

Oak Knoll Meadows Subdivision, Phase 4

A PLANNED COMMUNITY

Located In: The Southwest One-quarter of Section 13 and The Southeast One-quarter of Section 14, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon

Prepared For:
OAK KNOLL MEADOWS, INC.
 4866 Grant Road
 Central Point, Oregon 97502

Found 2 inch diameter brass cap with punch hole on top and set in concrete.

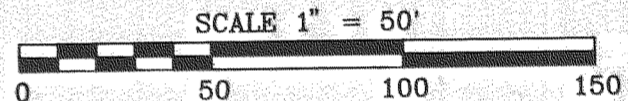
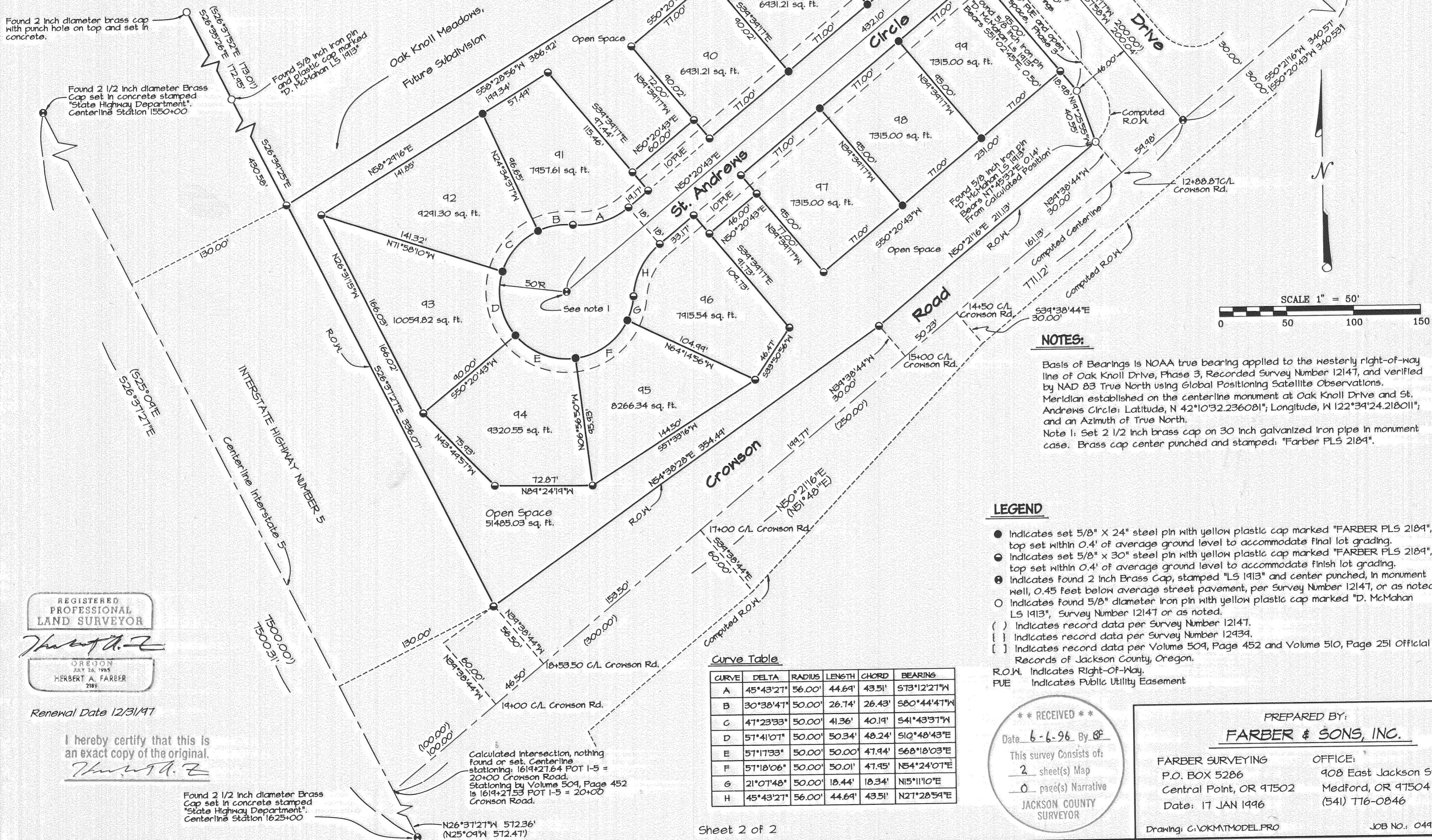
Found 2 1/2 inch diameter Brass Cap set in concrete stamped "State Highway Department". Centerline Station 1550+00

Found 5/8 inch iron pin and plastic cap marked "D. McMahan LS 1913"

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Initial Point
 A found 5/8 inch iron pin, and plastic cap marked "D. McMahan LS 1913". The Northwest corner of DLC 54, a found 3 inch Brass Cap marked "T345, RIE, DLC NW 54 C.S. 1990" set in concrete and flush with the pavement in the westerly lane of Oak Knoll Drive, bears North, 344.77' West, 565.27', from the Initial Point.

Found 2 1/2 Brass Cap, stamped LS 2334 and center punched, in monument case, 0.45 feet below street pavement, per Survey Number 12934.



NOTES:

Basis of Bearings is NOAA true bearing applied to the westerly right-of-way line of Oak Knoll Drive, Phase 3, Recorded Survey Number 12147, and verified by NAD 83 True North using Global Positioning Satellite Observations. Meridian established on the centerline monument at Oak Knoll Drive and St. Andrews Circle: Latitude, N 42°10'32.236081"; Longitude, W 122°34'24.218011"; and an Azimuth of True North.
 Note 1: Set 2 1/2 inch brass cap on 30 inch galvanized iron pipe in monument case. Brass cap center punched and stamped: "Farber PLS 2189".

LEGEND

- Indicates set 5/8" X 24" steel pin with yellow plastic cap marked "FARBER PLS 2189", top set within 0.4' of average ground level to accommodate final lot grading.
- Indicates set 5/8" x 30" steel pin with yellow plastic cap marked "FARBER PLS 2189", top set within 0.4' of average ground level to accommodate finish lot grading.
- ⊙ Indicates found 2 inch Brass Cap, stamped "LS 1913" and center punched, in monument well, 0.45 feet below average street pavement, per Survey Number 12147, or as noted.
- Indicates found 5/8" diameter iron pin with yellow plastic cap marked "D. McMahan LS 1913", Survey Number 12147 or as noted.
- () Indicates record data per Survey Number 12147.
- { } Indicates record data per Survey Number 12934.
- [] Indicates record data per Volume 509, Page 452 and Volume 510, Page 251 Official Records of Jackson County, Oregon.
- R.O.W. Indicates Right-Of-Way.
- PUE Indicates Public Utility Easement

Curve Table

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
A	45°43'27"	56.00'	44.69'	43.51'	S73°12'27"W
B	30°38'47"	50.00'	26.74'	26.43'	S80°44'47"W
C	47°23'33"	50.00'	41.36'	40.19'	S41°43'37"W
D	57°41'07"	50.00'	50.34'	48.24'	S10°48'43"E
E	57°17'33"	50.00'	50.00'	47.44'	S68°18'03"E
F	57°18'06"	50.00'	50.01'	47.45'	N54°24'07"E
G	21°07'48"	50.00'	18.44'	18.34'	N15°11'10"E
H	45°43'27"	56.00'	44.69'	43.51'	N27°28'54"E

REGISTERED PROFESSIONAL LAND SURVEYOR

HERBERT A. FARBER
 7181

Renewal Date 12/31/97

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

HERBERT A. FARBER

Found 2 1/2 inch diameter Brass Cap set in concrete stamped "State Highway Department". Centerline Station 1625+00

Calculated intersection, nothing found or set. Centerline stationing: 1619+27.64 POT I-5 = 20+00 Crowson Road. Stationing by Volume 509, Page 452 is 1619+27.53 POT I-5 = 20+00 Crowson Road.

PREPARED BY:
FARBER & SONS, INC.

FARBER SURVEYING OFFICE:
 P.O. BOX 5286 908 East Jackson Street
 Central Point, OR 97502 Medford, OR 97504
 Date: 17 JAN 1996 (541) 716-0846

Drawing: C:\OKM\MODEL.PRO JOB No.: 0493-45

APPROVAL:

ASHLAND PLANNING COMMISSION
P.A. No. 95-001

Examined and Approved this 6th day of May, 1996.

James H. Olson
City Surveyor

We certify that pursuant to the authority granted to us by the Ashland Planning Commission in open meeting JANUARY 10th, 1995 this map is hereby approved.

Dated this 16th day of MAY, 1996.

Barbara Dennis President
Bill Mohr Secretary

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:

Beginning at a found 5/8 inch iron pin, LS 1913, set on the southwesterly right-of-way of Oak Knoll Drive and the southerly boundary of Oak Knoll Meadows, Phase 3, recorded in Volume 16 of Plats, Page 71, Official Plat Records of Jackson County, Oregon, from which the northwest corner of DLC Number 54 bears North, 344.71 feet and West, 565.27 feet; thence South 50°20'43" West, along said southerly boundary, 109.15 feet (Record 109.24 feet) to a found 5/8 inch iron pin, LS 1913; thence continuing along said boundary, North 66°27'10" West, (Record 66°27'52" West) 23.75 feet to a set 5/8 inch iron pin; thence leaving said southerly boundary, South 58°28'56" West, 386.92 feet to a 5/8 inch iron pin set on the easterly right-of-way of I-5; thence along said right-of-way, South 26°37'27" East, 336.07 feet to a 5/8 inch iron pin set on the northerly right-of-way line of Crowson Road; thence along last said northerly right-of-way, North 54°38'28" East, 354.49 feet to a set 5/8 inch iron pin; thence continuing along last said right-of-way, North 50°21'16" East, 211.13 feet to a point from which a 5/8 inch iron pin, LS 1913, bears North 7°45'32" East, 0.14 feet; thence leaving last said right-of-way, North 19°25'55" West, 40.55 (Record 40.50 feet) to a found 5/8 inch iron pin, LS 1913; thence North 39°34'17" West, 240.00 feet to the POINT OF BEGINNING.

Herbert A. Farber
Herbert A. Farber, PLS 2189

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

Herbert A. Farber

REGISTERED PROFESSIONAL LAND SURVEYOR

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

Renewal Date 12/31/97

Oak Knoll Meadows Subdivision, Phase 4

A PLANNED COMMUNITY

Located In: The Southwest One-quarter of Section 13 and The Southeast One-quarter of Section 14, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon

Prepared For:
OAK KNOLL MEADOWS, INC.
4866 Grant Road
Central Point, Oregon 97502

Date: January 17, 1996

Surveyed By:
FARBER & SONS, INC.

FARBER SURVEYING OFFICE:
P.O. Box 5286 908 East Jackson Street
Central Point, OR 97502 Medford, OR 97504
(541) 776-0846

Date: January 17, 1996

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

PURPOSE: To survey and monument the exterior boundary and interior lots of a twelve lot residential Planned Community Subdivision as approved by the City of Ashland Planning Commission on January 10, 1995, as Planning Action Number 95-001, a portion of Oak Knoll Meadows Subdivision, Phase 4.

PROCEDURE: Utilizing Global Positioning Observations taken with Trimble 4000 ST units and conventional traverse observations using a Sokkia Set-4 Total Station and SDR-33 Data Collector, recorded documents and plats pursuant to the Records of Jackson County, Oregon, and the Oregon State Highway Department maps, controlling monuments were tied as depicted on the accompany plat.

The exterior boundary for this portion of said phase 4 and Lots 88 through 99 were calculated pursuant to the said records, the recovered monumentation, and the previously approved Outline Plan for Oak Knoll Meadows Subdivision, Phase 4, A Planned Community.

The exterior boundary of this portion of said phase 4, the boundaries of Lots 88 through 99, and the right-of-way and centerline of St. Andrews Circle, where monumented as shown on the accompanying plat.

Declaration of Covenants, Conditions, Restrictions and Agreements. See Document Number 96-18230 of the Official Records of Jackson County, Oregon.

RECORDING:

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

Filed for record this 6 day of June, 1996 at 12:45 o'clock P. M. and recorded in Volume 21 at Page 23 of the Plat Records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk
Cheryl Cagers Deputy

All taxes, fees, assessments, or other charges as required by O.R.S. 42.095 have been paid as of:

Lynnda Adcock Deputy Tax Collector
June 5, 1996 Date

Examined and approved as required by O.R.S. 42.100 as of:

[Signature] Tax Assessor
JUNE 5, 1996 Date

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that we, OAK KNOLL MEADOWS, INC., an Oregon Corporation, are the owners in fee simple of the lands hereon described, and that we have subdivided the same into lots, open space and street as shown, and the number of each lot and the course and length 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, the street and Public Utility Easement as shown hereon. TCI Cablevision, their assigns and/or successors in interest are hereby granted the right to install and maintain TV cable service over, across and through that Public Utility Easement, as shown hereon, as long as it does not interfere with the installation and maintenance of the City of Ashland's utilities. We hereby designate said Subdivision as Oak Knoll Meadows Subdivision, Phase 4, a Planned Community.

J. Ervin Toney President
Donald R. Tipton Vice-President
Jerry Toney Secretary

State of Oregon }
County of Jackson } ss.

On this 15th day of APRIL, 1996, before me, the undersigned Notary Public, personally appeared J. ERVIN TONEY, President, DONALD R. TIPTON, Vice-President, and JERRY TONEY, Secretary, of OAK KNOLL MEADOWS, INC., and known to me to be the authorized agents of the corporation that executed this Subdivision and acknowledged this Subdivision to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purpose therein mentioned, and on oath stated that they are authorized to execute this Subdivision and in fact executed this Subdivision on behalf of the corporation.

By: Susan Morgan Farber
Notary Public In and For the state of Oregon

OFFICIAL SEAL
SUSAN MORGAN FARBER
NOTARY PUBLIC OREGON
COMMISSION NO. 053367
MY COMMISSION EXPIRES APR. 21, 2000