

OAK KNOLL MEADOWS,

PHASE 3

A PLANNED UNIT DEVELOPMENT

LOCATED IN:

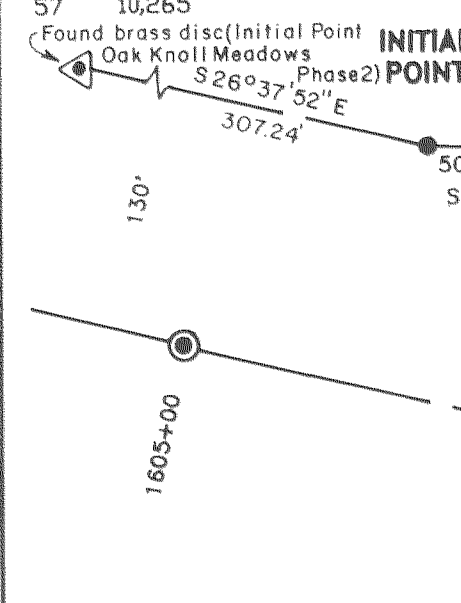
N 1/2 SEC. 13 & 14, T 39 S, R 1 E, WM
CITY OF ASHLAND, JACKSON COUNTY, OREGON

CURVE TABLE

No.	Delta	Radius	Arc	Chord	Chord Brg
1	8°52'10"	370.00	57.28	57.22	S 27°53'57"E
2	10°04'13"	370.00	65.03	64.95	S 37°22'08"E
3	14°56'26"	330.00	86.05	85.81	S 39°05'03"W
4	6°19'18"	370.00	40.82	40.80	S 45°33'54"E
5	43°00'00"	350.00	262.67	256.55	S 44°57'52"E
6	14°56'55"	330.00	86.10	85.85	S 54°01'43"W
7	11°45'28"	370.00	75.93	75.80	S 54°36'17"E
8	4°57'42"	330.00	28.58	28.57	S 63°59'01"W
9	88°27'07"	20.00	30.88	27.90	S 20°41'25"E
10	Not used				
11	" "				
12	" "				
13	90°00'00"	20.00	31.42	28.28	N 68°32'08"E
14	13°24'41"	320.00	74.90	74.73	N 59°05'23"W
15	12°43'45"	320.00	71.09	70.95	S 63°53'37"E
16	5°44'29"	280.00	28.06	28.05	S 63°03'34"E
17	26°48'35"	300.00	140.38	139.10	S 53°03'34"E
18	99°49'50"	20.00	34.85	30.60	S 89°34'12"E
19	80°50'21"	20.00	28.22	25.94	N 00°45'55"E
20	78°27'47"	20.00	27.39	25.30	N 78°53'11"W
21	90°00'00"	30.00	47.12	42.43	N 84°39'17"W
22	90°00'00"	30.00	47.12	42.43	S 5°20'43"W
23	8°42'17"	182.00	27.65	27.62	S 19°11'00"W
24	5°29'57"	218.00	20.92	20.92	N 20°47'10"E
25	16°17'42"	218.00	62.00	61.79	N 9°53'20"E
26	16°17'42"	218.00	62.00	61.79	N 9°53'20"E
27	14°28'53"	182.00	46.00	45.88	S 24°43'25"E
28	55°30'00"	200.00	193.73	186.25	N 4°12'52"W
29	00°47'19"	218.00	3.00	3.00	N 31°34'13"W
30	4°43'12"	143.00	11.78	11.78	S 29°36'16"E
31	22°02'13"	143.00	55.00	54.66	S 9°33'10"E
32	22°02'13"	143.00	55.00	54.66	S 12°29'02"W
33	22°02'13"	143.00	55.00	54.66	S 34°31'15"W
34	22°02'13"	143.00	55.00	54.66	S 56°33'27"W
35	22°02'13"	143.00	55.00	54.66	S 78°35'40"W
36	22°02'13"	143.00	55.00	54.66	N 79°22'07"W
37	42°46'11"	107.00	79.87	78.03	N 74°03'28"E
38	47°14'07"	107.00	88.21	85.74	N 29°03'19"E
39	167°13'32"	125.00	364.83	248.45	N 51°38'54"E
40	6°40'23"	143.00	16.66	16.65	S 23°54'29"E
41	15°35'53"	143.00	38.93	38.81	N 52°32'16"W
42	6°04'35"	418.00	44.33	44.31	N 41°42'02"W
43	9°52'09"	418.00	45.62	45.59	S 41°19'03"E
44	9°52'09"	418.00	72.00	71.91	N 33°43'40"W
45	9°52'09"	418.00	72.00	71.91	N 33°43'40"W
46	149°4'56"	382.00	95.00	94.76	S 15°16'08"E
47	61°41'46"	20.00	21.54	20.51	N 55°35'40"W
48	90°00'00"	20.00	31.42	28.28	N 45°13'52"E
49	23°19'36"	20.00	8.14	8.09	N 78°06'19"W
50	54°32'58"	50.00	47.60	45.83	S 62°57'22"W
51	32°36'37"	50.00	28.46	28.08	S 51°59'12"W
52	66°58'10"	50.00	58.44	55.17	N 78°13'25"W
53	106°33'27"	50.00	92.99	80.16	N 8°32'24"E
54	38°44'22"	50.00	33.81	33.17	S 70°23'57"E
55	67°09'06"	50.00	58.60	55.30	S 84°36'20"E
56	8°22'31"	382.00	55.84	55.79	S 35°7'25"E
57	44°58'11"	400.00	313.95	305.95	S 22°15'14"E
58	14°10'40"	418.00	103.43	103.17	N 11°50'07"W
59	5°43'06"	238.00	23.75	23.74	N 3°05'24"E
60	18°03'19"	238.00	75.00	74.69	N 14°58'37"E
61	17°10'49"	238.00	71.36	71.10	N 32°35'41"E
62	20°40'37"	202.00	72.90	72.50	N 30°10'35"E
63	50°06'52"	220.00	192.43	186.35	S 25°17'00"W
64	4°25'58"	370.00	28.63	28.62	S 62°42'00"E
65	8°00'48"	143.00	20.00	19.98	N 64°20'37"W

OAK KNOLL MEADOWS

LOT NO.	SQUARE FEET	LOT NO.	SQUARE FEET
27	6,119	58	13,401
28	6,299	59	7,200
29	6,300	60	7,200
30	6,655	61	7,253
31	6,454	62	8,085
32	6,694	63	7,942
33	6,662	64	7,315
34	6,739	65	7,696
35	6,418	66	7,279
36	7,017	67	7,182
37	7,000	68	7,673
38	6,487	69	7,428
39	6,450	70	6,840
40	6,985	71	6,660
41	7,400	72	6,750
42	7,562	73	7,173
43	9,043	74	7,793
44	9,043	75	7,145
45	9,043	76	7,145
46	7,145	77	7,104
47	7,145	78	8,008
48	7,145	79	7,770
49	7,746	80	7,125
50	7,291	81	7,125
51	7,291	82	7,087
52	8,580	83	6,430
53	7,697	84	6,444
54	7,505	85	6,265
55	7,881	86	6,265
56	9,493	87	6,444
57	10,265		



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas C. McMahan
OREGON
JANUARY 1986
KATHLEEN C. McMAHAN
1913

LINE TABLE

No.	BEARING	DIST.
L1	N66°32'08"E	41.24
L2	S66°32'08"W	17.00
L3	S58°15'37"W	13.81
L4	S23°32'08"W	20.00
L5	S39°17'52"W	22.34
L6	S23°32'08"W	20.50
L7	N01°19'34"W	89.05
L8	S72°31'01"W	22.00
L9	S75°26'46"W	28.00
L10	S22°54'22"E	71.50
L11	S58°02'08"W	28.00
L12	S58°02'08"W	22.00
L13	N31°57'52"W	25.00
L14	N61°07'42"W	28.89
L15	S28°52'18"W	27.00
L16	N29°03'37"W	85.79
L17	S67°36'23"W	25.00
L18	N00°13'51"E	22.00
L19	N89°46'09"W	25.00
L20	N 3°41'04"E	73.56
L21	N45°21'38"W	10.00
L22	N39°39'17"W	20.02
L23	N39°39'17"W	3.89
L24	S23°32'08"W	19.60
L25	N51°34'07"W	49.48
L26	S24°22'59"W	20.52
L27	S45°21'38"E	14.80

HOFFBUHR & ASSOCIATES, INC.
219 NORTH DAKDALE AVENUE MEDFORD, OREGON
BY: DOUGLAS C. McMAHAN
SCALE: 1 inch = 100 feet
BASIS OF BEARING:
RLS No. 1913
June 11, 1990
NOAA true bearing on east boundary of Oak Knoll Meadows, Phase 2

- O = Set 5/8"x24" Iron pin with plastic cap stamped "D. McMahan LS 1913".
- X = Set 5/8"x30" Iron pin with plastic cap stamped "D. McMahan LS 1913".
- = Found 5/8" Iron pin
- ⊙ = Found brass cap monument
- ▲ = Deferred Monument → SN 16615
- PUE = Easement for public utilities, drainage, slope, gas, electric, telephone, cable television, pond, sanitary sewer, and irrigation construction and maintenance
- ⊠ = Set brass disc in 8" X 8" X 24" concrete over found 5/8" Iron pin
- OS = OPEN SPACE

I certify this plat to be an exact photocopy of the original.
Douglas C. McMahan
SURVEYOR

OAK KNOLL MEADOWS, PHASE 3

A PLANNED UNIT DEVELOPMENT
LOCATED IN:

The N. 1/2 of Sections 13 and 14
Township 39 South, Range 1 East, Willamette Meridian
City of Ashland, Jackson County, Oregon

*** DEDICATION ***

KNOW ALL MEN BY THESE PRESENTS, that we, OAK KNOLL MEADOWS, INC., AN OREGON CORPORATION, are the owners in fee simple of the lands hereon described, and that we have subdivided the same into lots, open spaces and streets as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and we do hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements and we hereby designate said subdivision as OAK KNOLL MEADOWS, PHASE III, a Planned Unit Development.

Oak Knoll Meadows, Inc., in recording of this plat, has designated certain areas of land as open space which are not dedicated hereby for use by the general public, but are dedicated to the common use and enjoyment of the homeowners in OAK KNOLL MEADOWS, PHASE 1 and PHASE 2, now of record, and PHASE 3 and succeeding phases as more fully provided in Article _____. Declarations of Covenants, Conditions, Restrictions and Easements applicable to OAK KNOLL MEADOWS, PHASE 3, dated the _____ day of _____, 1990, and recorded with this plat. Said Article _____ is hereby incorporated and made a part of this plat. The fee title to any lot shown on this plat as abutting upon any such common property shall not extend to or upon such common property and the fee title to such common property is reserved to the grantor to be conveyed to Oak Knoll Homeowners Association, Inc., for the common enjoyment of all the residents in OAK KNOLL MEADOWS, PHASE 1, PHASE 2 and PHASE 3 and succeeding phases.

It hereby grants to the City of Ashland in fee simple the areas portrayed and designated hereon as street plugs. By its approval of this plat, the City of Ashland undertakes that upon approved extension of the affected streets, it will deed the street plugs for public street purposes.

OAK KNOLL MEADOWS, INC.:

J. Ervin Toney J. ERVIN TONEY, PRESIDENT
Donald R. Tipton DONALD R. TIPTON, VICE-PRESIDENT
Jerry Toney JERRY TONEY, SECRETARY

STATE OF OREGON)
County of Jackson) ss.

On this, the 6th day of AUGUST, 1990, before me appeared J. ERVIN TONEY, DONALD R. TIPTON and JERRY TONEY, to me personally known, who being duly sworn, did say that he, the said J. ERVIN TONEY, is the President of said corporation, that he the said DONALD R. TIPTON, is the Vice-President of said corporation and that he the said JERRY TONEY is the Secretary of Oak Knoll Meadows, Inc., the within named Corporation, and that the said instrument was signed on behalf of said Corporation by authority of its Board of Directors, and J. ERVIN TONEY, DONALD R. TIPTON and JERRY TONEY acknowledge said instrument to be the free act and deed of said Corporation.

Before me:

Dennis P. Ernst
DENNIS P. ERNST
NOTARY PUBLIC - OREGON
My Commission Expires 4-20-92

*** APPROVALS ***

ASHLAND CITY PLANNING:

We certify that, pursuant to authority granted to us by the City of Ashland Planning Commission in open meeting of February 8, 1988, This plat is hereby approved by the City of Ashland Planning Commission. Dated this 7 day of August, 1990.

Attest: D. H. B. President
J. Ferguson 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 3rd day of July, 1990.

Donald M. Minard President
H. C. L. Secretary

Examined and approved this 6th day of August, 1990.

Jamie H. Waine
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of 10 August, 1990.

Mark Kenne, Deputy
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 94.036 as of August 10, 1990.

Barbara E. Weide
Tax Collector

*** RECEIVED ***
Date 8-15-90 By RS
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

I, Douglas C. McMahan, a duly Registered Professional Land 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 the plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a brass disc in concrete being the INITIAL POINT of beginning of OAK KNOLL MEADOWS, PHASE 2, in the City of Ashland, according to the Official Plat thereof now of record in Jackson County, Oregon; also being on the northeasterly right-of-way boundary line of INTERSTATE HIGHWAY 5; thence along said northeasterly right-of-way boundary South 26°37'52" East 307.24 feet; thence South 37°56'28" East 50.45 feet to a brass disc in concrete set over a 5/8 inch diameter iron pin monumenting the southwest corner of said OAK KNOLL MEADOWS, PHASE 2, said point being the INITIAL POINT OF BEGINNING of OAK KNOLL MEADOWS, PHASE 3, a Planned Unit Development; thence along the southerly boundary of said OAK KNOLL MEADOWS, PHASE 2, North 66°32'08" East 131.24 feet; thence North 77°50'44" East 40.79 feet; thence North 66°32'08" East 150.00 feet; thence North 20°03'32" East 476.65 feet to a point on the southerly boundary of OAK KNOLL MEADOWS, PHASE 1; thence North 78°51'48" East along said southerly boundary, 231.39 feet to the southeast corner of said OAK KNOLL MEADOWS, PHASE 1; thence South 44°44'20" East (Record South 44°46' East), along the easterly boundary of that parcel described as Tract B in Volume 553, Page 87 of the Deed Records of said Jackson County, 1089.17 feet to a point which bears North 44°44'20" West 7.06 feet from the southeast corner of said Tract B; thence North 89°33'14" West 325.39 feet; thence South 00°13'51" West 6.22 feet to the northeast corner of that parcel described as Tract A in said Volume 553, Page 87; thence along the east boundary of said Tract A South 00°13'51" West (Record South) 438.61 feet to the northerly right-of-way boundary of Crowson Road; thence along said northerly right-of-way boundary South 50°20'43" West 196.52 feet; thence North 19°25'55" West 40.50 feet; thence North 39°39'17" West 240.00 feet; thence South 50°20'43" West 109.24 feet; thence North 66°27'52" West 173.65 feet; thence North 47°16'26" West 75.00 feet; thence North 66°07'42" West 130.05 feet; thence North 23°32'08" East 85.81 feet; thence North 66°27'52" West 23.00 feet; thence North 66°14'16" West 36.00 feet; thence North 66°27'52" West 52.57 feet; thence South 35°17'52" West 82.24 feet; thence North 77°26'18" West 15.78 feet; thence South 63°22'08" West 90.26 feet to a point on the easterly right-of-way boundary of INTERSTATE HIGHWAY 5; thence along said right-of-way boundary North 26°37'52" West 173.01 feet to an angle point on said right-of-way boundary; thence North 20°55'14" West 201.00 feet to an angle point on said right-of-way boundary; thence North 37°56'28" West 51.53 feet to the Initial Point of Beginning.

Douglas C. McMahan
SURVEYOR

Subscribed and sworn before me this 31st day of July, 1990.

Cheryl A. Ferns
CHERYL A. FERNS
NOTARY PUBLIC - OREGON
My Commission Expires 12-23-93

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas C. McMahan
D. C. M.
DOUGLAS C. McMAHAN
No. 1123

Water Rights Statement:
See Instrument No. 90-20559 of the Official Records

For order of the County Court approving this plat see Volume _____, page _____ of County Commissioners Journal of Proceedings.

Filed for record this 15 day of August, 1990 at 2:21 O'Clock P.M. and recorded in Volume 16 of Plats at page 92 of records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk
Jay R. Rameter Deputy

I certify this plat to be an exact photocopy of the original.
Douglas C. McMahan
SURVEYOR

SURVEY NO. 12147

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

Survey for: Oak Knoll Meadows, Inc.
4866 Grant Road
Central Point, Oregon 97502

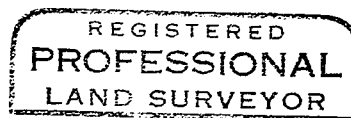
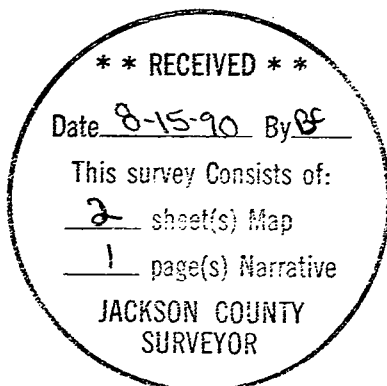
Location: North one-half (1/2) of Section 13 and 14,
Township 39 South, Range 1 East, Willamette
Meridian, City of Ashland, Jackson County,
Oregon

Purpose: To survey, monument and prepare plat for OAK
KNOLL MEADOWS, PHASE 3, A Planned Unit
Development Subdivision

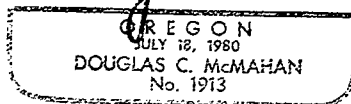
Procedure: Utilizing found monumentation and control
established by this office for survey of Oak
Knoll Meadows, Phase 1 and Phase 2 and Survey
No. 7577, I established monuments per
client's request and as shown on the attached
plat.

Basis of Bearing: N.O.A.A. true bearing on east boundary of Oak
Knoll Meadows, Phase 2

Date: June 11, 1990



Douglas C. McMahan



Douglas C. McMahan
Hoffbuhr & Associates, Inc.
219 North Oakdale
Medford, Oregon 97501