

FD. COUNTY SURVEYOR'S BRASS CAP MARKING THE NW COR. SEC. 14.

[S 89°54'50" E 2665.84'] ((EAST))

TOLMAN CREEK MEADOWS, PHASE II 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.

SURVEY FOR: TRI-STAR CORPORATION
1154 TOLMAN CREEK RD.
ASHLAND, OR.

S 89°54'50" E 2665.75'

FD. BRASS CAP MARKING THE 1/4 COR. PER RS 4847.

1255.55'
NORTH
SCALE: 1" = 50'
BASIS OF BEARINGS:
NOAA N-S & SECTION 14
(RS 6808)
D.R. VOL. 409, P. 239

SW COR. VOL. 391, PG. 396
FD. 3/4" GAL. IRON PIPE AS PER RS 4247.

NW COR. LOT 22
INITIAL POINT - PHASE II - TOLMAN CREEK MEADOWS
SET 2" G.I.P. W/ 3" BRASS CAP, 6" BELOW GROUND SURFACE
MKD: TOLMAN CREEK MEADOWS PUD PHASE II
INITIAL POINT
PLS 1822
1987

S 90°00'00" E 626.60' [EAST 626.50']

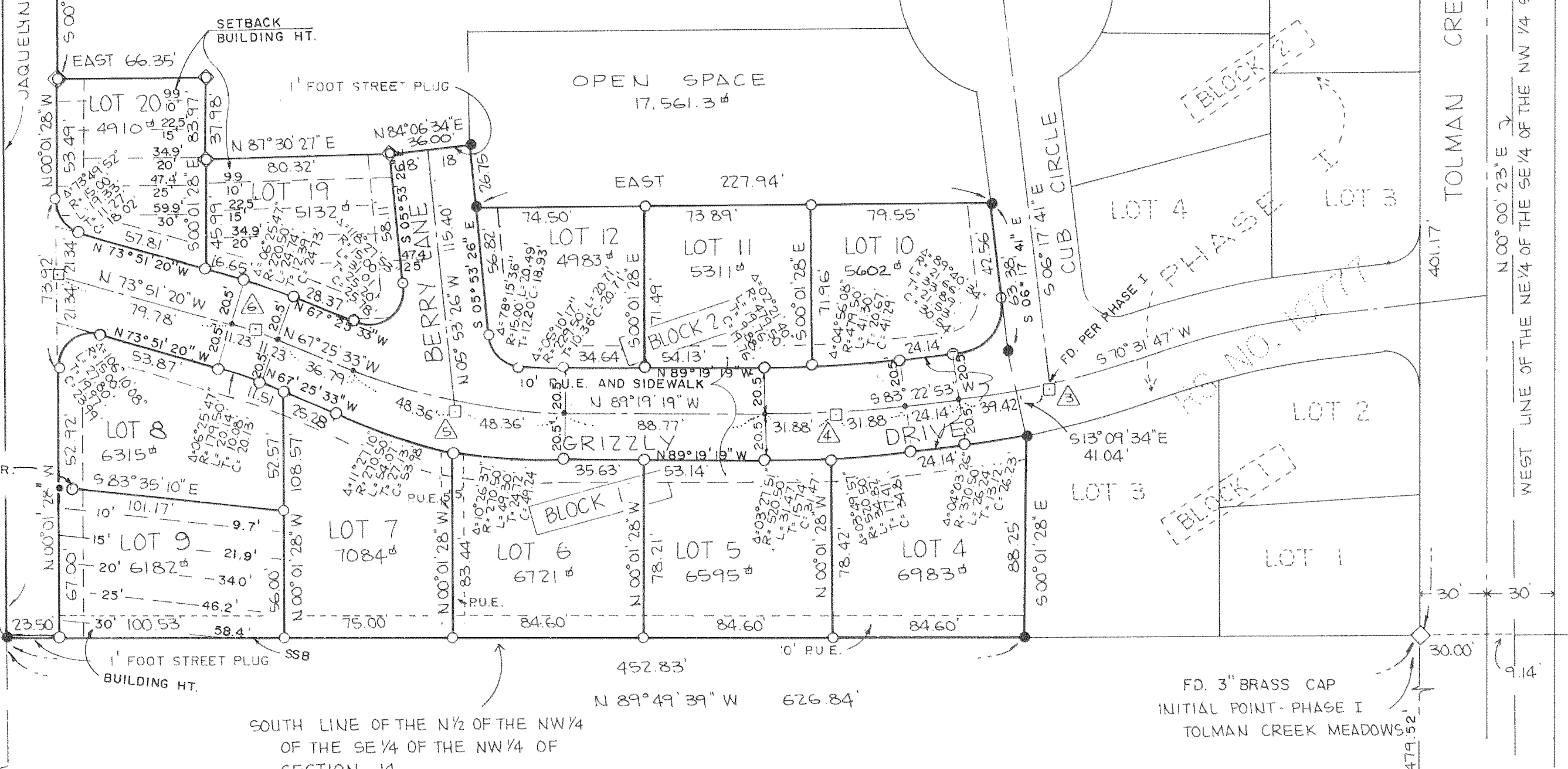
EAST [EAST 376.50'] 376.60' ((EAST 10 CH))
1332.07'
1' FOOT STREET PLUG

D.R. VOL. 430, P. 393

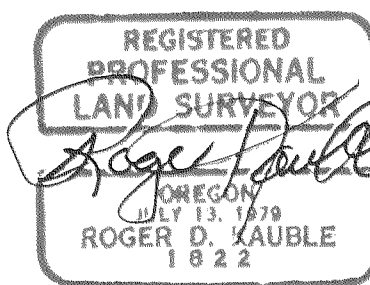
NORTH LINE OF THE NW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 14.

(SOUTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SEC. 14.)

N 00°02'27" W 2641.35'
WEST LINE OF THE N 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 14.
N 00°01'28" W 399.28'
5' WIT. COR.



- LEGEND**
- SET 2" x 30" G.I.P. W/ 3" BRASS CAP IN MON. BOX. AT P.I. OF CURVE OR ON TANGENT.
 - SET 5/8" x 24" IRON PIN MKD "KAUBLE PLS 1822"
 - ⊙ SET LEAD PLUG W/ AL TAG MKD "LS 1822" IN SIDEWALK
 - ⊕ SET 5/8" x 30" IRON PIN MKD "KAUBLE PLS 1822"
 - FOUND 5/8" IRON PIN AS PER RS 10777
 - ◇ FOUND MONUMENT AS NOTED
 - INITIAL POINT - SET 2" G.I.P. W/ 3" BRASS CAP.
 - CALCULATED POINT, NOTHING SET.
 - ⊕ FOUND MONUMENT PER RS 4247
- (()) INDICATES DEED RECORD.
[] INDICATES RECORD PER RS. 4247
R.U.E. PUBLIC UTILITY EASEMENT



SURVEY BY: ROGER KAUBLE
P.O. BOX 1252
ASHLAND, OR. 97520
(503) 482-0563

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

FD. BRASS DISC MARKING THE C 1/4 SEC. 14 PER RS 4847

CURVE TABLE & GRIZZLY DRIVE

△ Δ=06°25'47"	△ Δ=21°53'46"	△ Δ=07°17'48"	△ Δ=12°51'06"
R=200.00	R=250.00	R=500.00	R=350.00
L=72.44'	L=95.54'	L=63.68'	L=78.51'
T=11.23'	T=48.36'	T=31.88'	T=39.42'
C=22.43'	C=94.96'	C=63.63'	C=78.34'

FD. 3" BRASS CAP INITIAL POINT - PHASE I TOLMAN CREEK MEADOWS
FD. INITIAL POINT TO EDMONDS SUBD. - 2" G.I.P.

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.39S. R.1 E. W.M.

PHASE II

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the Undersigned, are the owners in fee simple of the land herein described and have caused the same to be divided into lots 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 division. We do hereby dedicate to the public for public use the streets together with all easements shown hereon as necessary for the construction and maintenance of public utilities. Cooke 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. We do hereby designate said division as TOLMAN CREEK MEADOWS, PHASE 2, a Planned Unit Development to the City of Ashland.

This development 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 and recorded in the Jackson County Official Records 87-02132. Said Article IX is hereby incorporated and made part of this Plat.

We, the Undersigned, have set aside certain areas of land 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 Open Space areas shall not extend to or upon the said Open Space areas and the Fee Title to such Open Space areas shall be reserved by the grantors to be conveyed to the Tolman Creek Meadows Homeowners Association for the common use of all residents of Tolman Creek Meadows as conveyed in said Article IX. 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

David D. As...
PRESIDENT

Paul R...
SECRETARY

STATE OF OREGON)

County of Jackson) ss

September 15th A.D. 1987

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

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Roger D. Kauble
OREGON
JULY 13 1976
ROGER D. KAUBLE
1822

Examined and Approved this 21st day of September, 1987.

James H. Gibson
CITY SURVEYOR

We certify that, pursuant to authority granted to us by the Ashland Planning Commission in open meeting of July 9, 1986, this Plat is hereby approved by the Ashland Planning Commission.

Dated this 25 day of SEPTEMBER, 1987.

Carly F. Stouff
PRESIDENT

John Ferguson
SECRETARY

CERTIFY THAT THIS COPY IS AN
EXACT DUPLICATE OF THE ORIGINAL

Roger D. Kauble

SURVEYORS 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 heron 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 a found 2 1/2 inch diameter brass cap marked: "County Surveyor, T39S, R1E, 10,11,14,15" monumenting the Northwest corner of the said Section 14; thence South 00° 02' 27" East 1255.55 feet; thence South 90° 00' 00" East 1355.57 feet to a 3 inch diameter brass cap in a 2 inch diameter iron pipe 30 inches long 6 inches below the ground surface and situated on the easterly right of way of the proposed Jaquelin Street, said monument being the initial point of Tolman Creek Meadows, Phase 2; thence, along said easterly right of way, South 00° 01' 28" East 152.02 to a 5/8 inch iron pin; thence, leaving said right of way, East 66.35 feet to a 5/8 inch iron pin; thence South 00° 01' 28" East 37.98 feet to a 5/8 inch iron pin; thence North 87° 30' 27" East 80.32 feet to a 5/8 inch iron pin situated on the westerly right of way of Berry Lane; thence, leaving said westerly right of way, North 84° 06' 34" East 36.00 feet to a 5/8 inch iron pin situated on the easterly right of way of said Berry Lane; thence, along said easterly right of way, South 05° 53' 26" East 26.75 feet to a 5/8 inch iron pin; thence, leaving said right of way, East 227.94 feet to a 5/8 inch iron pin situated on the westerly right of way Cub Circle; thence, along said right of way, South 06° 17' 41" East 42.56 feet to a 5/8 inch iron pin; thence, leaving said right of way, South 06° 17' 41" EAST 20.82 feet to a 5/8 inch iron pin; thence South 13° 09' 34" East 41.04 feet to a 5/8 inch iron pin situated on the southerly right of way of Grizzly Drive; thence, leaving said right of way, South 00° 01' 28" East 88.25 feet to a 5/8 inch iron pin 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, along said line, North 89° 49' 39" West 452.83 feet to a 5/8 inch iron pin monumenting the Southwest corner of the North Half of the Northwest Quarter of the Southeast Quarter of the said Section 14; thence, along the West line of the East Half of the Northwest Quarter of the said Section 14, North 00° 01' 28" West 399.28 feet to a 5/8 inch iron pin; thence, leaving said line, East 23.50 feet to the Initial Point.

Roger Kauble
SURVEYOR

Subscribed and Sworn to before me this 21st day of September, 1987.

Filed for record this the 21st day of October, 1987, at 2:58 o'clock P. M. and recorded in Volume 15 of Plats at Page 90 of Records of Jackson County, Oregon.

Walter Bala
DEPUTY

Kathleen S. Beckert
COUNTY CLERK

All taxes, fees, assessments, or other charges as required by O.R.S. 94036 have been paid as of 10/13, 1987.

Carlene M. Manama
TAX COLLECTOR

Examined and approved as required by O.R.S. 92.100 as of October 13, 1987.

Michael K. Cherry
ASSESSOR, Department of Assessment

** RECEIVED **
Date 10/21/87 By SK
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

Survey No. 11003

Survey Narrative to comply with Paragraph 209.250
Oregon Revised Statutes

Survey For:

Tri-Star Corporation
1154 Tolman Creek Road
Ashland, Oregon 97520

Location:

North half of the Southeast quarter of the
northwest quarter of Section 14, Township 39
South, Range 1 East, Willamette Meridian, Jackson
County, Oregon.

Purpose:

To divide the subject parcel into lots as per
clients request and to create Phase 2 of Tolman
Creek Meadows, a planned unit development to the
City of Ashland, Oregon.

Procedure:

The control for this survey was established during
the survey for Tolman Creek Meadows, Phase 1,
filed for record on January 21, 1987, Volume 15,
Page 74 of Plat Records.

Monuments set this survey fit existing
improvements quite well.

Basis of
Bearing:

N.O.A.A. True Bearing near the North-South
centerline of Section 14 as per Record of Survey
No. 6808.

Roger Kauble & Associates
PO Box 1252
Ashland, Oregon 97520

September 21, 1987

