

Declaration of Covenants,
Conditions, Restrictions and
Easements.
See Document No. 87-02132

PLANNING ACTION NO. 86-064

## TOLMAN CREEK MEADOWS

## A PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND

LOCATED IN

SE 1/4 OF THE NE 1/4-SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST, W.M.

JACKSON COUNTY OREGON

PHASE 3

Filed for record this the 39 day of April 1988, at 11:25 O'Clock A.M. and recorded in Volume 16 of Plats at Page of Records of Jackson County, Oregon.

Ka Hard Bellett

Muthe Bake?

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS That Tri-Star Corporation, an Oregon Corporation is the owner in fee simple of the land herein described. Let it be known that we, the undersigned officers, have divided the same into lots and streets 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 dedicate to the public for public use all the streets and public utility easements, shown hereon as necessary for the construction and maintenance of public streets and utilities. Cooke Cablevision or its successor is hereby granted the right to use the public utility easements for the

This subdivision is subject to common private driveway and utility easements as more fully provided in Article IX, Declaration of Covenants Conditions, Restrictions and Agreements applicable to Tolman Creek Meadows. Said Article IX is hereby incorporated and made a part of this plat.

subdivision as Tolman Creek Meadows, Phase 3, a Planned Unit Development

installation and maintenance of TV Cable. We hereby designate said

We, the Undersigned, have set aside certain areas of land shown hereon as Open Space. This Open Space Area and access easements to and from these 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 this plat abutting said Areas shall not extend upon the said Areas and the fee title to such 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.

TRI-STAR CORPORATION:

STATE OF OREGON )

County of Jackson)

ALC 16 A.D. 1988

Personally appeared the aboved named Persons, known to me to be the Persons whose names are subscribed to the foregoing instrument, and acknowledged the said instrument to be the voluntary act and deed, of Tri-Star Corporation.

APPROVALS

Notary Public for Oregon

My Commission Expires: 2/28/90

Examined and approved this 8th day of September, 1988.

CITY SURVEYOR

We certify that, pursuant to authority granted to us by the Ashland Planning Commission in open meetings of May 25 and June 8, 1988, this plat is hereby approved by the Ashland Planning Commission.

PRESIDENT P

Dated this 3 day of Sept. , 1988.

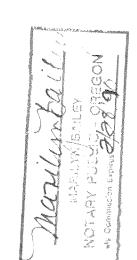
John fragorere SECRETARY

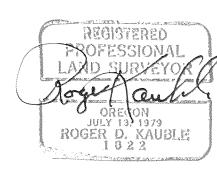
This plat and the dedication hereof is subject to the condition that Talent Irrigation District has no obligation to deliver water, although this land is subject to the statutory powers, rules and regulations of Talent Irrigation District.

Examined and approved by the Talent Irrigation District in regular session this 6 day of September, 1988.

Down Marcon

SECRETARY





Group Robert

SEORGE J. ROBERTS

NOTARY PUBLIC - ORLGON

My Commission Expires 1-19-89

STATE OF OREGON

County of Jackson)

I, Roger Kauble, duly Registerd Surveyor of 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 this plat is a correct representation of the same, and the following is a correct an accurate description of the boundary lines:

SURVEYOR'S CERTIFICATE

That portion of the Northwest Quarter of Section 14, Township 39 South Range 1 East, Willamette Meridian, City of Ashland, County of Jackson, State of Oregon, described as follows:

Commencing at a 2 1/2 inch diameter brass cap marked: "County Surveyor, T39S, R1E, 10, 11, 14, 15" Monumenting the norhtwest corner of said Said Section 14; thence East 1570.09 feet; thence South 1385.59 feet to a 3 inch brass cap marked:"Initial Point, Tolman Creek Meadows, Phase 3" on 2 inch diameter iron pipe 6 inches below the ground surface the Initial Point of Tolman Creek Meadows, Phase 3; thence East 165.76 feet to a 5/8 inch iron pin situated on the westerly right of way of the Cub Circle Cul-de-Sac; thence, along said Cul-de-Sac right of way, a non-tangent curve concave to the South, 182.38 feet (a radial line to the center of said curve bears North 66°17'43" East and out to the right of way South 61°29'48" East), Radius = 45.00 feet; thence, leaving said right of way, East 77.42 feet to a 5/8 inch iron pin; thence North 00°02'19" West 133.40 feet to a 5/8 inch iron pin; thence West 537.40 feet to a 3 inch diameter brass cap, 6 inches below the ground surface marked: "Initial Point, Tolman Creek Meadows, Phase II, 1987, LS 1822", situated on the easterly right of way line of Jaquelyn Street; thence South 00°01'28" East 152.00 feet along said right of way line to a 5/8 inch iron pin; thence, leaving said right of way line, 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 line of Berry Lane; thence North 84°06'34" East 36.00 feet across said Berry Lane right of way to a 5/8 inch iron pin situated on the westerly line of said right of way; thence 18.71 feet, along said right of way, on a curve concave to the East, Radius = 182.00 feet (Long chord bears: North 02 $^{\circ}$ 49 $^{\prime}$ 59 $^{\circ}$  West 18.70 feet) to a 5/8 inch iron pin; thence, continuing along said right of way, North 34.12 feet to a tack set in lead in concrete with an aluminum disk marked: "P.L.S. 1822"; thence, continuing along said right of way, East 32.00 feet to the Initial Point.

o the Initial Point.

Subscribed and sworn to before me this 3/st, day of August , 1988

Examined and approved as required by O.R.S. 92.100 as of  $\frac{9}{19}$ , 1988.

Margaret M- Morgan
ASSESSOR, Department of Assessment

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

EXACT DUPLICATE OF THE ORIGINAL TAX COLLECTOR

ROGER KAUBLE AND ASSOCIATES P. O. BOX 1252 ASHLAND, OREGON 97520

391E14B TL4900

PAGE 1 OF 2

11032 98/23

\* \* RECEIVED

Jato 9-29-88 1

1 ... pare(s) Na

ACKSON COUR

SURVEYOR

Survey No. 11332

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 1/2 of the southeast 1/4 of Section 29, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon.

Purpose:

To monument the third phase of Tolman Creek Meadows, a Planned Unit Development to the City of Ashland as per clients request.

Procedure:

Record of Survey Numbers 4247, 10777, and 11003 provided the control network and outer boundary for the third phase of Tolman Creek Meadows Planned Unit Development. Street monuments as required by City of Ashland specifications were set on Berry Lane and Grizzly Drive at calculated points along the centerline right of way of Berry Lane and Grizzly Drive as shown on the accompanying plat.

Basis of Bearing:

N.O.A.A. True Bearing at the North-South centerline of Section 14, as per R.S. No. 11003.

Roger Kauble & Associates Post Office Box 1252 Ashland, Oregon 97520

September 16, 1988

\_

REGISTERED
PROFESSIONAL
LAND SURVEYOR

ROGER D. KAUBLE

\* \* RECEIVED \*\*

Date 9-21-88 By SK

This survey Consists of

2 sheet(s) Map

# / page(s) Harrative

JACKSON COUNTY SURVEYOR