T39-1E-4BD

Tax Lot 1600

## OAK STREET MEADOWS SUBDIVISION A Planned Community, Phase 2 located in the NE 1/4 of Section 4, T. 39 S., R. 1 E., W.M., City of Ashland, SURVEYED BY: Edwards Surveying and Land Planning, Inc. Jackson County, Oregon 816 West 8th Street 598 NE "E" Street, Suite B Grants Pass, Oregon 97526 Medford, Oregon 97501 Phone (503) 776-2313 Phone (503) 471-7059 Greenewood Homes P.O. Box 516 LEGEND Ashland, Oregon 97520 REGISTERED PROFESSIONAL ( Indicates monument found or set as noted. 738S R1E LAND SURVEYOR D.L.C. Indicates 5/8" diam. St. Pin w/plastic cap mkd. "D.A. EDWARDS—RPLS 2339" fd. per plat of OAK STREET MEADOWS SUBD., Phase 1, unless notes otherwise. NW Corner D.L.C. No. 53 and a. Edwards Fd. Conc. Mon. w/1972 J.C.S. C.S. 1972 Brass Disc mkd. I certify this plat to be an exact photocopy of the original OREGON JULY 26, 1988 DAVID A. EDWARDS O Indicates 5/8" x 30" steel pin w/red plastic cap mkd. "D.A. EDWARDS-LS 2339" set. Vaid F. Elivada 2339 S83'05'14"E ⊕ Indicates 5/8" x 24" steel pin w/red plastic cap mkd. "D.A. EDWARDS-LS 2339" set. Station #55 Fd. 5/8" diam. rebar #/cross on top Expires 12/31/95 Driven to point of rejection. ... SURVEYOR INITIAL POINT Fd. 2" diam. I. Pipe 6" deep w/2 1/2" diam. per S.N. 5011 \_\_\_\_x\_\_\_\_ Indicates existing fence line INITIAL POINT OAK MEADOWS SUBO. Boundary Line by Agreement — per Doc. No. 91-21031 Fence Is 2' North ×---- N88'27'44"W \_ 208.86' LS 2339 1991 Doc. No. = Official Records for Jackson County, Oregon 20.47 100.831 S.N. = Survey Number J.C.S. = Jackson County Surveyor P.U.E. = Public Utility Easement 30' BASIS OF BEARING: N.O.A.A. true meridian at the North-South Centerline of Section 4 per S.N. 7325. Reference bearing for this LOT 5 Lot 4 survey taken along the West line of D.L.C. No. 41 and 53. 5796 sq. ft. LOT 6 8702 sq. ft. Set 1" diam I. Pipe 6.00 w/Brass Cap mkd. "LS 2339" in monument case 6.001 STREET \* \* RECEIVED \* \_\_\_\_\_N89'40'58'W\_97.49'\_\_\_\_ Date 9-20-95 By & N88'27'44"W 169.65' Public Pedestrian This survey Consists of: Easement PLACE Fd. I. Pipe w/Brass Cap 2 sheet(s) Map in monument case per plat of OAK STREET MEADOWS, OAK \_\_\_\_ page(s) Harrative Phase 1. Cap is mkd. LOT 7 JACKSON COUNTY 8648 sq. ft. SURVEYOR MEADOWS SOOTS'OZW 117.2 Lot 3 30, S89"40'58"E 105.00' Envelope -( typical ) LOT 8 20 k00' OAK 2 8. 1. 10 g LINE AND CURVE DATA TABLE 7461 sq. ft. 100 55. ARC No. CHORD BEARING CHORD DELTA **RADIUS** Lot 2 \$ 22 E 20.00' 589"40"58" E 78.59 9.00° 10.00° N00"19"02"E 27.881 15.71' N44'40'58"W 14.14 10.00' 8.38' 10.91' N00"19"02"E 31'38'43" 11.05 N16'08'23"E S89'40'58"E 103.17' 20.001 S01'32'16"W S88"27"44"E 20.001 **├---** 5.00° 8 9 10 N88'27'44"W 19.531 66°32′17″ 24°40′58″ 23.23' 10.00' -----20.00 S58'16'08"W 21.94 20.001 8.62' S12'39'30"W 8.55' 30' 11 12 13 14 12.82 S00"19"02"W LOT 11 S00"19"02"W 6.98 3386 sq. ft. LOT 10 🖁 15.71' 10.00\* 90,00,00, S4519702"W 14.14 LOT 9 3627 sq. ft. 5 N89 40'58" W 2.59 Lot 1 47.12 30.00 10129 sq. ft. S4519'02"W 42.43 6.00' ---19.15 19.97 S28'17'31"E 32'46'54" S73"17'31"E 11.29' (.5'± New fence at corner S89"40"58"E 10.71 2.00 set witness monument N89°40'58"W, 1.00' S89"40"55"E S32'00'00"W 20.951 23.081 S32'00'00"W N89'40'58"W 4.651 S89'40'58" E 40.001 S00"19'02"W 3.87 North line of South 1/2 acre of tract desc. S89"40"58"E in Vol. 113, Pg. 471, Deed Records S89'40'58"E 163,59" Boundary Line by Agreement per Doc. No. 94-02483 -NOTE: Water ditch easement per Vol. 76, Pg. 71 does not appear to effect the property described hereon. Sheet 2 of 2 Drawing D:\TMWORK\95028\95028FM1.PR0

## OAK STREET MEADOWS SUBDIVISION

A Planned Community, Phase 2

located in the NE 1/4 of Section 4, T. 39 S., R. 1 E., W.M., City of Ashland, Jackson County, Oregon

> Greenewood Homes P.O. Box 516 Ashland, Oregon 97520

SURVEYED BY:

Edwards Surveying and Land Planning, Inc. 598 NE "E" Street, Suite B 816 West 8th Street Medford, Oregon 97501

Phone (503) 776-2313

Grants Pass, Oregon 97526 Phone (503) 471-7059

REGISTERED PROFESSIONAL LAND SURVEYOR David a. Edwards

OREGON JULY 24, MAS DAVID A. EDWARDS

Expires 12/31/95

ASHLAND CITY PLANNING: P.A.# 94-141

We certify that, pursuant to the authority granted to us by the City of Ashland Planning Commission in open meeting of November 23, 1994, this plat is hereby approved by the City of Ashland Planning Commission.

Examined and approved this 3/st day of August , 1995.

Examined and approved this 28 H day of August, 1995.

## 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 the INITIAL POINT, which is a 2 inch by 30 inch galvanized iron pipe with brass cap monumenting the initial point of OAK STREET MEADOWS SUBDIVISION, A Planned Community, Phase 1, in the City of Ashland, Jackson County, Oregon, according to the Official Plat thereof, now of record; thence North 88 27 44 West, along that certain boundary by agreement described in Document Number 91-21031, Official Records for Jackson County, Oregon, 208.86 feet to a 5/8 inch diameter steel pin monumenting the Westerly terminus thereof; thence South 0' 19' 02" West, along the West line of Donation Land Claim Number 41 in Township 39 South, Range 1 East in said County and State, 292.36 feet to a 5/8 inch diameter steel pin monumenting the Westerly terminus of that certain boundary by agreement described in Document Number 94—02483, said Official Records; thence South 89° 40' 58" East, along said boundary, 163.59 feet to a 5/8 inch diameter steel pin; thence North 00° 19' 02" East, along said boundary, 9.00 feet to the Easterly terminus thereof; thence South 89° 40′ 58" East 40.00 feet to the Southwest corner of Lot 1 of said OAK STREET MEADOWS SUBDIVISION, A Planned Community, Phase 1; thence along the Westerly boundary of said Phase 1 the following courses and distances: North 0° 19' 02" East 144.64 feet; North 89° 40' 58" West 10.00 feet; 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 14.14 feet, a distance of 15.71 feet; North O 19' 02" East 8.38 feet; 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' 23" East 10.91 feet, a distance of II.05 feet; North I° 32' I6" East 65.87 feet; South 88° 27' 44" East 20.00 feet; thence North I° 32' I6" East 39.98 feet to the initial point.

Varid G. Elwarde
Surveyor

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of 9-11-95

Examined and approved as required by O.R.S. 92.100 this \_// day of \_September\_\_\_\_. 1995.

/aut ld. Deen Depoty

RECORDING

Filed for record this 20 day of 5ept, 1995 at 12:14 O'Clock P .M. and recorded in Volume 20 of Plats at Page 47 of Records of Jackson County, Oregon.

Kathers S. Beckett Chery asgers

**DATE:** May 18, 1995

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

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I, Don L. Greene am the owner in fee simple of the lands described hereon in the "Surveyor's Certificate" and that I have caused the same to be surveyed and platted into lots, a public street, a public pedestrian easement and public utility easements as set forth hereon and that said plat is a correct representation of OAK STREET MEADOWS SUBDIVISION, a Planned Community, Phase 2. I do hereby dedicate to the public for street purposes the area shown hereon as Oak Meadows Place. I do further dedicate to the City of Ashland the 10.00 foot wide public utility easements as set forth hereon with the exception 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 2, shall be subject to a "Declaration of Covenants, Conditions and Restrictions" as set forth in separate writings, as recorded in Document No. \_\_\_\_\_\_ of Jackson County Official Deed Records and is thereby made a part thereof. I do hereby designate this development as OAK STREET MEADOWS SUBDIVISION, a Planned Community, Phase 2, to the City of Ashland,

STATE OF OREGON ) ss May 19, 1995. County of Jackson

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

OFFICIAL SEAL

Sheet 1 of 2

## Edwards Surveying & Land Planning Inc.

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



598 NE "E" Street, Suite B Grants Pass, OR 97526 Tel.: (503) 471-7059 FAX: (503) 471-7809

SURVEYING . ENGINEERING . PLANNING

14670 SURVEY NUMBER

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 the NE 1/4 of Section 4, T. 39 S.,
R. 1 E., W.M., City of Ashland, Jackson County,

Oregon.

PHRPOSE:

OAK STREET MEADOWS SUBDIVISION, A Planned Community, Phase 2; City planning File No. P.A. No. 94-141: To monument the new lot lines as shown on the accompanying plat and to prepare

and record said plat for the purpose of creating said lots, the street and easements as

shown.

PROCEDURE:

Utilizing for control the found monuments as shown, as well as existing control points established by this office during the execution of the survey for Phase 1 of this development, computed the lot corner locations. Monuments were then set as shown. Monuments set on this survey consist of 5/8" x 24 or 30" steel pins with red plastic caps mkd. "D.A. EDWARDS-LS 2339" except as shown.

BASIS OF

True Meridian at the North-South center line of BEARINGS: Section 4 as derived from the Jackson County

Surveyor's 1968 N.O.A.A. net per S.N. 7325. Reference bearing for this survey taken along

the West line of D.L.C. No. 41 and 53.

EQUIPMENT:

Nikon DTM-A5 Electronic Total Station.

DATE

COMPLETED:

May 18, 1995.

