

ROYAL OAKS ESTATE SUBDIVISION,

A PLANNED UNIT DEVELOPMENT

LOCATED IN THE NW 1/4 OF SEC 13, T39S, R1E, WM, CITY OF ASHLAND, JACKSON COUNTY, OREGON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

THAT ERV TONEY CONSTRUCTION, INC., AN OREGON CORPORATION, ERV TONEY, PRESIDENT, AND RUBY E. TONEY, SECRETARY, IS OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON; THAT WE, AS OFFICERS, DID CAUSE THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SET FORTH; THAT THIS PLAT IS A CORRECT REPRESENTATION OF ROYAL OAKS ESTATE SUB., A P.U.D., AND THAT WE, AS OFFICERS, DO HEREBY DEDICATE AND CONVEY TO THE PUBLIC FOR PUBLIC USE ALL STREET RIGHTS-OF-WAY AND ALL DRAINAGE, IRRIGATION, TV, SLOPE AND UTILITY EASEMENTS AS SHOWN.

ERV TONEY CONSTRUCTION, INC., IN RECORDING THIS PLAT, HAS DESIGNATED CERTAIN AREAS OF LAND AS SHOWN WHICH ARE DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE TO BE MAINTAINED BY THE ROYAL OAKS ESTATE PROPERTY OWNERS ASSOCIATION FOR THE COMMON USE AND ENJOYMENT OF THE PROPERTY OWNERS IN ROYAL OAKS ESTATE SUBDIVISION. FOR THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ROYAL OAKS ESTATE SUBDIVISION, SEE RECORDED DOCUMENT NO. _____.

IN WITNESS WHEREOF, WE HAVE SET OUR HAND AND SEAL THIS 19TH DAY OF May, 1988.
ERV TONEY CONSTRUCTION, INC.

Ervin Toney
PRESIDENT

Ruby E. Toney
CORPORATION SECRETARY

STATE OF OREGON) S.S.
COUNTY OF JACKSON)

ON THIS THE 19TH DAY OF May, 1988, PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED OFFICERS ACKNOWLEDGING THE FOREGOING INSTRUMENT TO BE THE VOLUNTARY AND FREE ACT AND DEED OF ERV TONEY CONSTRUCTION, INC..

Poland E. Nefen
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 6-19-89

Poland E. Nefen
6-19-89

EXAMINED AND APPROVED THIS 20TH DAY OF JUNE, 1988
James H. Olson
CITY SURVEYOR

I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED TO US BY THE ASHLAND PLANNING COMMISSION IN OPEN MEETING OF SEPTEMBER 9, 1987, THE ABOVE PLAT IS HEREBY APPROVED BY THE ASHLAND PLANNING COMMISSION.

DATED THIS 17 DAY OF June, 1988.

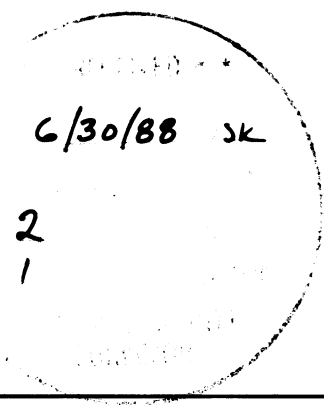
Neil A. Benson
PRESIDENT

Jim J. Klugquist
SECRETARY, ACTING

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 94.036 HAVE BEEN PAID AS OF June 21, 1988.

Gary Cade
TAX COLLECTOR

"STATEMENT OF WATER RIGHTS" FOR THIS DEVELOPMENT IS RECORDED IN JACKSON COUNTY RECORDS DOCUMENT NO. 88-12782



SURVEYOR'S CERTIFICATE

STATE OF OREGON)
COUNTY OF JACKSON) S.S.

I, DALE W. HOFER, A DULY REGISTERED SURVEYOR IN THE STATE OF OREGON, BEING DULY SWORN, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME; THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT THE INITIAL POINT WHICH LIES ON THE SECTION LINE COMMON TO SECTIONS 13 AND 14 AND WHICH BEARS SOUTH 00° 02' 01" WEST OF AND 449.74 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 11, 12, 13, AND 14 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WM, JACKSON COUNTY, OR; THENCE NORTH 00° 02' 01" EAST, 165.98 FEET ON W LINE SEC. 13; THENCE NORTH 45° 08' 46" EAST, 266.84 FT. TO R.O.W. OF HWY. 66; THENCE SOUTHERLY AND EASTERLY, ALONG THE RIGHT-OF-WAY LINE OF HIGHWAY 66 ON THE ARC OF A 686.2-FOOT RADIUS CURVE TO THE RIGHT 123.94 FT. (THE LONG CHORD OF WHICH BEARS SOUTH 43° 53' 40" EAST, 123.76 FEET); THENCE SOUTH 38° 43' 13" EAST, 743.90 FEET TO A 5/8" IRON ROD; THENCE SOUTH 51° 14' 55" WEST, 150.09 FEET TO A 5/8" IRON ROD; THENCE NORTH 38° 43' 13" WEST, 445.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 43° 17' 05" WEST, 129.99 FEET TO A 5/8" IRON ROD; THENCE NORTH 58° 30' 11" WEST, 300.08 FEET TO THE INITIAL POINT.

Dale W. Hofer
SURVEYOR, RLS NO. 1993

Dale W. Hofer

SUBSCRIBED AND SWORN-TO BEFORE ME THIS 19TH DAY OF May, 1988.

Poland E. Nefen
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 6-19-89

Poland E. Nefen
6-19-89

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME _____, PAGE _____ OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

Martha Baker
DEPUTY

Walter S. Bobert
COUNTY CLERK

FILED FOR RECORD THIS 30 DAY OF June, 1988, AT 9:18 O'CLOCK A.M. AND RECORDED IN VOLUME 15 OF PLATS AT PAGE 100 OF RECORDS OF JACKSON COUNTY, OREGON.

Martha Baker
DEPUTY

Walter S. Bobert
COUNTY CLERK

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 AS OF 21 June, 1988

Margaret M. Morgan
ASSESSOR, DEPARTMENT OF ASSESSMENT

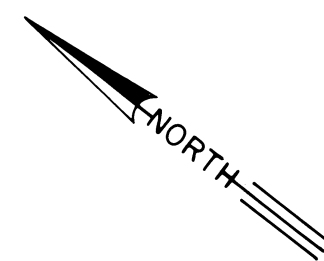
I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL PLAT.

Dale W. Hofer
SURVEYOR

ROYAL OAKS ESTATE SUBDIVISION,

A PLANNED UNIT DEVELOPMENT

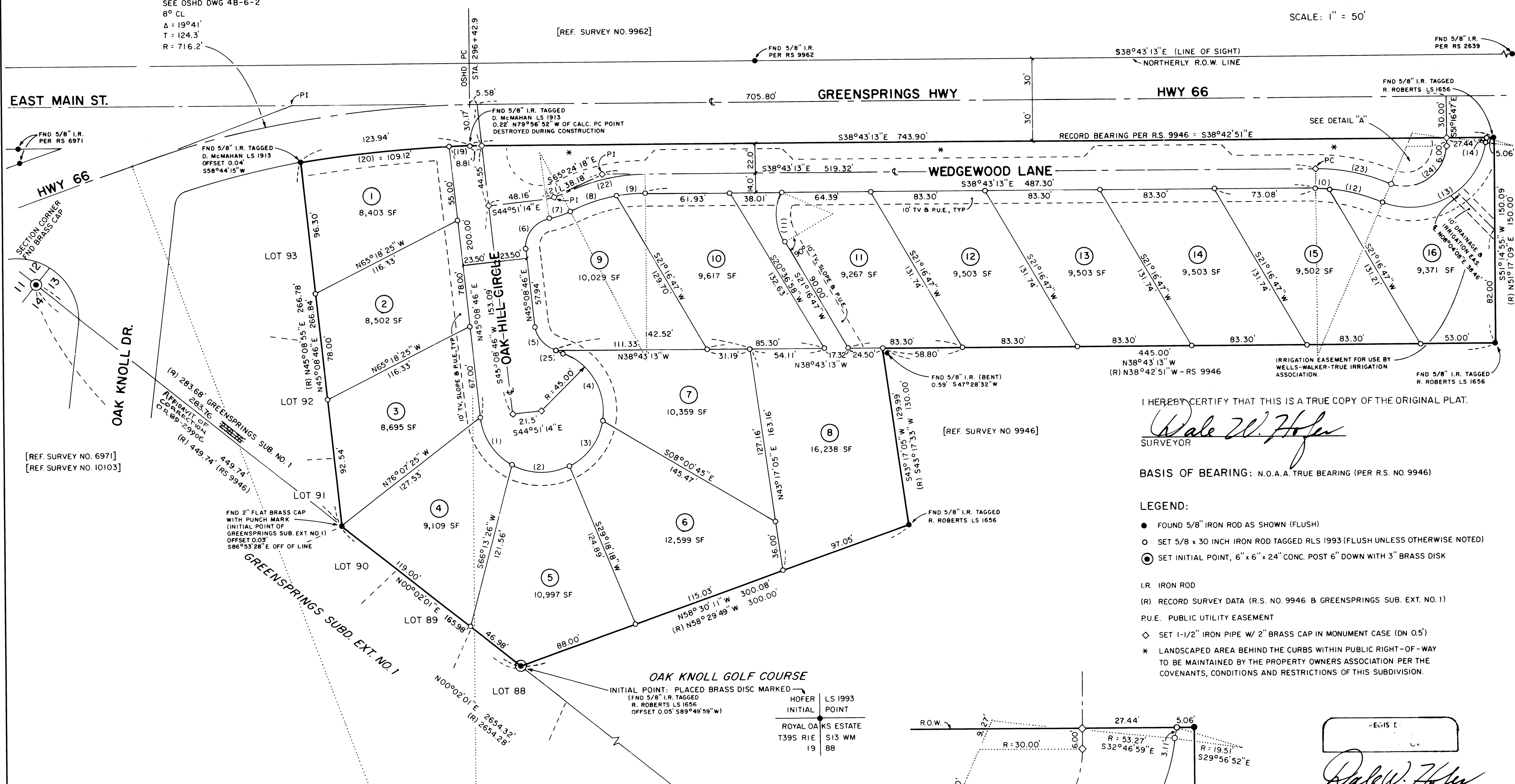
LOCATED IN THE NW 1/4 OF SEC 13, T39S, R1E, WM, CITY OF ASHLAND, JACKSON COUNTY, OREGON



SCALE: 1" = 50'

OSHD CURVE
SEE OSHD DWG 48-6-2
8° CL
Δ = 19°41'
T = 124.3'
R = 716.2'

[REF. SURVEY NO. 9962]



I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL PLAT.

Wale W. Hofer
SURVEYOR

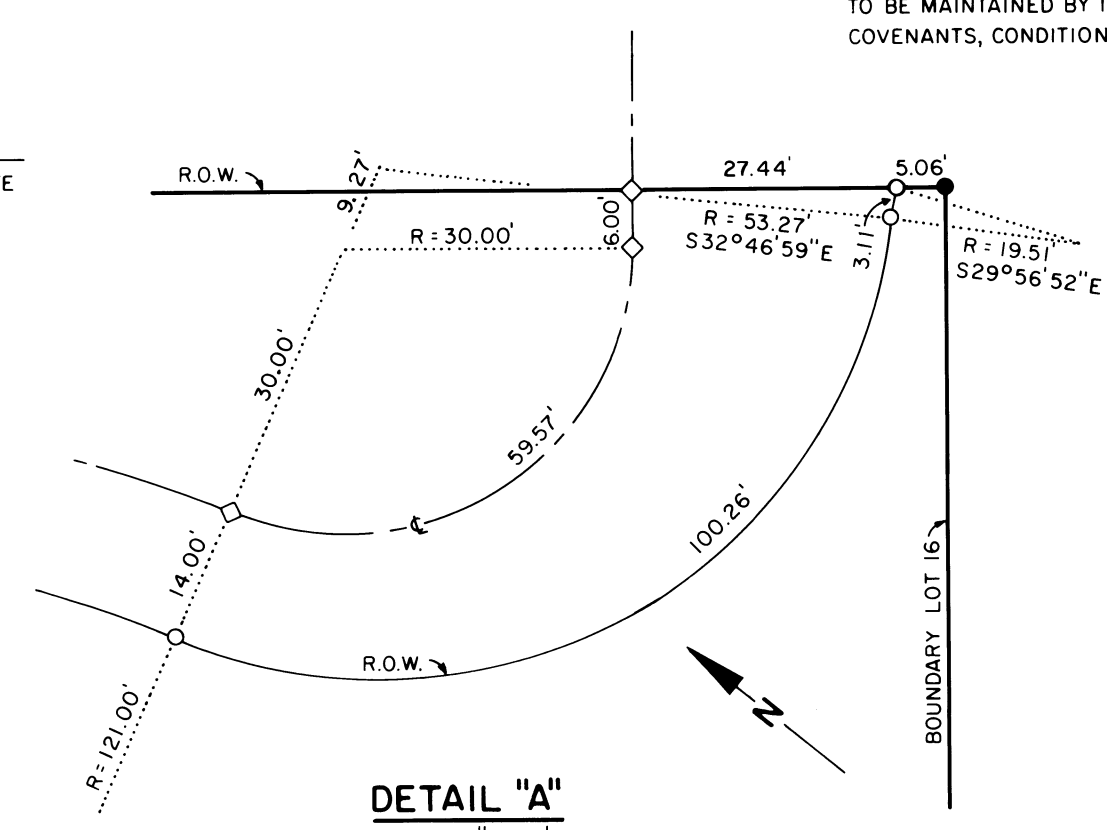
BASIS OF BEARING: N.O.A.A. TRUE BEARING (PER R.S. NO. 9946)

LEGEND:

- FOUND 5/8" IRON ROD AS SHOWN (FLUSH)
- SET 5/8 x 30 INCH IRON ROD TAGGED RLS 1993 (FLUSH UNLESS OTHERWISE NOTED)
- ⊙ SET INITIAL POINT, 6" x 6" x 24" CONC. POST 6" DOWN WITH 3" BRASS DISK
- I.R. IRON ROD
- (R) RECORD SURVEY DATA (R.S. NO. 9946 & GREENSPRINGS SUB. EXT. NO. 1)
- P.U.E. PUBLIC UTILITY EASEMENT
- ◇ SET 1-1/2" IRON PIPE W/ 2" BRASS CAP IN MONUMENT CASE (DN 0.5')
- * LANDSCAPED AREA BEHIND THE CURBS WITHIN PUBLIC RIGHT-OF-WAY TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION PER THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THIS SUBDIVISION.

OAK KNOLL GOLF COURSE
INITIAL POINT: PLACED BRASS DISC MARKED
(FND 5/8" I.R. TAGGED R. ROBERTS LS 1656 OFFSET 0.05' S89°49'59" W)

HOFFER
INITIAL
ROYAL OAKS ESTATE
T39S R1E S13 WM
19 88



Wale W. Hofer

DALE W. HOFER, LS 1993
HOFFER ENGINEERING
349 EAST MAIN STREET
ASHLAND, OR 97520 482-4314

TABLE OF CURVES

CURVE NO.	DELTA	CURVE LENGTH	RADIUS	CURVE NO.	DELTA	CURVE LENGTH	RADIUS
(1)	54°44'57"	43.00'	45.00'	(11)	53°48'12"	37.56'	40.00'
(2)	54°44'57"	43.00'	45.00'	(12)	23°46'22"	50.20'	121.00'
(3)	54°44'57"	43.00'	45.00'	(13)	107°50'08"	100.26'	53.27'
(4)	85°58'09"	67.52'	45.00'	(14)	09°08'34"	3.11'	19.51'
(5)	66°04'24"	23.06'	20.00'				
(6)	88°44'10"	30.98'	20.00'				
(7)	19°17'14"	16.16'	48.00'				
(8)	16°53'37"	35.68'	121.00'				
(9)	09°47'27"	20.68'	121.00'	(19)	01°14'13"	14.82'	686.20'
(10)	04°58'18"	10.50'	121.00'	(20)	09°06'39"	109.12'	686.20'
(21)	19°17'14"	12.20'	34.00'	(23)	23°46'22"	56.01'	135.00'
(22)	26°41'05"	62.87'	135.00'	(24)	113°46'22"	59.57'	30.00'
(25)	04°08'37"	1.45'	20.00'				

SURVEY NO. 11212

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250(2)

SURVEY OF ROYAL OAKS SUBDIVISION FOR:

ERV TONEY CONSTRUCTION, INC.
86 CROWSON ROAD
ASHLAND, OREGON 97520

LOCATION:

NW 1/4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WM., ASHLAND, JACKSON COUNTY, OREGON; ON THE SOUTH SIDE OF OSHD #66 BETWEEN OAK KNOLL DRIVE AND DEAD INDIAN ROAD.

PURPOSE:

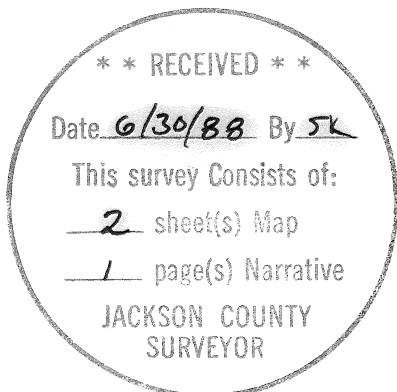
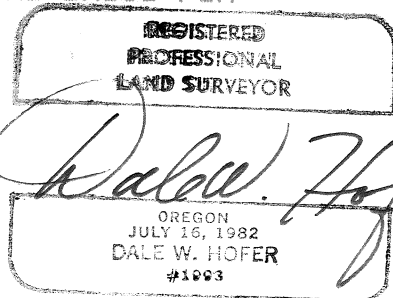
TO DEFINE THE BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A TITLE REPORT FURNISHED BY THE DEVELOPER AND TO PARTITION IT INTO LOTS IN ACCORDANCE WITH A PRELIMINARY PLAT PREPARED BY THIS FIRM AS APPROVED BY THE PLANNING DEPARTMENT OF THE CITY OF ASHLAND, OREGON.

PROCEDURE:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 11, 12, 13 & 14, T39S, R1E, WM., JACKSON COUNTY OREGON; TRAVERSED TO THE QUARTER CORNER COMMON TO SECTIONS 13 & 14, ACROSS THE SITE BACK TO THE ABOVE-MENTIONED SECTION CORNER. FOUND AND LOCATED EXISTING SURVEY PINS OF RECORDED SURVEY #9946 WHICH ESTABLISHED THE BOUNDARY ALONG THE OAK KNOLL GOLF CLUB. THE WEST BOUNDARY IS THE WEST LINE OF SECTION 13. THE NORTHERLY BOUNDARY IS THE BOUNDARY OF GREENSPRINGS SUBDIVISION, EXTENSION NO 1. AND THE EAST BOUNDARY IS THE WEST RIGHT-OF-WAY LINE OF THE GREENSPRINGS HIGHWAY (OSHD #66).

OTHER EXISTING SURVEY MONUMENTS FOUND ARE AS SHOWN ON THE ATTACHED PLAT. ALL MONUMENTS FOUND WERE IN GENERAL CLOSE PROXIMITY TO THE PROPERTY DESCRIPTION PROVIDED IN THE TITLE REPORT AND AS SPECIFICALLY DESCRIBED IN DEED RECORD #66-08873 AND #84-09654. RS 9946 WHICH WAS BASIS FOR PREPARATION OF DR #84-09654.

DATE: MAY 18, 1988



HOFER ENGINEERING
349 EAST MAIN STREET
ASHLAND, OR 97520

Phone: 482-4314

PART OF T39S R1E S13B TL2101

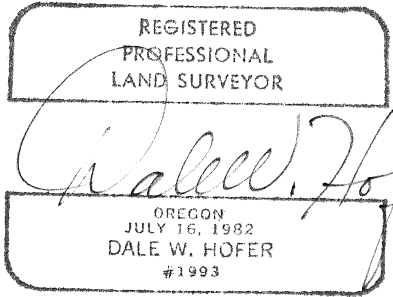
89-29906

AFFIDAVIT OF CORRECTION

10:53

500
600 Sawyer

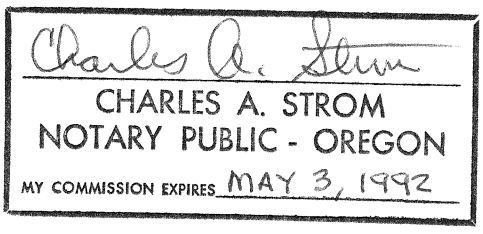
I, Dale W. Hofer, Registered Professional Land Surveyor, of the State of Oregon, No. 1993, do hereby state that on this the 5th day of December, 1989, I have discovered an error in the distance from the referenced Section Corner to the Initial Point shown on Royal Oaks Estate Subdivision Recorded Survey No. 11212 and filed for record on the 30th day of June, 1988 at 9:18 o'clock A.M. and recorded in Volume 15, Page 100 of Records of Jackson County, Oregon. The true distance is 283.76 feet (not 238.76).



Dale W. Hofer
Surveyor

STATE OF OREGON)
County of Jackson)ss

On this the 4TH day of DECEMBER, 1989, personally appeared before me the above named Registered Professional Land Surveyor and acknowledged the foregoing instrument to be his voluntary act and deed.



I, Verlyn Thomas, Jackson County Surveyor, hereby certify that I have examined this Affidavit of Correction, and that the changes are permitted in accordance with Oregon Revised Statutes Section 209.255.

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

Verlyn Thomas
Verlyn Thomas
Jackson County Surveyor

10:53 DEC 20 1989 A.M.

KATHLEEN S. BECKETT
CLERK and RECORDER
Joy Rametes De-

Posted 12/21/89
V.T.