

# OAKVIEW TOWNHOUSES

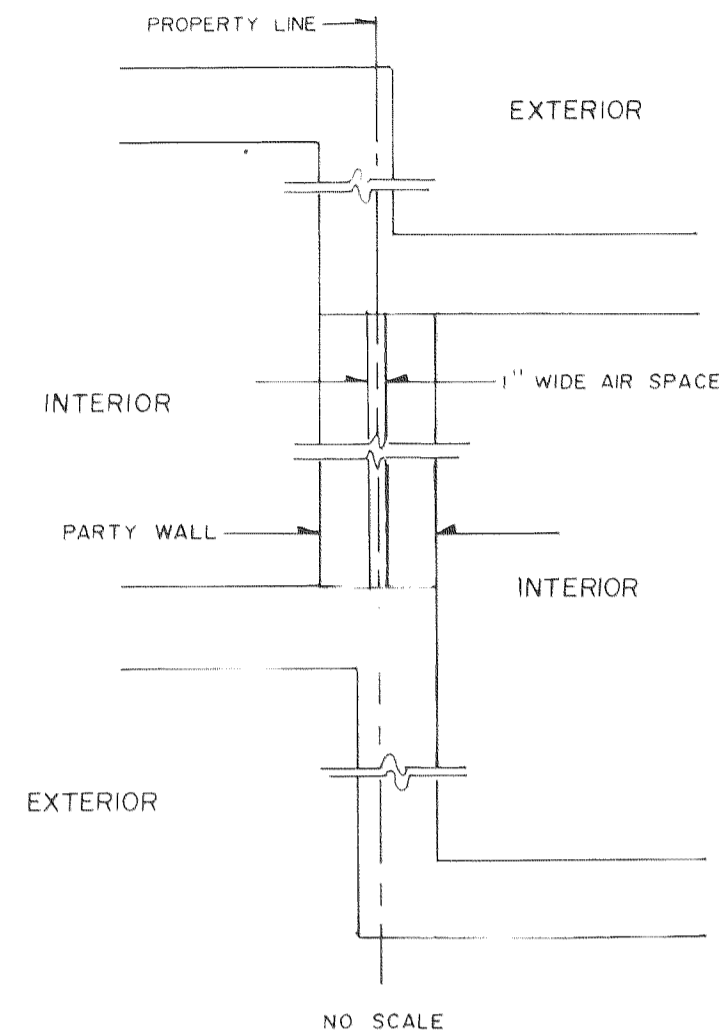
A Planned Community to the City of Ashland

Located in Donation Land Claim No. 41, in the Southwest Quarter of Section 4, Township 39 South, Range 1 East, of the Willamette Meridian in the City of Ashland, Jackson County, Oregon.  
for

## PACIFIC WEST COAST CONSTRUCTION, INC.

1315 Beekman Avenue  
Medford, Oregon 97501

If the property lines as monumented, are in conflict with the location of the party walls of the units, then the location of the property line shall be in reference to the party walls as shown hereon.



### LEGEND:

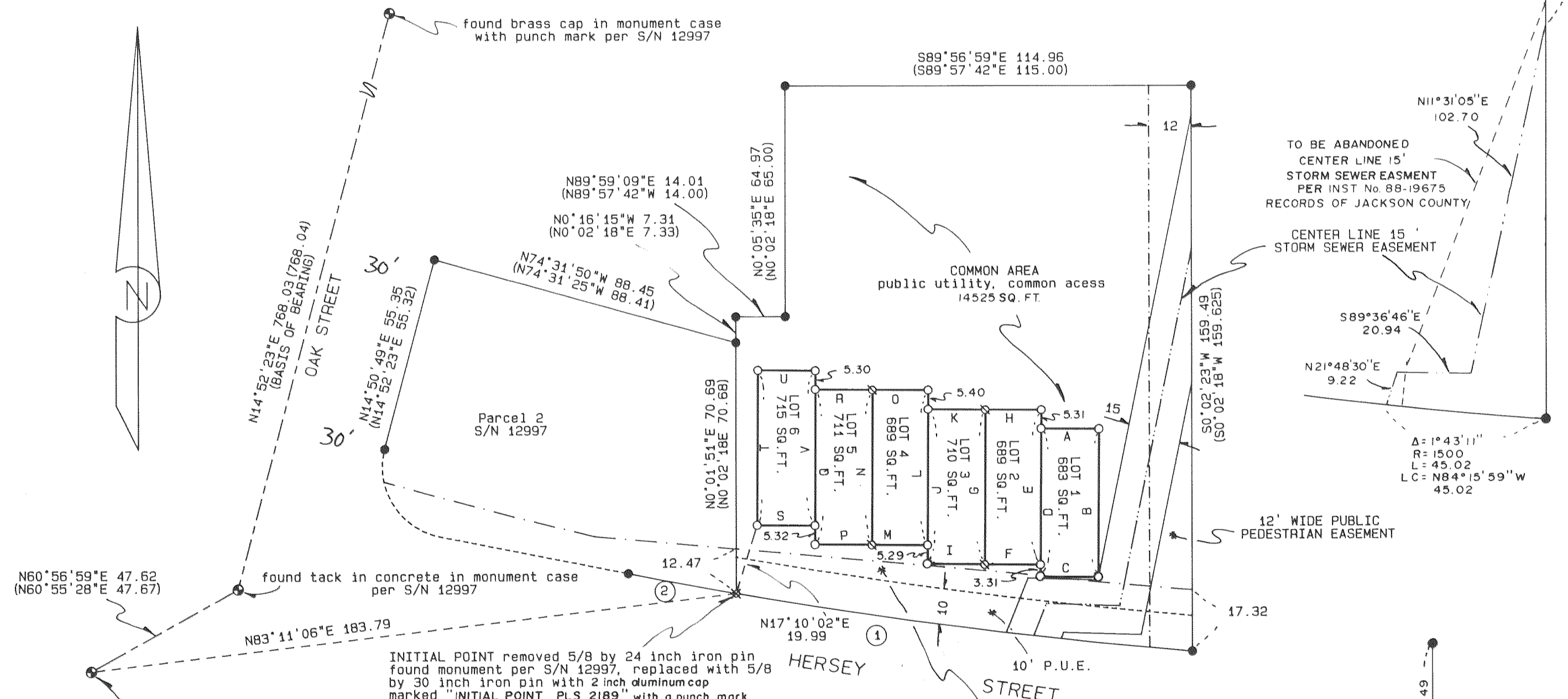
- S/N indicates File Survey Number
- ( ) indicates record per S/N 12997
- Basis of Bearing is the TRUE MERIDIAN at the North-South center line of Section 4 (derived from the N.O.A.A. net). Reference line is the center line of Oak Street as shown on S/N 12997 on file in the Jackson County Surveyor's Office
- found 5/8 inch iron pin per S/N 12997
- ⊙ found as indicated
- ⊗ set 5/8 by 30 inch iron pin with 2 inch aluminum cap marked "INITIAL POINT PLS 2189" with a punch mark
- set 5/8 by 30 inch iron pin with yellow plastic cap marked "FARBER PLS 2189"
- ⊗ set 5/8 by 24 inch iron pin with yellow plastic cap marked "FARBER PLS 2189"

### PARCEL TANGENT DATA:

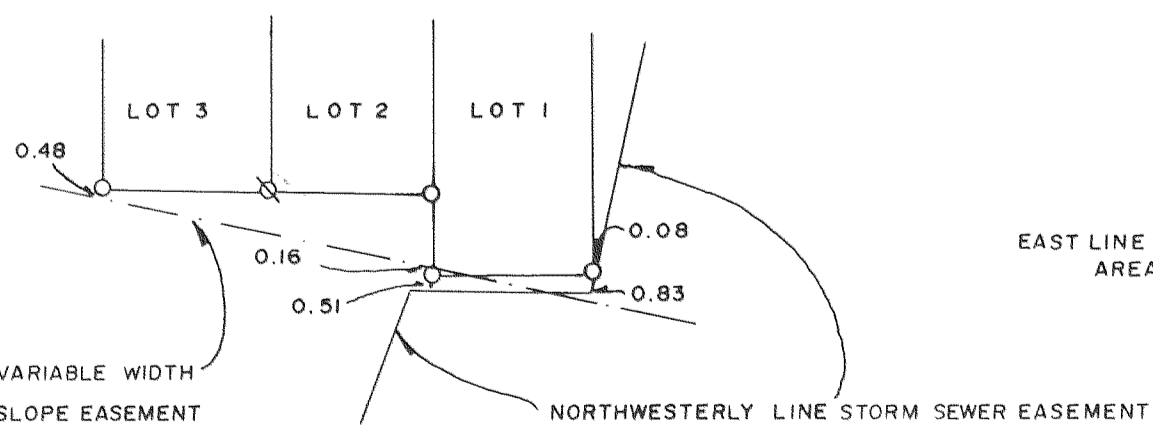
|                          |                         |
|--------------------------|-------------------------|
| A = S 89°29'54" E 16.32  | L = N 0°22'23" E 43.79  |
| B = S 0°24'45" W 41.80   | M = N 89°33'32" W 15.71 |
| CC = N 89°20'59" W 16.35 | N = N 0°18'29" E 43.79  |
| DD = N 0°26'47" E 41.76  | O = S 89°32'47" E 15.75 |
| EE = S 0°26'47" W 43.75  | P = N 89°33'32" W 16.21 |
| FF = N 89°25'25" W 15.73 | Q = N 0°14'52" E 43.80  |
| G = N 0°23'36" E 43.72   | R = S 89°32'47" E 16.25 |
| H = S 89°33'47" E 15.77  | S = N 89°35'20" W 16.38 |
| I = N 89°25'25" W 16.24  | T = N 0°25'43" E 43.80  |
| J = N 0°22'23" E 43.68   | U = S 89°28'49" E 16.25 |
| K = S 89°33'47" E 16.25  | V = S 0°14'52" W 43.77  |

### CURVE TABLE:

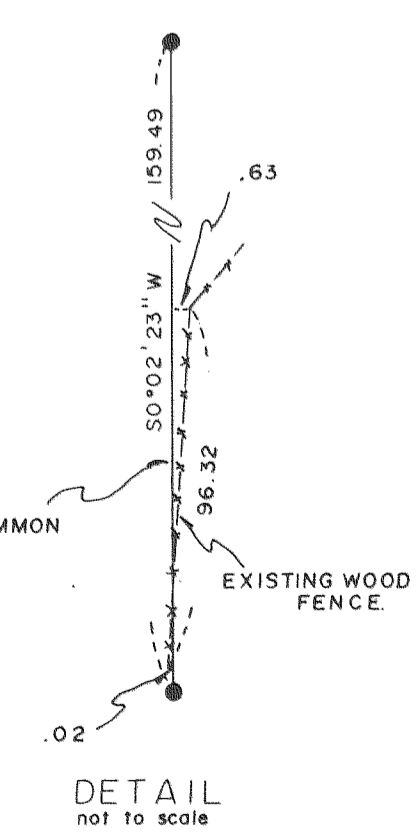
|                         |                           |
|-------------------------|---------------------------|
| CURVE 1                 |                           |
| Δ = 4°58'07"            | (Δ = 4°58'11")            |
| L = 130.08              | (L = 130.11)              |
| R = 1500.00             | (R = 1500.00)             |
| LC = N82°39'29"W 130.04 | (LC = N82°37'29"W 130.06) |
| CURVE 2                 |                           |
| Δ = 1°11'42"            | (Δ = 1°11'43")            |
| L = 31.06               | (L = 31.08)               |
| R = 1500.00             | (R = 1500.00)             |
| LC = N79°35'04"W 31.06  | (LC = N79°32'47"W 31.08)  |



Slope easement per Jackson County Instrument Number 80-18311 to the City of Ashland (variable width)



DETAIL not to scale SHEET 2 OF 2



REGISTERED PROFESSIONAL LAND SURVEYOR

*Herbert A. Farber*

OREGON JULY 26, 1985 HERBERT A. FARBER 2189

Expires 12/31/93

I hereby certify that this is an exact copy of the original.

*Herbert A. Farber*

MARKED T39S RIE ESE SW COR 40 COR 41 DLC COR C.S. 1969

# OAKVIEW TOWNHOUSES

A Planned Community to the City of Ashland

Located in Donation Land Claim No. 41, in the Southwest Quarter of Section 4, Township 39 South, Range 1 East, of the Williamette Meridian in the City of Ashland, Jackson County, Oregon.

## PACIFIC WEST COAST CONSTRUCTION, INC.

1315 Beekman Avenue  
Medford, Oregon 97501

### APPROVAL:

ASHLAND PLANNING COMMISSION  
P.A. No. 93-023

Examined and Approved this 12 day of July, 1993.

James Holman  
City Surveyor

We certify that pursuant to the authority granted to us by the Ashland Planning Commission in open meeting MAR. 9, 1993 this map is hereby approved.

Dated this 19 day of July, 1993.

Barbara E. Weide John M. Smith  
President Secretary

Examined and approved by the Talent Irrigation District in regular session this 3rd day of Aug, 1993.

Donna McInnes John M. Smith  
President Secretary

### DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that Charles R. Lewis and Patricia Royse-Hopker, as tenants in common, an estate in fee simple of the lands hereon described, and that we have subdivided the same into lots as shown hereon and the size of the lots and the lengths 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, easements shown hereon. We hereby designate said Subdivision as Oakview Townhouses.

Charles R. Lewis Patricia Royse-Hopker  
Charles R. Lewis Patricia Royse-Hopker

State of Oregon }  
County of Jackson } SS

Personally appeared the above named Charles R. Lewis and Patricia Royse-Hopker, and acknowledge the foregoing to be their voluntary act and deed.

Before me: Sharon J. Slack My commission expires 11-1-96

### SURVEYOR'S CERTIFICATE:

State of Oregon }  
County of Jackson } SS

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

COMMENCING at the Southwest corner of Donation Land Claim Number 41 in the Southwest Quarter of Section 4, Township 39 South, Range 1 East of the Williamette Meridian, Jackson County, Oregon; thence North 83° 11' 06" East, 183.79 feet to a 5/8 inch iron pin monumenting the Southwesterly corner of Parcel 1 of Partition Plat Number P-62-1992 as recorded in Volume 3, Page 62 of the Records of Jackson County, Oregon, said pin being the INITIAL POINT OF BEGINNING; thence North 0° 01' 51" East (record North 0° 02' 18" East) along the boundary of said parcel, 70.69 feet (record 70.68 feet) to a 5/8 inch iron pin; thence North 0° 16' 15" West (record North 0° 02' 18" East) along said boundary, 7.31 feet (record 7.33 feet) to a 5/8 inch iron pin; thence North 89° 59' 09" East (record North 89° 57' 42" West) along said boundary, 14.01 feet (record 14.00 feet) to a 5/8 inch iron pin; thence North 0° 05' 35" East (record North 0° 02' 18" East) along said boundary, 64.97 feet (record 65.00 feet) to a 5/8 inch iron pin; thence South 89° 56' 59" East (record South 89° 57' 42" East) along said boundary, 114.96 feet (record 115.00 feet) to a 5/8 inch iron pin; thence South 0° 02' 23" West (record South 0° 02' 18" West) along said boundary, 159.49 feet (record 159.625 feet) to a 5/8 inch iron pin on the Northerly line of Hersey Street; thence along said line along the arc of a 1500.00 foot radius curve to the right, the long chord of which bears North 82° 39' 29" West, 130.04 feet (record North 82° 37' 29" West, 130.06 feet); 130.08 feet to the INITIAL POINT OF BEGINNING.

Herbert A. Farber  
Herbert A. Farber, PLS 2189

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Herbert A. Farber  
OREGON  
JULY 26, 1995  
HERBERT A. FARBER  
2189

I hereby certify that this is an exact copy of the original.

Expires 12/31/93

Examined and approved as required by O.R.S. 92.100 as of 5 August 1993

Sheep Smith  
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 August 5, 1993

Barbara E. Weide  
Tax Collector

### RECORDING:

For order of the County Court approving this plat see Volume \_\_\_\_\_, Page \_\_\_\_\_, of County Commissioner's Journal of Proceedings.

Filed for record this 9 day of August, 1993, at 10:21 o'clock A.M. and recorded in Volume 18 of Plats on Page 25 of the Plat

Records of Jackson County, Oregon.  
Kathleen S. Beckett Cheryl Augeris  
County Clerk Deputy

### WATER RIGHTS STATEMENT:

The parcel identified on this plat does have Water Rights, being a portion of Certificate No. 53226 and are now in the process of abandonment by current owners. Water Rights Statement see Instrument No. \_\_\_\_\_ of the Official Records of Jackson County, Oregon.

### RELEASE:

We, Joseph G. Markham, Trustee of the Joseph G. Markham Living Trust, UDD October 12, 1990 as to 1/2 interest and Annabelle Markham, as to 1/2 interest, as beneficiary, dated January 14, 1993, recorded January 20, 1993, as Document No. 93-01801, re-recorded February 10, 1993, as Document No. 93-04476, Official Records of Jackson County, Oregon, affecting the land described hereon, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public use.

Signed this 20th day of July, 1993.

Joseph G. Markham Annabelle Markham  
Joseph G. Markham Annabelle Markham

The foregoing instrument was acknowledged before me: 7-20-93

Sharon J. Slack  
Notary Public, State of Oregon

\*\* RECEIVED \*\*  
Date 8-9-93 By BF  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

|                                                                               |                                                                                   |
|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| SURVEYED BY: FARBER SURVEYING<br>P.O. BOX 5286<br>CENTRAL POINT, OREGON 97502 | OFFICE:<br>908 EAST JACKSON ST.<br>MEDFORD, OREGON 97504<br>PHONE: (503) 776-0846 |
| COMPUTED BY: FAF<br>SCALE: 1 inch = 30 feet<br>DATE: 1 JUN 1993               | ROTATION: 0°<br>ORIGIN: 9848.000 N 9865.000 E<br>JOB No.: 0314-93                 |

Survey No. 13604

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

Survey for: Pacific West Coast Construction, Inc.  
1315 Beekman Avenue  
Medford, Oregon 97501

Location: Located in Donation Land Claim No. 41 in the  
Southwest Quarter of Section 4, Township 39  
South, Range 1 East of the Willamette  
Meridian in the City of Ashland, Jackson  
County, Oregon.

Purpose: To survey and monument a six lot multifamily  
subdivision as approved by the Ashland  
Planning Commission, Planning Action File No.  
93-023

Procedure: In a closed traverse I tied the controlling  
monuments and set the partition monuments as  
shown on the accompanying plat

Surveyed by: Farber & Sons, Inc.  
Farber Surveying  
908 East Jackson Street  
Medford, Oregon 97504

Date: March 30, 1993

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Herbert A. Farber*

OREGON  
JULY 26, 1985  
HERBERT A. FARBER  
2189

Expires 12/31/93

