

CURVE TABLE	
DRIVEWAY #1	
△ P.I. TO P.I. S 83°09'10" E, 13.19'	R=30' Δ=34°51'23" L=18.25' T=9.42' C=17.97'
△ P.I. TO P.I. N 61°59'27" E, 53.23'	R=40' Δ=55°33'43" L=38.79' T=21.07' C=37.29'
△ P.I. TO P.I. S 62°26'50" E, 40.00'	R=30' Δ=38°31'12" L=20.17' T=10.48' C=19.79'
△ P.I. TO P.I. N 79°01'58" E, 49.95'	R=70' Δ=27°50'37" L=34.02' T=17.35' C=33.68'
△ P.I. TO P.I. S 73°07'25" E, 46.50'	R=30' Δ=51°57'01" L=27.20' T=14.62' C=26.28'
△ P.I. TO P.I. N 54°55'33" E, 25.00'	R=2500' Δ=33°25'03" L=14.58' T=7.50' C=14.38'

△ P.I. TO P.I. N 88°20'36" E, 31.32'	R=4500' Δ=38°20'36" L=30.11' T=15.65' C=29.56'
△ P.I. TO P.I. N 50°00'00" E, 31.32'	R=27' Δ=41°47'43" L=19.70' T=10.31' C=19.26'
△ P.I. TO P.I. S 88°12'17" E, 10.46'	
DRIVEWAY NO. 2	
△ P.I. TO P.I. S 58°30'26" E, 25.04'	R=70' Δ=38°24'30" L=46.93' T=24.38' C=46.05'
△ P.I. TO P.I. S 20°05'56" E, 99.62'	R=30' Δ=43°38'45" L=22.85' T=12.01' C=22.30'
△ P.I. TO P.I. S 63°44'41" E, 111.89'	
NO CURVE	
△ P.I. TO P.I. S 51°25'41" E, 32.01'	
SMALL COMMON OPEN SPACE / LOT 7	
△ R=22.50' Δ=38°31'12" L=15.13' T=7.86' C=14.84'	
△ R=47.50' Δ=55°33'43" L=46.06' T=25.02' C=44.28'	

QUAILHAVEN
 A PLANNED UNIT DEVELOPMENT
 TO THE CITY OF ASHLAND
 LOCATED IN SE 1/4, NE 1/4 SECTION 16
 T.39 S., R.1 E., W.M.
 FOR: VIRGINIA W. COTTON
 780 S. MOUNTAIN AVE.
 ASHLAND, OREGON 97520

SURVEYOR:
 ROGER KAUBLE & ASSOCIATES
 P.O. BOX 1252
 ASHLAND, OREGON 97520
 (503) 867-0503
 REGISTERED
 LAND SURVEYOR
Roger Kauble
 OREGON
 JULY 19 1979
 ROGER D. KAUBLE
 1822

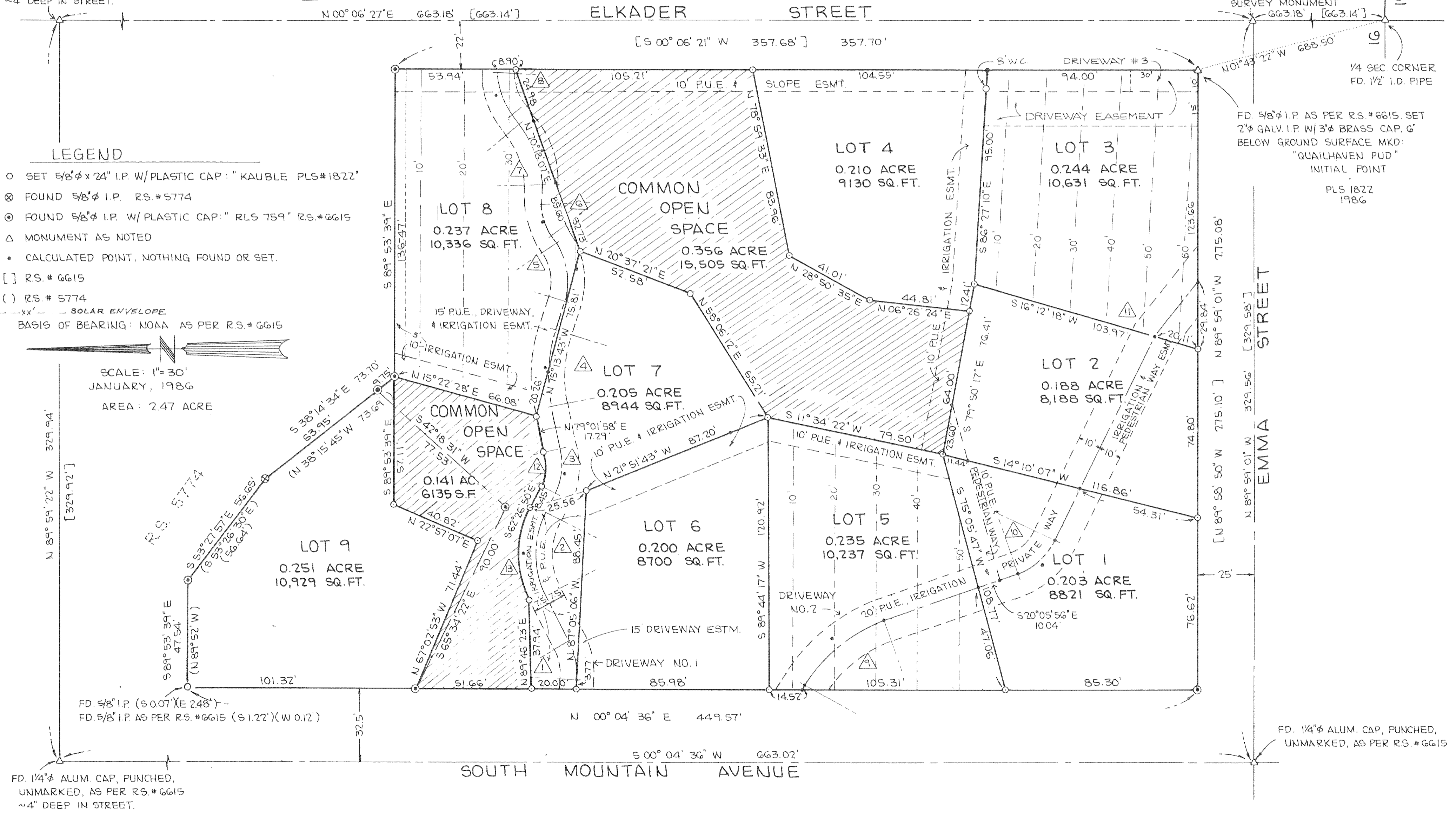
N 1/6 CORNER
 FD. 5/8" φ BOLT AS PER RS #2486
 ~4" DEEP IN STREET.

SE. COR. OF E 1/2, NE 1/4, SE 1/4, NE 1/4
 SET 3" BRASS CAP IN MON. CASE
 MKD: "CITY OF ASHLAND"
 NO:
 PLS 1822
 SURVEY MONUMENT
 G63.18' [G63.14']
 1/4 SEC. CORNER
 FD. 1/2" I.D. PIPE
 FD. 5/8" φ I.P. AS PER RS #6615. SET
 2" φ GALV. I.P. W/ 3" φ BRASS CAP, 6"
 BELOW GROUND SURFACE MKD:
 "QUAILHAVEN PUD"
 INITIAL POINT
 PLS 1822
 1986

- LEGEND**
- SET 5/8" φ x 24" I.P. W/ PLASTIC CAP: "KAUBLE PLS #1822"
 - ⊗ FOUND 5/8" φ I.P. R.S. #5774
 - ⊙ FOUND 5/8" φ I.P. W/ PLASTIC CAP: "RLS 759" R.S. #6615
 - △ MONUMENT AS NOTED
 - CALCULATED POINT, NOTHING FOUND OR SET.
 - [] R.S. #6615
 - () R.S. #5774
 - xx' SOLAR ENVELOPE
 - BASIS OF BEARING: NOAA AS PER R.S. #6615



SCALE: 1" = 30'
 JANUARY, 1986
 AREA: 2.47 ACRE



FD. 1/4" φ ALUM. CAP, PUNCHED,
 UNMARKED, AS PER R.S. #6615
 ~4" DEEP IN STREET.

FD. 1/4" φ ALUM. CAP, PUNCHED,
 UNMARKED, AS PER R.S. #6615

QUAILHAVEN

A PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND
LOCATED IN
E 1/2, NE 1/4, SE 1/4, NE 1/4 OF SECTION 16, T.39S., R.1 E., W.M.
JACKSON COUNTY, OREGON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that I, Virginia W. Cotton, am the owner in fee simple of the land herein described and let it be known that I have subdivided the same into lots, and open spaces as shown hereon and that the number of lots and the length and course are plainly set forth and this plat is a correct representation of the said subdivision. I do hereby grant to the public for public use all public utility easements shown hereon as necessary for construction and maintenance. McCaw Cablevision or its successor is hereby granted the right to use the said public utility easements for the installation and maintenance of TV Cable, as required. I hereby designate said subdivision as Quailhaven, a Planned Unit Development.

This subdivision is subject to other easements as more fully provided in Section 4 Easements of the Declaration of Covenants, Conditions, Restrictions applicable to Quailhaven. Said Section 4 is hereby incorporated and made part of this plat.

I, Virginia W. Cotton, in recording this plat, have set aside certain areas of land designated and shown hereon as Common Open Space. These said Common Open Space areas and access easements to and from these Open Space areas are designated for common use by the Quailhaven residents and are not for public use. The fee title to any lot shown on the plat abutting the said common areas shall not extend upon the said common areas and the fee title to such common areas shall be reserved by the grantor to be conveyed to the Quailhaven Homeowners Association, Inc. for the common use of all residents of Quailhaven as provided in Section 13.9, Transfer of Function, of the Declaration of Covenants, Conditions, Restrictions applicable to Quailhaven. Said Section 13.9 is hereby incorporated and made part of this plat.

Virginia W. Cotton
Virginia W. Cotton

STATE OF OREGON)
County of Jackson) ss

March 10 A.D. 1986

Personally appeared the aboved named person, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged the said instrument to be her voluntary act and deed.

Alex Jannus
Notary Public for Oregon
My Commission Expires 4-6-90

Alex Jannus
4-6-90

Examined and approved this 13th day of May, 1986.

Jerry H. Olson
City Surveyor

I certify that, pursuant to authority granted to us by the Ashland Planning Commission in open meeting of July 11, 1985, the above plat is hereby approved by the Ashland Planning Commission.

Dated this 13th day of May, 1986.

Carl H. How President
Richard J. Wanshuland Secretary

All taxes, fees, assessments, or other charges as required by O.R.S. 94036 have been paid as of May 14 1986.

Carlene M. Manama
Tax Collector

Examined and approved as required by O.R.S. 92.100 as of May 14 1986.

Way H. Hadley
Assessor, Department of Assessment

SURVEYOR'S CERTIFICATE

STATE OF OREGON)
County of Jackson) ss

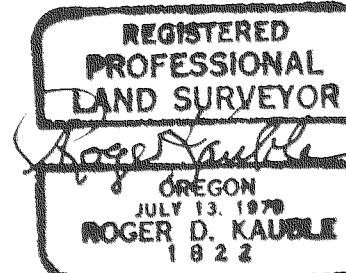
I, Roger Kauble, duly Registered Surveyor for the State of Oregon, being duly sworn, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

That portion of the northeast quarter of Section 16, Township 39 South, Range 1 East, Willamette Meridian, in the County of Jackson, State of Oregon, described as follows: _____

Beginning at a found 1 1/2 inch inside diameter pipe monumenting the 1/4 corner between Section 16 and Section 15, Township 39 South, Range 1 East, Willamette Meridian, Jackson County Oregon; thence North 01° 43' 22" West 688.50 feet to a 3 inch brass monument, (a point of intersection with the Westerly right-of-way of Elkader Street and the Northerly right-of-way of Emma Street in the City of Ashland) set in a two inch inside diameter galvanized iron pipe 36 inches long and situated six inches below the ground surface, said monument being the INITIAL POINT OF QUAILHAVEN, a Planned Unit Development and the true point of beginning; thence along said Westerly right-of-way of Elkader Street North 00° 06' 27" East 357.70 feet to a found 5/8 inch iron pin (Situated on the Westerly right-of-way of Elkader Street in the City of Ashland); thence North 89° 53' 39" West 136.47 feet to a found 5/8 inch iron pin; thence North 38° 14' 34" West 73.70 feet to a found 5/8 inch iron pin; thence North 53° 27' 57" West 56.65 feet to a found 5/8 inch iron pin; thence North 89° 53' 39" West 47.54 feet to a 5/8 inch iron pin (Situated on the Easterly right-of-way of South Mountain Avenue in the City of Ashland); thence South 00° 04' 36" West 449.57 feet along said South Mountain Avenue right-of-way to a found 5/8 inch iron pin, (a point of intersection with the Easterly right-of-way of said South Mountain Avenue and the Northerly right-of-way of Emma Street in the City of Ashland); thence South 89° 59' 01" East 275.08 feet along said Emma Street right-of-way to the INITIAL POINT, the true point of beginning.

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

Roger Kauble
Surveyor



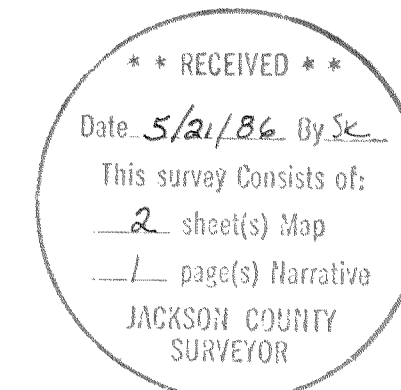
Subscribed and sworn to before me this 17th day of April 1986

George J. Roberts
Notary Public for Oregon
My Commission Expires 1-19-89

Filed for record this the 21 day of May, of 1986, at 11:31 o'clock A.M. and recorded in Volume 15 of Plats at Page 56 of Records of Jackson County, Oregon.

Martha Baker
Deputy

Kathleen S. Beckett
County Clerk



Survey No. 10559SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

Survey for: Virginia W. Cotton
780 South Mountain Avenue
Ashland, Oregon 97520

Location: Southeast quarter of the Northeast quarter of Section 16, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon.

Purpose: To subdivide and monument an existing parcel of property into 9 lots and two distinct Common Open Spaces, creating "Quailhaven": a Planned Unit Development to the City of Ashland.

Procedure: Beginning at the 1/4 Corner common to Sections 16 and 15, Township 39 South, Range 1 East, Willamette Meridian, located on Elkader Street, a found and tied the following controlling monuments: North 1/16 corner common to Sections 16 and 15; the street monument situated at the intersection of Prospect and Mountain Avenues; and the street monument situated at the intersection of Mountain Avenue and Emma Street. Property pins set during Record of Survey 2486 (March 23, 1964), Record of Survey 5774 (April 15, 1974), Record of Survey 6615 (November 16, 1976) were searched and found (see plat). All found property pins were considered to be at record bearing and distance if the measured point fell upon the plastic cap. The two property pins monumenting the northwest corner of Lot 9 were found to be outside allowable position, so an additional property pin was set during this survey.

Set 5/8 inch X 24 inch iron pins to establish the new boundaries of the "Quailhaven" Planned Unit Development. A 2" iron pipe & 3" Brass Cap in a monument box, monumenting the Southeast Corner of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 was set during this survey.

The monuments as shown on the plat were set with an E.D.M. and theodolite.

Basis of Bearing: N.O.A.A. True Bearing as per Record of Survey #6615.

May 11, 1986

Roger Kauble, PLS #1822
P. O. BOX 1252
Ashland, Oregon 97520

