

APPROVAL:

ASHLAND PLANNING DEPARTMENT  
PA #2002-143 SUBDIVISION

6.11.03  
DATE

APPROVAL:

EXAMINED AND APPROVED THIS 6th DAY OF June, 2003.

James H. Olson  
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 AS OF JUNE 17th, 2003.

Christopher Francis Deputy  
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN

PAID AS OF June 17th, 2003.

Patty Bindong, Deputy  
TAX COLLECTOR

\*\*\*\*\* DECLARATION \*\*\*\*\*

KNOW ALL MEN BY THESE PRESENTS THAT NOMOCO, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER IN FEE OF THE REAL PROPERTY SHOWN ON SHEETS 2, 3, & 4 MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS SUBDIVIDED THE SAME INTO THE LOTS, STREETS, ALLEYS AND OPEN SPACE AS SHOWN ON SHEETS 2, 3, & 4 AND DOES HEREBY DEDICATE TO THE CITY OF ASHLAND FOR PUBLIC USE THE STREETS AND ALLEYS 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 PUE'S FOR THE PLACEMENT AND MAINTENANCE OF CABLE TV LINES AS LONG AS THEY DO NOT INTERFERE WITH THE MAINTENANCE OF CITY OF ASHLAND UTILITIES AND DOES HEREBY DEDICATE TO THE CITY OF ASHLAND THE SIDEWALK EASEMENT (SWE). RIVER WALK SUBDIVISION SHALL BE SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED AT THE SAME TIME AS THIS PLAT SETTING FORTH PROVISIONS FOR THE MAINTENANCE OF THE OPEN SPACE (OS). NOMOCO, LLC DOES HEREBY DEED TO THE CITY OF ASHLAND IN FEE THE '1' STREET PLUG AS SHOWN. NOMOCO, LLC DOES HEREBY DESIGNATE SAID SUBDIVISION AS RIVER WALK SUBDIVISION, A PLANNED COMMUNITY.

EVAN ARCHERD, MEMBER  
NOMOCO, LLC

STEVE MORGAN, MEMBER  
NOMOCO, LLC

RUSSELL DALE, MEMBER  
NOMOCO, LLC

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

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

DATED THIS 5th DAY OF June, 20 03.

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

PERSONALLY APPEARED THE ABOVE NAMED RUSSELL DALE, MEMBER OF NOMOCO, LLC, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF NOMOCO, LLC.

DATED THIS 5th DAY OF June, 20 03.

Notary Public - Oregon  
Commission No. 327469  
My Commission Expires 10.3.03

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

PERSONALLY APPEARED THE ABOVE NAMED STEVE MORGAN, MEMBER OF NOMOCO, LLC, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF NOMOCO, LLC.

DATED THIS 6th DAY OF June, 20 03.

Notary Public - Oregon  
Commission No. 327469  
My Commission Expires 10.3.03

RIVER WALK SUBDIVISION

A Planned Community  
In Parcel No. 1 per Partition Plat No. P-24-2003 &  
located in the N.W. 1/4 of Section 4, T.39S, R.1E, W.M.  
in the City of Ashland, Jackson County, Oregon

for  
NOMOCO, LLC  
P.O. Box 699  
Ashland, OR 97520

DATE:  
JUNE 2, 2003

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, CONDITIONS & RESTRICTIONS RECORDED AS DOC.# 03-39992, ORJCO.

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

FILED FOR RECORD THIS 19 DAY OF JUNE, 20 03, AT  
12 O'CLOCK P.M., AND RECORDED IN VOLUME 29 OF PLATS ON PAGE 25 OF  
THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckett  
COUNTY CLERK

Bartau Shaw  
DEPUTY

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

\*\*\* POST MONUMENTATION \*\*\*

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET  
BY MAY 31, 20 04.

Jane E. Hibbs  
SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC.# 2008-31621,  
ORJCO, THIS 19th DAY OF August, 20 08  
(CS20137)

APPROVED: [Signature]  
JACKSON COUNTY SURVEYOR

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:

Parcel No. 1 per Partition Plat No. 24-2003, according to the official plat, thereof, now of record, in Volume 14, Page 24 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 17738 in the Office of the Jackson County Surveyor.

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

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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREETS OF RIVERWALK SUBDIVISION.

PROCEDURE: THE EXTERIOR OF THIS SUBDIVISION WAS MONUMENTED BY FS17738. COMPUTED THE LOT CORNER POSITIONS PER THE APPROVED TENTATIVE PLAT. SET PINS AT THE LOCATIONS SHOWN ON SHEETS 2, 3, & 4 WITH INTERIOR MONUMENTS BEING DEFERRED UNTIL CONSTRUCTION AND LOT GRADING IS COMPLETE.

\*\*\* AFFIDAVIT OF CONSENT \*\*\*

FROM UMPQUA BANK RECORDED AS DOC. #03-39991, ORJCO.

RECEIVED  
DATE 6-19-03 BY [Signature]  
This survey consists of:  
4 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

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

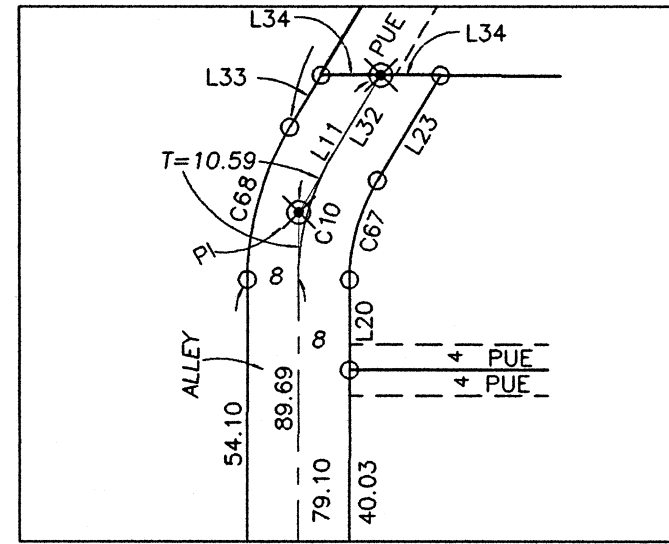
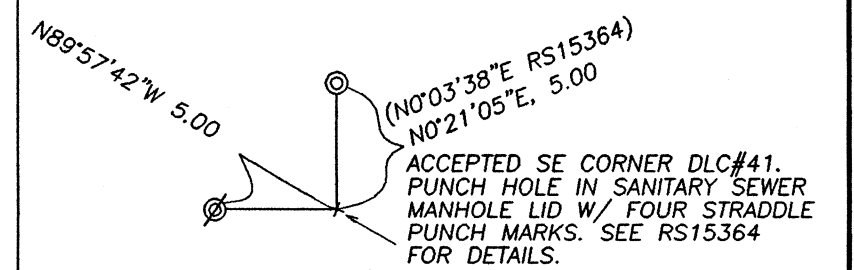
Jane E. Hibbs  
SURVEYOR

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 204, PAGE 198-1995 OF THE COUNTY COMMISSIONER'S JOURNAL OF PROCEEDINGS.  
Corrected by volume 206 pages 330-332 of County Comm. Journal. SHEET 1 OF 4 01306FM

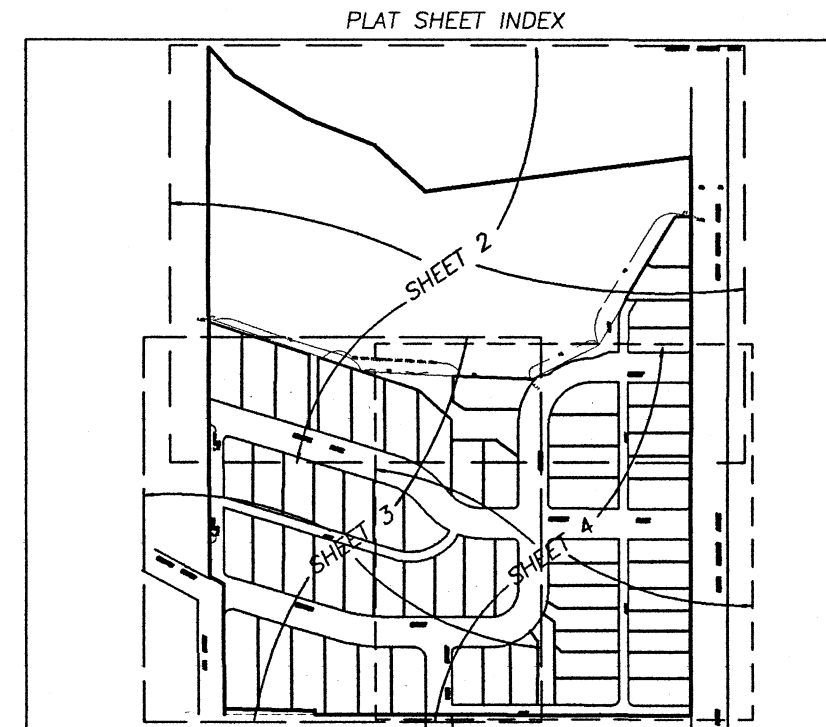
131/73

SURVEY BY:  
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PHONE: (541) 772-2782

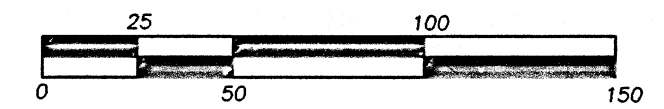
**RIVER WALK SUBDIVISION**  
A Planned Community  
In Parcel No. 1 per Partition Plat No. P-24-2003 &  
located in the N.W. 1/4 of Section 4, T.39S, R.1E, W.M.  
in the City of Ashland, Jackson County, Oregon  
for  
**NOMOCO, LLC**  
P.O. Box 699  
Ashland, OR 97520



DETAIL "A"  
SCALE: 1" = 30'



MOUNTAIN MEADOWS DRIVE  
DETAIL - S.E. CORNER DLC #41

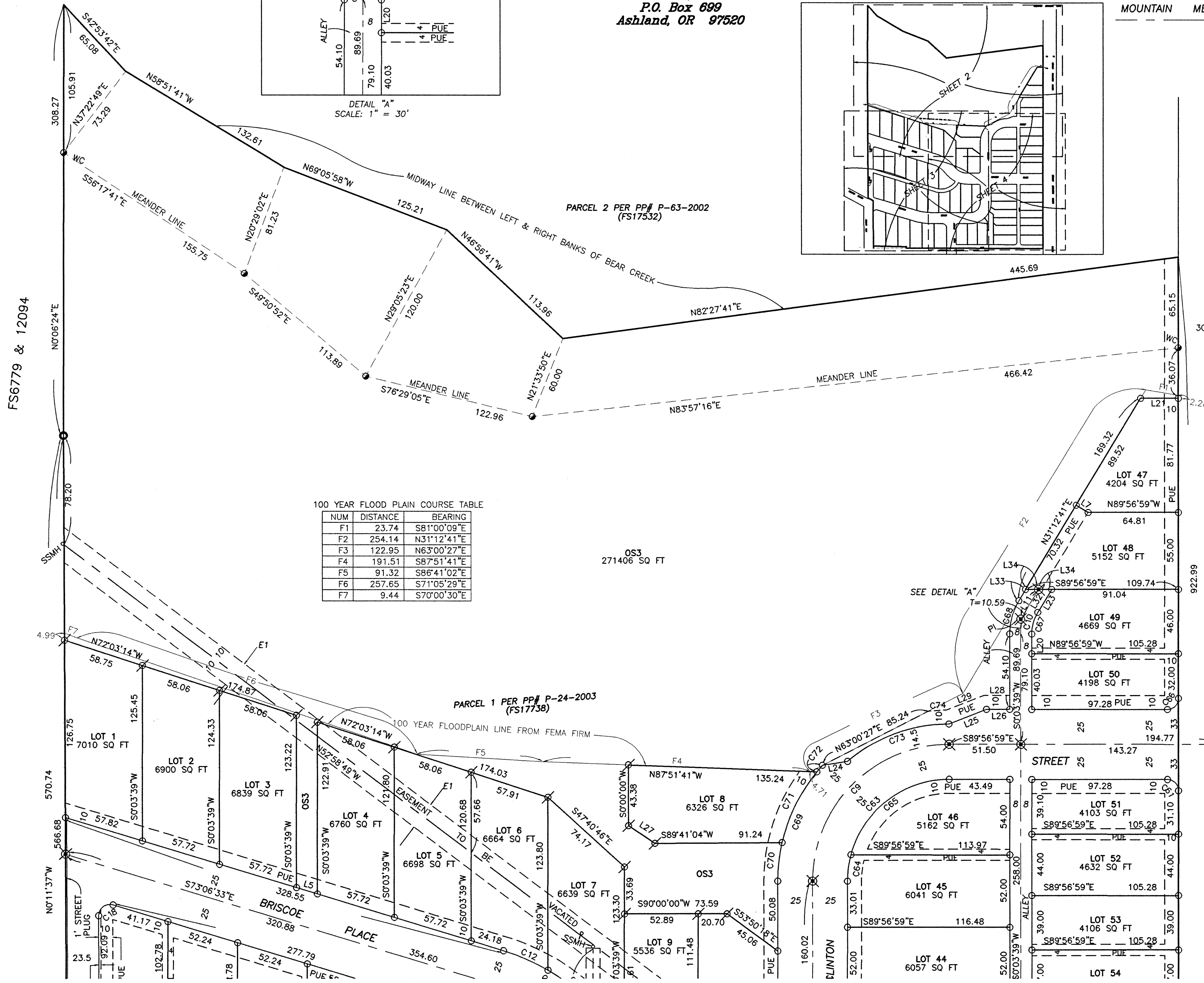


JUNE 2, 2003 UNIT OF MEASUREMENT = FEET  
SCALE: 1" = 50'

INFORMATION NOTES:  
FOR LEGENDS SEE SHEET 3.  
FOR CURVE & LINE TABLES SEE SHEET 4.

100 YEAR FLOOD PLAIN COURSE TABLE

NUM	DISTANCE	BEARING
F1	23.74	S81°00'09"E
F2	254.14	N31°12'41"E
F3	122.95	N63°00'27"E
F4	191.51	S87°51'41"E
F5	91.32	S86°41'02"E
F6	257.65	S71°05'29"E
F7	9.44	S70°00'30"E



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

\*\* RECEIVED \*\*  
DATE 6-19-03 BY *JB*  
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JACKSON COUNTY  
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*James E. Hibbs*  
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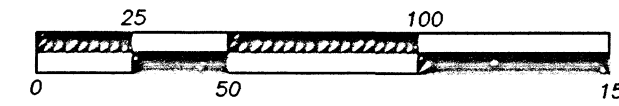
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P.O. Box 699  
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SEE SHEET 2



- 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.
  - EASEMENT FOR TELEPHONE, TELEGRAPH AND COMMUNICATIONS LINES PER V.144, P.159, JCDR CANNOT BE DEPICTED HEREON BUT MAY AFFECT THE SUBJECT TRACT.
  - EASEMENT FOR DITCH AND PIPELINE PER V.155, P.186, JCDR CANNOT BE DEPICTED HEREON BUT MAY AFFECT THE SUBJECT TRACT.

- EASEMENT LEGEND:**
- E1 = SANITARY SEWER EASEMENT PER V.521, P.159 JCDR. (TO BE EXTINGUISHED)
  - E2 = SANITARY SEWER EASEMENT PER V.555, P.47, JCDR.



**LEGEND**

- = FD. 1.5" IRON PIPE PER VOL.263, PG.599, JCDR.
- ⊙ = FD. 3" BRONZE CAP MKD. CITY OF ASHLAND SURVEY MARKER 1997 LS759 PER RS15364.
- ⊙ = FD. 3" BRONZE CAP IN MONUMENT CASE MKD. CITY OF ASHLAND SURVEY MARKER 1993 LS759 PER RS13679.
- ⊙ = FD 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC PER FS17532.
- ⊙ = FD 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC PER FS17738.
- = FD. 2.5" BRASS CAP IN MON. CASE MKD. L.J. FRIAR & ASSOC. PER MMSP1.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. SWAIN LS759 PER FS6779 OR 7421.
- ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. BURRELL RLS638 PER FS7546 OR 12222.
- ⊙ = FD. 1" IRON PIPE SEE FS7421.
- ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. DA EDWARDS RPLS2339 PER FS11433.
- ⊙ = SET 5/8" X 24" 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. (DEFERRED)
- \* ⊙ = SET 1" X 30" IRON PIPE W/ 2.5" BRASS CAP MKD. L.J. FRIAR & ASSOC IN MON. WELL. (DEFERRED)

- JCDR = JACKSON COUNTY DEED RECORDS.
- SQ FT = SQUARE FEET.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER.
- C1 = SEE CURVE DATA TABLE ON SHEET 4.
- L1 = SEE LINE DATA TABLE ON SHEET 4.
- ( ) = RECORD DATA AS SHOWN.
- PI = POINT OF INTERSECTION.
- MMSP1 = MOUNTAIN MEADOWS SUBDIVISION, PHASE 1. (FS14730)
- PP# = PARTITION PLAT NO.
- E1 = SEE EASEMENT LEGEND.
- OS = OPEN SPACE.
- X- = FENCE LINE.

\* SEE CS 20137 FOR FINAL MONUMENTATION. RRR, C.S.

**BASIS OF BEARINGS**

NOAA TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 4. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN FROM THE CENTERLINE OF NORTH MOUNTAIN AVENUE AS SHOWN ON SURVEY NO. 6779 ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE AND AS SHOWN HEREON.

DATE: JUNE 2, 2003 UNIT OF MEASUREMENT = FEET SCALE: 1" = 50'

**100 YEAR FLOOD PLAIN COURSE TABLE**

NUM	DISTANCE	BEARING
F1	23.74	S81°00'09"E
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REGISTERED PROFESSIONAL LAND SURVEYOR

*James E. Hibbs*

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

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SURVEYOR

\*\* RECEIVED \*\*  
DATE 6-19-03 BY JEB  
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4 sheet(s) Map  
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JACKSON COUNTY SURVEYOR

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.



SURVEY BY:  
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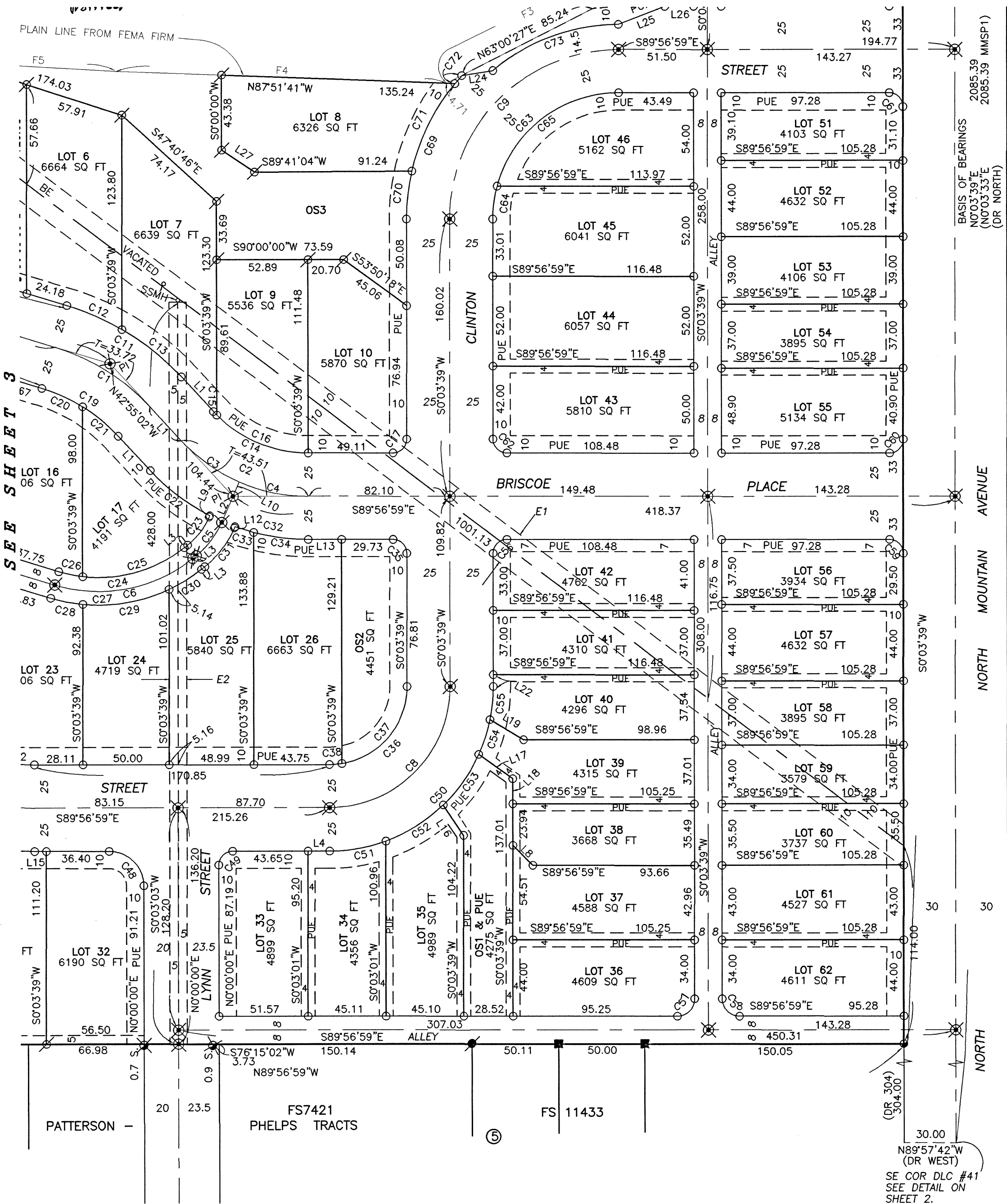
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INFORMATION NOTES:  
FOR LEGENDS SEE SHEET 3.



LINE TABLE

NUM	DISTANCE	BEARING	NUM	DISTANCE	BEARING
L1	27.21	N42°55'02"W	L20	14.10	S0°03'39"W
L2	16.50	N23°34'00"E	L21	27.06	S89°56'21"E
L3	2.43	S51°45'20"W	L22	6.82	S0°03'39"W
L4	12.53	N89°56'59"W	L23	19.15	N31°12'41"E
L5	15.67	S73°06'33"E	L24	18.29	N80°58'30"E
L6	6.38	S0°07'34"W	L25	28.96	N68°47'23"E
L7	10.00	N58°47'19"W	L26	16.67	N89°56'59"W
L8	16.35	S45°01'51"E	L27	22.80	N56°12'31"W
L9	0.82	N23°34'00"E	L28	18.55	S89°56'59"E
L10	9.06	N23°34'00"E	L29	29.01	N68°47'23"E
L11	24.90	N31°12'41"E	L30	6.38	S0°07'34"W
L12	0.82	N23°34'00"E	L31	17.26	N89°56'59"W
L13	19.36	S89°56'59"E	L32	14.31	N31°12'41"E
L14	9.46	S73°06'33"E	L33	9.48	N31°12'41"E
L15	6.78	S89°56'59"E	L34	9.35	N89°56'59"W
L16	21.15	N33°47'21"W	L35	9.54	S0°11'37"E
L17	24.15	N54°30'59"W			
L18	14.56	N0°03'39"E			
L19	22.64	N59°17'26"W			

JUNE 2, 2003 UNIT OF MEASUREMENT = FEET  
SCALE: 1" = 50'

CURVE TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD	NUM	DELTA	ARC	RADIUS	LONG CHORD		
C1	30°11'30"	65.87	125.00	N58°00'47"W	65.11	C38	9°16'51"	7.29	45.00	N85°24'35"E	7.28
C2	47°01'57"	82.09	100.00	S66°26'00"E	79.80	C39	16°50'26"	80.83	275.00	S81°31'46"E	80.54
C3	23°30'58"	41.04	100.00	S54°40'31"E	40.76	C40	1°41'09"	8.09	275.00	S73°57'07"E	8.09
C4	23°30'58"	41.04	100.00	S78°11'30"W	40.76	C41	10°35'18"	50.82	275.00	S80°05'21"E	50.75
C5	28°11'20"	24.60	50.00	N37°39'40"E	24.35	C42	4°33'59"	21.92	275.00	S87°40'00"E	21.91
C6	55°08'07"	84.68	88.00	N79°19'24"E	81.45	C43	72°54'55"	10.18	8.00	S36°39'05"E	9.51
C7	16°50'26"	88.18	300.00	S81°31'46"E	87.86	C44	107°05'04"	24.30	13.00	S53°20'55"W	20.91
C8	89°59'21"	109.94	70.00	N45°03'20"E	98.99	C45	16°50'26"	95.53	325.00	S81°31'46"E	95.18
C9	89°59'21"	153.92	98.00	S45°03'20"W	138.58	C46	8°18'33"	47.13	325.00	S77°15'49"E	47.09
C10	31°09'02"	20.66	38.00	S15°38'10"W	20.41	C47	8°31'53"	48.39	325.00	S85°41'02"E	48.35
C11	30°11'30"	79.04	150.00	N58°00'47"W	78.13	C48	89°56'59"	31.40	20.00	N44°58'30"W	28.27
C12	13°20'35"	34.93	150.00	N66°26'15"W	34.85	C49	90°03'00"	12.57	8.00	S45°01'30"W	11.32
C13	16°50'55"	44.11	150.00	N51°20'30"W	43.95	C50	89°59'21"	149.21	95.00	N45°03'20"E	134.34
C14	47°01'57"	61.57	75.00	S66°26'00"E	59.85	C51	20°03'19"	33.25	95.00	N80°01'21"E	33.08
C15	2°11'15"	2.86	75.00	S44°00'39"E	2.86	C52	23°52'59"	39.60	95.00	N58°03'12"E	39.31
C16	44°50'42"	58.70	75.00	S67°31'38"E	57.22	C53	21°41'58"	35.98	95.00	N35°15'43"E	35.76
C17	89°59'21"	12.56	8.00	N45°03'20"E	11.31	C54	12°42'13"	21.06	95.00	N18°03'37"E	21.02
C18	107°05'04"	14.95	8.00	S53°20'55"W	12.87	C55	11°38'50"	19.31	95.00	N55°53'04"E	19.28
C19	30°11'30"	52.69	100.00	N58°00'47"W	52.09	C56	89°59'21"	12.56	8.00	S45°03'20"W	11.31
C20	14°49'08"	25.86	100.00	N65°41'58"W	25.79	C57	89°59'21"	15.71	10.00	N45°03'20"E	14.14
C21	15°22'22"	26.83	100.00	N50°36'13"W	26.75	C58	90°00'38"	15.71	10.00	S44°56'40"E	14.14
C22	19°50'48"	43.30	125.00	S52°50'26"E	43.08	C59	90°00'38"	12.57	8.00	N44°56'40"W	11.31
C23	28°11'20"	20.66	42.00	N37°39'40"E	20.46	C60	89°59'21"	12.56	8.00	N45°03'20"E	11.31
C24	55°08'07"	76.98	80.00	N79°19'24"E	74.05	C61	90°00'38"	12.57	8.00	N44°56'40"W	11.31
C25	44°58'44"	62.80	80.00	N74°14'42"E	61.20	C62	90°00'38"	12.57	8.00	S44°56'40"E	11.31
C26	10°09'22"	14.18	80.00	S78°11'14"E	14.16	C63	89°59'21"	114.65	73.00	S45°03'20"W	103.23
C27	55°08'07"	92.38	96.00	N79°19'24"E	88.86	C64	15°04'32"	19.21	73.00	S73°55'55"W	19.15
C28	11°19'06"	18.96	96.00	S78°46'06"E	18.93	C65	74°54'49"	95.45	73.00	S52°35'36"W	88.79
C29	30°38'55"	51.35	96.00	N80°14'53"E	50.74	C66	89°58'20"	12.56	8.00	N45°02'49"E	11.31
C30	13°10'05"	22.06	96.00	N58°20'23"E	22.01	C67	31°09'02"	16.31	30.00	S15°38'10"W	16.11
C31	28°11'20"	28.54	58.00	N37°39'40"E	28.25	C68	31°09'02"	25.01	46.00	S15°38'10"W	24.70
C32	19°50'48"	43.30	125.00	S80°01'35"E	43.08	C69	42°18'52"	90.84	123.00	S21°13'05"W	88.79
C33	5°10'49"	11.30	125.00	S72°41'35"E	11.30	C70	12°59'24"	27.89	123.00	S6°33'21"W	27.83
C34	14°39'59"	32.00	125.00	S82°36'59"E	31.91	C71	26°28'45"	56.84	123.00	S26°17'26"W	56.34
C35	90°00'38"	12.57	8.00	N44°56'40"W	11.31	C72	2°50'43"	6.11	123.00	S40°57'10"W	6.11
C36	89°59'21"	70.68	45.00	N45°03'20"E	63.63	C73	40°17'49"	79.12	112.50	S69°49'28"W	77.50
C37	80°42'30"	63.39	45.00	N40°24'54"E	58.28	C74	6°04'16"	12.98	122.50	S86°02'41"W	12.97

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

RECEIVED  
DATE 6-19-03 BY JEB  
This survey consists of:  
4 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*James E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-03

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.