10777

TOLMAN CREEK MEADOWS

A PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND

LOCATED IN: N 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 14,
T. 39 S., R. 1 E., W.M.

PHASE 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, ARE THE OWNERS IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED AND LET IT BE KNOWN THAT WE HAVE SUBDIVIDED THE SAME INTO LOTS, STREETS 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 AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS TOGETHER WITH ALL EASEMENTS SHOWN HEREON INCLUDING SLOPE, UTILITY, AND PEDESTRIAN ACCESS EASEMENTS AS NECESSARY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, AND UTILITIES. McCAW CABLEVISION OR ITS SUCCESSOR IS HEREBY GRANTED THE RIGHT TO USE THE PUBLIC UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF TV CABLE, AS REQUIRED. WE HEREBY DESIGNATE SAID SUBDIVISION AS TOLMAN CREEK MEADOWS, PHASE 1, A PLANNED UNIT DEVELOPMENT.

THIS SUBDIVISION IS SUBJECT TO COMMON PRIVATE DRIVEWAY AND UTILITY EASEMENTS AS MORE FULLY PROVIDED FOR IN ARTICLE IX, DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS APPLICABLE TO TOLMAN CREEK MEADOWS. SAID ARTICLE IX IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

WE, THE UNDERSIGNED, IN RECORDING THIS PLAT, HAVE SET ASIDE CERTAIN AREAS OF LAND SHOWN HEREON AS OPEN SPACE AREAS. THESE OPEN SPACE AREAS AND ACCESS EASEMENTS TO AND FROM THESE OPEN SPACE AREAS ARE DESIGNATED FOR COMMON USE BY THE TOLMAN CREEK MEADOWS RESIDENTS AND ARE NOT FOR PUBLIC USE. THE FEE TITLE TO ANY LOT SHOWN ON THE PLAT ABUTTING UPON SAID COMMON AREAS SHALL NOT EXTEND TO OR UPON THE COMMON AREAS AND THE FEE TITLE TO SUCH COMMON AREAS SHALL BE RESERVED BY THE GRANTOR TO BE CONVEYED TO THE TOLMAN CREEK MEADOWS HOMEOWNERS ASSOCIATION, INC. FOR THE COMMON USE OF ALL RESIDENTS OF TOLMAN CREEK MEADOWS AS CONVEYED IN ARTICLE IX, DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS APPLICABLE TO TOLMAN CREEK MEADOWS AND RECORDED WITH THIS PLAT.

WE, THE UNDERSIGNED, HEREBY DEDICATE TO THE CITY OF ASHLAND IN FEE SIMPLE THOSE AREAS DESIGNATED AND PORTRAYED HEREON AS STREET PLUGS. BY APPROVAL OF THIS PLAT, THE SAID CITY OF ASHLAND UNDERTAKES THAT UPON APPROVED DEDICATION OF THE EXTENSION OF THE AFFECTED STREETS, IT WILL DEED THE STREET PLUGS FOR PUBLIC STREET USES.

TRI-STAR CORPORATION:

Harold D. Yentis — PRESIDENT

Harold D. Yentis — SECRETARY

STATE OF OREGON
COUNTY OF JACKSON } SS

October 10 A.D. 1986

PERSONALLY APPEARED THE ABOVE NAMED PERSONS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

George J. Roberts
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 1-19-89

George J. Roberts
GEORGE J. ROBERTS
NOTARY PUBLIC - OREGON
My Commission Expires 1-19-89

EXAMINED AND APPROVED THIS 30th DAY OF December, 1986.

James H. Olen
CITY SURVEYOR

I CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO US BY THE ASHLAND PLANNING COMMISSION IN OPEN MEETING OF July 9, 1986, THE ABOVE PLAT IS HEREBY APPROVED BY THE ASHLAND PLANNING COMMISSION.
DATED THIS 6th DAY OF January, 1987

Carlyle Stout — PRESIDENT

John Gregonis — SECRETARY

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 94036 HAVE BEEN PAID AS OF Jan 14 1987

Joan Bailey, Dep.
TAX COLLECTOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 94036 PAID AS OF Jan 14 1987.

Michael K. Oberg
ASSESSOR, DEPARTMENT OF ASSESSMENT

** RECEIVED **
Date 1/21/87 By SK
This survey Consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

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 NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, IN THE COUNTY OF JACKSON, STATE OF OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2½ INCH DIAMETER BRASS CAP MARKED: "COUNTY SURVEYOR, T39S, R1E, 10, 11, 14, 15" MONUMENTING THE NORTHWEST CORNER OF SAID SECTION 14; THENCE SOUTH 1656.74 FEET; THENCE EAST 1959.98 FEET TO A 3 INCH DIAMETER BRASS CAP IN A 2 INCH DIAMETER IRON PIPE SIX INCHES BELOW THE GROUND SURFACE SITUATED AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14 AND THE WESTERLY RIGHT-OF-WAY OF TOLMAN CREEK ROAD, SAID MONUMENT BEING THE INITIAL POINT OF TOLMAN CREEK MEADOWS, PHASE 1, AND THE TRUE POINT OF BEGINNING; THENCE NORTH 00°03'30" WEST 401.17 FEET ALONG SAID WESTERLY RIGHT-OF-WAY OF TOLMAN CREEK ROAD TO A 5/8 INCH IRON PIN; THENCE LEAVING SAID RIGHT-OF-WAY, WEST 65.70 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 00°02'19" EAST 133.40 FEET TO A 5/8 INCH IRON PIN; THENCE WEST 77.42 FEET TO A 5/8 INCH IRON PIN SITUATED ON THE SOUTHEASTERLY RIGHT-OF-WAY OF THE CUB CIRCLE CUL-DE-SAC; THENCE ALONG SAID RIGHT-OF-WAY, A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 45 FEET (A RADIAL LINE TO SAID CURVE BEARS NORTH 61°29'48" WEST) 182.38 FEET THROUGH A CENTRAL ANGLE OF 232°12'29" TO A 5/8 INCH IRON PIN LOCATED ON THE SOUTHWESTERLY LINE OF SAID RIGHT-OF-WAY; THENCE LEAVING SAID RIGHT-OF-WAY, WEST 197.76 FEET TO A POINT WITNESSED BY A 5/8 INCH IRON PIN WHICH BEARS SOUTH 20.00 FEET; THENCE SOUTH 34.12 FEET TO A 5/8 INCH IRON PIN, THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 182.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE 18.71 FEET THROUGH A CENTRAL ANGLE OF 5°53'26" TO A 5/8 INCH IRON PIN; THENCE SOUTH 5°53'26" EAST 26.75 FEET TO A 5/8 INCH IRON PIN; THENCE EAST 227.94 FEET TO A 5/8 INCH IRON PIN, A POINT SITUATED ON THE WESTERLY RIGHT-OF-WAY OF CUB CIRCLE; THENCE SOUTH 6°17'41" EAST 63.38 FEET ALONG THE SAID WESTERLY RIGHT-OF-WAY TO A 5/8 INCH IRON PIN, A POINT SITUATED AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF CUB CIRCLE AND THE NORTHERLY RIGHT-OF-WAY OF GRIZZLY DRIVE; THENCE SOUTH 13°09'34" EAST 41.04 FEET TO A 5/8 INCH IRON PIN, A POINT SITUATED ON THE SOUTHERLY RIGHT-OF-WAY OF GRIZZLY DRIVE; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 00°01'28" ~~WEST~~ EAST, 88.25 FEET TO A 5/8 INCH IRON PIN, A POINT SITUATED ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 89°49'39" EAST 174.01 FEET ALONG SAID SOUTH LINE TO THE INITIAL POINT.

Roger Kauble — SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Roger Kauble
OREGON JULY 13, 1979
ROGER D. KAUBLE
1822

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF September, 1986

Steve Jannusch
NOTARY PUBLIC
My Commission Expires 4-6-90

FILED FOR RECORD THIS THE 21 DAY OF January, 1987, AT 3:48 O'CLOCK P.M. AND RECORDED IN VOLUME 15 OF PLATS AT PAGE 74 OF RECORDS OF JACKSON COUNTY, OREGON

Sonnie Farnsworth — DEPUTY

Kathleen S. Beckett — COUNTY CLERK

I, ROGER KAUBLE HEREBY CERTIFY THAT ALL CORNER MONUMENTS WILL BE SET ON OR BEFORE JUNE 1 1988.

Roger Kauble — SURVEYOR

ALL CORNER MONUMENTS ARE SET AND CERTIFIED IN DOCUMENT NUMBER _____ OFFICIAL RECORDS, JACKSON COUNTY, OREGON ON THIS _____ DAY OF _____ 19__.

SURVEYOR

I CERTIFY THAT THIS COPY IS AN EXACT DUPLICATE OF THE ORIGINAL
Roger Kauble

① AFFIDAVIT OF CORRECTION Doc. No. 87-21079-OR. } See S/N 10991
" " " " 87-21605

SHEET 1 OF 2

FOR CORRECTIONS SEE SURVEY NO. 10991

10777

94/93

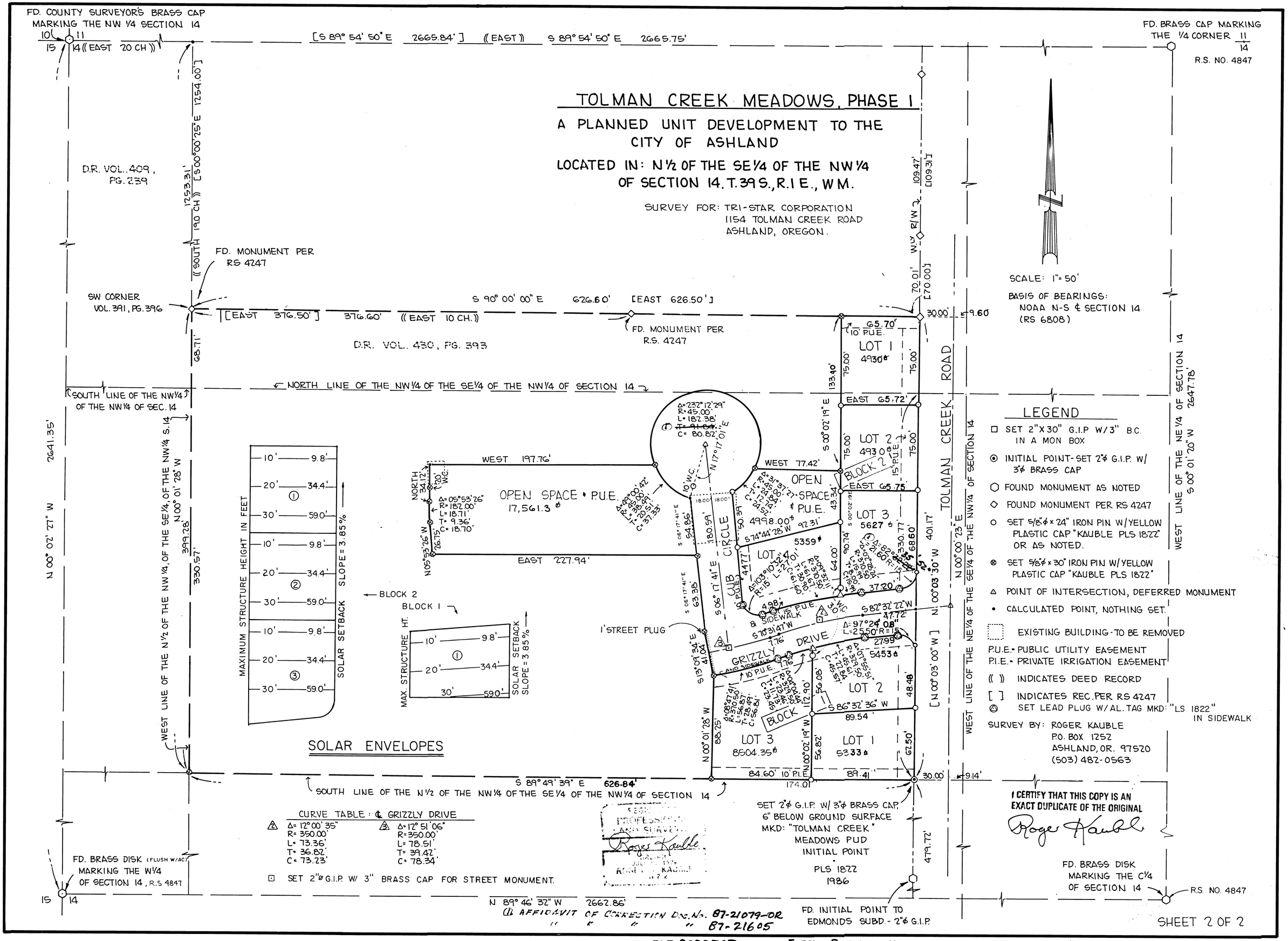
10777

TOLMAN CREEK MEADOWS, PHASE I

A PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND

LOCATED IN: N½ OF THE SE¼ OF THE NW¼ OF SECTION 14, T.39 S., R.1 E., W.M.

SURVEY FOR: TRI-STAR CORPORATION
1154 TOLMAN CREEK ROAD
ASHLAND, OREGON.



FOR CORRECTIONS SEE SURVEY NO. 10991

39 1E 14 BD 10777

94/93

TOLMAN CREEK MEADOWS P.U.D.

Affidavit of Correction Doc No 87-2079-OR

Survey No. 10777

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Tri-Star Corporation
1154 Tolman Creek Road
Ashland, OR 97520

LOCATION: North half of the Southeast quarter of the northwest quarter of Section 14, Township 39 South, Range 1 East, Willamette Meridian.

PURPOSE: To divide subject parcel into lots as per clients request and to create Phase 1 of Tolman Creek Meadows, a planned unit development to the City of Ashland, Oregon.

PROCEDURE: Deed Record required the location of the following controlling corners:

a.) corner common to Section 10, 11, 14,and 15.
b.) corner common to Sections 14 and 15.
c.) corner common to Sections 11 and 14.
d.) corner monumenting the center of Section 14.

Monuments for each of these corners were found and tied with a closed traverse.

The east line of the subject property was defined as westerly right-of-way of Tolman Creek Road and was determined by regression analysis using the actual location of found monuments of the Edmonds Subdivision and from Record of Survey No. 4247 and holding the Initial Point of the Edmonds Subdivision as true. The north line of subject property was determined by found monuments, as per Record of Survey 4247 (O.R. Volume 430, page 393). The west line and south line of subject property were defined by standard subdivision intersection.

The property pins set during this survey generally fit well with existing improvements.

Outer boundary pins of subject parcel were set during Phase I, from a closed control traverse.

The Basis of Bearing is the N-S centerline of Section 14 as per Record of Survey No. 6808.

ROGER KAUBLE & ASSOCIATES
PO BOX 1252
ASHLAND, OREGON 97520

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 13, 1979
ROGER D. KAUBLE
1822

* * RECEIVED * *
Date 1/21/87 By SK
This survey Consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR