12761

OAK STREET MEADOWS SUBDIVISION

A Planned Community, Phase I, to the City of Ashland

located in

Donation Land Claim No. 41 and the NE 1/4 of Section 4,
T. 39 S., R. 1 E., W.M., Jackson County, Oregon.

WATER RIGHTS STATEMENT:

See Document Number 91-29506, of the Official Records of Jackson County, Oregon.

Declaration of Covenants, Conditions and Restrictions. See Document Number 91-29507 of the official records of Jackson County, Oregon.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Don L. Greene and Linda J. Greene are the owners in fee simple and that I, Frank Billovits am the vice-president and manager of Valley of the Rogue Bank, an Oregon Corporation, which is a beneficiary interest holder, in the lands as described hereon and that we have caused the same to be surveyed and platted into lots, open space, public utility easements, a public street and a street plug, 1.00 foot in width as set forth hereon and being subject to the provisions of Ashland City Ordinance Number 2436, and that this plat is a correct representation of OAK STREET MEADOWS SUBDIVISION, a Planned Community, Phase I. We do hereby dedicate to the public for street purposes the area shown hereon as Oak Meadows Place, save and except a strip of land 1.00 foot in width, parallel to and contiguos with the west line of said Oak Meadows Place, which we hereby dedicate to the City of Ashland for the purpose of creating the above noted street plug. We do further dedicate to the City of Ashland the 10.00 foot wide public utility easements as set forth hereon with the condition that T.C.I. Cablevision or its successor in interest is hereby granted the right to use said public utility easements for underground placement of T.V. cable lines. OAK STREET MEADOWS SUBDIVISION, a Planned Community, Phase I, shall be subject to a "Declaration of Covenants, Conditions and Restrictions" setting forth the conditions for open space areas as well as other provisions contained therein, and shall be filed simultaneously herewith and made a part hereof. We do hereby designate this development as OAK STREET MEADOWS SUBDIVISION, a Planned Community, Phase I, to the City of Ashland.

IN WITNESS WHEREOF, we have set our hands and seals this 30 day of August, 1991. Valley of The Rogue Bank By

Don L. Greene — Linda J. Greene — Frank Billovits

STATE OF OREGON) ss
County of Jackson) 9-3 A.D. 19 91

Personally appeared before me the above named Frank Billowits and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Charlotte Carney

OFFICIAL SEAL
CHARLOTTE CARNEY
NOTARY PUBLIC - OREGON
COMMISSION NO. 005531
MY COMMISSION EXPIRES MAR. 21, 1995

STATE OF OREGON) ss
County of Jackson) 8/30 A.D. 19 91

Personally appeared before me the above named Don L. Greene and Linda J. Greene and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Toni R. Clark

TONI R. CLARK
NOTARY PUBLIC – OREGON
My Commission Expires March 10, 1994

This tract of land as set forth hereon shall no longer be eligible for Talent Irrigation District water but 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 the 6th day of August, 1991.

President — Secretary

EXAMINED and approved as required by O.R.S. 92.100 as of the 27TH day of NOVEMBER, 1991.

Vincent R. Tudor DEPUTY
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 27th day of Nov, 1991.

Carlene Mc Manama
Tax Collector

REGISTERED PROFESSIONAL LAND SURVEYOR
David A. Edwards
OREGON JULY 26, 1990
DAVID A. EDWARDS
2339

* * RECEIVED * *
Date 12-3-91 By BF
This survey consists of:
2 sheets, Map
1 parcels Narrative
JACKSON COUNTY SURVEYOR

RECORDING

Filed for record this 3 day of December, 1991 at 9:38 o'clock A.M.

and recorded in Volume 16 of Plats at Page 127 of Records of Jackson County, Oregon.

Kathleen S. Beckett — County Clerk
Joy A. Ramsteter — Deputy

SURVEYOR'S CERTIFICATE

STATE OF OREGON) ss
County of Jackson)

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

Commencing at the Northwest corner of Donation Land Claim Number 53 in Township 38 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence South 0° 19' 02" West, along the West line of said Claim and the West line of Donation Land Claim Number 41 in Township 39 South, Range 1 East of the Willamette Meridian, Jackson County, Oregon, 2285.14 feet to a 5/8 inch steel pin marking the true point of beginning of the agreement line described in Document Number 91-21031, Official Records for said County and State; thence South 88° 27' 44" East, along said agreement line, 208.85 feet to a 2 inch diameter galvanized iron pipe with a 2 1/2 inch diameter brass cap set 6 inches below ground surface, being the INITIAL POINT of OAK STREET MEADOWS SUBDIVISION, a Planned Community; thence continue South 88° 27' 44" East 100.00 feet to a 5/8 inch steel pin marking a point on the Westerly right of way line of Oak Street; thence South 2° 57' 22" West, along said Westerly line, 277.08 feet to the Northeast corner of a tract described ~~as the exception~~ in Volume 113, Page 471, deed records for Jackson County, Oregon; thence North 89° 40' 58" West, along the North line of said exception tract, 92.44 feet to a 5/8 inch steel pin; thence North 0° 19' 02" East 144.64 feet to a 5/8 inch steel pin; thence North 89° 40' 58" West 10.00 feet to a 5/8 inch steel pin; thence along the arc of a 10.00 foot radius curve to the right, being concave to the Northeast and having a long chord which bears North 44° 40' 58" West 14.142 feet, a distance of 15.708 feet to a 5/8 inch steel pin; thence North 0° 19' 02" East 8.38 feet to a 5/8 inch steel pin; thence along the arc of a 20.00 foot radius curve to the right, being concave to the southeast and having a long chord which bears North 16° 08' 24" East 10.907 feet, a distance of 11.046 feet to a 5/8 inch steel pin; thence North 1° 32' 16" East 65.872 feet to a 5/8 inch steel pin; thence South 88° 27' 44" East 20.00 feet to a 5/8 inch steel pin; thence North 1° 32' 16" East 39.98 feet to the INITIAL POINT.

I certify this plat to be an exact photocopy of the original.
David A. Edwards
SURVEYOR

Toni R. Clark
TONI R. CLARK
NOTARY PUBLIC – OREGON
My Commission Expires March 10, 1994

David A. Edwards
Surveyor

Subscribed and sworn to before me this 15TH day of August, 1991.

APPROVAL P.A. # 91 - 060

EXAMINED and approved this 30th day of September, 1991. James H. Olson — City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting MAY 14, 1991

this map is hereby approved. Dated this 1st day of OCTOBER, 1991.

President — Secretary

AFFIDAVIT OF CORRECTION NO. 6 VTHOMAS, C.S. 12-20-91
O.R. 91-30266

T39-1E-4BD Tax Lot 1600

12761

104/40

12761

OAK STREET MEADOWS SUBDIVISION

A Planned Community, Phase I, to the City of Ashland

located in

Donation Land Claim No. 41 and the NE 1/4 of Section 4,
T. 39 S., R. 1 E., W.M., Jackson County, Oregon.

SURVEYED FOR: *Greenewood Homes*
P.O. Box 516
Ashland, Oregon 97520

July 16, 1991

SURVEYED BY: *Edwards Surveying and Land Planning Inc.*
823 W. 8th Street
Medford, Oregon 97501
Phone: (503) 776-2313

REGISTERED PROFESSIONAL LAND SURVEYOR
David A. Edwards
OREGON JULY 26, 1990
DAVID A. EDWARDS 2339

LEGEND

- ● Indicates 5/8" diam. I. Pin w/plastic cap mkd." KAUBLE-PLS 1822 " found per R.S.N. 10865
- ◉ Indicates monument found as noted.
- ○ Indicates 5/8" x 30" steel pin w/red plastic cap mkd." D.A. EDWARDS-RPLS 2339 " set unless noted otherwise.
- ( ) Denotes deed record data except where noted.
- ×—×—× Fence Line

R.S.N. = Recorded Survey Number

J.C.S. = Jackson County Surveyor

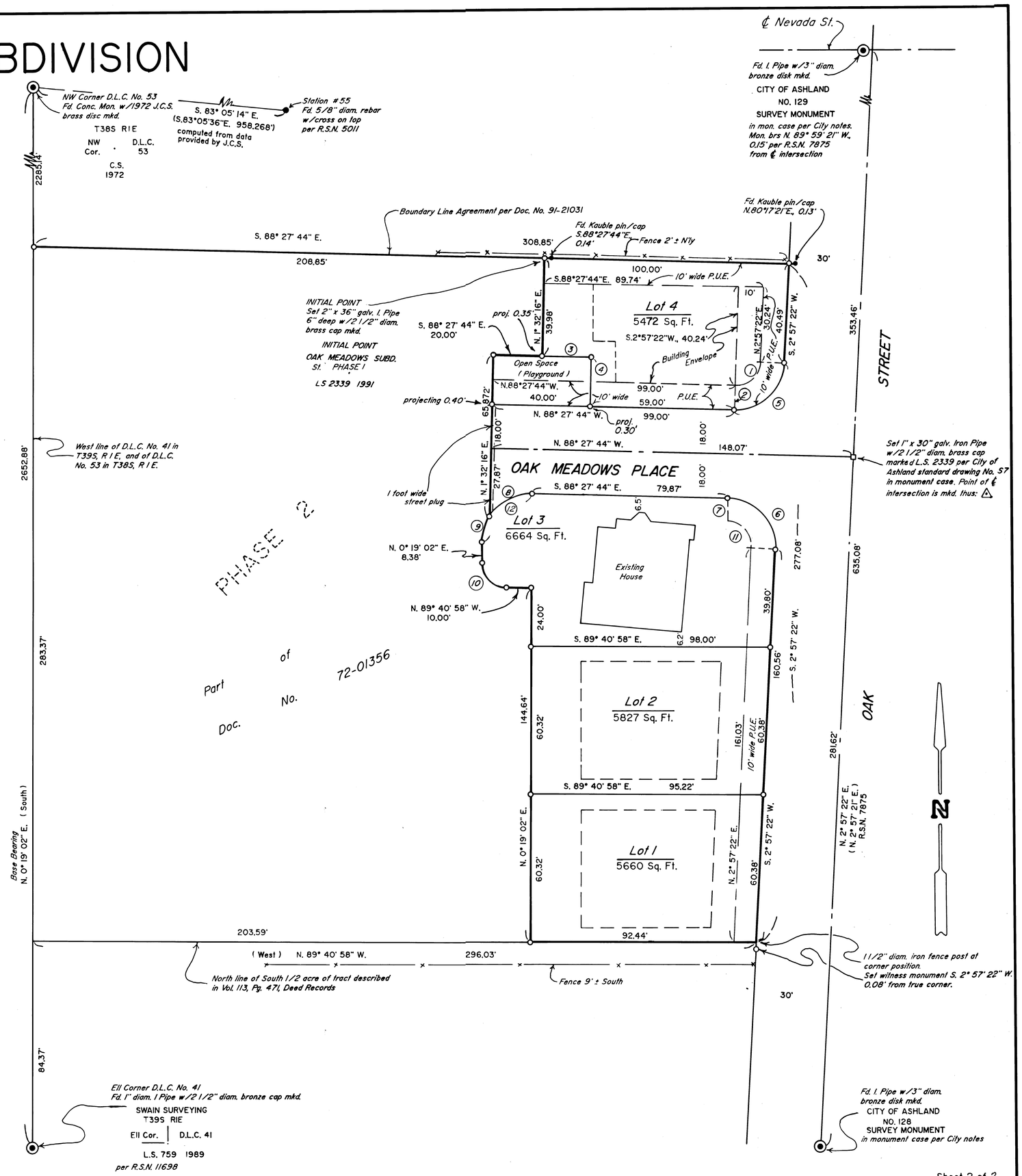
SCALE: 1" = 30'

I certify this plat to be an exact photocopy of the original.
David A. Edwards
SURVEYOR

BASIS OF BEARINGS: N.O.A.A. true meridian at N-S center line of Section 4 per R.S.N. 7325. Reference bearing for this survey taken along the West line of D.L.C. No. 41 and 53.

LINE & CURVE DATA TABLE

Pt. #	"C" if curve	Chord or Line Bearing	Chord or Line Distance	R	L	Δ
1	C	N. 47° 14' 49" E.	13.97'	10.00'	15.46'	88° 34' 54"
2		N. 1° 32' 16" E.	10.00'			
3		N. 88° 27' 44" W.	20.00'			
4		N. 1° 32' 16" E.	20.00'			
5	C	S. 47° 14' 49" W.	27.93'	20.00'	30.92'	88° 34' 54"
6	C	S. 42° 45' 11" E.	28.63'	20.00'	31.91'	91° 25' 06"
7		S. 1° 32' 16" W.	10.00'			
8	C	N. 61° 45' 01" E.	19.87'	20.00'	20.796'	59° 34' 30"
9	C	N. 16° 08' 24" E.	10.91'	20.00'	11.046'	31° 38' 44"
10	C	N. 44° 40' 58" W.	14.14'	10.00'	15.71'	90° 00' 00"
11	C	S. 42° 45' 11" E.	14.31'	10.00'	15.96'	91° 25' 06"
12	C	N. 45° 55' 39" E.	28.584'	20.00'	31.842'	91° 13' 14"



Sheet 2 of 2

T39-1E-4BD Tax Lot 1600 P.A. # 91-060

12761
10L/40

Edwards Surveying & Land Planning Inc.

DARREL W. EDWARDS
OREGON REG. 741
ARIZONA REG. 9746

DAVID A. EDWARDS
OREGON REG. 2339

REGISTERED LAND SURVEYORS
823 WEST 8TH ST.
MEDFORD, OREGON 97501
(503) 776-2313 • (503) 471-7059

SURVEY NUMBER 12761

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250, OREGON REVISED STATUTES

SURVEY FOR: Greenewood Homes
P.O. Box 516
Ashland, Oregon 97520

LOCATION: In D.L.C. No. 41 & the NE 1/4 of Sec. 4, T. 39 S., R. 1 E., W.M., City of Ashland, Jackson County, Oregon.

PURPOSE: OAK STREET MEADOWS SUBDIVISION, a Planned Community, Phase 1; To monument the outside boundary and lot corners and right of way lines of said Phase 1.

PROCEDURE: Utilizing found monuments as shown on the accompanying plat for control, I compute the outside boundary. A boundary line agreement was required along the North line of the entire property. The controlling deeds were Vol. 113, Pg. 471 on the South and the boundary line agreement per Doc. No. 91-21031 on the North. Monuments set on this survey consist of 5/8" x 30" steel pins with red plastic caps mkd. "D.A. EDWARDS-RPLS 2339".

BASIS OF BEARINGS: N.O.A.A. true bearing at N-S center line of Sec. 4 per R.S.N. 7325. Reference bearing for this survey taken along the West line of D.L.C. No. 41 and 53.

EQUIPMENT: Nikon NTD-4 Semi-automatic theodolite/E.D.M.

DATE COMPLETED: July 16, 1991.

** RECEIVED **
Date 12-3-91 By BF
This survey Consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
David A. Edwards
OREGON
JULY 26, 1988
DAVID A. EDWARDS
2339

T39-1E-4BD Tax Lot 1600

91-30268

Edwards Surveying & Land Planning Inc.

DARREL W. EDWARDS
OREGON REG. 741
ARIZONA REG. 9746

REGISTERED LAND SURVEYORS
823 WEST 8TH ST.
MEDFORD, OREGON 97501
(503) 776-2313 • (503) 471-7059

DAVID A. EDWARDS
OREGON REG. 2339

9:13 5.00 6.00

12761

AFFADAVIT OF CORRECTION

Be it hereby noted that the eighth (8th) line in the SURVEYOR'S CERTIFICATE on the plat of OAK STREET MEADOWS SUBDIVISION, A Planned Community, Phase 1, to the City of Ashland, said plat having been recorded in Volume 16 of Plats at Page 127 of Records in the Office of the County Clerk, Jackson County, Oregon, and recorded as survey number 12761 in the office of the Jackson County Surveyor, should be amended as follows: delete the words "as the exception".

Date: 12/9/91

David A. Edwards

David A. Edwards R.P.L.S. No. 2339
Medford, Oregon

REGISTERED PROFESSIONAL LAND SURVEYOR
David A. Edwards
OREGON
JULY 26, 1988
DAVID A. EDWARDS
2339

Jackson County, Oregon
Recorded
OFFICIAL RECORDS
9:13 DEC 10 1991 A M.
KATHLEEN S. BECKETT
CLERK and RECORDER
By Glenda Bartlett Deputy

CERTIFICATION

I, Verlyn Thomas, Jackson County Surveyor, hereby certify that I have examined this Affidavit of Correction, and that the changes are permitted in accordance with Chapter 209, Paragraph 255, Oregon Revised Statutes.

Posted V.T. C.S.
12/20/91

Verlyn Thomas

Verlyn Thomas, Jackson County Surveyor