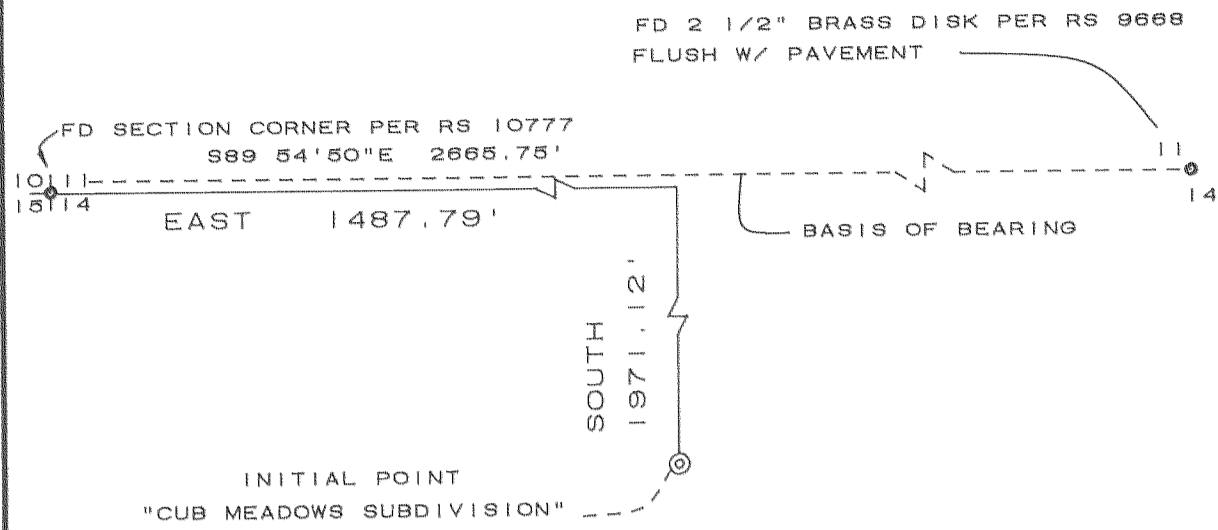


# CUB MEADOWS P.U.D.

Note: A Planned Unit Development is a Planned Community as described in O.R.S. 94.550

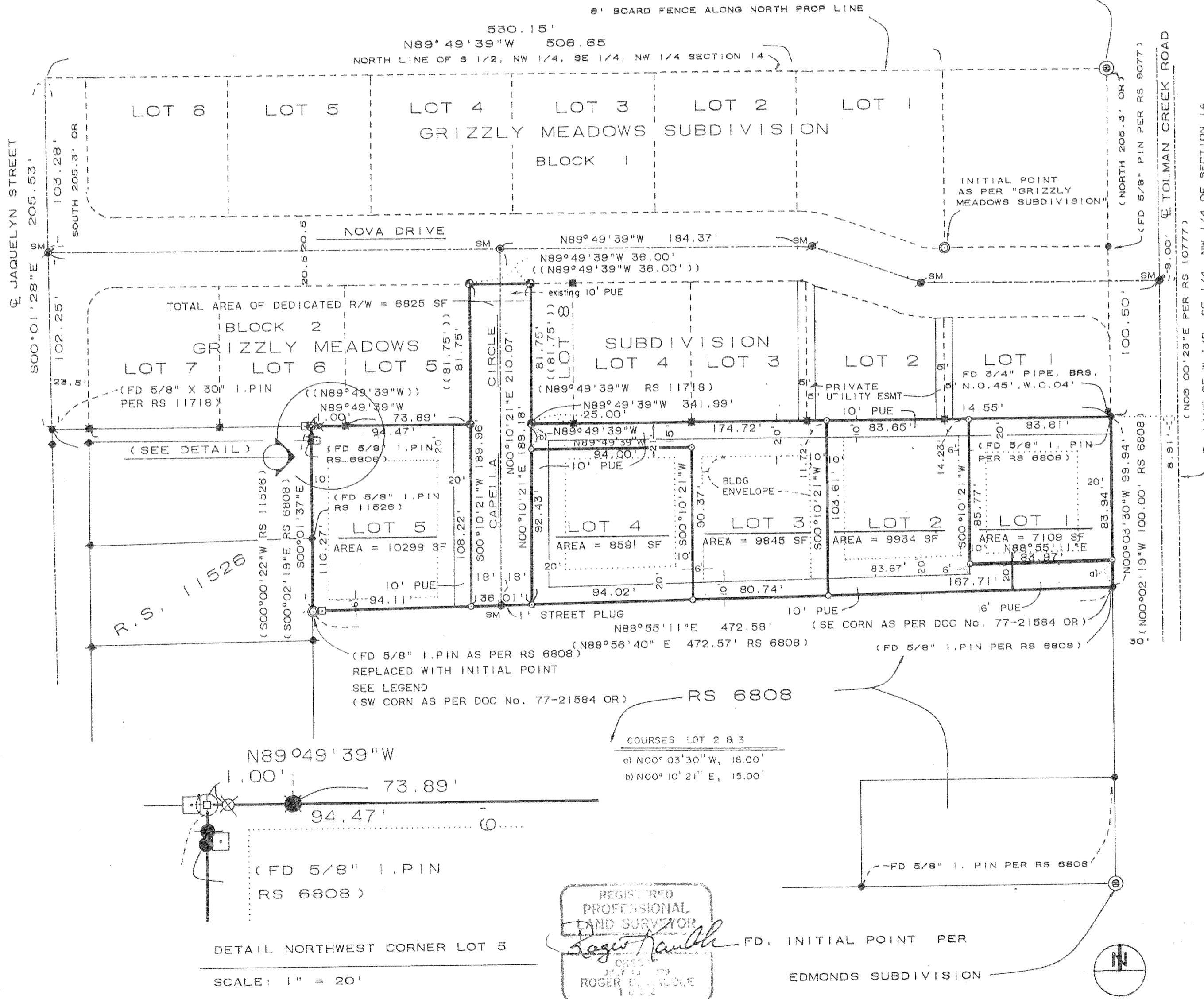
LOCATED IN  
CITY OF ASHLAND  
SOUTH 1/2, NW 1/4, SE 1/4, NW 1/4 OF SECTION 14,  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, W.M.  
JACKSON COUNTY OREGON  
FOR  
TRI-STAR CORPORATION

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



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

FD INITIAL POINT  
TOLMAN CREEK MEADOWS,  
PHASE 1

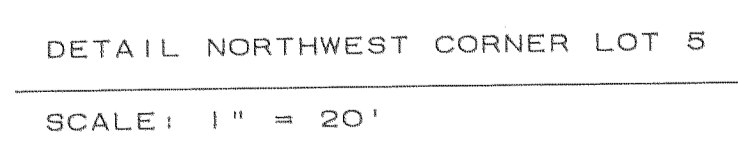


## LEGEND

- ⊙ SET 2" x 36" IRON PIPE WITH 3" B. CAP MKD: "INITIAL POINT CUB MEADOWS SUBDIVISION PLS 1822 1990"
- FD MONUMENT PER RS 11718
- FD. MONUMENT PER RS 11526
- ⊙ SET 5/8" x 24" IRON PIN MKD: "KAUBLE PLS 1822"
- BRS BEARS
- SM FOUND STREET MONUMENT AS PER RS 11718
- FD FOUND
- PR PLAT RECORD, JACKSON COUNTY
- OR OFFICIAL RECORD JACKSON COUNTY (VOL. 376, P. 409)
- RS RECORDED SURVEY
- ( ) RECORD DATA AS NOTED
- SM SET 3" BRASS DISK & 2" I. PIPE MARKED: "PLS 1822"
- PUE PUBLIC UTILITY EASEMENT
- FC FENCE CORNER AS NOTED
- EXISTING FENCE POST AS NOTED
- FOUND 5/8" IRON PIN PER RS 11718 & REPLACED WITH 5/8" x 30" IRON PIN MARKED: "KAUBLE PLS 1822"
- ( ) PER "GRIZZLY MEADOWS SUBDIVISION" (RS 11718)
- ⊙ SET 3/4" ALUM DISK MARKED: "PLS 1822" & PK NAIL IN LEAD (NW CORNER LOT 5)
- ⊗ SET 5/8" BY 30" IRON PIN MARKED: "WIT. COR., PLS 1822"
- ..... BUILDING ENVELOPE AS INDICATED ON PLAT
- PUBLIC UTILITY EASEMENT

BASIS OF BEARING:  
N.O.A.A. NORTH LINE NW 1/4 OF SEC. 11 PER R.S. 10777  
SCALE: 1" = 50'  
NOTES  
SUBDIVISION OF SECTION 14 AS PER RS 10777  
BUILDING ENVELOPES AS SHOWN ARE GENERAL AND SETBACKS MUST MEET THE FOLLOWING CRITERIA:

REQUIRED SETBACKS:	*NOTE: EACH BUILDING LOT, WHEN DEVELOPED, MUST PROVIDE A 20' WIDE OUTDOOR SPACE ALONG THE BACK OR SIDE OF THE LOT
GARAGE 20'	
FRONT YARD 15'	
BACK YARD* 10'	
SIDE YARD* 5'	
CORNER SIDE 10'	



REGISTERED PROFESSIONAL LAND SURVEYOR  
*Roger Kauble*  
CREATED BY  
ROGER KAUBLE  
1990

FD. INITIAL POINT PER EDMONDS SUBDIVISION

ROGER KAUBLE AND ASSOCIATES  
P. O. BOX 1252  
ASHLAND, OREGON 97520  
MARCH 25, 1990

# CUB MEADOWS

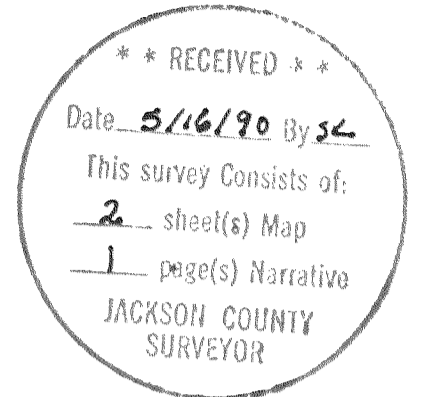
## A PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND

Note: A Planned Unit Development is a Planned Community as described in O.R.S. 94.550

### DEDICATION

LOCATED IN  
CITY OF ASHLAND  
SE 1/4, NW 1/4 SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST, W.M.  
JACKSON COUNTY OREGON

### 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 rights of ways and 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 hereby designate said subdivision as Cub Meadows, A Planned Unit Development.

STATE OF OREGON )  
                          ) ss  
County of Jackson)

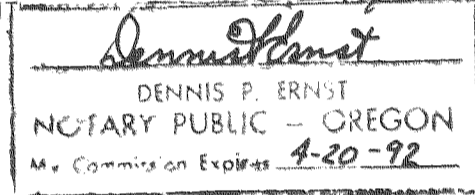
We, The Undersigned, hereby dedicate to the City of Ashland in fee simple those areas designated and portrayed hereon as street plugs.

By approval of this Plat, said City of Ashland undertakes that upon approved dedication of the extension of the affected streets, it will deed said street plugs for Public Street Uses.

TRI-STAR CORPORATION:

[Signature] PRESIDENT      [Signature] SECRETARY

STATE OF OREGON )  
                          ) ss  
County of Jackson)



APRIL 25 TH A.D. 1990

Personally appeared the aboved named 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.

[Signature]  
Notary Public for Oregon  
My Commission Expires 4-20-92

### APPROVALS

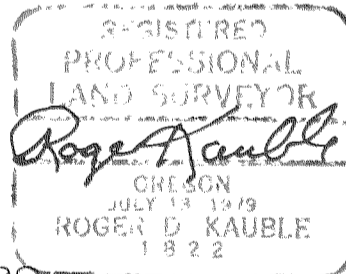
Examined and approved this 30th day of April, 1990.

[Signature]  
CITY SURVEYOR

We certify that, pursuant to authority granted to us by the Ashland Planning Commission in open meeting of October 11, 1989. This plat is hereby approved by the Ashland Planning Commission. Dated this 26th day of April, 1990.

[Signature]  
PRESIDENT

[Signature]  
SECRETARY



Examined and approved as required by O.R.S. 92.100 as of May 9, 1990.

[Signature]  
ASSESSOR, Department of Assessment

All taxes, fees, assessments, or other charges as required by O.R.S. 94.036 have been paid as of May 9, 1990.

[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 3rd day of April, 1990

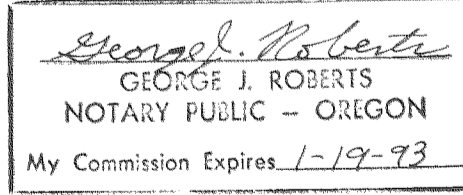
[Signature]  
PRESIDENT

[Signature]  
SECRETARY

I CERTIFY THAT THIS COPY IS AN EXACT DUPLICATE OF THE ORIGINAL  
[Signature]

391E 14BD TAX LOT 4502

Subscribed and sworn to before me this 30th day of April, 1990.



[Signature]  
SURVEYOR

FILED FOR RECORD THIS THE 16 DAY OF May, 1990 AT 2:36 O'CLOCK, P.M. AND RECORDED IN VOLUME 16 OF PLATS AT PAGE 57 OF RECORDS OF JACKSON COUNTY, OREGON.

[Signature] COUNTY CLERK      [Signature] DEPUTY

WATER RIGHTS DOCUMENT NO. 90-1200 "OFFICIAL RECORDS"

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

Survey No. 12038

Survey Narrative to comply with Paragraph 209.250  
Oregon Revised Statutes

Survey For:

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

Location:

South 1/2, Northwest 1/4, Southeast 1/4, Northwest  
1/4 of Section 14, Township 39 South, Range 1  
East, Willamette Meridian, Jackson County, Oregon.

Purpose:

To subdivide a tract of land into five lots  
creating "Cub Meadows Planned Unit Development" as  
per clients request and according guidelines set  
forth in Findings and Orders of Planning Action  
89-184 (Ashland Planning Commission)

Procedure:

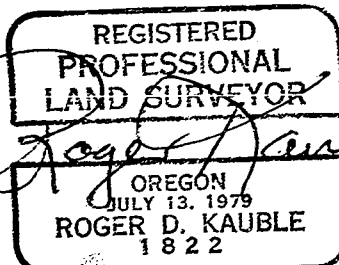
Utilized extensive control network from "Tolman  
Creek Meadows Planned Unit Development, Phases  
1,2, and 3 and several Minor Land Partitions of  
adjacent tracts to tie controlling monuments set  
during Record of Survey 6808 (Swain) to network  
for comparison to deed. The northeast corner of  
clients tract is determined from a prescribed  
distance south of a fractional section line (North  
line of South 1/2, Northwest 1/4, Southeast 1/4,  
Northwest 1/4 of Section 14). Said fractional  
section line also corresponds to the north line of  
"Grizzly Meadows Subdivision".

Document Number 77-21584 Official Record Jackson  
County, Oregon created the original boundary of  
Tax Lot 4502, however the distance south of the  
fractional section line is such that a triangular  
shaped parcel was created (Tax Lot 4503). The two  
tax lots comprise "Cub Meadows Planned Unit  
Development" with access via "Capella Circle"  
(Lots 3,4, and 5) and Tolman Creek Road (Lots 1  
and 2). "Cub Meadows Planned Unit Development was  
monumented according to the accompanying partition  
plat.

Basis of  
Bearing:  
North line northwest quarter, Section 14, as per  
Record of Survey 11718.

Roger Kauble & Associates  
PO Box 1252  
Ashland, Oregon 97520

April 26, 1990



\*\* RECEIVED \*\*

Date 5/16/90 By SK

This survey Consists of:

2 sheet(s) Map

1 page(s) Narrative

JACKSON COUNTY  
SURVEYOR