

OAK KNOLL MEADOWS, PHASE 1

A PLANNED UNIT DEVELOPMENT

LOCATED IN

N. 1/2 of SECTIONS 13 and 14, T 39S, R 1E, WM

CITY OF ASHLAND, JACKSON COUNTY, OREGON

(PA #83-28)

DEDICATION

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that we, B & G Properties, Inc., an Oregon Corporation, are the owners in fee simple of the land herein described and let it be known that we have subdivided the same into lots, open space and streets as shown hereon, and the number of the lots and length and course of all lines are plainly set forth and that this plat is a correct representation of the said subdivision and we do hereby dedicate to the public for public use all streets as shown hereon, together with all easements as shown hereon, and we do hereby designate said subdivision as OAK KNOLL MEADOWS, PHASE 1, a Planned Unit Development.

B & G Properties, Inc., in recording this plat, has designated certain areas of land as open space which are not dedicated hereby for use by the general public but are dedicated to the common use and enjoyment of the homeowners in Oak Knoll Meadows, Phase 1 and succeeding phases as more fully provided in Article IV, Declaration of Covenants, Conditions, Restrictions and Easements applicable to Oak Knoll Meadows, Phase 1, dated the 15th day of September, 1983, and recorded with this plat. Said Article IV is hereby incorporated and made a part of this plat. The fee title to any lot shown on this plat as abutting upon any such common property shall not extend to or upon such common property and the fee title to such common property is reserved to the grantor to be conveyed to the Oak Knoll Homeowners Association, Inc., for the common enjoyment of all the residents in Oak Knoll Meadows, Phase 1 and succeeding phases.

We hereby grant to the City of Ashland in fee simple that area portrayed and designated hereon as a street plug. By its approval of this plat, the said City of Ashland undertakes that upon approved dedication of the extension of the affected street, it will deed the street plug for public street purposes.

B & G PROPERTIES, INC.:

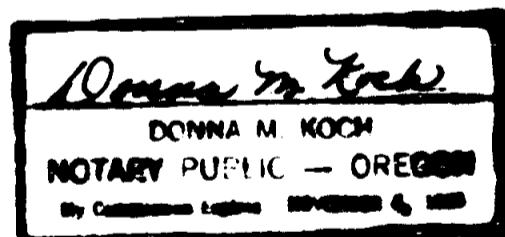
W. A. Graff, President

Otto J. Frohnmayer, Secretary

STATE OF OREGON)
County of Jackson) ss.

On this the 14th day of October, 1983, before me appeared W. A. Graff and Otto J. Frohnmayer, both to me personally known, who being duly sworn, did say that he, the said W. A. Graff is the President, and he, the said Otto J. Frohnmayer is the Secretary of B & G Properties, Inc., the within named Corporation, and that the said instrument was signed in behalf of said Corporation by authority of its Board of Directors, and W. A. Graff and Otto J. Frohnmayer acknowledge said instrument to be the free act and deed of said Corporation.

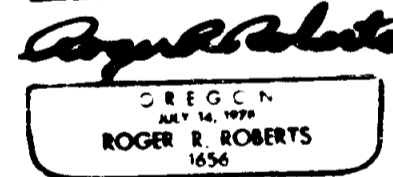
Before me:



I certify this plat to be an exact photocopy of the original.

Subscribed and sworn to before me this 29th day of September, 1983.

Roger R. Roberts
Surveyor



Filed for record this the 22 day of February, 1984, at 1:43 o'clock P.M. and recorded in Volume 15 of Plats at Page 78 of Records of Jackson County, Oregon.

Walter Baker
Deputy

Kathleen J. Beckett
County Clerk

APPROVALS

Examined and approved this 20th day of January, 1984.

James H. Olson
City Surveyor

I certify that, pursuant to authority granted to us by the Ashland Planning Commission in open meeting of April 21, 1983, the above plat is hereby approved by the Ashland Planning Commission. Dated this 23 day of January, 1984.

W. J. M...
President

John Ferguson
Secretary

I hereby certify that all charges on the tax roll which have a lien for this calendar year have been paid. Examined and approved this 14th day of February, 1984.

Jim H. Hill
Deputy

Ross E. Stewart
Director of Assessment and Taxation

For order of the County Court approving this plat see Volume 139, pages 539-541, of County Commissioners Journal of Proceedings.

Deputy

County Clerk

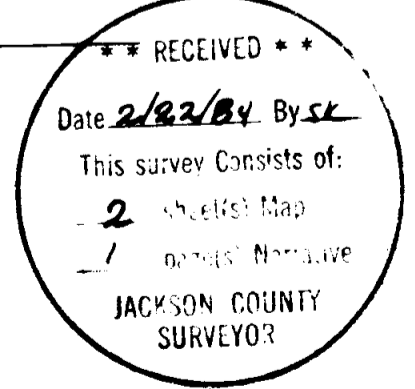
All monuments are now set or reset, see Document No. 84-05321 of Official Records this 5th day of April, 1984. All monuments will be set or reset no later than August 1, 1984.

Roger R. Roberts
Surveyor

This plat and the dedication hereof is subject to the condition that Talent Irrigation District has no obligation to deliver water, although this land is subject to the statutory powers, rules and regulations of Talent Irrigation District. Examined and approved by the Talent Irrigation District in regular session this 10 day of December, 1983.

Ronald M. Meisner
President

W. H. Stoggin
Secretary



SHEET 1 OF 2

SURVEY NO. 9872

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: B & G Properties, Inc.
Otto Frohnmayer
39 S. Central
Medford, Oregon 97501

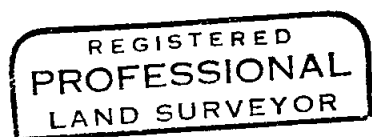
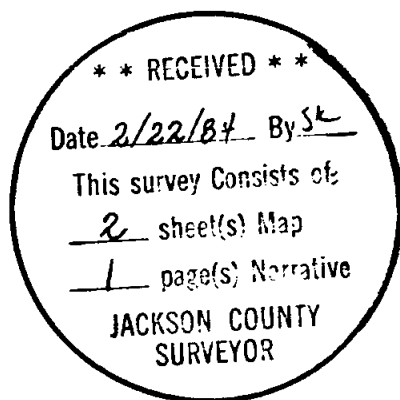
LOCATION: North one-half (1/2) of Sections 13 and
14, Township 39 South, Range 1 East,
Willamette Meridian, Jackson County,
Oregon

PURPOSE: Planned Unit Development Subdivision - Oak Knoll Meadows
Unit 1

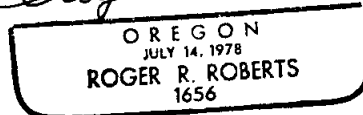
PROCEDURE: A closed electronic distance meter traverse was run
around the property to locate the existing monumentation as shown
on the map, and the boundary of the subdivision determined accordingly.

Basis of Bearing: NOAA True Bearing on East boundary of North one-
half (1/2) of Section 14, as determined by Survey 4847

October 14, 1983



Roger R. Roberts



Roger R. Roberts
Hoffbuhr/Bath & Associates, Inc
219 North Oakdale
Medford, Oregon 97501

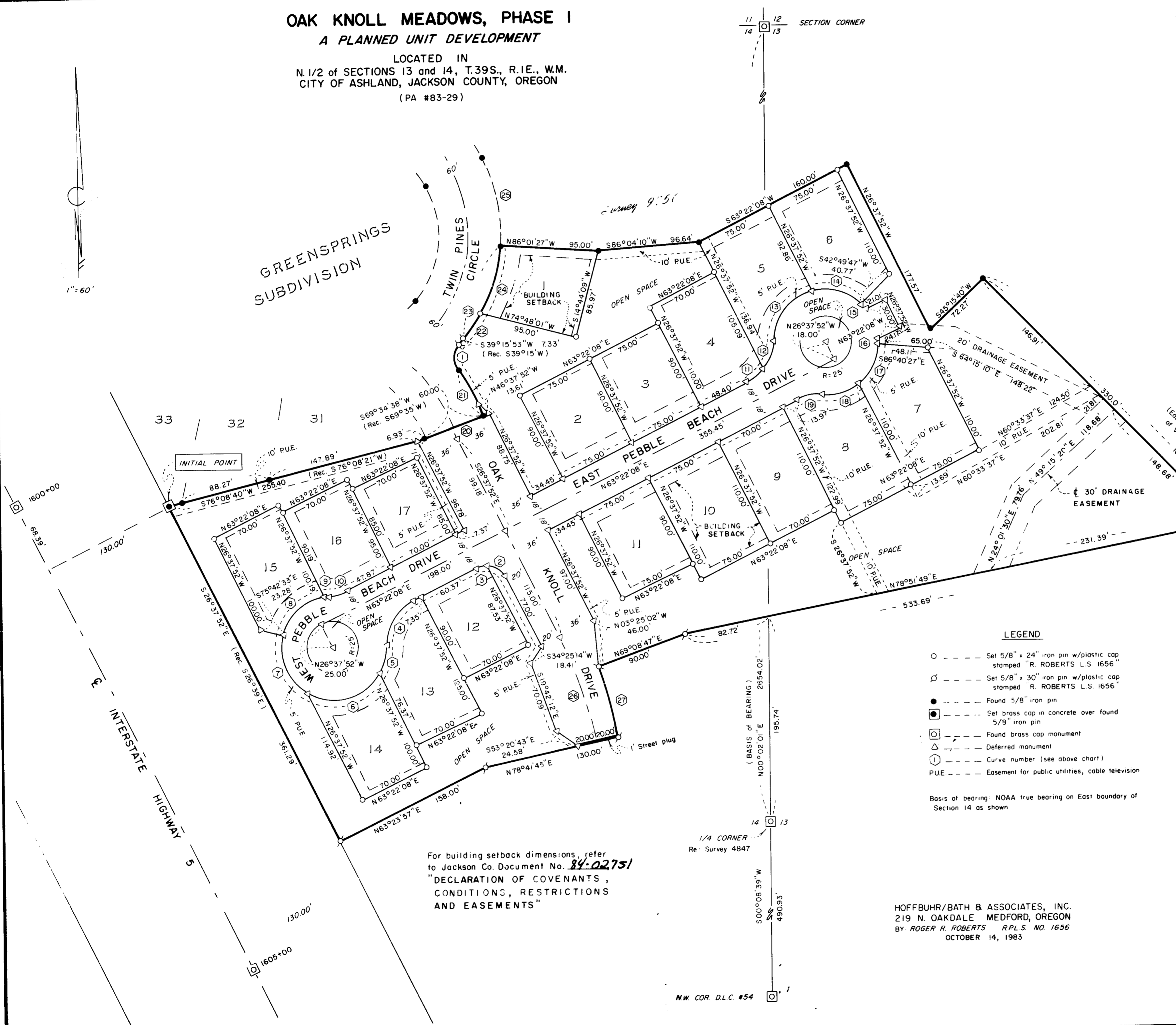
OAK KNOLL MEADOWS, PHASE I

A PLANNED UNIT DEVELOPMENT

LOCATED IN
N. 1/2 of SECTIONS 13 and 14, T.39S., R.1E., W.M.
CITY OF ASHLAND, JACKSON COUNTY, OREGON
(PA #83-29)

CURVE DATA

NO.	DELTA	RADIUS	ARC LENGTH	CHORD
1	75°31'11"	20.00'	26.36'	24.49'
2	61°13'00"	20.00'	21.37'	20.37'
3	28°47'00"	20.00'	10.05'	9.94'
4	64°31'57"	50.00'	56.32'	53.39'
5	30°53'42"	50.00'	26.96'	26.64'
6	91°24'24"	50.00'	79.77'	71.57'
7	73°09'10"	50.00'	63.84'	59.59'
8	66°05'31"	50.00'	57.68'	54.53'
9	4°33'04"	50.00'	3.97'	3.97'
10	21°33'55"	50.00'	18.82'	18.71'
11	25°35'52"	50.00'	22.34'	22.15'
12	34°24'08"	50.00'	30.02'	29.57'
13	71°32'13"	50.00'	62.43'	58.45'
14	57°55'26"	50.00'	50.55'	48.42'
15	9°00'08"	50.00'	7.86'	7.85'
16	6°22'44"	50.00'	5.57'	5.56'
17	48°30'22"	50.00'	42.33'	41.08'
18	42°13'13"	50.00'	36.84'	36.02'
19	30°41'00"	50.00'	26.78'	26.46'
20	6°12'30"	100.00'	10.84'	10.83'
21	15°50'19"	180.00'	49.76'	49.60'
22	10°56'09"	160.00'	30.54'	30.49'
23	35°17'11"	160.00'	98.54'	96.99'
24	24°21'03"	160.00'	68.00'	67.49'
25	30°38'54"	160.00'	85.59'	84.57'
26	15°19'37"	400.00'	107.00'	106.68'
27	9°32'58"	420.00'	70.00'	69.92'



LEGEND

- --- Set 5/8" x 24" iron pin w/plastic cap stamped "R. ROBERTS L.S. 1656"
- ⊙ --- Set 5/8" x 30" iron pin w/plastic cap stamped "R. ROBERTS L.S. 1656"
- --- Found 5/8" iron pin
- --- Set brass cap in concrete over found 5/8" iron pin
- --- Found brass cap monument
- △ --- Deferred monument
- ⊖ --- Curve number (see above chart)
- PUE --- Easement for public utilities, cable television

Basis of bearing: NOAA true bearing on East boundary of Section 14 as shown

For building setback dimensions, refer to Jackson Co. Document No. 84-02751
"DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS"

I certify this plat to be an exact photocopy of the original
Roger R. Roberts
SURVEYOR

RECEIVED
Date: 2/22/84 By: JE
This is a true and correct copy of the original
2
JACKSON COUNTY SURVEYOR

HOFFBUHR/BATH & ASSOCIATES, INC.
219 N. OAKDALE MEDFORD, OREGON
BY: ROGER R. ROBERTS R.P.L.S. NO. 1656
OCTOBER 14, 1983