

SAM'S COURT, A Planned Community

being a replat of Lots 6 and 7, Block 1 of
 GARDEN HOMES TRACT, CLARK'S ADDITION TO ASHLAND
 LOCATED in the NE 1/4 of Section 15, T. 39 S., R. 1 E., W.M.,
 City of Ashland, Jackson County, Oregon.

November 17, 1994

SURVEYED FOR: Greenwood Homes
 c/o Don Greene
 P.O. Box 516
 Ashland, Oregon 97520

SURVEYED BY: Edwards Surveying and Land Planning, Inc.
 816 West 8th Street Medford, Oregon 97501 Phone (503) 776-2313
 223 SW "I" Street Grants Pass, Oregon 97526 Phone (503) 471-7059

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

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 24, 1988
DAVID A. EDWARDS
 2339

Expires 12/31/95

LEGEND

- Indicates 5/8" diam. steel pin w/cap mkd. "D.A. EDWARDS-LS 2339" fd. per S.N. 14285 unless noted otherwise.
- Indicates 5/8" x 24" steel pin w/red plastic cap mkd. "D.A. EDWARDS-LS 2339" set.
- S.N. = Survey Number
- BASIS OF BEARINGS: True Meridian at the North-South center line of Section 15 as derived from the Jackson County Surveyor's 1968 N.O.A.A. net. Reference bearing for this survey taken from the SW'ly R/W line of SISKIYOU BLVD. as shown on S.N. 14285.

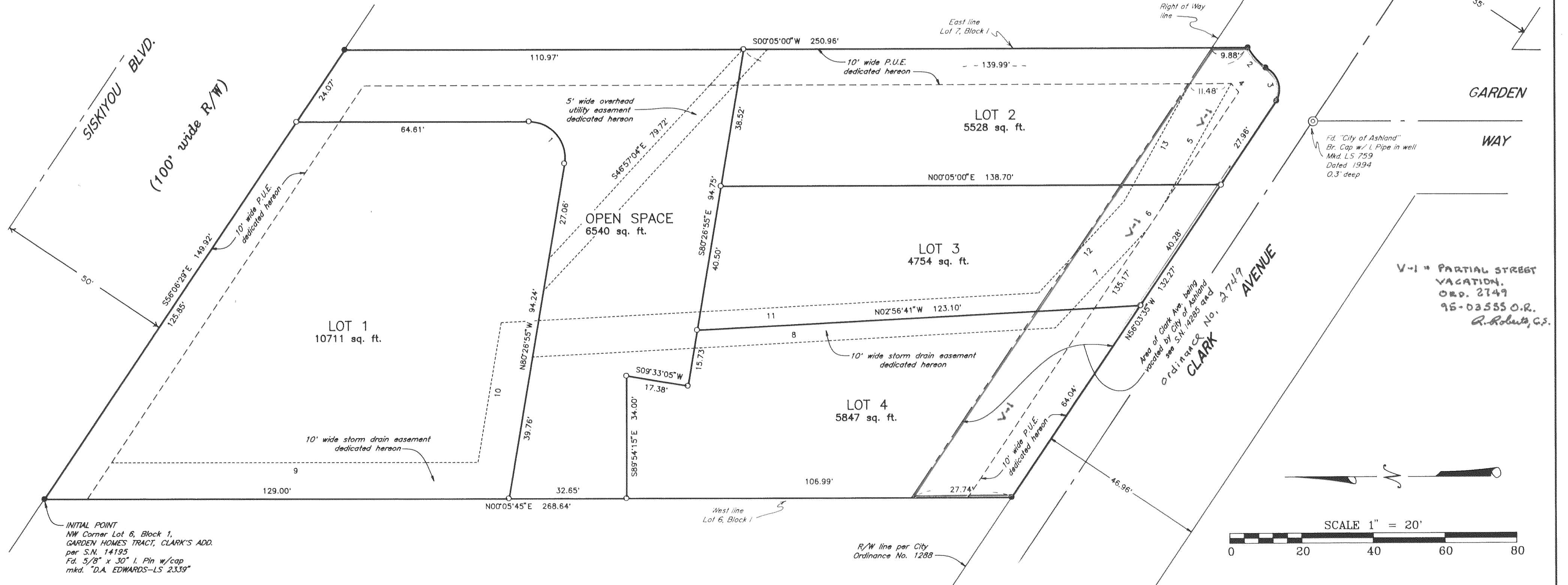
EASEMENT DATA TABLE

	BEARING	DISTANCE
4	N48°34'54"E	3.18'
5	N67°31'18"W	39.49'
6	N56°03'35"W	7.18'
7	N46°51'04"W	37.41'
8	N02°56'41"W	145.54'
9	S02°05'45"E	101.80'
10	S80°26'55"E	39.31'
11	S02°56'41"E	149.53'
12	S46°51'04"E	34.54'
13	S67°31'18"E	37.52'

BOUNDARY CURVE TABLE

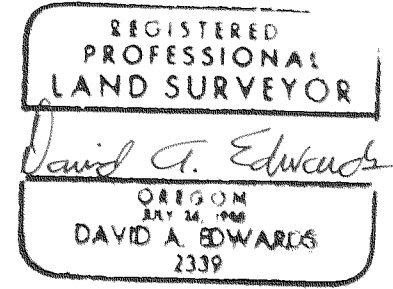
	CHORD BEARING	CHORD	RADIUS	ARC	DELTA
1	S49°49'02"W	15.26'	10.00'	17.36'	99°28'05"
2	S48°34'54"W	7.46'	17.14'	7.53'	25°09'15"
3	S71°58'27"W	9.67'	6.78'	10.77'	91°04'06"

NOTE: For data regarding proration of Block 1 see S.N. 14285.



SAM'S COURT, A Planned Community

being a replat of Lots 6 and 7, Block 1 of
GARDEN HOMES TRACT, CLARK'S ADDITION TO ASHLAND
LOCATED in the NE 1/4 of Section 15, T. 39 S., R. 1 E., W.M.,
City of Ashland, Jackson County, Oregon.



Expires 12/31/95

SURVEYED FOR: Greenwood Homes
c/o Don Greene
P.O. Box 516
Ashland, Oregon 97520

November 17, 1994

SURVEYED BY: Edwards Surveying and Land Planning, Inc.
816 West 8th Street 223 SW "I" Street
Medford, Oregon 97501 Grants Pass, Oregon 97526
Phone (503) 776-2313 Phone (503) 471-7059

DECLARATION

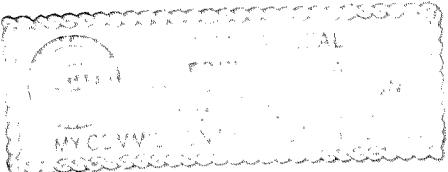
KNOW ALL PERSONS BY THESE PRESENTS, that KELLY GREENE, a joint venture consisting of Mark A. Kelly and Don L. Greene, is the owner in fee simple of the lands described hereon in the "Surveyor's Certificate" and that Kevin R. Kelly is a beneficiary interest holder in said lands and that we have caused the same to be surveyed and platted into lots, open space, public utility easements, overhead utility and storm drain easements and that this plat is a correct representation of SAM'S COURT.
A Planned Community. We do hereby dedicate to the City of Ashland the 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. We do further dedicate to the City of Ashland the overhead utility and storm drain easements as set forth hereon.
SAM'S COURT, A Planned Community, 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, which shall be filed simultaneously herewith and made a part hereof. We do hereby designate this development as SAM'S COURT, A Planned Community.

Don L. Greene
Don L. Greene
Mark A. Kelly
Mark A. Kelly

Kevin R. Kelly
Kevin R. Kelly

STATE OF OREGON } ss September 30, 1994.
County of Jackson

Personally appeared before me the above named Don L. Greene and Mark A. Kelly, each of whom did acknowledge the foregoing instrument to be their voluntary act and deed.

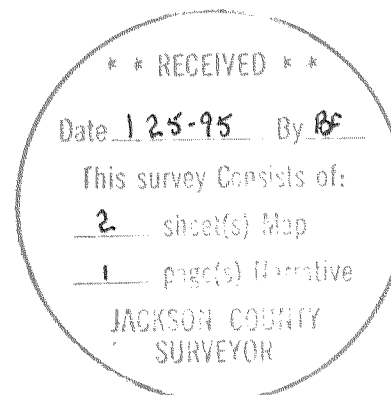
Before me:  Tom R. Clark
Notary Public - Oregon

STATE OF OREGON } ss September 03, 1994.
County of Multnomah

Personally appeared before me the above named Kevin R. Kelly who did acknowledge the foregoing instrument to be his voluntary act and deed.

Before me:  Thomas L. Nevers, Sr.
Notary Public - Oregon

Declaration of Covenants, Conditions and Restrictions. See Document
Number _____ of the Official Records of Jackson County, Oregon.



RECORDING

Filed for record this the 25 day of January, 1995 at 1:24 o'clock P.M. and recorded
in Volume 20, of Plats at Page 7 of Records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk
Cheryl Augeris Deputy
David A. Edwards SURVEYOR
I certify this plat to be an exact photocopy of the original.

WATER RIGHTS STATEMENT: There are no water rights appurtenant to this property.

SURVEYOR'S CERTIFICATE

I, David A. Edwards, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land 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:

Beginning at a 5/8 inch by 30 inch steel pin marking the Northwest corner of Lot 6, Block 1, GARDEN HOMES TRACT, CLARK'S ADDITION TO ASHLAND, said corner being also the INITIAL POINT of SAM'S COURT, A Planned Community; thence South 56° 06' 29" East 149.92 feet to the Northeast corner of Lot 7, said Block 1; thence South 0° 05' 00" West, along the East line of said Lot 7 and the Southerly extension thereof, 250.96 feet to a 5/8 inch diameter steel pin; thence along the arc of a 17.14 foot radius curve to the left, being concave to the Southeast and having a long chord which bears South 48° 34' 54" West 7.46 feet, a distance of 7.53 feet to a 5/8 inch diameter steel pin; thence along the arc of a 6.78 foot radius curve to the right, being concave to the Northwest and having a long chord which bears South 71° 58' 27" West 9.67 feet, a distance of 10.77 feet to a 5/8 inch diameter steel pin; thence North 56° 03' 35" West 132.27 feet to a 5/8 inch diameter steel pin marking the Southeast corner of that area of the Clark Street right of way vacated by City Ordinance Number 1288; thence North 0° 05' 45" East, to and along the West line of said Lot 6, Block 1, 268.64 feet to the initial point.

David A. Edwards
Surveyor

APPROVAL: 94-056
Examined and approved this 25 day of January, 1995.
James [Signature]
City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of May 10th, 1994, this map is hereby approved.

Dated this 12th day of January, 1995.
Barbara [Signature] President
[Signature] Secretary

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of January 15, 1995.

[Signature] Tax Collector
[Signature] Date

EXAMINED and approved as required by O.R.S. 92.100 as of the 13th day of January, 1995.

[Signature] Deputy
Assessor, Department of Assessment

Edwards Surveying & Land Planning Inc.

816 West 8th Street
Medford, OR 97501
Tel.: (503) 776-2313
FAX: (503) 776-9978



223 SW "I" Street
Grants Pass, OR 97526
Tel.: (503) 471-7059
FAX: (503) 471-7809

SURVEYING • ENGINEERING • PLANNING

SURVEY NUMBER 14374

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

SURVEY FOR: Greenwood Homes
c/o Don Greene
P.O. Box 516
Ashland, Oregon 97520

LOCATION: In Lots 6 and 7, Block 1 of GARDEN HOMES
TRACT, CLARK'S ADDITION TO ASHLAND in the NE
1/4 of Section 15, T. 39 S., R. 1 E., W.M.,
City of Ashland, Jackson County, Oregon.

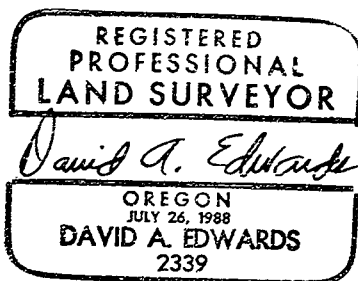
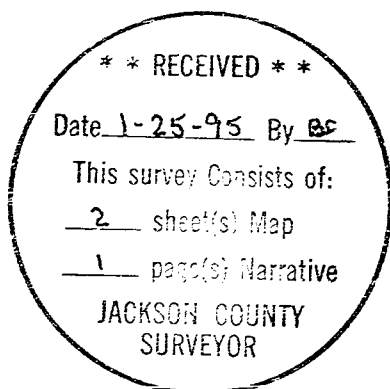
PURPOSE: SAM'S COURT, A Planned Community; City file
P.A. #94-056: To locate and monument the
boundaries of Lots 1, 2, 3 and 4, as shown on
the accompanying plat and to prepare and record
said plat for the purpose of creating said
lots, the open space and easements as shown.

PROCEDURE: Utilizing existing control points, monuments
and data determined by this office during the
execution of Surveys Numbered 14195 and 14285,
computed the lot and easement boundaries and
locations. Monuments set on this survey consist
of 5/8" x 24" steel pins with red plastic caps
mkd. "D.A. EDWARDS-LS 2339".

**BASIS OF
BEARINGS:** True Meridian at the North-South center line of
Section 15 as derived from the Jackson County
Surveyor's 1968 N.O.A.A. net. Reference bearing
for this survey taken from the SW'ly R/W line
of Siskiyou Blvd. per Survey Number 14285.

EQUIPMENT: Nikon DTM-A5 Electronic Total Station.

**DATE
COMPLETED:** November 17, 1994.



Expires 12/31/95