

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
for

Greenwood Homes
P.O. Box 516
Ashland, Oregon 97520

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

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 31st day of August, 1995.

Barbara C. Jakins President
Bill Mohr Secretary

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

Jim Wilson
City Surveyor

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 0° 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 11.05 feet; North 1° 32' 16" East 65.87 feet; South 88° 27' 44" East 20.00 feet; thence North 1° 32' 16" East 39.98 feet to the initial point.

David A. Edwards
Surveyor

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

H. Servatius Tax Collector
9-11-95 Date

Examined and approved as required by O.R.S. 92.100 this 11 day of September, 1995.

Paul D. Allen Deputy Assessor
September 11, 1995 Date

RECORDING

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

Kathleen S. Beckett County Clerk
Cheryl Aegeris Deputy

DATE: May 18, 1995

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

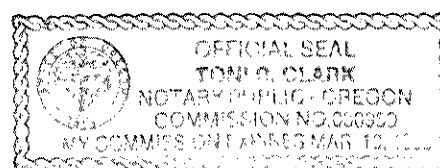
DECLARATION

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.

Don L. Greene
Don L. Greene

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

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

Before me: 

Toni R. Clark
Notary Public - Oregon

Edwards Surveying & Land Planning Inc.

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Medford, OR 97501
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FAX: (503) 776-9978



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FAX: (503) 471-7809

SURVEYING • ENGINEERING • PLANNING

SURVEY NUMBER 14670

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

SURVEY FOR: Greenwood 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.

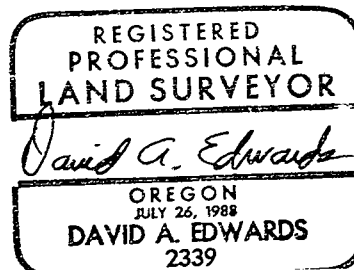
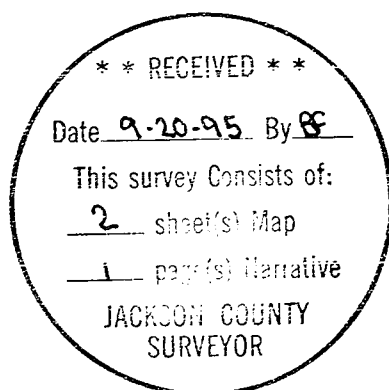
PURPOSE: OAK STREET MEADOWS SUBDIVISION, A Planned
Community, Phase 2; City planning File No. P.A.
No. 94-141: To monument the new lot lines as
shown on the accompanying plat and to prepare
and record said plat for the purpose of
creating said lots, the street and easements as
shown.

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
BEARINGS: True Meridian at the North-South center line of
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.



Expires 12/31/95