

Declarations of Covenants, Conditions and Restrictions. See Document No. 89-22855

# MEADOWHAWK SUBDIVISION

A PLANNED UNIT DEVELOPMENT LOCATED IN

NW 1/4, NW 1/4 SECTION 10, 8 DLC NO 43  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND  
JACKSON COUNTY OREGON

## DEDICATION

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, blocks, streets and common areas 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 the streets together with all easements 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 also grant to Talent Irrigation District the use of the easements as shown hereon as Irrigation Easements for the purpose of the construction and maintenance of ditches and pipelines. We hereby designate said subdivision as MEADOWHAWK SUBDIVISION. We, the undersigned, do hereby dedicate to the City of Ashland in fee simple those areas designated and portrayed hereon as street plugs. By approval of this Plat, said City of Ashland undertakes that upon dedication of the extension of the affected streets, it will deed said street plugs for Public Street uses.

Hal Munson  
HAL MUNSON

Buck Munson  
BUCK MUNSON

Demetrius

STATE OF OREGON )  
County of Jackson ) ss  
SEPTEMBER 6 A.D. 1989

4-20-92

Personally appeared the aboved named Persons whose names are subscribed to the foregoing instrument, and acknowledged the said instrument to be their voluntary act and deed.

## APPROVALS

Demetrius  
Notary Public for Oregon  
My Commission Expires 4-20-92.

Examined and approved this 14th day of September, 1989.

Jam Holsen  
CITY SURVEYOR

We certify that, pursuant to authority granted to us by the Ashland Planning Commission in open meeting of February 8, 1989, this plat is hereby approved by the Ashland Planning Commission. Dated this 14 day of SEPTEMBER, 1989.

Brent Thompson  
PRESIDENT

Id Ferguson  
SECRETARY

Examined and approved as required by O.R.S. 92.100 as of 15 SEPTEMBER, 1989.

Herbert Smith  
ASSESSOR, Department of Assessment

All taxes, fees, assessments, or other charges as required by O.R.S. 94.036 have been paid as of September 15, 1989.

Barbara E. Weide  
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 5th day of September, 1989.

Donald M. Mineard  
PRESIDENT

Hollis  
SECRETARY

I CERTIFY THAT THIS COPY IS AN EXACT DUPLICATE OF THE ORIGINAL WATER RIGHTS DOCUMENT NO. 89-10642 "OFFICIAL RECORDS"

Roger Kauble

## SURVEYOR'S CERTIFICATE

STATE OF OREGON )  
County of Jackson )

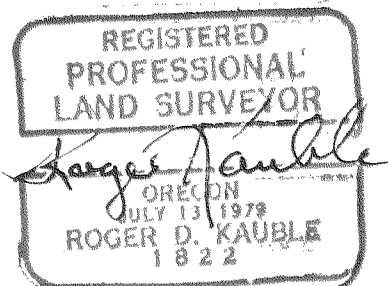
I, Roger Kauble, duly Registered Surveyor of the State of Oregon, being duly sworn, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and this plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

A portion of Northwest Quarter of the Northwest Quarter of Section 10, Donation Land Claim Number 43, in Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon, described as follows:

116.66 AFFIDAVIT OF CORRECTION  
O.R. 90-00826

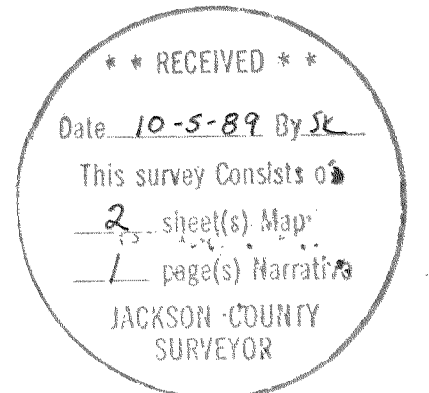
Commencing at a Found brass disk on a concrete post monumenting the Southwest corner of Donation Land Claim Number 44 and the Northwest Corner of Donation Land Claim Number 45; thence North 00°06'26" East (Deed Record North 00°11' East) ~~1484.20~~ feet along the easterly line of Donation Land Claim Number 43; thence North 89°53'34" West 532.38 feet (Deed Record North 89°49' West 532.5 feet) to a 5/8 Inch Iron pin situated on the westerly right of way of Fordyce Street; thence South 00°06'26" West (Deed Record South) 346.70 feet to a 3 Inch diameter disk on a 2 Inch galvanized Iron pipe situated 6 inches below the ground surface marked: "INITIAL POINT, MEADOWHAWK SUBDIVISION, PLS 1822, 1989"; thence North 00°06'26" East 246.70 feet to a found 5/8 Inch Iron pin; thence, leaving said right of way, North 89°53'34" West 140.00 feet to a found 5/8 Inch Iron pin; thence North 00°06'26" East 100.00 feet to a found 5/8 Inch Iron pin; thence North 89°53'34" West (Deed Record North 89°49' West) 359.57 feet to a found 5/8 Inch Iron pin; thence South 00°13'04" West (Deed Record South) 346.70 feet to a found 5/8 Inch Iron pin; thence South 89°53'34" East 500.24 feet (Deed Record South 89°49' East 503.0 feet) to the INITIAL POINT.

Roger Kauble  
SURVEYOR



Subscribed and sworn to before me this 14th day of September, 1989.

George J. Roberts  
NOTARY PUBLIC  
My Commission Expires 1-19-93



FILED FOR RECORD THIS THE 5 DAY OF October, 1989  
AT 11:21 O'CLOCK, A M. AND RECORDED IN VOLUME 16  
OF PLATS AT PAGE 35 OF RECORDS OF JACKSON COUNTY, OREGON.

Kathleen J. Beckett  
COUNTY CLERK

North Baker  
DEPUTY

# MEADOWHAWK SUBDIVISION

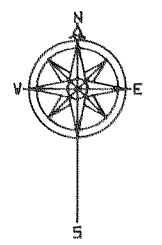
A PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND

LOCATED IN  
NW 1/4, SECTION 10, & D.L.C. NO. 43, T.39S., R.1E., W.M.  
JACKSON COUNTY, OREGON

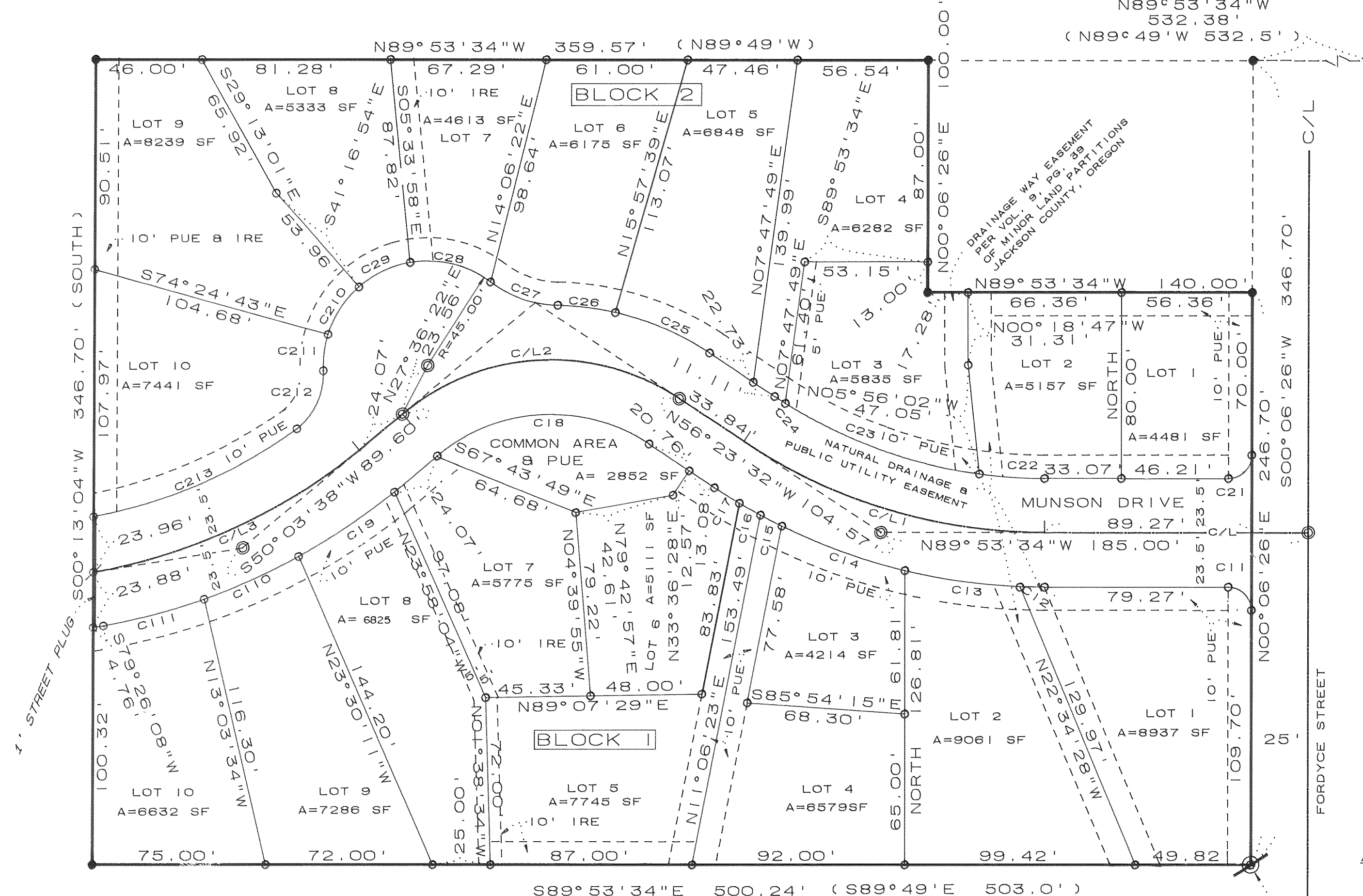
FOR  
**HAL AND BUCK MUNSON**

## LEGEND

- ⊙ SET 3" BRASS DISK IN 2"x 36 GALVANIZED IRON PIPE 6" BELOW THE GROUND SURFACE FOR INITIAL POINT MARKED: "INITIAL POINT, MEADOWHAWK PUD, PLS 1822, 1989"
- ⊙ SET 5/8"x 24" IRON PIN MKD: "WIT. COR., PLS 1822"
- ⊙ SET 2"x 36" IRON PIPE W/3" BRASS DISK MKD: "PLS 1822"
- ⊙ SET 5/8"x 24" IRON PIN MKD: "KAUBLE, PLS 1822"
- ⊙ SET 3" BRASS DISK STREET MONUMENT IN BOX
- FOUND MONUMENT AS PER RS NO. 11598
- FOUND MONUMENT AS NOTED
- FOUND CONCRETE POST W/BRASS DISK, 1.5' DEEP (RS 11434)
- FD FOUND
- PR PLAT RECORD, JACKSON COUNTY
- DR DEED RECORD, JACKSON COUNTY
- RS RECORD OF SURVEY
- ( ) DEED RECORD
- DLC DONATION LAND CLAIM
- PUE PUBLIC UTILITY EASEMENT
- IRE IRRIGATION EASEMENT



SCALE 1"=40'



### CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	C. BEARING	C. DIST.
<b>BLOCK 1</b>						
C11	10.00'	90°00'00"	15.70'	10.00'	N44°53'34"W	14.14'
C12	10.67'	10°06'55"	10.67'	5.34'	N88°42'26"W	10.67'
C13	25.09'	11°03'28"	56.65'	25.12'	N81°58'34"W	50.01'
C14	28.44'	12°03'33"	56.65'	28.44'	N70°08'48"W	56.54'
C15	10.41'	02°18'30"	10.41'	5.21'	N62°43'10"W	10.41'
C16	10.54'	02°20'11"	10.54'	5.27'	N60°23'10"W	10.54'
C17	12.77'	02°49'50"	12.77'	6.39'	N57°48'28"W	12.77'
C18	98.20'	73°32'50"	98.20'	57.17'	S86°50'03"W	91.58'
C19	49.95'	10°27'48"	49.95'	25.04'	S55°17'33"W	49.88'
C20	44.96'	09°25'08"	44.96'	22.53'	S65°13'59"W	44.91'
C21	45.32'	09°29'36"	45.32'	22.71'	S74°41'20"W	45.26'
<b>BLOCK 2</b>						
C22	10.00'	90°00'00"	15.70'	10.00'	N45°06'26"E	14.14'
C23	14.19'	07°40'42"	28.34'	14.19'	N86°03'13"W	28.32'
C24	89.80'	24°19'40"	89.80'	45.59'	N70°03'05"W	89.13'
C25	5.52'	01°29'43"	5.52'	2.75'	N57°08'26"W	5.52'
C26	44.47'	20°37'50"	44.47'	22.48'	N66°42'30"W	44.23'
C27	25.06'	11°37'39"	25.06'	12.57'	N82°50'18"W	25.02'
C28	31.31'	35°52'39"	31.31'	16.19'	N70°58'29"W	30.80'
C29	36.74'	46°46'28"	36.74'	19.46'	N76°25'16"W	35.73'
C30	24.72'	31°28'12"	24.72'	12.68'	S64°27'17"W	24.41'
C31	24.71'	20°27'57"	24.71'	12.68'	S32°59'23"W	24.40'
C32	15.95'	07°11'59"	15.95'	9.08'	S07°05'33"W	15.87'
C33	29.97'	57°14'56"	29.97'	16.37'	S25°33'51"W	28.74'
C34	95.61'	24°11'07"	95.61'	48.53'	S66°16'52"W	94.90'
<b>CENTERLINE</b>						
C/L1	235.00'	33°30'02"	137.40'	70.73'	N73°08'33"W	135.45'
C/L2	100.00'	73°32'50"	128.36'	119.73'	S86°50'03"W	119.73'
C/L3	250.00'	29°22'30"	128.17'	65.53'	S64°44'53"W	126.77'

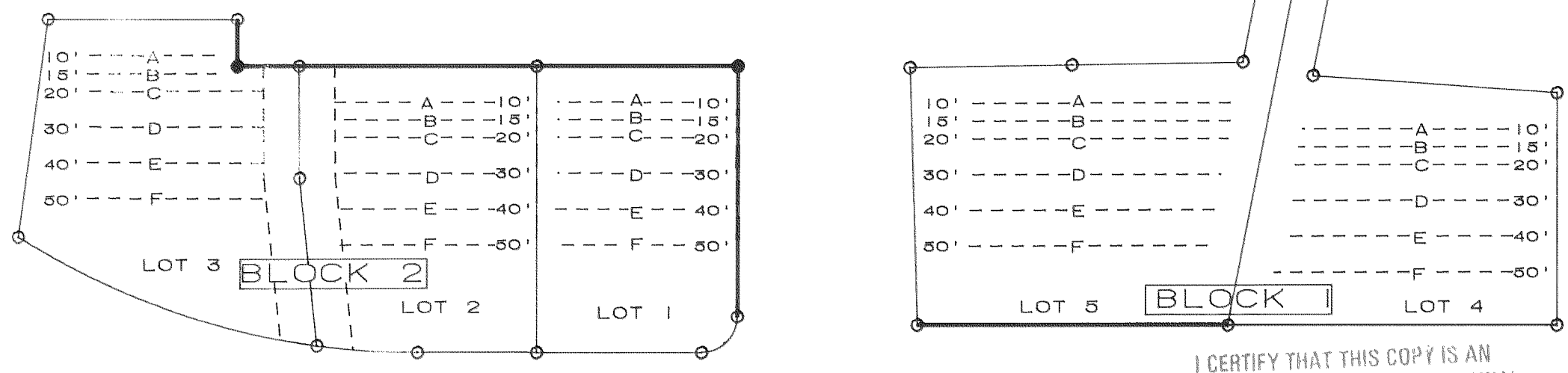
NOTES:  
DLC NO. 44 REQUIRED SETBACKS:  
GARAGE 20'  
FRONT YARD 15'  
BACK YARD\* 10'  
SIDE YARD\* 6'  
CORNER SIDE 10'

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

\* EACH BUILDING LOT, WHEN DEVELOPED, MUST PROVIDE A 20' DEEP SETBACK ALONG THE BACK OR SIDE OF THE LOT.

BASIS OF BEARING:  
N.O.A.A. TRUE MERIDIAN AT NORTH-SOUTH CENTERLINE OF SECTION 10 AS PER RS NO. 11434.

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



SOLAR ENVELOPES

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

### SOLAR SETBACK TABLE

LOT	SETBACK DISTANCE (FEET)					
	10'	15'	20'	25'	30'	35'
LOT 1	9.9	11.9	15.8	17.7	21.6	25.5
LOT 2	9.6	11.3	13.1	16.7	20.2	23.8
LOT 3	9.5	11.3	13.0	16.5	20.0	23.5
LOT 4	9.9	11.9	15.8	17.7	21.6	25.5
LOT 5	9.9	11.9	15.8	17.7	21.6	25.5
	A	B	C	D	E	F

BUILDING HEIGHTS (FEET)

Survey No. 11736

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.25C  
OREGON REVISED STATUTES

SURVEY FOR: Hal and Buck Munson  
1511 Angelcest Drive  
Medford, OR 97502

LOCATION: Northwest quarter of Section 10, and Donation Land  
Claim Number 43, Township 39 South, Range 1 East,  
Willamette Meridian, City of Ashland, Jackson  
County, Oregon.

PURPOSE: To subdivide a tract of land creating twenty lots  
per clients request and according to the  
guidelines stated in City of Ashland Planning  
Action 89-037.

PROCEDURE: Clients property is situated in Donation Land  
Claim Number 43; Fordyce Street in the City of  
Ashland defining the easterly boundary of subject  
parcel. Control was the same as that used for  
Record of Survey Number 11598 performed by this  
office in April of this year (1989).

Basis of  
Bearing: N.O.A.A. True Meridian at North-South Centerline  
of Section 10 as per Record of Survey No. 11434.

By: ROGER KAUBLE & ASSOCIATES  
Post Office BOX 1252  
ASHLAND, OREGON 97520

Date: September 19, 1989

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

\*\* RECEIVED \*\*  
Date 10-5-89 By SK  
This survey Consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

90-00826

9:30 5:00  
6:00  
25 cpy

**AFFIDAVIT OF CORRECTION  
MEADOWHAWK SUBDIVISION  
pursuant to ORS 209.255**

I, Roger Kauble, Registered Professional Land Surveyor, of the State of Oregon, No. 1822, do hereby state that I have discovered four drafting errors in dimensions shown on the filed Plat for Meadowhawk Subdivision, a Planned Unit Development to the City of Ashland, filed for record on the 5th day of October, 1989, at 11:21 o'clock A.M. and recorded in Volume 16, Page 35 of Plat Records in Jackson County, Oregon.

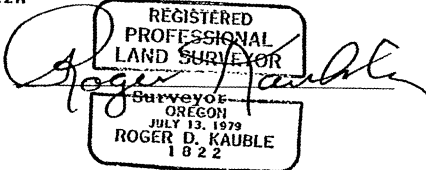
The corrections are:

Page 1 of 2 - "SURVEYOR'S CERTIFICATION"  
Distance is: 1434.20 feet  
Change to: 1116.66 feet

Page 2 of 2 - Distance from Southwest Corner D.L.C. 44  
Distance is: 1434.20 feet  
Change to: 1116.66 feet

Page 2 of 2 - "Curve Table" Centerline Curve C/L2  
Tangent is: 119.73'  
Change to: 74.73'

Page 2 of 2 - "Curve Table" Centerline Curve C/L3  
C. Bearing is: S35 22'22"W  
Change to: S64 44'53"W



STATE OF OREGON )  
County of Jackson )

Jan 10 A.D. 1990

Personally appeared the above named Roger Kauble, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed. Before me.

*Notary Seal*  
Notary Public for the State of Oregon  
My Commission expires 8-12-91

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

*Verlyn Thomas*  
JACKSON COUNTY SURVEYOR

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

9:30 JAN 11 1990 A.M.

KATHLEEN S. BECKETT  
CLERK and RECORDER  
*Kathleen S. Beckett*