

Declarations of Restrictions
Easements & Agreements - see
Document No. 89-19038

GRIZZLY MEADOWS SUBDIVISION

A PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND

located in
SE 1/4, NW 1/4, SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST W.M.
JACKSON COUNTY, OREGON

DEDICATION

SURVEYOR'S CERTIFICATE

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 and streets as shown hereon; that the number of lots and length and course are plainly set forth and this plat is a correct representation of the said subdivision. We do hereby dedicate to the Public for Public use all streets and public utility easements as shown hereon as necessary for the construction and maintenance of Public Streets, Sidewalks and Public Utilities. Cooke Cablevision or its successor is hereby granted the right to use the public utility easements for the installation and maintenance of TV Cable. We hereby designate said subdivision as Grizzly Meadows Subdivision, a Planned Unit Development.

STATE OF OREGON)
) ss
County of Jackson)

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

A portion of South Half of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 14 in Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon, described as follows:

TRI-STAR CORPORATION:
STATE OF OREGON)
) ss
County of Jackson)

[Signature]
PRESIDENT
HAROLD GENTRY

[Signature]
SECRETARY
HAROLD HARDESTY

August 7 A.D. 1989

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

[Signature]
MARILYN BAILEY
NOTARY PUBLIC - OREGON
My Commission Expires 2/2/91

[Signature]
Notary Public for Oregon
My Commission Expires 2/2/91

APPROVALS

Examined and approved this 31st day of August, 1989.

[Signature]
CITY SURVEYOR

We certify that, pursuant to authority granted to us by the Ashland Planning Commission in open meeting of April 11, 1989, this plat is hereby approved by the Ashland Planning Commission. Dated this 30 day of August, 1989.

[Signature]
PRESIDENT

[Signature]
SECRETARY

Examined and approved as required by O.R.S. 92.100 as of 1/SEPT, 1989.

[Signature] Deputy
ASSESSOR, Department of Assessment

All taxes, fees, assessments, or other charges as required by O.R.S. 94.036 have been paid as of Sept 1, 1989.

[Signature]
TAX COLLECTOR

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 11 day of July, 1989.

[Signature]
PRESIDENT

[Signature]
SECRETARY

Subscribed and sworn to before me this 30 day of Aug, 1989.

[Signature]
SURVEYOR

[Signature]
8-12-91

FILED FOR RECORD THIS THE 18 DAY OF September 1989
AT 9:00 O'CLOCK A. M. AND RECORDED IN VOLUME 16
OF PLATS AT PAGE 31 OF RECORDS OF JACKSON COUNTY, OREGON.

** RECEIVED **
Date 8-28-89 By [Signature]
This survey consists of:
2 sheet(s) Map
3 page(s) Narrative
JACKSON COUNTY
SURVEYOR

[Signature]
COUNTY CLERK
[Signature]
DEPUTY
WATER RIGHTS DOCUMENT NO. 89-2005 "OFFICIAL RECORDS"
REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
ROGER KAUBLE
1989

ROGER KAUBLE AND ASSOCIATES
P. O. BOX 1252
ASHLAND, OREGON 97520
391E14BD TL: 4700 PAGE 1 OF 2

GRIZZLY MEADOWS SUBDIVISION

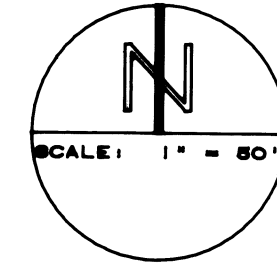
A PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND
located in
SE 1/4 NW 1/4 OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST, W.M.

JACKSON COUNTY OREGON
FOR

TRI-STAR CORPORATION

LEGEND

- SET 2" x 36" IRON PIPE WITH 3" B. CAP MKD: "INITIAL POINT GRIZZLY MEADOWS SUBDIVISION PLS 1822 1989"
- ◆ FD. MONUMENT PER RS 11526
- ⚡ SET 5/8" x 30" IRON PIN MKD: "KAUBLE PLS 1822"
- SET 5/8" x 24" IRON PIN MKD: "KAUBLE PLS 1822"
- FOUND MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- FD. FOUND
- PR PLAT RECORD, JACKSON COUNTY
- OR OFFICIAL RECORD JACKSON COUNTY (VOL. 376, P. 409)
- RS RECORD OF SURVEY
- () RECORD DATA PER RS 9077
- SET 3" BRASS DISK & 2" I. PIPE IN MONUMENT BOX
- PUE PUBLIC UTILITY EASEMENT
- FC FENCE CORNER



BASIS OF BEARING:
N.O.A.A. N-S CENTERLINE OF SEC. 14 (R.S. 6808)

CURVE TABLE

DELTA=19° 05' 47"	R=29.50'	L=09.83'	LC=N80° 16' 46"W 09.79'
DELTA=19° 05' 47"	R=70.50'	L=23.50'	LC=N80° 16' 46"W 23.39'
DELTA=09° 32' 54"	R=29.50'	L=04.92'	LC=N85° 03' 12"W 4.91'
DELTA=09° 32' 54"	R=29.50'	L=04.92'	LC=N75° 30' 18"W 4.91'
DELTA=19° 05' 47"	R=70.50'	L=23.50'	LC=N80° 16' 46"W 23.39'
DELTA=19° 05' 47"	R=50.00'	L=16.66'	LC=N80° 16' 46"W 16.59'
DELTA=19° 05' 47"	R=50.00'	L=16.66'	LC=N80° 16' 46"W 16.59'
DELTA=89° 46' 09"	R=15.00'	L=23.50'	LC=N44° 56' 35"W 21.17'
DELTA=89° 48' 11"	R=15.00'	L=23.51'	LC=N44° 55' 33"W 21.18'
DELTA=90° 11' 49"	R=15.00'	L=23.61'	LC=S45° 04' 27"W 21.25'

NOTES

- (A) LOT 8, BLOCK 2 COMMON AREA, NOT FOR HABITATION (2038 SF)
- (B) LOT 9, BLOCK 2, NOT FOR HABITATION (2943 SF)

SUBDIVISION OF SECTION 14 AS PER RS 10777

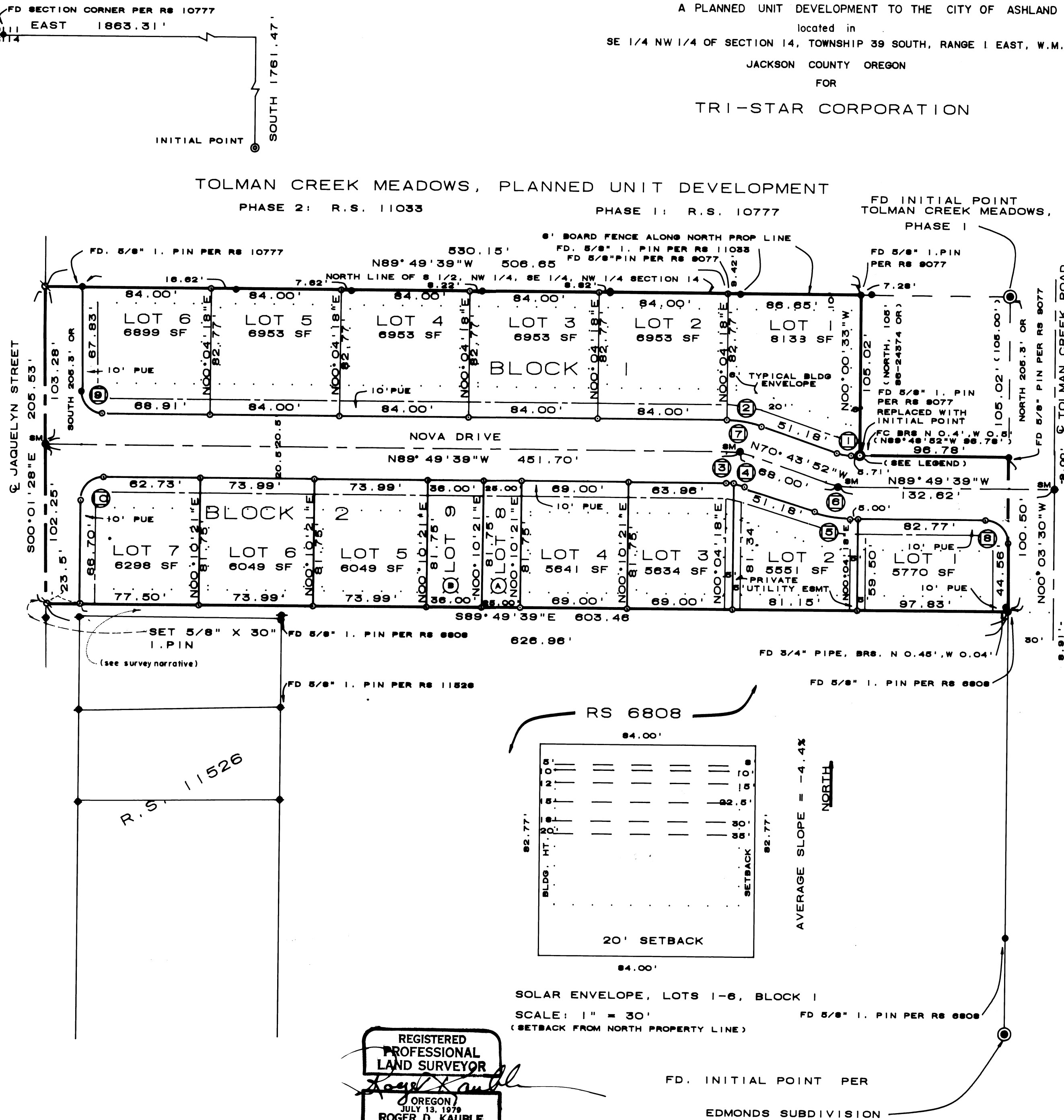
BUILDING ENVELOPES AS SHOWN ARE GENERAL AND SETBACKS MUST MEET THE FOLLOWING CRITERIA:

REQUIRED SETBACKS:

GARAGE	20'	*NOTE: EACH BUILDING LOT, WHEN DEVELOPED, MUST PROVIDE A 20' DEEP SETBACK ALONG THE BACK OR SIDE OF THE LOT
FRONT YARD	15'	
BACK YARD	10'	
SIDE YARD	5'	
CORNER SIDE	10'	

ROGER KAUBLE AND ASSOCIATES
P. O. BOX 1252
ASHLAND, OREGON 97520
391E 14BD TL: 4700 PAGE 2 OF 2

TOLMAN CREEK MEADOWS, PLANNED UNIT DEVELOPMENT
PHASE 2: R.S. 11033 PHASE 1: R.S. 10777



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

FD. INITIAL POINT PER
EDMONDS SUBDIVISION

Survey No. 11718

Survey Narrative to comply with Paragraph 209.250
Oregon Revised Statutes

Survey For:

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

Location:

Southeast 1/4 of the NW 1/4 of Section 14,
Township 39 South, Range 1 East, Willamette
Meridian, County of Jackson, State of Oregon.

Purpose:

To subdivide an existing tract of land into lots
and blocks as per City of Ashland Planning Action
89-038 and as per clients request.

Procedure:

Clients parcel is defined by the following
existing boundaries:

- a) South line of Tolman Creek Meadows Planned
Unit Development, Phases 1 and 2 which is
also situated on the North line of the South
1/2 of the Northwest 1/4 of the Southeast 1/4
of the Northwest 1/4 of Section 14, Township
39 South, Range 1 East, Willamette Meridian.
- b) Westerly right of way of Tolman Creek Road
in the City of Ashland, Oregon
- c) Centerline right of way of Jaquelyn Street
also in the City of Ashland, Oregon.

Clients parcel is described as per Volume 376,
page 409 Official Records Jackson County, Oregon
which describes as follows: "a 205.3 foot strip
of land off the north side of the south half of
the northwest quarter of the southeast quarter of
the northwest quarter of Section 14 in said
Township and Range." This call defines clients
parcel as being the result of a proper subdivision
of Section 14. It also defines the south line of
clients parcel as being parallel to the north
line; also being determined by the above
respective street right of ways.

Record of Survey Number 6808 (Swain) describes and
monuments three parcels using a metes and bounds
description utilizing the Initial Point of the
Edmonds Subdivision, which is situated on the
westerly right of way of Tolman Creek Road thence
running northerly and westerly. The northerly
boundary of Parcel 3 has a bearing of South 88°
56' 40" West (plat record); the easterly terminus
of this boundary situated at the intersection with
the westerly right of way of Tolman Creek Road and
monumented by a 5/8 inch iron pin. This 5/8 inch
iron pin is situated proper record distance of
205.3 feet southerly from the north line of
clients parcel as per Volume 376, page 409
Official Record. As shown on the plat and
accompanying diagram, the northerly line of Parcel

3 (South 88° 56' 40" West) and the southerly line of clients parcel (South 89° 49' 39" East) diverge as the boundaries run westerly from Tolman Creek Road.

Record of Survey 11526 (Hibbs) is also a metes and bounds survey as per 84-03606 Official Records which also leaves a gap along the southwest portion of clients parcel to the intersection with Jaquelyn Street. Client was alerted to this gap and is considering a boundary line agreement in the future to remedy the problem.

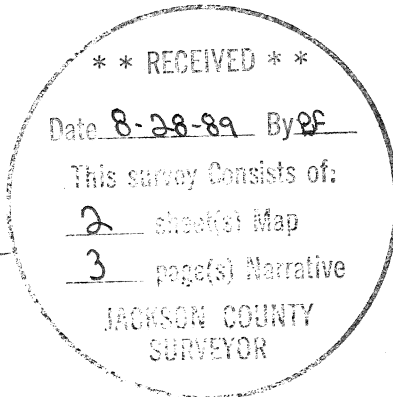
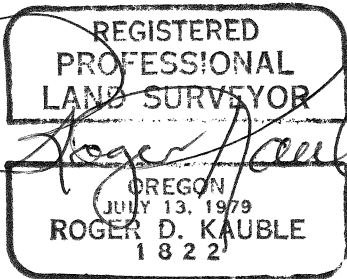
An extensive control network from the Tolman Creek Planned Unit Development, Phases 1, 2, and 3 along with two other adjacent partitions was utilized during this survey, specifically the breakdown of the northwest quarter of Section 14 (Record of Survey 10777). Monuments set during Record of Surveys 6808, 9077, and 11526 were located and tied into the control traverse then the outer subdivision boundary calculated and monumented as shown on the accompanying plat.

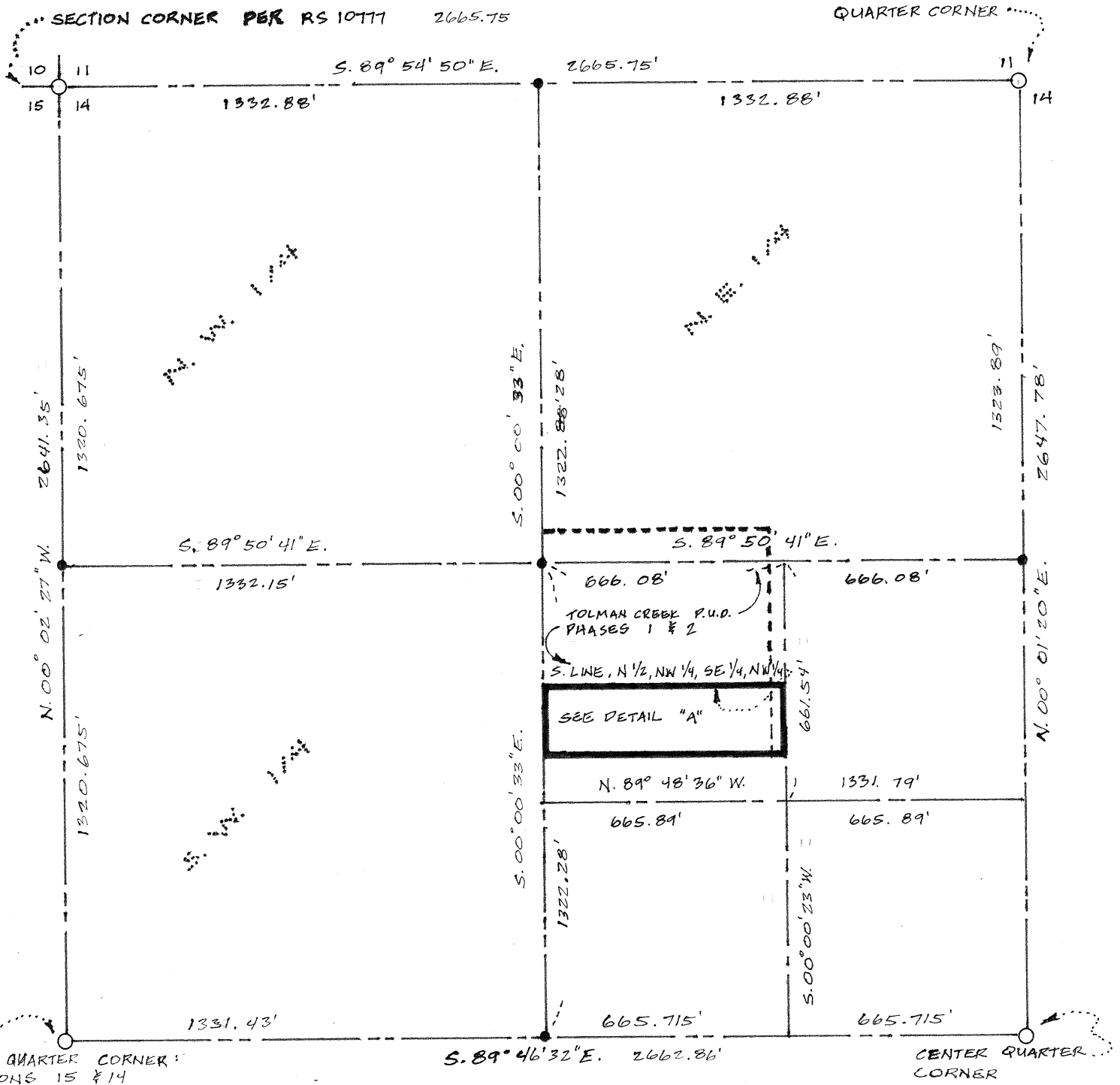
Basis of Bearing:

N.O.A.A. True Bearing at the North-South centerline of Section 14, as per R.S. No. 6808.

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

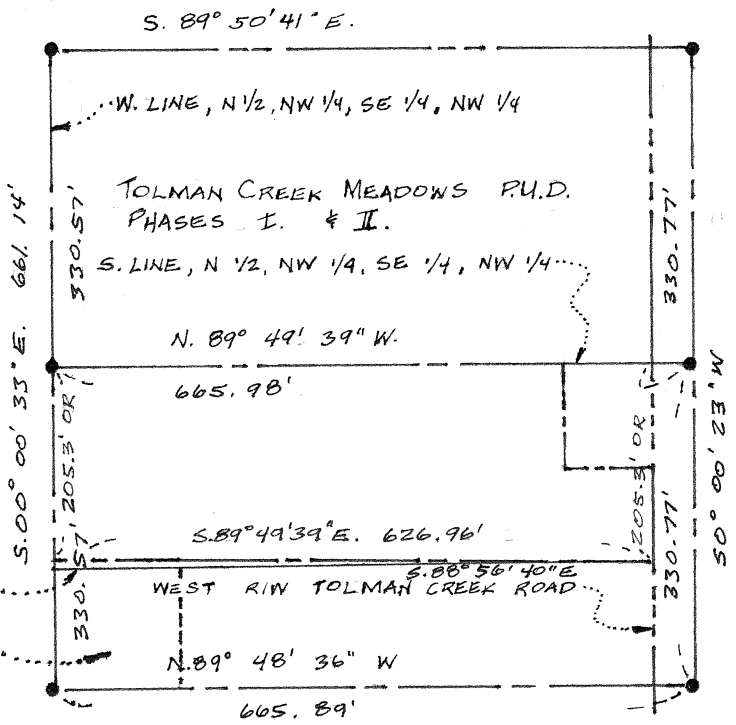
August 29, 1989





"BREAKDOWN" N.W. 1/4 SECTION 14
SCALE: 1" = 400'

GRIZZLY MEADOWS OUTER BOUNDARY
AS PER VOL. 376 PG. 409 OR JCO



DETAIL "A"
SCALE: 1" = 200'

