

APPROVALS:

EXAMINED AND APPROVED THIS 22ND DAY OF August, 2012

ASHLAND PLANNING DEPARTMENT DATE PLANNING FILE NO. PA 2011-00738

EXAMINED AND APPROVED THIS 16TH DAY OF August, 2012

Bradley F. Backus CITY SURVEYOR

APPROVED FOR RECORDING THIS 15 DAY OF October, 2012

COUNTY COMMISSIONER / ADMINISTRATOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT MAILBAR GROUP LLC RETIREMENT PLAN, DATED NOVEMBER 1, 2003 FBO ROY MARVIN, TRUSTEE AS TO AN UNDIVIDED 66.67% INTEREST AND FBO OF JANICE MARVIN, TRUSTEE AS TO AN UNDIVIDED 33.33% INTEREST, IS THE OWNER OF THE LANDS HERON DESCRIBED, AND HAVE SUBDIVIDED THE SAME INTO LOTS AS SHOWN HERON, AND THAT THE SIZE OF THE LOTS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. WE HEREBY DEDICATE TO THE CITY OF ASHLAND, THE PUBLIC STREET RIGHT-OF-WAY FOR BLUE SKY LANE, ALONG WITH THE PUBLIC UTILITY EASEMENTS AND PUBLIC PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HERON. WE ALSO HEREBY CREATE THE PRIVATE IRRIGATION EASEMENTS AS SHOWN HERON. WE ALSO CREATE AND RELOCATE A TEN (10) FOOT WIDE TALENT IRRIGATION DISTRICT (T.I.D.) EASEMENT, AS SHOWN HERON.

Roy Marvin, Trustee MAILBAR GROUP LLC RETIREMENT PLAN

STATE OF OREGON) SS COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED ROY MARVIN, THIS 15 DAY OF August, 2012, AS TRUSTEE ON AUTHORITY OF MAILBAR GROUP LLC RETIREMENT PLAN AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: Jamie G. Miller, Notary Public, State of Oregon Commission No. 454372 My Commission Expires Jan. 20, 2015

Janice Marvin, Trustee MAILBAR GROUP LLC RETIREMENT PLAN

STATE OF OREGON) SS COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED JANICE MARVIN, THIS 17 DAY OF August, 2012, AS TRUSTEE ON AUTHORITY OF MAILBAR GROUP LLC RETIREMENT PLAN AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: Jamie G. Miller, Notary Public, State of Oregon Commission No. 454372 My Commission Expires Jan. 20, 2015

COVENANTS, CONDITIONS & RESTRICTIONS:

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THIS SUBDIVISION, WAS SIMULTANEOUSLY RECORDED WITH THIS PLAT BY INSTRUMENT NO. 2012-034936 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SURVEY NOTES:

THE FOLLOWING EASEMENTS ARE BLANKET IN NATURE AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- RIGHT-OF-WAY EASEMENT TO PACIFICORP, RECORDED IN VOLUME 326, PAGE 177 AND VOLUME 332, PAGE 314 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
AN EASEMENT FOR A SEPTIC TANK DRAINFIELD AND A ONE INCH CITY WATERLINE, RECORDED ON OCTOBER 22, 1962 IN VOLUME 535, PAGE 261 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

Assessor's Map No. 39 1E 23 B0, Tax Lots 308 & 501

TOLMAN MEADOWS, PHASE I

LYING SITUATE WITHIN NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR Malibar Group LLC

1405 Tolman Creek Road Ashland, Oregon 97520

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY 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 HERON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

THOSE TRACTS OF LAND DESCRIBED WITHIN, AS DESCRIBED IN INSTRUMENT NO. 2009-018262 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, BEING PARCEL 2 OF PARTITION PLAT NO. P-7-1994 AND LOT 4, WILD CREEK SUBDIVISION, ACCORDING TO THE OFFICIAL PLATS THEREOF, NOW OF RECORD IN SAID COUNTY, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT AN ALUMINUM CAPPED IRON PIN AT THE SOUTHWEST CORNER OF LOT 9, BRIGGS SUBDIVISION UNIT NO. 3, NOW OF RECORD IN JACKSON COUNTY, OREGON; THENCE NORTH 89°30'24" EAST, ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 318.70 FEET TO A 3/4 INCH IRON PIN AT THE SOUTHEAST CORNER THEREOF (PLAT RECORD NORTH 89°31'23" EAST, 318.61 FEET); THENCE NORTH 00°06'47" WEST, 25.07 FEET TO A 3/4 INCH IRON PIN; THENCE SOUTH 89°53'40" EAST, ALONG THE SOUTH LINE OF PARCEL 2, PARTITION PLAT NO. P-7-1994, A DISTANCE OF 155.89 FEET (PLAT RECORD SOUTH 89°54'40" EAST, 155.83 FEET) TO A 3/4 INCH IRON PIPE AT THE MOST SOUTHERLY SOUTHEAST CORNER THEREOF; THENCE NORTH 00°05'05" WEST, 145.00 FEET TO A 5/8 INCH IRON PIN AT AN ELL CORNER FOR SAID PARCEL 2 (PLAT RECORD NORTH 00°05'45" WEST, 145.00 FEET); THENCE SOUTH 89°54'51" EAST, 156.06 FEET TO A 3/4 INCH IRON PIN AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID PARCEL 2 (PLAT RECORD SOUTH 89°54'39" EAST, 156.14 FEET); THENCE NORTH 00°05'47" WEST, ALONG THE WEST LINE OF TOLMAN CREEK ROAD, A DISTANCE OF 36.94 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE NORTH 89°59'32" WEST, ALONG THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 224.98 FEET TO A 3/4 INCH IRON PIN AT AN ELL CORNER ON THE EASTERLY LINE OF SAID LOT 9, BRIGGS SUBDIVISION UNIT NO. 3 (PLAT RECORD NORTH 89°59'21" WEST, 224.93 FEET); THENCE NORTH 00°05'37" WEST, 155.45 FEET TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF LOT 4, WILD CREEK SUBDIVISION, NOW OF RECORD IN SAID COUNTY (PLAT RECORD NORTH 00°06'43" WEST, 155.60 FEET); THENCE NORTH 89°37'54" WEST, 142.91 FEET TO A 3/4 INCH IRON PIN AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 4 (PLAT RECORD NORTH 89°49'40" WEST, 143.02 FEET); THENCE SOUTH 05°15'54" WEST, 96.33 FEET TO A 5/8 INCH IRON PIN AT AN ELL CORNER OF SAID LOT 4 (PLAT RECORD SOUTH 05°06'53" WEST, 95.96 FEET); THENCE NORTH 86°30'25" WEST, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 83.25 FEET TO A 5/8 INCH IRON PIN (PLAT RECORD NORTH 86°28'12" WEST); THENCE SOUTH 89°16'42" WEST, 171.26 FEET TO A 5/8 INCH IRON PIN AT THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 4 (PLAT RECORD NORTH 89°14'08" WEST, 171.34 FEET); THENCE SOUTH 00°12'49" EAST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 272.62 FEET (PLAT RECORD SOUTH 00°13'03" EAST, 272.56 FEET) TO THE INITIAL POINT OF BEGINNING.

CONTAINING 3.21 ACRES, MORE OR LESS.

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

Shawn Kampmann SURVEYOR

** RECEIVED ** Date 10-15-12 By [Signature] This survey consists of 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 15TH DAY OF October, 2012 AT 9 O'CLOCK AM AND RECORDED IN VOLUME 38, PAGE 10 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker COUNTY CLERK, Carmen D. Helmer DEPUTY

APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF October 15, 2012.

Esther Ostrom, Deputy 10/15/12 TAX COLLECTOR DATE

Esther Ostrom, Deputy 10/15/12 DEPUTY DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 15TH DAY OF October, 2012.

Joshua Gibson ASSESSOR DATE, Willie Gibson DEPUTY DATE 10-15-2012

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

PURPOSE: TO SURVEY AND MONUMENT A SUBDIVISION OF THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2009-018262 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, IN CONFORMANCE WITH THE CITY OF ASHLAND PLANNING DEPARTMENT FILE NO. PA 2011-00738.

PROCEDURE: UTILIZING LEICA TCRA 1203 ROBOTIC TOTAL STATIONS AND RANGING PRISMS, I SURVEY THE LAND AS SHOWN ON THIS PLAT. THE EXTERIOR BOUNDARY OF THE SUBJECT PROPERTY WAS PREVIOUSLY ESTABLISHED AS PARCEL 2 OF PARTITION PLAT P-7-1994 AND FILED AS SURVEY NO. 13819 WITH THE OFFICE OF THE JACKSON COUNTY SURVEYOR, IN ADDITION TO LOT 4, WILD CREEK SUBDIVISION, FILED AS SURVEY NO. 14939. ALL BUT A SMALL PORTION OF THESE TRACTS WERE PREVIOUSLY PORTIONS OF LOT 9, BRIGGS SUBDIVISION UNIT NO. 3, OR ABUT PORTIONS OF BRIGGS SUBDIVISION AND BRIGGS SUBDIVISION UNIT NO. 2. I RETRACE THE AFOREMENTIONED SURVEYS AND RECOVERED A MAJORITY OF MONUMENTS ALONG THE BOUNDARY WHICH FIT WELL WITH THE SURVEY RECORD AND HELD FOR POSITION. THE TOP OF A CAST IRON MONUMENT WELL LOCATED AT THE CENTERLINE INTERSECTION OF TOLMAN CREEK ROAD AND GREENMEADOWS WAY WAS FOUND 0.6 FEET DEEP IN THE PAVED ROAD SURFACE BUT WAS SEALED BY ASPHALT AND COULD NOT BE OPENED WITHOUT DESTROYING THE CASE. IT WAS LEFT IN REPOSE FOR FEAR OF DAMAGING THE RECORD IRON PIN MONUMENT WITHIN AND OTHER WISE WOULD HAVE REQUIRED BREACHING A TWO FOOT DIAMETER HOLE IN THE ROADBED AT A DEPTH OF TWO FEET IN ORDER TO COMPLETELY EXCAVATE THE CASE REQUIRING A ROAD CLOSURE FOR PUBLIC SAFETY BECAUSE OF THE NARROW WIDTH OF THE TRAVELLED WAY. A MEASUREMENT WAS TAKEN OF THE POSITION OF THE CENTER OF THE CASE WHICH FIT WITHIN 0.15 FEET OF THE CALCULATED MONUMENT RECORD POSITION BASED ON A BEARING-BEARING INTERSECTION BETWEEN RECOVERED MONUMENTS ALONG THE INTERSECTING ROADS AND USED FOR RECORD POSITION AS SHOWN. THE EXISTING BURIED PIPELINE WITHIN THE TEN FOOT WIDE TALENT IRRIGATION DISTRICT EASEMENT DESCRIBED IN VOLUME 600, PAGE 392, WAS RELOCATED WITHIN THE SUBJECT PROPERTY TO BETTER ACCOMMODATE THE LOT CONFIGURATIONS.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 14, 1998 SHAWN KAMPMANN 2803 LS

RENEWAL DATE: 6/30/2013

SURVEYED BY:

POLARIS LAND SURVEYING LLC P.O. BOX 459 ASHLAND, OREGON 97520 (541) 482-5009

DATE: AUGUST 10, 2012 PROJECT NO. 600-10

TOLMAN MEADOWS, PHASE I

LYING SITUATE WITHIN
 NORTHWEST QUARTER OF SECTION 23,
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Malibar Group LLC
 1405 Tolman Creek Road
 Ashland, Oregon 97520

LEGEND

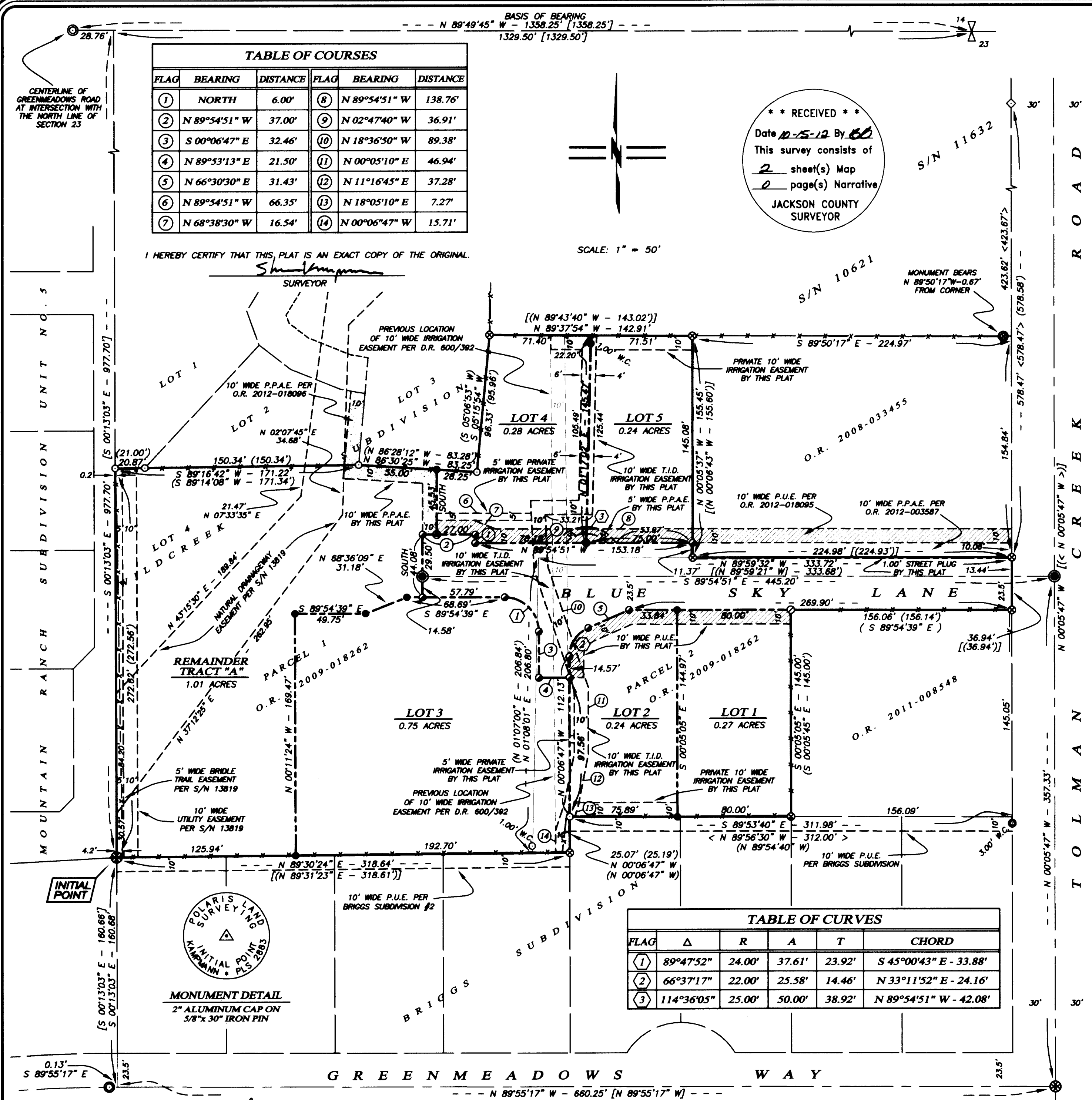
- ⊗ 2 1/2" BRONZE CAPPED PIPE QUARTER SECTION CORNER PER BRIGGS SUBDIVISION UNIT NO. 2 & 3 (RECOVERED)
- ⊙ 3" CITY OF ASHLAND BRASS CAP IN MONUMENT WELL STAMPED "PLS 2883 - 2012" (ESTABLISHED)
- ⊙ 3" CITY OF ASHLAND BRASS CAP IN MONUMENT WELL PER BRIGGS SUBDIVISION UNIT NO. 2, 3 & 4 (RECOVERED)
- ⊙ 2" ALUMINUM CAPPED IRON PIN STAMPED "INITIAL POINT PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
- ⊙ 5/8" IRON PIN IN MONUMENT WELL PER BRIGGS SUBDIVISION UNIT NO. 1, 2 & 4 (RECORD)
- ⊙ 3/4" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "SWAIN RLS 759" PER BRIGGS SUBDIVISION UNIT NO. 3 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "SWAIN RLS 759" PER BRIGGS SUBDIVISION UNIT NO. 3 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "D.A. EDWARDS LS 2339" PER S/N 13819 & 14939 (RECOVERED)
- ⊙ 1-1/4" IRON PIPE, ORIGIN UNKNOWN, PER S/N 10621 (RECOVERED)
- ⊙ 1" IRON PIPE WITNESS CORNER PER BRIGGS SUBDIVISION (RECOVERED)
- ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "BURRELL RLS 638" PER S/N 11632 (RECOVERED)
- ⊙ 3/8" x 1" CONCRETE (MAG) NAIL w/ 1" BRASS WASHER IN CONCRETE STAMPED "POLARIS LS 2883" (ESTABLISHED)
- ⊙ 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- ⊙ 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- — — — — PROPERTY LINE
- — — — — NEW LOT LINE
- — — — — BOUNDARY LINE
- — — — — CENTERLINE
- - - - - EASEMENT LINE
- x - x - FENCE LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- D.R. DEED RECORDS, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT
- P.P.A.E. PUBLIC PEDESTRIAN & BICYCLE ACCESS EASEMENT
- () SURVEY RECORD PER S/N 13818 & 14939 (D.A. EDWARDS)
- [] SURVEY RECORD PER BRIGGS SUBDIVISION #2 & #3 (SWAIN)
- < > SURVEY RECORD PER S/N 10621, 11632 & BRIGGS SUBD. (BURRELL)

FLAG	BEARING	DISTANCE	FLAG	BEARING	DISTANCE
①	NORTH	6.00'	⑧	N 89°54'51" W	138.76'
②	N 89°54'51" W	37.00'	⑨	N 02°47'40" W	36.91'
③	S 00°06'47" E	32.46'	⑩	N 18°36'50" W	89.38'
④	N 89°53'13" E	21.50'	⑪	N 00°05'10" E	46.94'
⑤	N 66°30'30" E	31.43'	⑫	N 11°16'45" E	37.28'
⑥	N 89°54'51" W	66.35'	⑬	N 18°05'10" E	7.27'
⑦	N 68°38'30" W	16.54'	⑭	N 00°06'47" W	15.71'

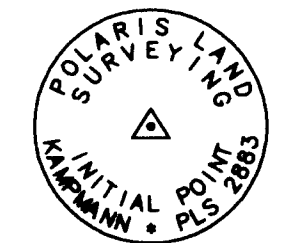
**** RECEIVED ****
 Date 10-5-12 By LS
 This survey consists of
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

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

SCALE: 1" = 50'



FLAG	Δ	R	A	T	CHORD
①	89°47'52"	24.00'	37.61'	23.92'	S 45°00'43" E - 33.88'
②	66°37'17"	22.00'	25.58'	14.46'	N 33°11'52" E - 24.16'
③	114°36'05"	25.00'	50.00'	38.92'	N 89°54'51" W - 42.08'



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Shawn Kampmann
 OREGON
 JULY 14, 1988
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2013

SURVEYED BY:
POLARIS LAND SURVEYING LLC
 P.O. BOX 459
 ASHLAND, OREGON 97520
 (541) 482-5009

DATE: AUGUST 10, 2012
 PROJECT NO. 600-10

FILE: SURVEYS\600-10\TOLMAN MEADOWS PLAT.DWG SHEET 2 of 2

Assessor's Map No. 39 1E 23 B, Tax Lots 308 & 501