

APPROVAL:

[Signature]
ASHLAND PLANNING DEPARTMENT
PA #2001-022 SUBDIVISION
DATE 1/18/2001

THE OAKS OF ASHLAND
A Planned Community
Located in the N.W. 1/4 of Section 14, T.39S, R.1E, W.M.
in the City of Ashland, Jackson County, Oregon
for
EVAN ARCHERD
P.O. Box 699
Ashland, OR 97520

***** RECORDER'S CERTIFICATE *****

FILED FOR RECORD THIS 25 DAY OF JANUARY, 20 02, AT
11:09 O'CLOCK A.M., AND RECORDED IN VOLUME 28 OF PLATS ON PAGE 3 OF
THE RECORDS OF JACKSON COUNTY, OREGON.

APPROVAL:

EXAMINED AND APPROVED THIS 17th DAY OF January, 2002.

DATE:
DECEMBER 18, 2001

Kathleen S Beckett
COUNTY CLERK
Barbara J Shaw
DEPUTY

Janet H Olson
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 AS OF January 22, 2002.

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

DECLARATION OF COVENANTS & RESTRICTIONS RECORDED AS DOC.# 02-04396, ORJCO.

Jeffrey S. Dent
ASSESSOR, DEPARTMENT OF ASSESSMENT

BY LAWS OF THE OAKS HOMEOWNERS' ASSOCIATION, INC., RECORDED AS DOC.# [Signature], ORJCO.

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN
PAID AS OF January 22, 2002.

Lynnda Abbott Reuter
TAX COLLECTOR

*** POST MONUMENTATION ***

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET
BY DECEMBER 31, 2002.

James E. Hibbs
SURVEYOR

***** SURVEYOR'S CERTIFICATE *****

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE
CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND
SHOWN HEREON THIS PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING
IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

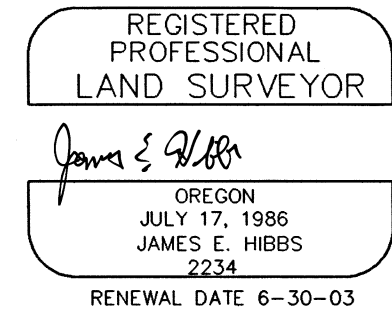
***** DECLARATION *****

KNOW ALL MEN BY THESE PRESENTS THAT ARCHERD/DRESNER, LLC, AN OREGON LIMITED
LIABILITY COMPANY, IS THE OWNER IN FEE OF THE REAL PROPERTY SHOWN ON SHEETS 2 & 3,
MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS SUBDIVIDED THE
SAME INTO THE LOTS AND STREETS AS SHOWN ON SHEETS 2 & 3 AND DOES HEREBY DEDICATE
TO THE PUBLIC FOR PUBLIC USE THE STREETS TOGETHER WITH THE PUBLIC UTILITY EASEMENTS
(PUE), WITH THE CONDITION THAT CHARTER COMMUNICATIONS, ITS SUCCESSORS OR ASSIGNS IN
INTEREST IS GRANTED THE RIGHT TO USE SAID PUES FOR THE PLACEMENT AND MAINTENANCE
OF CABLE TV LINES AS LONG AS THESE LINES DO NOT INTERFERE WITH THE MAINTENANCE OF
CITY OF ASHLAND UTILITIES. ARCHERD/DRESNER, LLC DOES HEREBY MAKE AND ESTABLISH
THE PUBLIC PEDESTRIAN ACCESS EASEMENTS (PPAE), PUBLIC SANITARY SEWER EASEMENT (SSE),
PUBLIC STORM DRAINAGE EASEMENT (SDE), ACCESS EASEMENT TO SANITARY SEWER MANHOLES
(AE), PRIVATE SANITARY SEWER EASEMENT (PSSE) AND PRIVATE STORM DRAINAGE EASEMENT
(PSDE) AS SHOWN ON SHEETS 2 AND 3. THE OAKS OF ASHLAND SHALL BE SUBJECT TO THE
BY-LAWS OF THE OAKS HOMEOWNERS' ASSOCIATION, INC., AS WELL AS A DECLARATION OF
COVENANTS AND RESTRICTIONS TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT. ARCHERD/
DRESNER, LLC DOES HEREBY DESIGNATE SAID SUBDIVISION AS THE OAKS OF ASHLAND, A
PLANNED COMMUNITY.

Parcel No. 1 per Partition Plat No. P-5-1992, according to the official plat, thereof, now of record,
in Volume 3, Page 5 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey
No. 12835 in the Office of the Jackson County Surveyor.

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC.# 02-44002
ORJCO, THIS 21st DAY OF August, 2002.

APPROVED: Roger R. Roberts (See CS 17451)
JACKSON COUNTY SURVEYOR



[Signature]
EVAN ARCHERD, MEMBER
ARCHERD/DRESNER, LLC

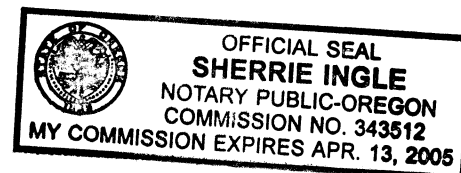
[Signature]
HAROLD DRESNER, MEMBER
ARCHERD/DRESNER, LLC

STATE OF OREGON) }
COUNTY OF JACKSON) } SS

PERSONALLY APPEARED THE ABOVE NAMED EVAN ARCHERD, MEMBER OF ARCHERD/DRESNER, LLC, AND
ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED
ON BEHALF OF ARCHERD/DRESNER, LLC.

DATED THIS 18th DAY OF December, 2002.

BEFORE ME: [Signature]
NOTARY PUBLIC OF OREGON.

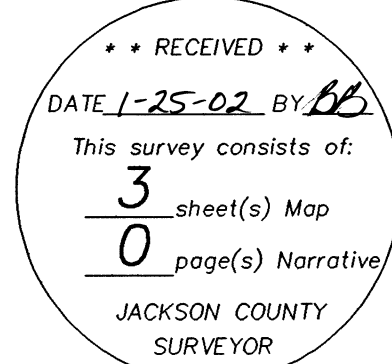
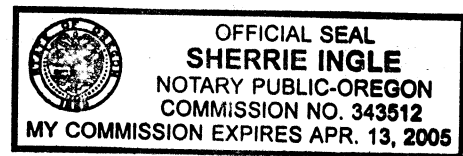


STATE OF OREGON) }
COUNTY OF JACKSON) } SS

PERSONALLY APPEARED THE ABOVE NAMED HAROLD DRESNER, MEMBER OF ARCHERD/DRESNER, LLC, AND
ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED
ON BEHALF OF ARCHERD/DRESNER, LLC.

DATED THIS 19th DAY OF December, 2001.

BEFORE ME: [Signature]
NOTARY PUBLIC OF OREGON.



*** AFFIDAVIT OF CONSENT ***

FROM B & G PROPERTIES, INC. RECORDED AS DOC. # 02-04397, ORJCO.

FROM UMPQUA BANK RECORDED AS DOC. # 02-04398, ORJCO.

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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREETS OF THE OAKS OF ASHLAND, A PLANNED
COMMUNITY.

PROCEDURE: THE EXTERIOR OF THIS SUBDIVISION WAS MONUMENTED BY FS12835. MADE TIES TO THESE
MONUMENTS AS SHOWN. THE MOST SOUTHERLY CORNER WAS SET AT MAP RECORD DISTANCE
FROM THE FOUND MONUMENT AT THE N.W. CORNER. THE MONUMENT AT THE N.W. CORNER
WHICH WAS TIED BY THIS OFFICE DURING FS16685 WAS DESTROYED BY CONSTRUCTION OF
IMPROVEMENTS ON THE ADJOINER PROPERTY TO THE WEST AND A NEW MONUMENT WAS SET
AT THE FOUND LOCATION. COMPUTED THE INTERIOR LOT AND STREET RIGHT-OF-WAY CORNER
LOCATIONS AND SET MONUMENTS AS SHOWN. THOSE MONUMENTS FOUND AS WELL AS THOSE
SET ARE AS SHOWN ON SHEETS 2 & 3.

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME _____, PAGE _____ OF
THE COUNTY COMMISSIONER'S JOURNAL OF PROCEEDINGS.

I HEREBY DECLARE THAT THIS IS AN EXACT
COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs SURVEYOR

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501 PHONE: (541) 772-2782

THE OAKS OF ASHLAND A Planned Community Located in the N.W. 1/4 of Section 14, T.39S, R.1E, W.M. in the City of Ashland, Jackson County, Oregon

for EVAN ARCHERD P.O. Box 699 Ashland, OR 97520

DATE:

DECEMBER 18, 2001

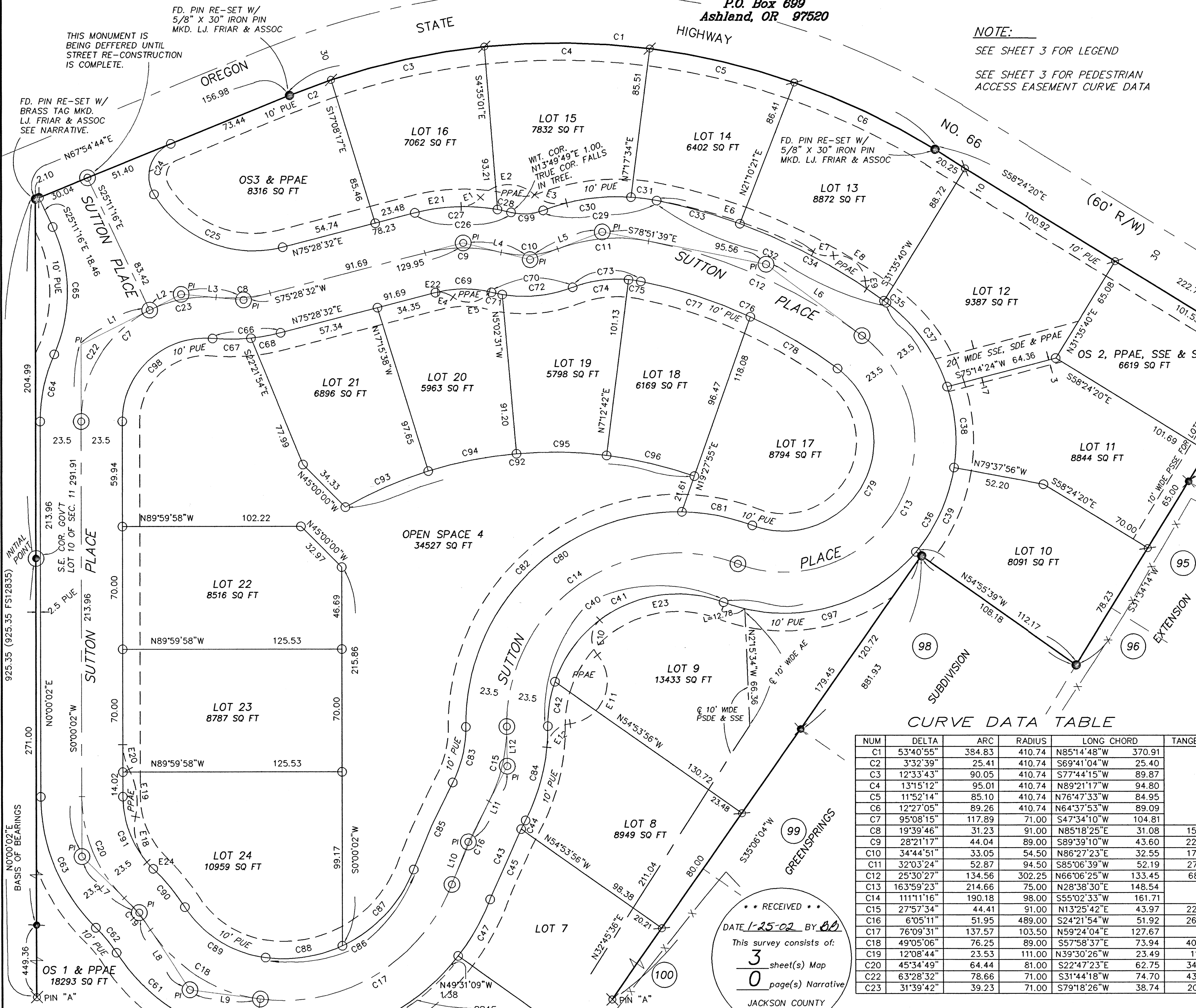
CURVE DATA TABLE

Table with 5 columns: NUM, DELTA, ARC, RADIUS, LONG CHORD. Contains curve data for lots C24 through C43.

NOTE:

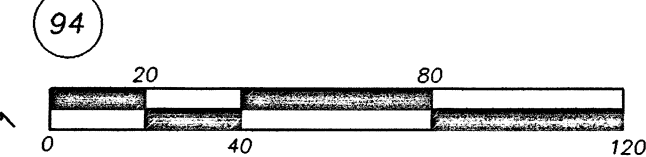
SEE SHEET 3 FOR LEGEND

SEE SHEET 3 FOR PEDESTRIAN ACCESS EASEMENT CURVE DATA



REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-03



CURVE DATA TABLE

Table with 5 columns: NUM, DELTA, ARC, RADIUS, LONG CHORD. Contains curve data for lots C44 through C99.

CURVE DATA TABLE

Table with 6 columns: NUM, DELTA, ARC, RADIUS, LONG CHORD, TANGENT. Contains curve data for lots C1 through C23.

RECEIVED DATE 1-25-02 BY 80 This survey consists of: 3 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
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THE OAKS OF ASHLAND
A Planned Community
Located in the N.W. 1/4 of Section 14, T.39S, R.1E, W.M.
in the City of Ashland, Jackson County, Oregon
for
EVAN ARCHERD
P.O. Box 699
Ashland, OR 97520

EASEMENTS PER SUBDIVISION GUARANTEE

- EASEMENT FOR PIPELINE CARRYING WATER OR GAS PER V.109, P.203, JCDR CANNOT BE DEPICTED HEREON BUT MAY AFFECT THE SUBJECT TRACT.
- EASEMENT FOR TRANSMISSION OF ELECTRICITY PER V.360, P.97, JCDR CANNOT BE DEPICTED HEREON BUT MAY AFFECT THE SUBJECT TRACT.

LEGEND

- ⊙ = FD. 1" IRON PIPE W/ 2.5" BRASS CAP PER FS9675.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. MCMAHAN LS1913 PER FS 12835.
- ⊗ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. SWAIN LS759 PER FS9675.
- ⊗ = FD. 5/8" IRON PIN PER GS1.
- ⊗ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC.
- ⊗ = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC.
- ⊗ = SET 1" X 30" IRON PIPE W/ 2.5" BRASS DISK MKD. L.J. FRIAR & ASSOC. IN MONUMENT CASE.
- ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.

- PSSE = PRIVATE SANITARY SEWER EASEMENT.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT.
- SDE = PUBLIC STORM DRAINAGE EASEMENT.
- SSE = PUBLIC SANITARY SEWER EASEMENT.
- PAE = PUBLIC PEDESTRIAN ACCESS EASEMENT.
- JCDR = JACKSON COUNTY DEED RECORDS.
- SO FT = SQUARE FEET.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER.
- C1 = SEE CURVE DATA TABLE.
- E1 = SEE EASEMENT DATA TABLE.
- () = RECORD DATA AS SHOWN.
- PI = POINT OF INTERSECTION.
- GS1 = GREENSPRINGS SUBDIVISION, EXTENSION NO. 1.
- PP# = PARTITION PLAT NO.
- AE = ACCESS EASEMENT TO SANITARY SEWER MANHOLE.
- L1 = SEE COURSE DATA TABLE.
- OS = OPEN SPACE.
- X- = FENCE LINE.

BASIS OF BEARINGS

NOAA TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 14. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN FROM MONUMENTS ALONG THE EAST LINE OF GOV'T LOT 1 AS SHOWN ON SURVEY NO. 9529 ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE AND AS SHOWN HEREON.

DATE: DECEMBER 18, 2001 UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'

COURSE DATA TABLE

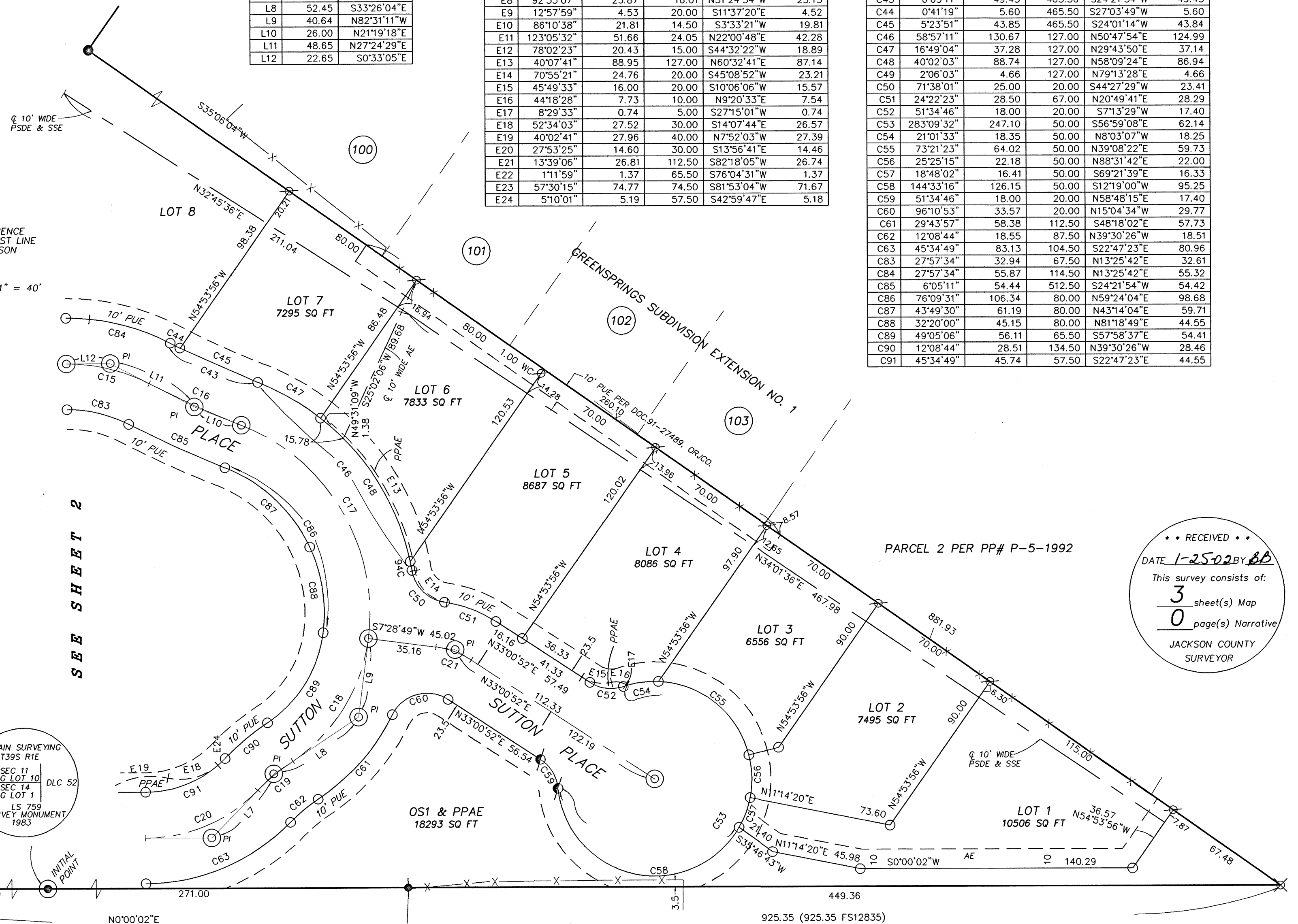
NUM	DISTANCE	BEARING
L1	43.92	N63°28'35"E
L2	20.13	N63°28'35"E
L3	35.90	S84°51'42"E
L4	39.54	N76°10'11"W
L5	44.20	S69°04'57"W
L6	68.41	N53°21'12"W
L7	45.84	S45°34'48"E
L8	52.45	S33°26'04"E
L9	40.64	N82°31'11"W
L10	26.00	N21°19'18"E
L11	48.65	N27°24'29"E
L12	22.65	S0°33'05"E

EASEMENT CURVE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
E1	48°05'03"	12.59	15.00	N65°05'06"E 12.22
E2	91°41'55"	34.56	21.60	S86°53'33"W 30.99
E3	56°50'15"	19.84	20.00	S75°40'37"E 19.04
E4	35°27'00"	9.28	15.00	N71°45'06"W 9.13
E5	88°15'55"	23.38	15.17	N81°50'27"E 21.13
E6	16°38'56"	94.65	325.74	N71°48'41"W 94.32
E7	34°12'15"	11.94	20.00	S80°35'20"E 11.76
E8	92°33'07"	25.87	16.01	N51°24'54"W 23.15
E9	12°57'59"	4.53	20.00	S11°37'20"E 4.52
E10	86°10'38"	21.81	14.50	S3°33'21"W 19.81
E11	123°05'32"	51.66	24.05	N22°00'48"E 42.28
E12	78°02'23"	20.43	15.00	S44°32'22"W 18.89
E13	40°07'41"	88.95	127.00	N60°32'41"E 87.14
E14	70°55'21"	24.76	20.00	S45°08'52"W 23.21
E15	45°49'33"	16.00	20.00	S10°06'06"W 15.57
E16	44°18'28"	7.73	10.00	N9°20'33"E 7.54
E17	8°29'33"	0.74	5.00	S27°15'01"W 0.74
E18	52°34'03"	27.52	30.00	S14°07'44"E 26.57
E19	40°02'41"	27.96	40.00	N7°52'03"W 27.39
E20	27°53'25"	14.60	30.00	S13°56'41"E 14.46
E21	13°39'06"	26.81	112.50	S82°18'05"W 26.74
E22	1°11'59"	1.37	65.50	S76°04'31"W 1.37
E23	57°30'15"	74.77	74.50	S81°53'04"W 71.67
E24	5°10'01"	5.19	57.50	S42°59'47"E 5.18

CURVE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD	TANGENT
C15	27°57'34"	44.41	91.00	N13°25'42"E 43.97	22.66
C16	6°05'11"	51.95	489.00	S24°21'54"W 51.92	26.00
C17	76°09'31"	137.57	103.50	N59°24'04"E 127.67	
C18	49°05'06"	76.25	89.00	S57°58'37"E 73.94	40.64
C19	12°08'44"	23.53	111.00	N39°30'26"W 23.49	11.81
C20	45°34'49"	64.44	81.00	S22°47'23"E 62.75	34.03
C21	25°32'02"	19.39	43.50	N20°14'51"E 19.23	9.86
C43	6°05'11"	49.45	465.50	S24°21'54"W 49.43	
C44	0°41'19"	5.60	465.50	S27°03'49"W 5.60	
C45	5°23'51"	43.85	465.50	S24°01'14"W 43.84	
C46	58°57'11"	130.67	127.00	N50°47'54"E 124.99	
C47	16°49'04"	37.28	127.00	N29°43'50"E 37.14	
C48	40°02'03"	88.74	127.00	N58°09'24"E 86.94	
C49	2°06'03"	4.66	127.00	N79°13'28"E 4.66	
C50	71°38'01"	25.00	20.00	S44°27'29"W 23.41	
C51	24°22'23"	28.50	67.00	N20°49'41"E 28.29	
C52	51°34'46"	18.00	20.00	S71°32'29"W 17.40	
C53	28°30'32"	247.10	50.00	S56°59'08"E 62.14	
C54	21°01'33"	18.35	50.00	N8°03'07"W 18.25	
C55	73°21'23"	64.02	50.00	N39°08'22"E 59.73	
C56	25°25'15"	22.18	50.00	N88°31'42"E 22.00	
C57	18°48'02"	16.41	50.00	S69°21'39"E 16.33	
C58	144°33'16"	126.15	50.00	S12°19'00"W 95.25	
C59	51°34'46"	18.00	20.00	N58°48'15"E 17.40	
C60	96°10'53"	33.57	20.00	N15°04'34"W 29.77	
C61	29°43'57"	58.38	112.50	S48°18'02"E 57.73	
C62	12°08'44"	18.55	87.50	N39°30'26"W 18.51	
C63	45°34'49"	83.13	104.50	S22°47'23"E 80.96	
C63	27°57'34"	32.94	67.50	N13°25'42"E 32.61	
C64	27°57'34"	55.87	114.50	N13°25'42"E 55.32	
C65	6°05'11"	54.44	512.50	S24°21'54"W 54.42	
C66	76°09'31"	106.34	80.00	N59°24'04"E 98.68	
C67	43°49'30"	61.19	80.00	N43°14'04"E 59.71	
C68	32°20'00"	45.15	80.00	N81°18'49"E 44.55	
C69	49°05'06"	56.11	65.50	S57°58'37"E 54.41	
C90	12°08'44"	28.51	134.50	N39°30'26"W 28.46	
C91	45°34'49"	45.74	57.50	S22°47'23"E 44.55	



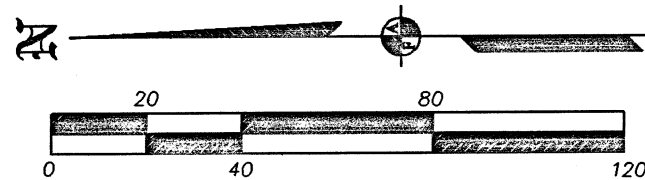
REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-03

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs
SURVEYOR

SWAIN SURVEYING
T39S R1E
SEC 11 G LOT 10 DLC 52
SEC 14 G LOT 1
LS 759 SURVEY MONUMENT
1983



•• RECEIVED ••
DATE 1-25-02 BY BB
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR