

APPROVALS:

EXAMINED AND APPROVED THIS 9th DAY OF April, 2025
Brandon Goldman 4/9/2025
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA-T2-2023-00046

EXAMINED AND APPROVED THIS 4th DAY OF April, 2025, PER ORS. 92.100
JACKSON COUNTY SURVEYOR

APPROVED FOR RECORDING THIS 10th DAY OF April, 2025
Gull Banta Senior Deputy County Administrator
COUNTY COMMISSIONER / ADMINISTRATOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT ADDERSON CONSTRUCTION, INC., AN OREGON CORPORATION, IS THE OWNER OF THE LAND HEREON DESCRIBED, AND HAVE SUBDIVIDED THE SAME INTO LOTS AS SHOWN HEREON, 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 BY THIS PLAT, THE VARIABLE WIDTH FIRE DEPARTMENT APPARATUS TURNAROUND ACCESS EASEMENT, OVER AND ACROSS LOT 5, FOR THE BENEFIT OF LOTS 1, 2, 3, 4 & 5, AS SHOWN HEREON. WE ALSO HEREBY CREATE THE 5.00, 7.50, 10.00 AND 15.00 FOOT WIDE EASEMENTS FOR PRIVATE ACCESS, POWERLINE, SEWER, STORM DRAINAGE AND IRRIGATION EASEMENTS, TO BENEFIT LOTS 1, 2, 3, 4 & 5, AS SHOWN HEREON. WE HEREBY DESIGNATE "ASH MEADOWS, A PLANNED UNIT DEVELOPMENT" IN THE CITY OF ASHLAND, OREGON, AS SHOWN BY THIS PLAT.

Chris Adderson, AGENT

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } ss

PERSONALLY APPEARED THE ABOVE NAMED CHRIS ADDERSON, ON AUTHORITY FOR ADDERSON CONSTRUCTION INC., AN OREGON CORPORATION, ON THIS 7th DAY OF April, 2025, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laurie Ann Miller
NOTARY PUBLIC - OREGON
COMMISSION NO. 1040457
MY COMMISSION EXPIRES: August 31, 2027

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE COMPANY OF OREGON TITLE REPORT NO. 7169-4227039, EFFECTIVE DATE JANUARY 16, 2025, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- PACIFIC TELEPHONE & TELEGRAPH EASEMENT, RECORDED IN VOLUME 144, PAGE 159 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON.
IRRIGATION DITCH AND MAINTENANCE EASEMENT RECORDED IN VOLUME 235, PAGE 601; VOLUME 258, PAGE 406 & VOLUME 264, PAGE 284 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON.
CALIFORNIA-OREGON POWER COMPANY EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, RECORDED IN DEED RECORD 258/406; VOLUME 289, PAGE 101; 113 & 121 & VOLUME 291, PAGE 249 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON.
SEWERLINE EASEMENT PER DEED RECORD VOLUME 357, PAGE 485 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON.
SOLAR ACCESS WAIVER AGREEMENT PER DOCUMENT NO. 1989-014584 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
STREET PLUG ACCESS AGREEMENT PER DOCUMENT NO. 2002-022261 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
RELOCATED "MILLION IRRIGATION DITCH" AND ACCESS EASEMENT PER DOCUMENT NO. 2019-031715 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

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

Shawn Kampmann SURVEYOR

Assessor's Map No. 39 1E 04 DB, Tax Lot 1700

ASH MEADOWS
A PLANNED UNIT DEVELOPMENT

LYING SITUATE WITHIN
SOUTHEAST QUARTER OF SECTION 4
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Adderson Construction Inc.
3144 Payne Road
Medford, Oregon 97504

SHEET INDEX

SHEET 1: APPROVAL SIGNATURES, SURVEY NARRATIVE & PLAT NOTES
SHEET 2: SUBDIVISION BOUNDARY, LOT LAYOUTS & EASEMENTS

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 HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

THAT TRACT OF LAND DESCRIBED WITHIN DOCUMENT NO. 2023-011128 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 4, WITHIN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT;

BEGINNING AT A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF PARCEL 2, PARTITION PLAT NO. P-20-2015, RECORDED JUNE 1, 2015 IN VOLUME 26, PAGE 20 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS SURVEY NO. 21725 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR; THENCE NORTH 00°00'17" WEST, 101.73 FEET TO THE MOST WESTERLY NORTHWEST CORNER, FROM WHICH A 5/8 INCH IRON PIN BEARS NORTH 47°04' EAST, 0.12 FEET THEREFROM; THENCE SOUTH 89°59'08" WEST, 60.12 FEET TO AN "ELL" CORNER, FROM WHICH A 1/2 INCH IRON PIPE BEARS NORTH 12°00' EAST, 0.18 FEET THEREFROM; THENCE NORTH, 119.35 FEET TO A 1/2 INCH IRON PIPE ON THE SOUTH LINE OF OAK COURT SUBDIVISION, FILED FOR RECORD ON JULY 22, 1966 IN VOLUME 10, PAGE 44 IN THE PLAT RECORDS OF JACKSON COUNTY, OREGON; THENCE SOUTH 89°59'24" EAST, ALONG NORTH LINE OF SAID DESCRIBED PARCEL 2, A DISTANCE OF 219.49 FEET TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. P-20-2015, AS DENOTED ON SURVEY NO. 21725; THENCE SOUTH 00°08'54" EAST, ALONG THE EASTERLY LINE OF PARCEL 2, A DISTANCE OF 221.09 FEET, FROM WHICH A 5/8 INCH IRON PIN "WITNESS CORNER" BEARS NORTH 00°08'54" WEST, 1.00 FEET THEREFROM; THENCE NORTH 89°59'39" WEST, 280.18 FEET, TO THE INITIAL POINT OF BEGINNING.

CONTAINING 1.26 ACRES, MORE OR LESS.

COVENANTS, CONDITIONS & RESTRICTIONS:

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THIS SUBDIVISION, WAS SIMULTANEOUSLY RECORDED WITH THIS PLAT BY INSTRUMENT NO. 2025-006737 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

** RECEIVED **
Date 4/10/25 By ss
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 10th OF April, 2025 AT 2:37 O'CLOCK P.M. AND RECORDED IN VOLUME 51, PAGE 89 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.
Christine D Walker Heather Simpson
COUNTY CLERK DEPUTY

APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 4/10/25, 2025.

Sharon Hettman As Deputy 4/10/25
TAX COLLECTOR DATE
Deputy DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 10 DAY OF April, 2025.

Chad Hollister 4/10/2025
By and for ASSESSOR DATE

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

PURPOSE: TO SURVEY AND MONUMENT A SUBDIVISION OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2023-011128 OF DEED RECORDS IN JACKSON COUNTY, OREGON, AS APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TS-16 ROBOTIC TOTAL STATION WITH RANGING PRISMS AND A LEICA GS-16 GNSS RECEIVER, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE IN THE PERFORMANCE OF SURVEY NO. 21970, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE SUBDIVISION AS SHOWN HEREON. THE SUBJECT PROPERTY WAS SURVEYED AND MONUMENTED BY JAMES HIBBS, AS DENOTED ON SURVEY NO. 21725. RECOVERED SURVEY MONUMENTS FIT WELL WITH THE PLAT RECORD AND HELD FOR POSITION AS SHOWN. THE SUBJECT TRACT ABUTS THE SOUTH LINE OF ALICIA STREET IN "OAK COURT SUBDIVISION" PLATTED BY LONG TIME LOCAL SURVEYOR L.E. AGER IN 1965, EXTENDING PAST ITS INTERSECTION WITH SYLVIA STREET AND CONTINUING EAST BEYOND THE SOUTHWEST CORNER OF "OAK COURT" TO THE NORTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT NO. P-20-2015. MONUMENTS ALSO RECOVERED FROM SURVEY NO.s 3135, 4170, 6779, 12139, AS WELL AS THE L.J. FRIAR AND ASSOCIATES SURVEY NO.s 20570, 20677 & 21725, ALL WHICH FIT WELL WITH THE PLAT & SURVEY RECORDS AND HELD FOR POSITION, EXCEPT AS OTHERWISE DESCRIBED. I SURVEY AND MONUMENT "ASH MEADOWS, A PLANNED UNIT DEVELOPMENT" AS SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2863 LS

RENEWAL DATE: 6/30/2025

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

DATE: FEBRUARY 10, 2025
PROJECT NO. 1276-19

FILE: SURVEYS\1276-19\ASH MEADOWS PUD PLAT.DWG SHEET 1 of 2

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL
Shawn Kampmann
 SURVEYOR

ALICIA AVENUE
 S 89°59'24" E - 220.83'

SYLVIA STREET

**LOT 4
 OAK COURT
 SUBDIVISION**

SCALE: 1" = 20'

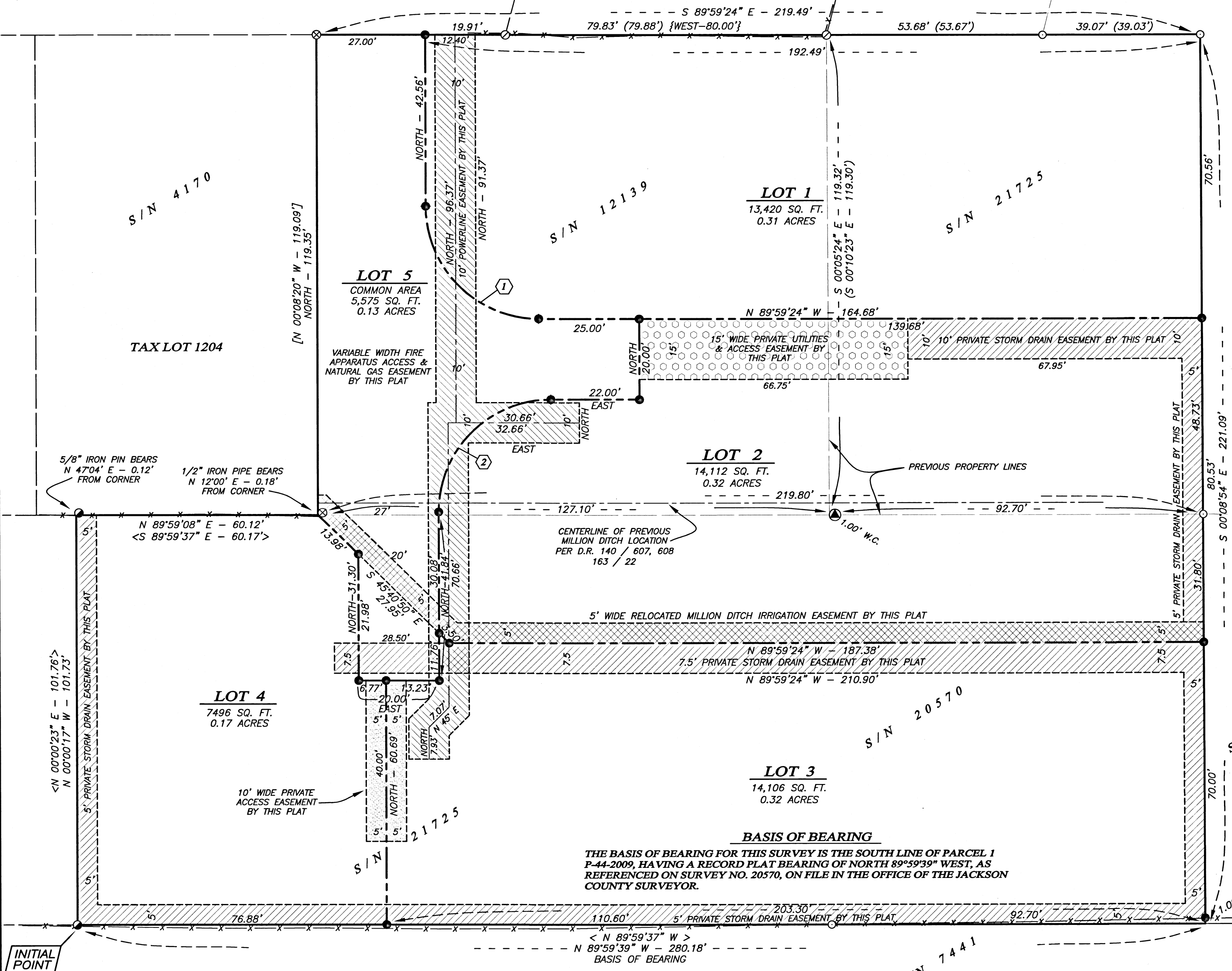
**ASH MEADOWS
 A PLANNED UNIT DEVELOPMENT**
 LYING SITUATE WITHIN
 SOUTHEAST QUARTER OF SECTION 4,
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Adderson Construction
 3144 Payne Road
 Medford, Oregon 97504

LEGEND

- 5/8" IRON PIN, NO OTHER MARKINGS, PER "OAK MEADOWS SUBDIVISION" S/N 3135 BY L. E. AGER (RECOVERED)
- ⊗ 1/2" IRON PIPE NO OTHER MARKINGS PER S/N 4170 BY GEORGE BURRELL (RECOVERED)
- 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "R ROBERTS LS 1656" PER S/N 12139 (RECOVERED)
- 5/8" IRON PIN, w/ YELLOW PLASTIC CAP STAMPED "L. J. FRIAR & ASSOC., PER S/N 20570, 20677 & 21725 (RECOVERED)
- ⊗ 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "SWAIN SURVEYING WIT. CORNER 1977" PER S/N 6779 (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- SUBJECT PROPERTY LINE
- NEW LOT LINE
- CENTERLINE
- BOUNDARY LINE
- PREVIOUS DEED LINE
- EASEMENT LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- W.C. WITNESS CORNER, AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT, BY THIS PLAT
- D.L.C. DONATION LAND CLAIM
- () SURVEY RECORD DATA PER S/N 20570, 20677 & 21725
- [] DEED RECORD DATA PER S/N 4170
- { } SURVEY RECORD DATA PER OAK COURT SUBDIVISION (S/N 3135)
- < > SURVEY RECORD DATA PER S/N 12139
- [Hatched] FIRE APPARATUS ACCESS & NATURAL GAS LINE EASEMENT
- [Hatched] POWER EASEMENT
- [Hatched] STORM DRAIN EASEMENT
- [Hatched] IRRIGATION EASEMENT
- [Hatched] PRIVATE SHARED DRIVEWAY EASEMENT
- [Hatched] PRIVATE SHARED UTILITIES & ACCESS EASEMENT

FLAG	Δ	R	A	T	CHORD
①	89°59'24"	28.00'	43.98'	28.00'	N 44°59'42" W - 39.60'
②	90°00'00"	28.00'	43.98'	28.00'	N 45°00'00" E - 39.60'



BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF PARCEL 1 P-44-2009, HAVING A RECORD PLAT BEARING OF NORTH 89°59'39" WEST, AS REFERENCED ON SURVEY NO. 20570, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

< N 89°59'37" W >
 N 89°59'39" W - 280.18'
 BASIS OF BEARING

FILED
 Date 4/10/25 by SS
 This Survey Consist Of:
 1 sheet(s) Map
 0 page(s) Narrative
**JACKSON COUNTY
 SURVEYOR**

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Shawn Kampmann

OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2025

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

DATE: FEBRUARY 10, 2025
 PROJECT NO. 1276-19

FILE: SURVEYS\1276-19\ASH MEADOWS PUD PLAT.DWG SHEET 2 OF 2

Assessor's Map No. 39 1E 04 DB, Tax Lot 1700

POLARIS LAND SURVEYING