APPROVAL:

John M. Smith
ASHLAND PLANNING DEPARTMENT
PA #9-093 SUBDIVISION

July 6, 1998

APPROVAL:

EXAMINED AND APPROVED THIS 6th DAY OF July 1998.

Ernest L. Sullivan
ASST. CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 AS OF July 7, 1998.

Don Hudson
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN

PAID AS OF July 7, 1998.

Lynda Abbott
TAX COLLECTOR

***** DECLARATION *****

KNOW ALL MEN BY THESE PRESENTS THAT ANDREA SHAPIRO, IS THE OWNER IN FEE OF THE REAL PROPERTY SHOWN HEREON, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS SUBDIVIDED THE SAME INTO THE LOTS, STREETS AND ALLEY AS SHOWN ON SHEET 2, AND HEREBY DEDICATES TO THE CITY OF ASHLAND FOR PUBLIC USE THE STREETS, ALLEY, AND THE ONE-FOOT PERMANENT STREET CONSTRUCTION AND MAINTENANCE EASEMENTS, TOGETHER WITH THOSE EASEMENTS SHOWN ON SHEET 2 LABELED SLOPE EASEMENT AND THOSE LABELED PUBLIC UTILITY EASEMENT (PUE). WITH THE CONDITION THAT TCI CABLEVISION, ITS SUCCESSORS OR ASSIGNS IN INTEREST IS GRANTED THE RIGHT TO USE SAID PUE FOR PLACEMENT AND MAINTENANCE OF CABLE TV LINES AS LONG AS THESE LINES DO NOT INTERFERE WITH THE MAINTENANCE OF CITY OF ASHLAND UTILITIES. I DO HEREBY DEDICATE TO THE CITY OF ASHLAND THE CONSERVATION/ NATURAL DRAINAGE WAY EASEMENT AND THE ACCESS EASEMENT TO THE CONSERVATION/NATURAL DRAINAGE WAY EASEMENT OVER AND ACROSS THE SUBJECT PROPERTY AS SHOWN ON SHEET 2. I DO HEREBY GRANT TO THE CITY OF ASHLAND IN FEE THE ONE-FOOT STREET PLUGS SHOWN ON SHEET 2. I DO HEREBY ESTABLISH THOSE PRIVATE STORM DRAINAGE EASEMENTS AS SHOWN ON SHEET 2. SPRING HILL SUBDIVISION SHALL BE SUBJECT TO A "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT. I DO HEREBY DESIGNATE SAID SUBDIVISION AS SPRING HILL SUBDIVISION.

Andrea Shapiro
ANDREA SHAPIRO

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY APPEARED THE ABOVE NAMED ANDREA SHAPIRO AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

DATED THIS 6th DAY OF July, 1998.

BEFORE ME: Karen L. Lafitte
NOTARY PUBLIC OF OREGON

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs
SURVEYOR

SPRING HILL SUBDIVISION

A replat of Parcel 2 of Partition Plat No. P-2-1998.
Located in the N.W. 1/4 of Section 14,
T.39 S., R.1 E., W.M. City of Ashland
Jackson County, Oregon

for
EAGLE CONSTRUCTION
186 MORNINGLIGHT
ASHLAND, OR 97520

***** RECORDER'S CERTIFICATE *****

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 24, PAGE 35 OF THE COUNTY COMMISSIONER'S JOURNAL OF PROCEEDINGS.

FILED FOR RECORD THIS 9th DAY OF July, 1998, AT
2:37 O'CLOCK P.M., AND RECORDED IN VOLUME 24 OF PLATS ON PAGE 25 OF
THE RECORDS OF JACKSON COUNTY, OREGON.

William S. Barker
COUNTY CLERK

Ken By LeBaron
DEPUTY

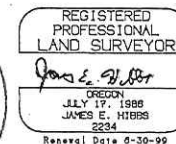
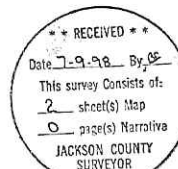
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS RECORDED AS DOC. # 98-31318 - ORJCO.

***** SURVEYOR'S CERTIFICATE *****

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, THIS PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

PARCEL NO. 2 PER PARTITION PLAT NO. P-2-1998 ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN VOLUME 9, PAGE 2 OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON AND FILED AS SURVEY NO. 15634 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

James E. Hibbs
SURVEYOR



* NOTE REGARDING STREET PLUGS *

UPON APPROVED DEDICATION OF THE EXTENSION OF THE AFFECTED STREET OR ALLEY THE ONE-FOOT STREET PLUG SHALL BE DEDICATED BY THE CITY TO THE PUBLIC USE AS PART OF SAID STREET OR ALLEY. THIS DEDICATION WILL BE AUTOMATIC AND WITHOUT FURTHER ACTION BY THE CITY OF ASHLAND.

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

SHEET 1 OF 2

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THE LOTS, STREET & ALLEY OF SPRING HILL SUBD. SEE ASHLAND P.M. 97-093.

PROCEDURE: THE EXTERIOR OF THIS SUBDIVISION WAS MONUMENTED BY THIS OFFICE DURING RS15634. CALCULATED THE POSITION OF AND SET PINS AT THE LOTS CORNERS SHOWN HEREON. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN HEREON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James L. Friar

OREGON
JULY 17, 1986
JAMES L. FRIAR
2234
Renewal Date 6-30-99

N



SPRING HILL SUBDIVISION

A replat of Parcel 2 of Partition Plat No. P-2-1998.
Located in the N.W. 1/4 of Section 14,
T.39 S., R.1 E., W.M. City of Ashland
Jackson County, Oregon

for
EAGLE CONSTRUCTION
186 MORNINGLIGHT
ASHLAND, OR 97520

LEGEND

- - FD. 2.5" BRASS CAP MKD. SWAIN RS759. SEE RS7031.
- - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. SWAIN RS759 PER RS7720 OR RS7031.
- - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. R. ROBERTS LS1656 PER RS14367.
- ⊗ - FD. MONUMENT AS NOTED. -X-X- = FENCE LINE.
- - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER RS15634.
- ⊗ - SET 5/8" x 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ - SET 1" x 30" IRON PIPE W/ 2.5" BRASS CAP MKD. L.J. FRIAR & ASSOC. IN MON. CASE OR AS NOTED.
- DR = DEED RECORD. ORJO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- () = RECORD DATA AS SHOWN. JCOR = JACKSON COUNTY DEED RECORDS.
- RS = RECORDED SURVEY. CL = CENTERLINE. WC = WITNESS CORNER.
- PUE = PUBLIC UTILITY EASEMENT. PP# = PARTITION PLAT NO.

BASIS OF BEARINGS: NOAA TRUE BEARING OF THE N-S CL SECTION 14 AS DERIVED FROM THE 1968 NOAA NET ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN FROM MONUMENTS ALONG THE NORTH LINE OF RECORDED SURVEY NO. 7720 AND AS SHOWN HEREON.

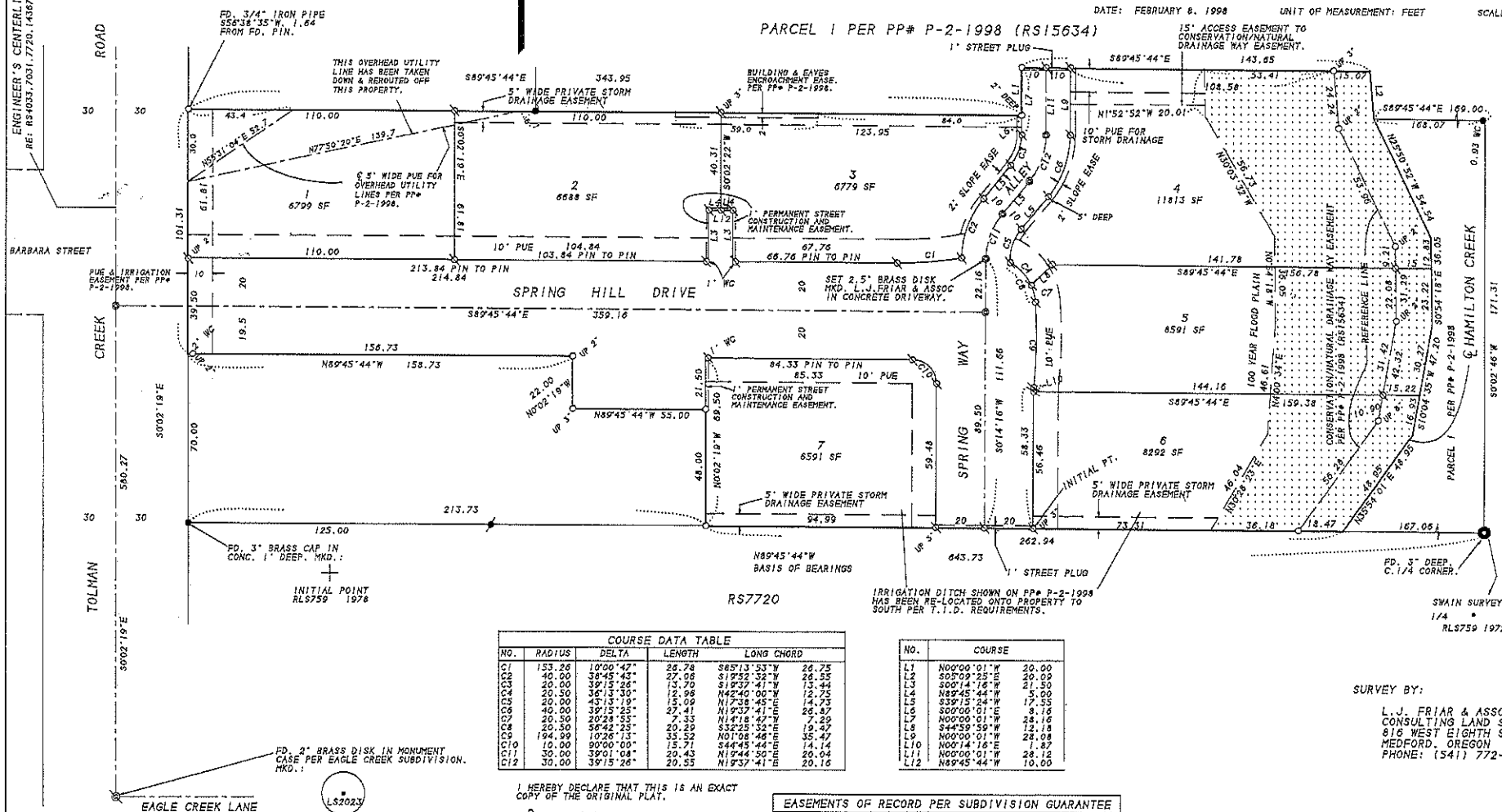
DATE: FEBRUARY 8, 1998

UNIT OF MEASUREMENT: FEET

SCALE: 1" = 30'

PARCEL 1 PER PP# P-2-1998 (RS15634)

1" STREET PLUG

15' ACCESS EASEMENT TO
CONSERVATION/NATURAL
DRAINAGE WAY EASEMENT.ENGINEER'S CENTERLINE
RE: RS4033, 7031, 7720, 14367 & 15634

COURSE DATA TABLE				
NO.	RADIUS	DELTA	LENGTH	LONG CHORD
C1	153.26	10°00'47"	26.78	S85°13'53"W 26.75
C2	40.00	38°45'43"	27.08	S19°52'32"W 26.55
C3	10.00	36°13'56"	13.70	S19°52'41"W 13.44
C4	20.50	36°13'30"	12.99	N42°40'00"W 12.75
C5	20.00	43°13'19"	15.09	N17°38'45"E 14.73
C6	40.00	36°13'55"	27.41	N19°52'41"E 26.87
C7	20.50	20°21'55"	7.33	N14°18'47"W 7.29
C8	20.50	36°42'23"	20.29	S32°23'32"E 19.47
C9	194.99	10°26'13"	33.52	N01°08'48"E 33.47
C10	10.00	00°00'00"	15.71	S44°45'44"E 14.14
C11	30.00	32°01'08"	20.43	N19°44'50"E 20.04
C12	30.00	39°15'26"	20.53	N19°57'41"E 20.16

NO.	COURSE
L1	N00°00'01"W 20.00
L2	S05°09'25"E 20.00
L3	S00°14'16"W 21.50
L4	N89°45'44"W 5.00
L5	S39°15'24"W 17.53
L6	S00°00'01"E 8.16
L7	N00°00'01"W 24.16
L8	S44°59'59"W 12.18
L9	N00°00'01"W 24.08
L10	N00°14'16"E 1.87
L11	N00°00'01"W 28.12
L12	N89°45'44"W 10.00

I HEREBY DECLARE THAT THIS IS AN EXACT
COPY OF THE ORIGINAL PLAT.

James L. Friar
SURVEYOR

EASEMENTS OF RECORD PER SUBDIVISION GUARANTEE

EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY
PER VOL. 12, P. 68 JCOR IS A BLANKET EASEMENT AND
CANNOT BE DEPICTED HEREON.

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

SHEET 2 OF 2

97-1783

DATE 12-2004

*** APPROVALS ***

[Signature]
ASHLAND PLANNING DEPARTMENT
Pg# 2003-151

12.10.2004
Date

Examined and approved this 04 day of December, 2004.

[Signature]
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of DECEMBER 17, 2004.

[Signature]
Assessor, Department of Assessment

All taxes, assessments or other charges as required by O.R.S. 92.095 have been paid as of Dec 17, 2004.

[Signature]
Tax Collector

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that Hamilton Place LLC, is the owner in fee simple of the lands hereon described and has subdivided the same into lots and streets and alley as shown hereon and the number of each lot and the course and length of all lines are plainly set forth and this plat is a correct representation of the subdivision. We do hereby dedicate to the City of Ashland, for public use, the street and alley shown hereon, together with the easements labeled public utility easements and Pedestrian Access Easements. Charter Communications Inc., their heirs, assigns and/or successors in interest are granted the right to install and maintain T.V. cable service over, across and through the public utility easements as shown hereon, as long as it does not interfere with the installation and maintenance of City of Ashland's utilities. We hereby grant to the City of Ashland, in fee simple, that area designated as a 1 foot street plug. By its approval of this plat the City of Ashland undertakes that upon approved dedication of the affected street it will deed the street plug for public street purposes. We hereby make and create a 15' access easement over and across Lot 4 and Lot 5 for the benefit of the owners, their heirs and assigns of Lot 3 and Lot 4. Said access easement is to be kept free and clear of any obstructions, including fences and parked vehicles. The property described hereon will be subject to Covenants, Conditions and Restrictions to be recorded as a separate document in the Official Records of Jackson County, Oregon. We hereby designate said subdivision as HAMILTON PLACE SUBDIVISION, a planned community.

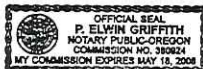
IN WITNESS WHEREOF, signed this 10th day of November, 2004.

[Signature]
Hamilton Place LLC,
by Alexander C. Knecht, President

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 10th day of November, 2004, by Alexander C. Knecht, President, who executed the within instrument on behalf of Hamilton Place LLC.,

Before me:



[Signature]
Notary

HAMILTON PLACE SUBDIVISION

(a planned community)

Located In:

the S.E. 1/4 of the N.W. 1/4 of Section 14,
Township 39 South, Range 1 East, Willamette Meridian
City of Ashland, Jackson County, Oregon

COVENANTS, CONDITIONS AND RESTRICTIONS ARE RECORDED
AS DOCUMENT NO. 04-74013 IN THE OFFICIAL RECORDS
OF JACKSON COUNTY, OREGON

*** RECORDER'S CERTIFICATE ***

Filed for record this 22 day of December, 2004 at 12:00 O'clock P.M. and
recorded in Volume 30 of Plats at page 83 of records of Jackson County, Oregon.

[Signature]
County Clerk

[Signature]
Deputy

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

I, Darrell L. Huck, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby certify that the tract of land shown hereon was correctly surveyed by me or under my direction and was marked with the proper monuments as provided by law and the plat is a correct representation of the same and the following is an accurate description of the tract.

PARCEL 1 of land partition filed for record January 22, 1998 and recorded as Partition Plat No. P-2-1998 in the Record of Partition Plats in Jackson County, Oregon and is on file in the office of the Jackson County Surveyor as No. 15634.

[Signature]
SURVEYOR



REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
REGISTERED & ISSUED
DARRELL L. HUCK
Expires 6/30/2005

I certify this plat to be an exact
photocopy of the original.
[Signature]
SURVEYOR

For order of the County Commissioners approving this plat see Volume 211, page 507-510 of County Commissioners Journal of Proceedings.

18554
10554



HAMILTON PLACE SUBDIVISION (a planned community)

Located in:
The SE 1/4 of the NW 1/4 of Section 14, T.39S, R.1E, W.M.
City of Ashland, Jackson County, Oregon

NOTE: EASEMENTS OF RECORD

RIGHT-OF-WAY EASEMENT PER VOL. 328 PAGE 71, JCOR
GRANTED TO CALIFORNIA, OREGON POWER CO. FOR
"ONE DOWN GUY ONLY", LOCATION IS NOT SPECIFIED.

OVERHANG EASEMENT PER VOL. 312, PAGE 348, JCOR
GRANTED TO CALIFORNIA, OREGON POWER CO.
LOCATION IS NOT SPECIFIED.

HOFFBUHR & ASSOCIATES, INC.
880 Golf View Drive, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

BY: DARRELL L. HUCK PLS. No. 2023
SCALE: 1 inch = 50' SEPTEMBER 13, 2004

BASIS OF BEARING:
N.O.A.A. TRUE BEARING AT THE NORTH-SOUTH
CENTERLINE OF SECTION 14, AS REFERENCED ON FILED SURVEY
NO. 15269

- = SET 5/8"x24" IRON REINFORCING PIN WITH PLASTIC CAP
STAMPED "D. HUCK LS 2023".
- ⊗ = SET 5/8"x30" IRON REINFORCING PIN WITH PLASTIC CAP
STAMPED "D. HUCK LS 2023".
- = SET LEAD PLUG & BRASS WASHER STAMPED "LS. 2023"
- = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. "L.J. FRIAR
& ASSOC." PER S/N 15634, UNLESS NOTED OTHERWISE
- ⊙ = SET 2 1/2" BRASS DISC IN MON. CASE MKD. "LS. 2023"
UNLESS NOTED OTHERWISE
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, IRRIGATION,
GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND
SANITARY SEWER, CONSTRUCTION AND MAINTENANCE
- J.C.D.R. = JACKSON COUNTY DEED RECORDS
- D/R = DEED RECORD PER INST. NO. 03-43842, OFFICIAL RECORDS,
JACKSON COUNTY, OREGON

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	90°16'35"	20.00	31.51	28.35	N45°05'58"E
C2	27°01'14"	25.00	11.79	11.68	S76°15'07"E
C3	13°56'05"	30.00	7.30	7.28	S89°42'32"E
C4	13°05'09"	30.00	6.85	6.84	S89°13'09"E
C5	12°32'15"	87.00	19.04	19.04	S85°58'09"E
C6	102°16'32"	15.00	26.76	23.56	S51°09'43"E
C7	64°55'08"	10.00	7.34	7.84	N22°28'07"E
C8	11°57'38"	87.00	18.16	18.13	N36°34'32"E
C9	4°28'34"	64.00	5.00	5.00	N49°43'32"E
C10	38°16'27"	64.00	42.75	41.95	N71°05'02"E

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck
OREGON
DARRELL L. HUCK
2004

Expires 6/30/2005

I certify this plat to be an exact
photocopy of the original.
Darrell L. Huck
SURVEYOR

SHEET 2 OF 2
(035800_52.DWG)

10554
18554