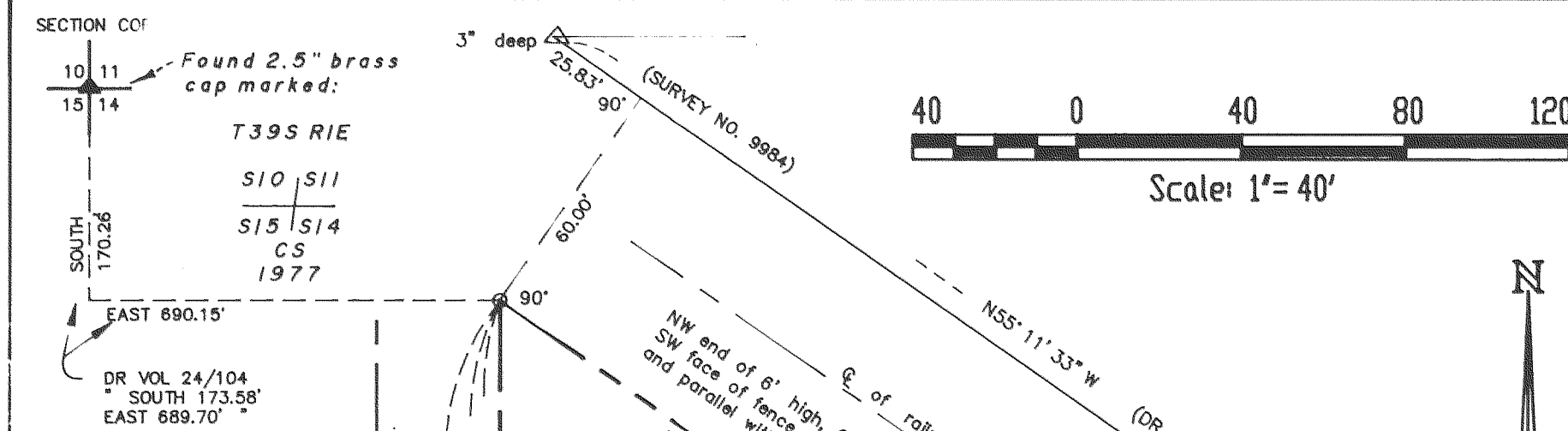


# OAK CREEK SUBDIVISION A PLANNED COMMUNITY

LOCATED IN  
NORTHWEST 1/4 OF SECTION 14, T39S, R1E, W.M. CITY OF ASHLAND, JACKSON COUNTY, OREGON  
(Planning Action No. 91-001)



| CURVE DATA |             |        |       |       |                |
|------------|-------------|--------|-------|-------|----------------|
| No.        | Delta       | Radius | Arc   | Chord | Ch. Bearing    |
| C 1        | 70° 11' 06" | 15.00  | 18.37 | 17.25 | S54° 54' 27" E |
| C 2        | 90° 03' 02" | 20.00  | 31.43 | 28.30 | N44° 58' 29" E |
| C 3        | 89° 56' 58" | 20.00  | 31.40 | 28.27 | N45° 01' 31" E |
| C 4        | 90° 00' 00" | 20.00  | 31.42 | 28.28 | N45° 00' 00" E |
| C 5        | 89° 30' 52" | 26.50  | 26.58 | 24.68 | S27° 45' 26" E |
| C 6        | 88° 24' 05" | 30.00  | 34.76 | 32.85 | S75° 59' 07" E |
| C 7        | 28° 04' 30" | 36.50  | 17.89 | 17.71 | S75° 57' 45" E |
| C 8        | 6° 24' 38"  | 36.50  | 4.08  | 4.08  | S58° 43' 11" E |
| C 9        | 22° 11' 45" | 73.50  | 28.47 | 28.30 | S44° 24' 59" E |
| C 10       | 13° 30' 13" | 73.50  | 17.32 | 17.28 | S26° 34' 00" E |
| C 11       | 31° 24' 07" | 83.50  | 45.76 | 45.19 | S74° 17' 56" E |
| C 12       | 3° 05' 01"  | 83.50  | 4.49  | 4.49  | S57° 03' 22" E |
| C 13       | 34° 29' 08" | 80.00  | 36.11 | 35.57 | S72° 45' 26" E |
| C 14       | 55° 30' 52" | 90.00  | 48.45 | 46.57 | S27° 45' 26" E |

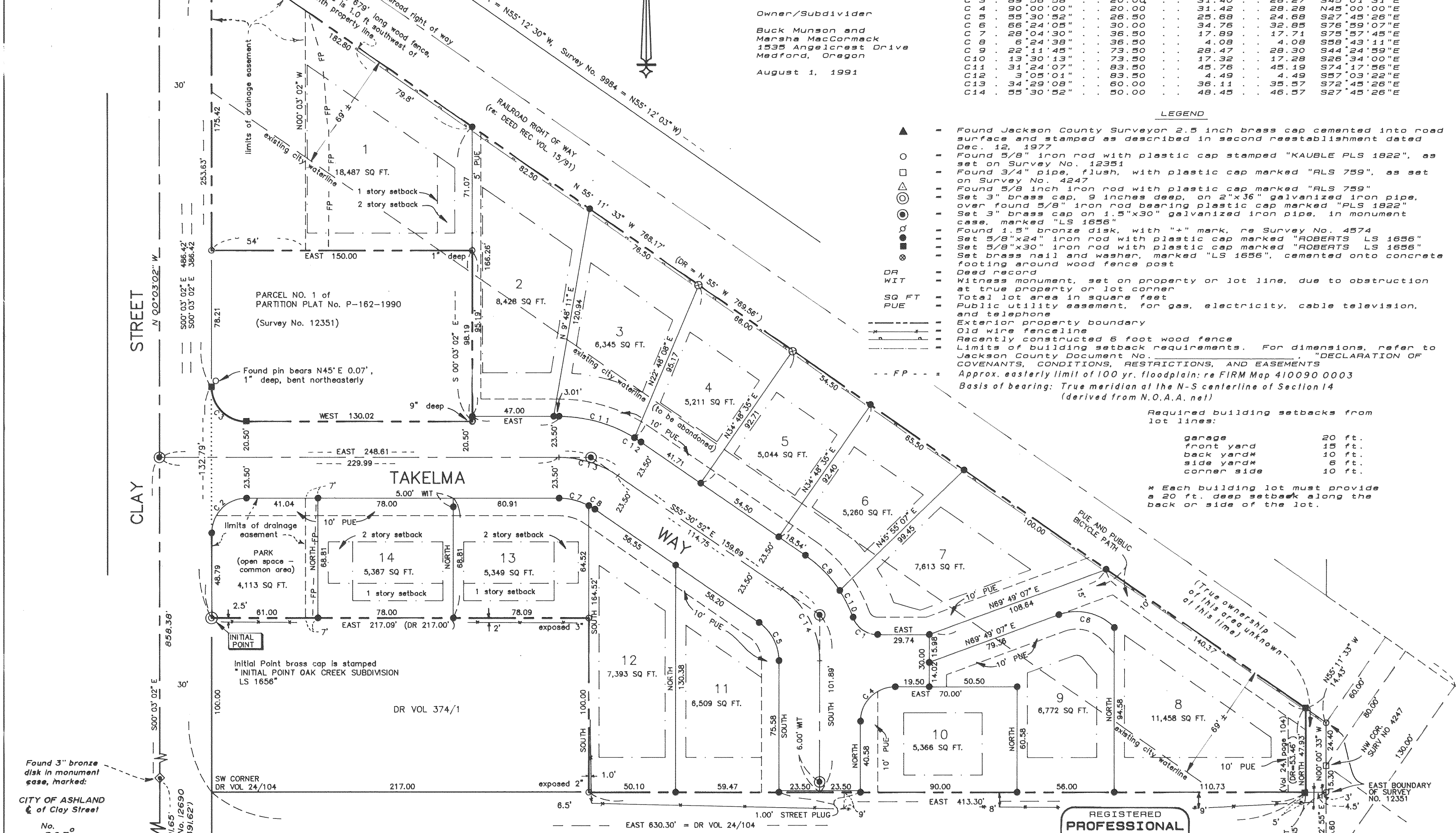
Owner/Subdivider  
 Buck Munson and  
 Marsha McCormack  
 1535 Angelcrest Drive  
 Medford, Oregon  
 August 1, 1991

- LEGEND**
- ▲ - Found Jackson County Surveyor 2.5 inch brass cap cemented into road surface and stamped as described in second reestablishment dated Dec. 12, 1977
  - - Found 5/8" iron rod with plastic cap stamped "KAUBLE PLS 1822", as set on Survey No. 12351
  - - Found 3/4" pipe, flush, with plastic cap marked "ALS 759", as set on Survey No. 4247
  - ⊙ - Found 5/8 inch iron rod with plastic cap marked "ALS 759"
  - ⊙ - Set 3" brass cap, 9 inches deep, on 2"x36" galvanized iron pipe, over found 5/8" iron rod bearing plastic cap marked "PLS 1822"
  - ⊙ - Set 3" brass cap on 1.5"x30" galvanized iron pipe, in monument case, marked "LS 1656"
  - ⊙ - Found 1.5" bronze disk, with "+" mark, re Survey No. 4574
  - ⊙ - Set 5/8"x24" iron rod with plastic cap marked "ROBERTS LS 1656"
  - ⊙ - Set 5/8"x30" iron rod with plastic cap marked "ROBERTS LS 1656"
  - ⊙ - Set brass nail and washer, marked "LS 1656", cemented onto concrete footing around wood fence post
  - DR - Deed record
  - WIT - Witness monument, set on property or lot line, due to obstruction at true property or lot corner
  - SQ FT - Total lot area in square feet
  - PUE - Public utility easement, for gas, electricity, cable television, and telephone
  - - Exterior property boundary
  - - Old wire fence line
  - - Recently constructed 6 foot wood fence
  - - Limits of building setback requirements. For dimensions, refer to Jackson County Document No. "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS"
  - FP --- - Approx. easterly limit of 100 yr. floodplain; re FIRM Map 410090 0003
- Basis of bearing: True meridian of the N-S centerline of Section 14 (derived from N.O.A.A. net)

Required building setbacks from lot lines:

|             |        |
|-------------|--------|
| garage      | 20 ft. |
| front yard  | 15 ft. |
| back yard*  | 10 ft. |
| side yard*  | 6 ft.  |
| corner side | 10 ft. |

\* Each building lot must provide a 20 ft. deep setback along the back or side of the lot.



Found 3" bronze disk in monument case, marked:  
 CITY OF ASHLAND  
 & of Clay Street  
 No. P.O.T. 1991  
 LS 759  
 SURVEY MARKER

I certify this to be an exact copy of the original plat  
*Roger A. Roberts*  
 Surveyor

LANDMARK SURVEYING  
 Roger A. Roberts  
 205 West Ninth Street  
 Medford, Oregon 97501  
 Tel 772-2071  
 (File 91-021)

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Roger A. Roberts*  
 OREGON  
 JULY 14, 1978  
 ROGER A. ROBERTS  
 1656

OAK CREEK SUBDIVISION  
A PLANNED COMMUNITY

LOCATED IN  
NORTHWEST 1/4 OF SECTION 14, T39S, R1E, WM.  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

( PLANNING ACTION # 91-001 )

\* \* \* DEDICATION \* \* \*

KNOW ALL MEN BY THESE PRESENTS, that we, Buck Munson and Marsha F. MacCormack, are the owners in fee simple of the land as described hereon and we have caused the same to be surveyed and platted into lots, street, and open space-common area, as shown hereon, and the size of all lots and the length of all boundaries are plainly set forth, and that this plat is a correct representation of the Subdivision, and we do dedicate to the public for public use the street and all public easements shown hereon, along with that area designated as a public pedestrian way and bicycle path. We also dedicate to the City of Ashland those areas designated hereon as drainage easements. We hereby designate said Subdivision as OAK CREEK SUBDIVISION, A PLANNED COMMUNITY.

We hereby grant to the City of Ashland in fee simple that area designated hereon as a street plug. By its approval of this plat, the City of Ashland undertakes that upon approved extension of the street, it will deed the street plug for public street purposes.

IN WITNESS WHEREOF, we have set our hands and seals on this 20<sup>th</sup> day of November, 1991.

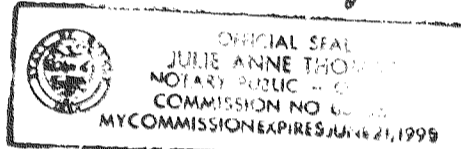
Buck Munson  
Buck Munson

Marsha F. MacCormack  
Marsha F. MacCormack

STATE OF OREGON) ss  
County of Jackson)

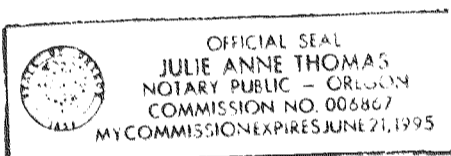
On this the 20<sup>th</sup> day of November, 1991, personally appeared the above named Buck Munson and Marsha F. MacCormack, who acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Julie Anne Thomas



We, United States National Bank of Oregon, the undersigned beneficiary of a certain Trust Deed recorded December 21, 1990, as Instrument No. 90-31751 of the Official Records of Jackson County, Oregon, affecting a portion of the lands described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to public use.

Signed this 20<sup>th</sup> day of November, 1991.  
R. Robert Rasmussen Vice President  
R. Robert Rasmussen, Vice President



STATE OF OREGON) ss  
County of Jackson)

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of November, 1991. Before me: Julie Anne Thomas

APPROVALS:  
CITY SURVEYOR:

Examined and approved this 20<sup>th</sup> day of November, 1991  
James H. Olam  
City Surveyor

PLANNING COMMISSION:

We certify that, pursuant to authority granted to us by the Ashland Planning Commission in open meeting on Feb. 14, 1990, this map is hereby approved.  
Dated this 20<sup>th</sup> day of November, 1991  
Michael Blyn President  
John Fitzgerald Secretary

IRRIGATION DISTRICT:

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 3<sup>rd</sup> day of September, 1991.  
Donald M. Minner President  
Bill Secretary

STATEMENT OF WATER RIGHTS:

See Document No. 90-32172 of the Official Records of Jackson County.

\* \* \* SURVEYOR'S CERTIFICATE \* \* \*

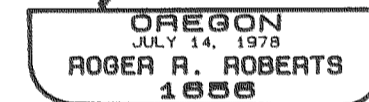
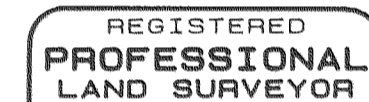
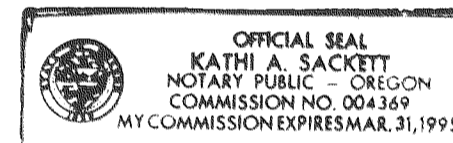
STATE OF OREGON) ss  
County of Jackson)

I, Roger A. Roberts, a duly Registered 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 hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundaries:

Commencing at the northwest corner of Section 14 in Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence South 170.26 feet (record South 173.58 feet) and East 690.15 feet (record East 689.70 feet) to the point of intersection of the southwesterly boundary of the right of way of the Southern Pacific Railroad with the east boundary of Clay Street; thence along said east boundary of Clay Street South 00°03'02" East 386.42 feet to the northwest corner of that parcel described in Volume 374, Page 1 of the Deed Records of Jackson County, for the INITIAL POINT OF BEGINNING; thence East, along the north boundary of said described parcel, 217.09 feet (record East 217.00 feet) to the northeast corner thereof; thence South 100.00 feet to the southeast corner of said described parcel, said point being on the south boundary of that parcel described in Volume 24, Page 104 of said Deed Records; thence along said south boundary East 413.30 feet to the southeast corner of said described parcel; thence North, along the east boundary of said described parcel, 47.93 feet (record North 53.46 feet) to the southwesterly boundary of the right of way of the Southern Pacific Railroad; thence along the southwesterly boundary of said railroad right of way North 55°11'33" West 768.17 feet (record North 55° West 769.56 feet) to the northwest corner of said parcel described in Volume 24, Page 104 of the Deed Records; thence South 00°03'02" East 175.42 feet to the northwest corner of that tract designated as Parcel 1 of Minor Partition Plat recorded December 28, 1990 as Partition Plat No. P-162-1990 of "Record of Partition Plats" in said Jackson County; thence East 150.00 feet to the northeast corner of said Parcel 1; thence South 00°03'02" East 98.19 feet to the southeast corner of said Parcel 1; thence West 130.02 feet to a point of curve on the south boundary of said Parcel 1; thence along the arc of a 20.00 foot radius curve to the right (the long chord to which bears North 45°01'31" West 28.27 feet) 31.40 feet to a point of tangent on the west boundary of said Parcel 1; thence South 00°03'02" East 132.79 feet to the point of beginning.

NOTARY: Kathi A. Sackett

Subscribed and sworn to before me this 18<sup>th</sup> day of November, 1991.



DECLARATION OF COVENANTS, CONDITIONS, and RESTRICTIONS:

See Document No. 91-29760 of the Official Records of Jackson County, Oregon

ASSESSMENT and TAXATION:

Examined and approved as required by O.R.S. 92.100 as of the day of NOVEMBER 27<sup>th</sup>, 1991.  
Vincent Denton 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 27<sup>th</sup> day of November, 1991.

Barbara E. Weide  
Tax Collector

RECORDERS CERTIFICATE:

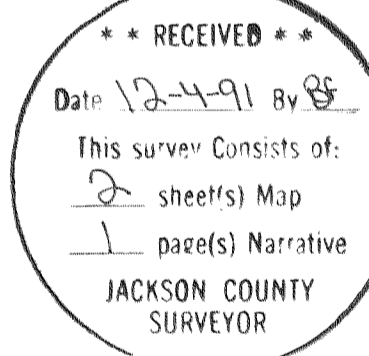
Filed for record this 4 day of December, 1991, at 4:04 O'Clock, P M., and recorded in Volume 128 of Plats at Page 128 of Records of Jackson County, Oregon.

Kathleen S. Beckett  
County Clerk

Jy A. Ramirez  
Deputy

I certify this to be an exact copy of the original plat.

Roger A. Roberts  
Surveyor



(OAKPAREL.PLT)

SURVEY NO. 12767

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 205.250  
OREGON REVISED STATUTES

SURVEY FOR: Buck Munson  
1535 Angelcrest Drive  
Medford, Oregon

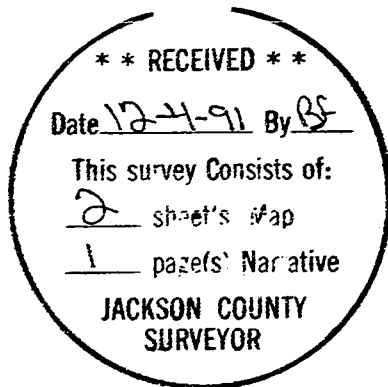
LOCATION: Northwest quarter of Section 14, Township 39 South,  
Range 1 East, WM., City of Ashland, Jackson County,  
Oregon

PURPOSE: To survey and monument the boundaries of the  
client's ownership and subdivide into OAK CREEK  
SUBDIVISION, a planned community.

PROCEDURE: The centerline of Clay Street was determined by  
the northerly prolongation of centerline produced by  
the two monuments found as shown on the plat.  
The property had recently been partitioned by Survey  
No. 12351. In that partition, the east boundary was  
monumented on the east boundary of Government Lot 5 of  
Section 14. Deed research did not reveal a document  
specifically calling for the east boundary of the  
property to be this government lot line. The  
measurements given in the document which originally  
created the parent tract, being Volume 24, Page 104 of  
the Deed Records, recorded March 18, 1891, indicate a  
location for the east boundary as being west of the  
government lot line. Therefore the record distance along  
the south boundary, from the southwest corner of that  
parcel described in said Volume 24, Page 104, was held to  
determine the location of the southeast corner and east  
boundary of said parcel.

Basis of bearing: True meridian at the N-S  
centerline of Section 14  
(derived from N.O.A.A. net)

Date: August 1, 1991



*Roger R. Roberts*



Roger R. Roberts  
LANDMARK SURVEYING  
205 West Ninth Street  
Medford, Oregon 97501  
Tel 772-2071