

OAK KNOLL MEADOWS SUBDIVISION, PHASE 5

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 of the Willamette Meridian, City of Ashland, Jackson County, Oregon

Prepared For:

Jerry Toney Construction, Inc.

4866 Grant Road
Central Point, Oregon 97502

NOTES

- Oak Knoll Meadows, Phase 5 is subject to the following matters of record:
- (1) Rights-of-way for a pipe line granted to the City of Ashland, Oregon, by instruments recorded in Volume 109, Page 215 and Volume 490, Page 255 of the Deed Records of Jackson County, Oregon.
 - (2) Access restrictions set out in deeds to the State of Oregon, by and through its State Highway Commission, recorded June 20, 1961 in Volume 509, Page 123, and recorded July 5, 1961 in Volume 509, Page 452 of the Deed Records of Jackson County, Oregon.
 - (3) Water lines, and rights to maintain said lines, and agreements in connection therewith, notice of which appears in instrument recorded August 4, 1975 as number 75-04838 of the Official Records of Jackson County, Oregon, applies only to Phases 1 and 2 of Oak Knoll Meadows Subdivision.

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N66°21'52"W	12.00'	L5	S66°21'52"E	11.94'
L2	S66°21'52"E	13.38'	L6	N66°21'52"W	13.63'
L3	N62°47'16"E	12.00'	L7	S51°39'05"W	18.02'
L4	S85°37'54"W	12.00'	L8	N48°58'51"E	18.04'

CURVE TABLE

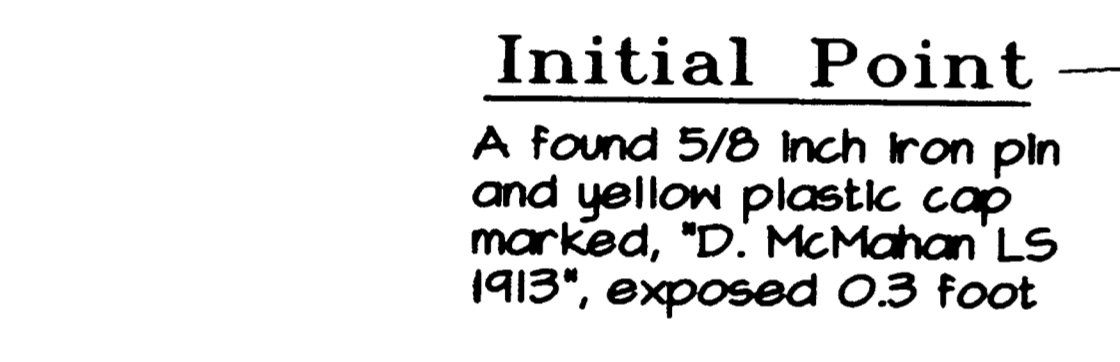
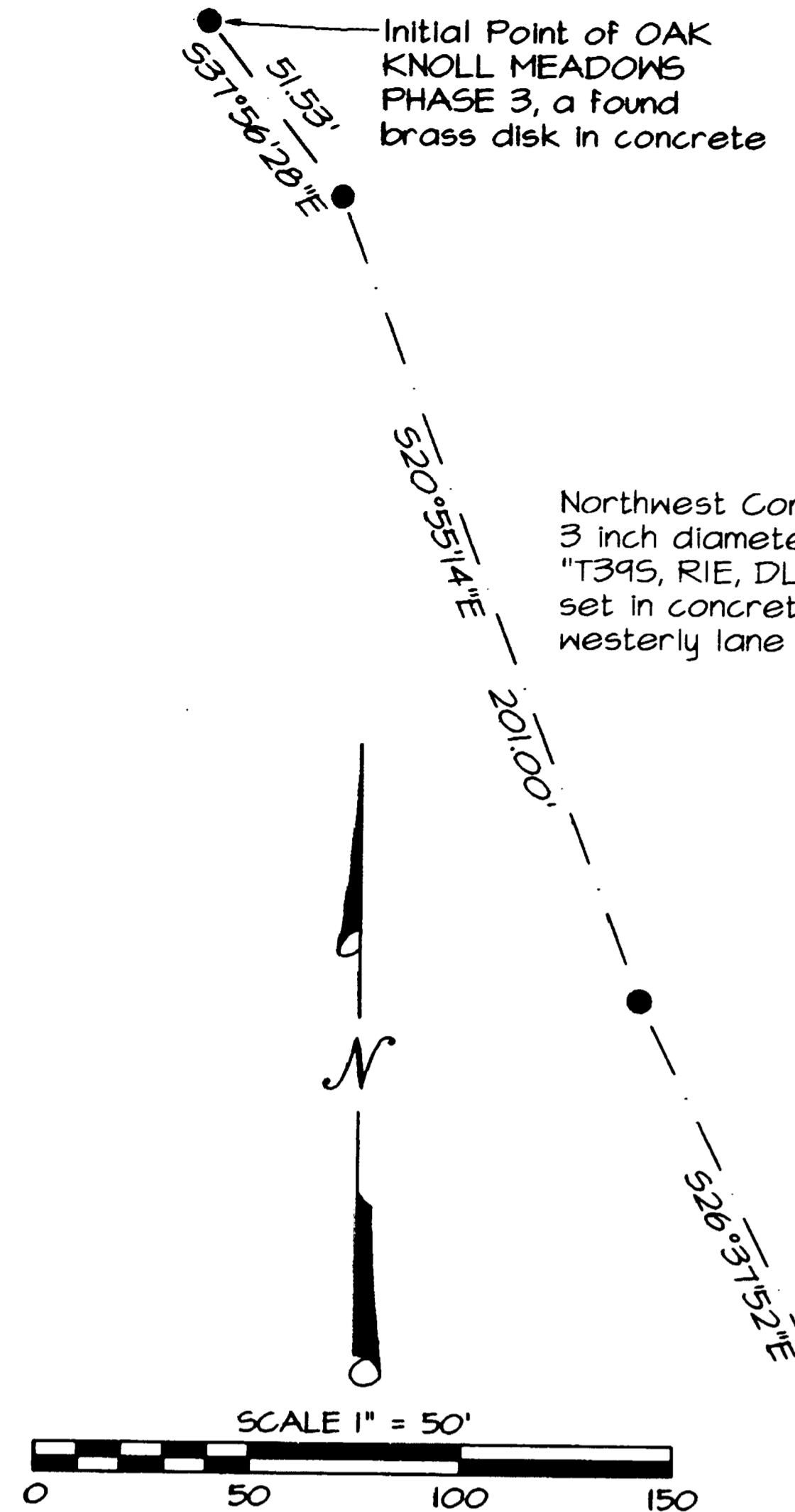
LINE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	54°07'16"	175.00'	180.58'	S06°01'30"E	172.67'
C2	18°55'57"	157.00'	51.88'	S05°38'43"W	51.64'
C3	23°26'12"	145.00'	54.31'	S15°29'38"E	58.90'
C4	7°44'54"	157.00'	21.23'	S31°05'11"E	21.22'
C5	47°12'06"	56.00'	46.13'	S58°33'51"E	44.84'
C6	28°22'52"	50.00'	24.77'	S67°58'14"E	24.51'
C7	48°50'56"	50.00'	42.63'	S29°21'25"E	41.35'
C8	58°28'05"	50.00'	51.02'	S24°18'05"W	48.84'
C9	61°57'44"	50.00'	54.07'	S84°31'03"W	51.48'
C10	55°37'35"	50.00'	48.54'	N36°41'15"W	46.66'
C11	18°08'03"	50.00'	15.83'	N0°11'34"E	15.76'
C12	45°07'27"	56.00'	44.10'	N13°16'53"W	42.97'
C13	12°20'28"	193.00'	41.57'	N29°40'22"W	41.44'
C14	19°38'32"	193.00'	66.16'	N13°40'52"W	65.84'
C15	17°33'02"	193.00'	59.12'	N04°54'55"E	58.84'
C16	3°00'03"	193.00'	10.11'	N15°11'27"E	10.11'

BASIS OF BEARINGS:

OAK KNOLL MEADOWS, PHASE 3, A PLANNED UNIT DEVELOPMENT subdivision plat, as recorded August 15, 1990 in Volume 16 of Plats at page 71 of records of Jackson County, Oregon, and filed as Survey Number 12147 in the office of the Jackson County Surveyor. Bearing basis is the centerline of Oak Knoll Drive as depicted hereon.

PREPARED BY: **Neathamer Surveying, Inc.**
304 South Central Avenue
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 98004 DATE: August 24, 2001



LEGEND

- Indicates a 5/8 by 24 inch long iron pin with yellow plastic cap marked "NEATHAMER LS 2675", the top set flush with the surface, or as noted hereon.
- ⊗ Indicates a 5/8 by 30 inch long iron pin with yellow plastic cap marked "NEATHAMER LS 2675", the top set flush with the surface, or as noted hereon.
- Indicates a 3/8-caliber shell casing set in concrete with a tack and brass washer marked "LS 2675".
- Indicates a found 5/8 inch diameter iron pin with a yellow plastic cap marked "D. MCMAHAN LS 1913", found flush, per SN 14993, or as noted hereon.
- ▲ Indicates a found 5/8 inch diameter iron pin with a yellow plastic cap marked "FARBER PL 5 2189", found flush, per SN 14993, or as noted hereon.
- ⊙ Indicates a found 2 inch diameter brass cap in a monument case, marked "LS 1913", with center punch, or as noted hereon.
- ⊕ Indicates a set 2 inch diameter brass cap, 0.5' below ac surface, in a monument case, marked "C/L MON. LS 2675", with a center punch, or as noted hereon.
- () Indicates record information per SN 12147.
- [] Indicates record information per SN 14993.
- PUE Indicates Public Utility Easement.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- x— Indicates an existing wood board fence.

Replaced found 5/8-inch diameter iron pin with yellow plastic cap marked "FARBER PL 5 2189", as per SN 14993, destroyed during construction

DATE 9-5-01 BY *RB*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675
Renewal Date 12/31/02

I hereby certify that this is an exact copy of the original.
Robert V. Neathamer
Surveyor

OAK KNOLL MEADOWS SUBDIVISION, PHASE 5

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 of the Willamette Meridian, City of Ashland, Jackson County, Oregon

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that JERRY TONEY CONSTRUCTION, INC., an Oregon Corporation, is the fee title owner of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and the following named officer acting for and on behalf of JERRY TONEY CONSTRUCTION, INC. hereby dedicate to the City of Ashland for public use all streets and Public Utility Easements shown hereon. Charter Communications, their assigns and/or successors in interest are hereby granted the right to install and maintain TV cable service over, across and through Public Utility Easements, shown hereon, as long as it does not interfere with the installation, maintenance or placement of the City of Ashland's utilities. OAK KNOLL MEADOWS SUBDIVISION, PHASE 5, a Planned Community, shall be subject to the Covenants, Conditions, Restrictions and Agreements setting forth open space requirements, maintenance and other items as contained in Instrument Number _____, recorded _____, JERRY TONEY CONSTRUCTION, INC., has caused this tract of land to be surveyed and platted into lots, open space, a street and public utility easements, as shown hereon. JERRY TONEY CONSTRUCTION, INC., hereby designates this subdivision as OAK KNOLL MEADOWS SUBDIVISION, PHASE 5, a Planned Community, to the City of Ashland.

IN WITNESS WHEREOF, I set my hand and seal this 24th day of August, 2001.

Jerry E. Toney
Jerry E. Toney, President

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Jerry E. Toney known to me to be the President of JERRY TONEY CONSTRUCTION, INC., an Oregon Corporation, and acknowledged the foregoing instrument, pursuant to authorization by the shareholders of said corporation, to be his voluntary act and deed.

WITNESS my hand and seal this 24th day of August, 2001.

Before me:

[Signature]
Notary Public - Oregon



RELEASE

People's Bank of Commerce, as holder of beneficiary interest under that certain Trust Deed, dated July 19, 2001, recorded as Instrument Number 01-37325, August 7, 2001, and as assignee under that certain Assignment of Leases and Rents, dated July 19, 2001, recorded as Instrument 01-37326, August 7, 2001, Official Records of Jackson County, Oregon, affecting the land depicted hereon, does hereby release from lien of said Trust Deeds and Assignment of Rents, all property described in the "DECLARATION" hereon, dedicated to the City of Ashland for public use.

Signed this 24th day of August, 2001.

Ken Trautman
Ken Trautman, President

STATE OF OREGON }
County of Jackson } SS

The foregoing instrument was acknowledged before me, the undersigned notary, on August 24, 2001, by Ken Trautman, President of People's Bank of Commerce.

Julie Reeder
Notary Public - Oregon



I hereby certify that this is an exact copy of the original.
Robert V. Neathamer
Surveyor

Prepared For:

Jerry Toney Construction, Inc.
4866 Grant Road
Central Point, Oregon 97502

SURVEYOR'S CERTIFICATE:

I, Robert V. Neathamer, 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:

All that real property situated in the Southwest One-quarter of Section 13 and the Southeast One-quarter of Section 14, Township 39 South, Range 1 East of the Willamette Meridian, within the City of Ashland, Jackson County, Oregon, more particularly described as follows:

Commencing at a brass disk set in concrete, marking the Initial Point of Oak Knoll Meadows Subdivision, Phase 3, recorded August 15, 1990 in Volume 16 of Plats at Page 71 of the Records of Jackson County, Oregon, being on the westerly boundary of said Phase 3 and on the easterly right-of-way of Interstate 5; thence along said Phase 3 boundary and said right-of-way the following courses and distances: South 37°56'28" East, a distance of 51.53 feet to a 5/8-inch diameter iron pin with a yellow plastic cap marked "D. MCMAHAN LS 1913"; thence South 20°55'14" East, a distance of 201.00 feet to a 5/8-inch diameter iron pin with a yellow plastic cap marked "D. MCMAHAN LS 1913"; thence South 26°37'52" East, a distance of 173.01 feet to a found 5/8-inch diameter iron pin with a yellow plastic cap marked "D. MCMAHAN LS 1913", and the True Point of Beginning; thence leaving said right-of-way and continuing along the boundary of said Phase 3, the following courses and distances: North 63°22'08" East, a distance of 90.26 feet to a set 5/8-inch diameter iron pin with a yellow plastic cap marked "NEATHAMER LS 2675"; thence South 77°26'18" East, a distance of 15.78 feet to a set 5/8-inch diameter iron pin with a yellow plastic cap marked "NEATHAMER LS 2675"; thence North 35°17'52" East, a distance of 82.24 feet to a found 5/8-inch diameter iron pin marked "D. MCMAHAN LS 1913"; thence South 66°27'52" East, a distance of 52.57 feet to a set 5/8-inch diameter iron pin with a yellow plastic cap marked "NEATHAMER LS 2675", being at the southwesterly right-of-way of Oak Knoll Drive; thence continuing along said Phase 3 boundary and right-of-way, South 66°14'16" East, a distance of 36.00 feet to a set 5/8-inch diameter iron pin with a yellow plastic cap marked "NEATHAMER LS 2675"; thence leaving said right-of-way and continuing along said Phase 3 boundary, the following courses and distances: South 66°27'52" East, a distance of 23.00 feet to a found 5/8-inch diameter iron pin; thence South 23°32'08" West, a distance of 85.81 feet to a found 5/8-inch diameter iron pin with a yellow plastic cap marked "D. MCMAHAN LS 1913"; thence South 66°07'42" East, a distance of 130.05 feet to a found 5/8-inch diameter iron pin; thence South 47°16'26" East, a distance of 75.00 feet to a found 5/8-inch diameter iron pin; thence South 66°27'52" East, a distance of 149.85 feet to a found 5/8-inch diameter iron pin with a yellow plastic cap marked "FARBER PLS 21894", located on the northerly boundary of Oak Knoll Meadows Subdivision, Phase 4, as recorded June 6, 1996, in Volume 21 of Page 23 of the Plat Records of Jackson County, Oregon; thence leaving said Phase 3 boundary and along said Phase 4 boundary, South 58°28'56" West, a distance of 386.88 feet (Record 386.92 feet), to a set 5/8-inch diameter iron pin with a yellow plastic cap marked "NEATHAMER LS 2675", at the easterly right-of-way of Interstate 5; thence leaving said Phase 4 boundary and along said right-of-way, North 26°39'25" West, a distance of 430.51 feet to the True Point of Beginning.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

Purpose: Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and Planning Action Number 2000-085 as administratively approved by the City of Ashland Planning Department on July 19, 2000.

Procedure: Utilizing a Nikon DTM-520 and a Husky FS-2 with TDS software, all found monuments were tied in a closed traverse.

Based on said traverse, Surveys Numbered 12147 and 14993 on file in the Jackson County Surveyor's Office, and Document Number 90-02617, Official Records of Jackson County, Oregon, the project boundaries and interior lots were computed and monumented as depicted hereon.

APPROVALS:

[Signature]
ASHLAND PLANNING DEPARTMENT
Planning Action Number: 2000-085
8/25/2001
DATE

Examined and approved this 24th day of August, 2001.

Jean Holman
City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 42.095 have been paid as of August 31, 2001.

[Signature]
Tax Collector
Carol Reynolds
Deputy Tax Collector

Examined and approved as required by O.R.S. 42.100 this 31 day of August, 2001.

[Signature]
Assessor
[Signature]
Deputy Assessor

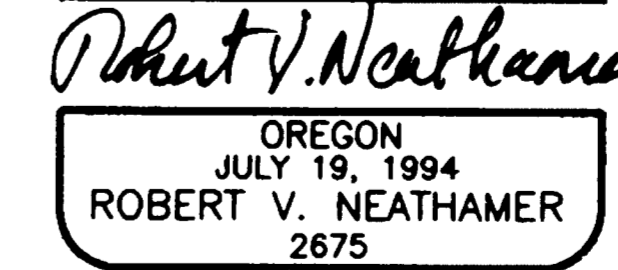
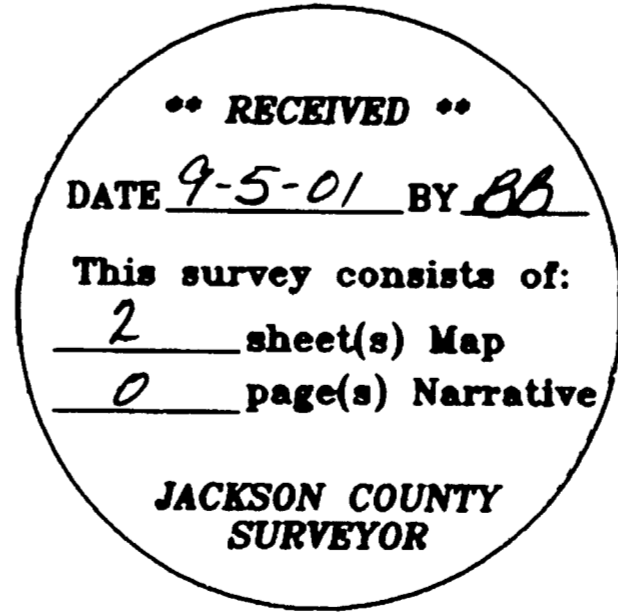
RECORDING

FILED FOR RECORD THIS THE 5 DAY OF SEPTEMBER 2001 AT 3:53 O'CLOCK PM AND RECORDED IN VOLUME 27 OF PLATS AT PAGE 12 OF THE RECORDS JACKSON COUNTY, OREGON.

FOR THE ORDER THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME _____ PAGE _____

Kathleen S. Beckett
County Clerk
[Signature]
Deputy

COUNTY SURVEYOR FILE NO. _____



PREPARED BY: Neathamer Surveying, Inc.
304 South Central Avenue
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 98004 DATE: August 24, 2001