

NO.	DELTA	RADIUS	LENGTH	CHORD
1	10°10'23"	380.00'	67.47'	67.38'
2	5°55'58"	380.00'	39.35'	39.33'
3	12°03'44"	380.00'	80.00'	79.85'
4	4°20'18"	380.00'	28.77'	26.76'
5	22°20'00"	400.00'	155.92'	154.93'
6	10°10'23"	400.00'	71.02'	70.93'
7	9°32'58"	420.00'	70.00'	69.92'
8	9°32'58"	420.00'	70.00'	69.92'
9	0°37'26"	420.00'	4.57'	4.57'
10	8°07'16"	420.00'	59.53'	59.48'
11	8°52'02"	420.00'	65.00'	64.94'

CURVE DATA

OAK KNOLL MEADOWS, PHASE 2

A PLANNED UNIT DEVELOPMENT

LOCATED IN SECTIONS 13 AND 14, T.39S., R.1E., W.M. CITY OF ASHLAND, JACKSON COUNTY, OREGON

(PA #86-089)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that B & G Properties, Inc., an Oregon Corporation, is the owner in fee simple of the land herein described and let it be known that it has subdivided the same into lots, open space and streets as shown hereon, together with all easements as shown hereon, and it does hereby designate said subdivision as OAK KNOLL MEADOWS, PHASE 2, a Planned Unit Development.

B & G Properties, Inc., in recording this plat, has designated certain areas of land as open space which are not dedicated hereby for use by the general public but are dedicated to the common use and enjoyment of the homeowners in OAK KNOLL MEADOWS, PHASE 1, now of record, and PHASE 2 and succeeding phases as more fully provided in Article I, Declaration of Covenants, Conditions, Restrictions and Easements applicable to OAK KNOLL MEADOWS, PHASE 2, dated the 15th of December, 1986, and recorded with this plat.

It hereby grants to the City of Ashland in fee simple that area portrayed and designated hereon as a street plug. By its approval of this plat, the City of Ashland undertakes that upon approved dedication of the extension of the affected street, it will deed the street plug for public street purposes.

B & G Properties, Inc.:

By: Otto J. Frohnmayer, Secretary

STATE OF OREGON) ss. County of Jackson)

On this the 15th day of December, 1986, before me appeared Otto J. Frohnmayer, known to me personally, who being duly sworn, did say that he, the said Otto J. Frohnmayer, is the Secretary of B & G Properties, Inc., the within named Corporation, and that the said instrument was signed in behalf of said Corporation by authority of its Board of Directors, and Otto J. Frohnmayer acknowledges said instrument to be the free act and deed of said Corporation.

Before me:

Pamela S. Wells, Notary Public - Oregon, My Commission Expires 8/27/89

SURVEYOR'S CERTIFICATE

STATE OF OREGON) ss. County of Jackson)

I, Roger R. Roberts, a duly Registered Surveyor of the State of Oregon, being first 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 said plat is a correct representation of the same, and the following is an accurate description of the boundary lines.

Commencing at a brass disc in concrete being the INITIAL POINT of beginning of OAK KNOLL MEADOWS, PHASE 1, in the City of Ashland, according to the Official Plat thereof now of record in Jackson County, Oregon; also being on the northeasterly right of way boundary of INTERSTATE HIGHWAY 5; thence along said northeasterly right of way boundary South 26°37'52" East (record South 26°39' East) 361.29 feet to a brass disc in concrete set over a 5/8 inch diameter iron pin monumenting the southwest corner of said OAK KNOLL MEADOWS, PHASE 1, said point being the INITIAL POINT OF BEGINNING OF OAK KNOLL MEADOWS, PHASE 2, a Planned Unit Development; thence along the southerly boundary of said OAK KNOLL MEADOWS, PHASE 1, North 63°23'57" East 158.00 feet; thence North 78°41'45" East 130.00 feet; thence along the arc of a 420.00 foot radius curve to the left (the long chord to which bears North 16°04'44" West 69.92 feet) a distance of 70.00 feet; thence North 69°08'47" East 90.00 feet; thence North 78°51'49" East 302.30 feet; thence, leaving said southerly boundary of OAK KNOLL MEADOWS, PHASE 1, South 20°03'32" West 476.65 feet; thence South 66°32'08" West 150.00 feet; thence South 77°50'44" West 40.79 feet; thence South 66°32'08" West 131.24 feet to the northeasterly right of way boundary of INTERSTATE HIGHWAY 5; thence along said northeasterly right of way boundary North 37°56'28" West 50.45 feet to a point 130.00 feet left of Engineer's Centerline Station 1606+00; thence North 26°37'52" West (record North 26°39' West) along said right of way boundary 307.29 feet to the point of beginning.

Subscribed and sworn to before me this 15th day of December, 1986.

Cheryl A. Burns, Notary Public - Oregon, My Commission Expires 12-23-89

PROFESSIONAL LAND SURVEYOR Roger R. Roberts 1986

This plat and the dedication hereof is subject to the condition that Talent Irrigation District has no obligation to deliver water, although this land is subject to the statutory powers, rules and regulations of Talent Irrigation District.

Examined and approved by the Talent Irrigation District in regular session this 23 day of Jan, 1987.

Donald W. Minner, President; Secretary

Examined and approved this 18th day of June, 1987.

James H. Olson, City Surveyor

Examined and approved as required by O.R.S. 92.100 as of 22 July, 1987.

Jerry Wilson, Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 94.036 have been paid as of 22 July, 1987.

Larry Cadley, Tax Collector

I certify that, pursuant to authority granted to us by the Ashland Planning Commission in open meeting of April 13, 1983, the above plat is hereby approved by the Ashland Planning Commission. Dated this 19 day of June, 1987.

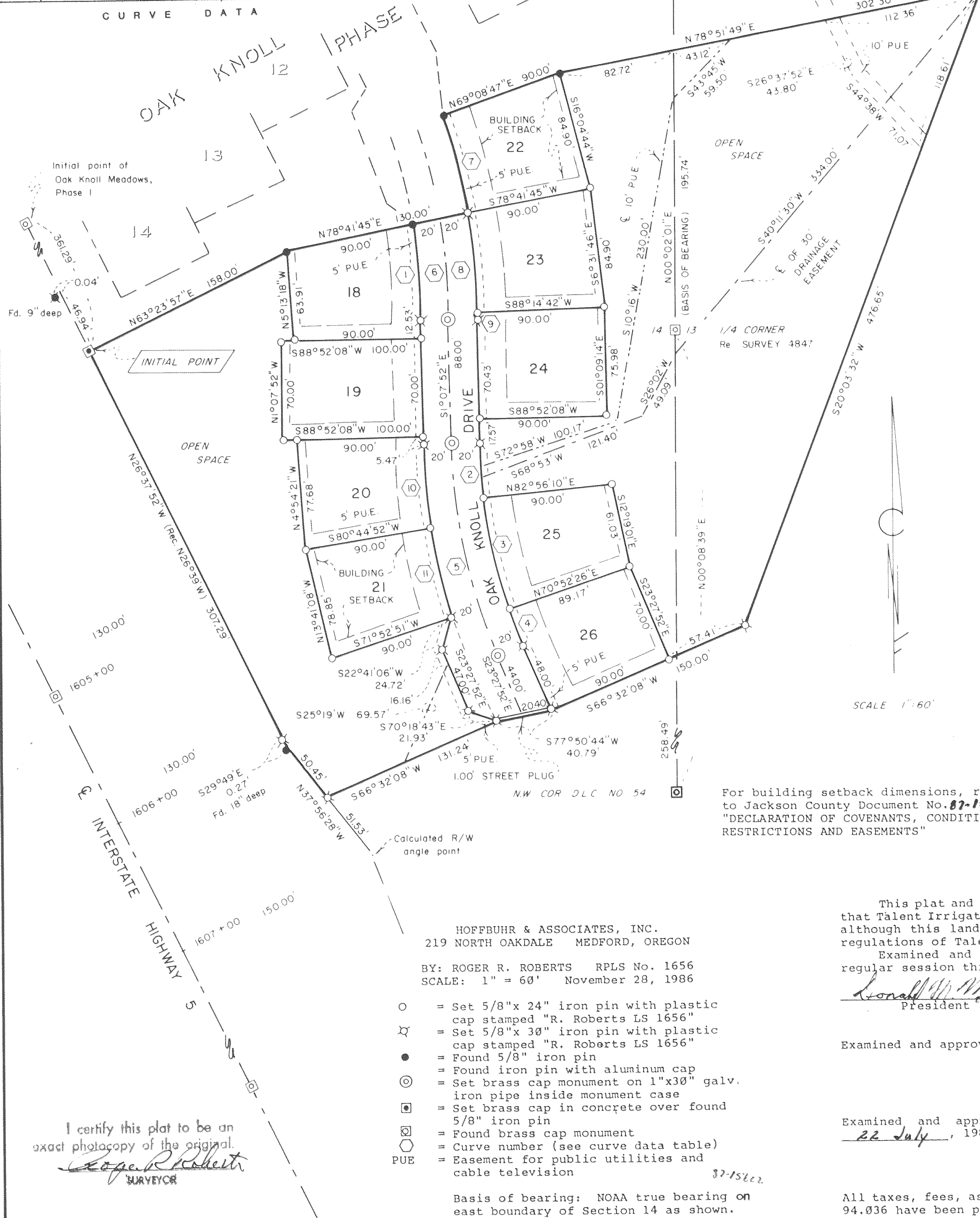
Carl J. Stout, President; John Ferguson, Secretary

For order of the County Court approving this plat see Volume , page of County Commissioners Journal of Proceedings.

Wanda Bala, Deputy; Kathleen J. Bala, County Clerk

Filed for record this the 29 day of July, 1987 at 3:55 O'clock P.M. and recorded in Volume 15 of plats at page 84 of Records of Jackson County, Oregon.

Wanda Bala, Deputy; Kathleen J. Bala, County Clerk



For building setback dimensions, refer to Jackson County Document No. 87-15602, 'DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS'

HOFFBUHR & ASSOCIATES, INC. 219 NORTH OAKDALE MEDFORD, OREGON

BY: ROGER R. ROBERTS RPLS No. 1656 SCALE: 1" = 60' November 28, 1986

- Legend for symbols: Set 5/8"x 24" iron pin with plastic cap stamped "R. Roberts LS 1656", Set 5/8"x 30" iron pin with plastic cap stamped "R. Roberts LS 1656", Found 5/8" iron pin, Found iron pin with aluminum cap, Set brass cap monument on 1"x30" galv. iron pipe inside monument case, Set brass cap in concrete over found 5/8" iron pin, Found brass cap monument, Curve number (see curve data table), Easement for public utilities and cable television

Basis of bearing: NOAA true bearing on east boundary of Section 14 as shown.

I certify this plat to be an exact photocopy of the original. Roger R. Roberts, SURVEYOR

RECEIVED stamp: Date 8/3/87 By SE. This survey consists of 1 sheet(s) Map, 1 page(s) Narrative. JACKSON COUNTY SURVEYOR

SURVEY NO. 10936

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: B & G Properties, Inc.
39 South Central Avenue
Medford, Oregon 97501

LOCATION: Sections 13 and 14, T39S, R1E, WM
City of Ashland, Jackson County, Oregon

PURPOSE: Subdivision Development: OAK KNOLL MEADOWS,
Phase 2, a planned unit development.

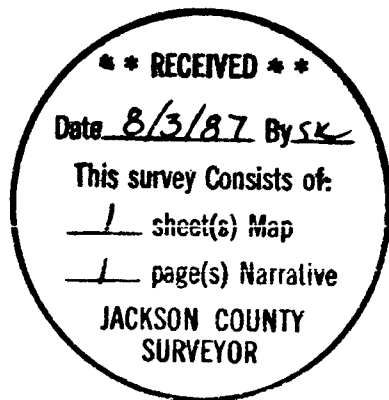
PROCEDURE: The northerly boundary is common to the
southerly boundary of Oak Knoll Meadows, Phase 1.
The westerly boundary is determined by the right of
way of Interstate Highway 5. The centerline
monumentation was held to control the right of way
location, rather than the monuments found along the
right of way boundary.

Basis of bearing: OAK KNOLL MEADOWS, Phase 1

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Roger R. Roberts

OREGON
JULY 14, 1978
ROGER R. ROBERTS
1656



Roger R. Roberts
Hoffbuhr & Associates, Inc.
219 North Oakdale Avenue
Medford, Oregon 97502

November 28, 1986
[83-013]

39 1E 14AD TL 6200
13B TL 2300