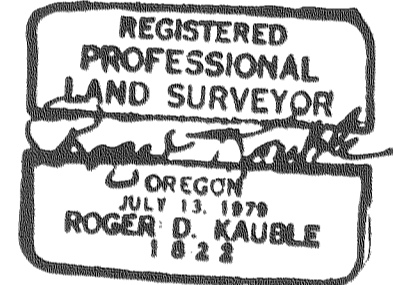


SCALE: 1"=500'

BASIS OF BEARING - U.O.A.A. TRUE BEARING AS PER RS. # 6525

NOTES:
 INDICATES RECORD DATA PER
 () RS NO. 9314
 [] R.S. NO. 9339



- LEGEND**
- ⊙ FD. 5/8" IRON PIN AS PER RS 9314
 - ⬢ MONUMENT AS NOTED
 - FD. 2" BRONZE DISK IN A MONUMENT BOX AS PER RS #4205
 - SET 3" BRASS CAP IN CONCRETE FOR INITIAL POINT
 - ⊗ FD. 5/8" x 30" I. PIN W/ PLASTIC CAP MARKED "KAUBLE" PL# 1822 AS NOTED
 - SET 5/8" x 24" I. PIN W/ PLASTIC CAP MARKED "KAUBLE" PL# 1822
 - CALCULATED POINT, NOTHING FD. OR SET
 - △ DEFERRED MONUMENT
 - SB PERIMETER SETBACK
 - (X) CURVE NUMBER - SEE CURVE TABLE FOR DATA
 - DR: DEED RECORD (JACKSON COUNTY)
 - IP: IRON PIPE
 - P.I.E: PRIVATE IRRIGATION EASEMENT
 - P.U.E: EASEMENT FOR PUBLIC UTILITIES, CABLE TV
 - S: SLOPE EASEMENT
 - W: PUBLIC PEDESTRIAN ACCESS EASEMENT
 - A: PARK ESTATES HOMEOWNERS ASSOC., PRIVATE PED. ACCESS
 - ⊠ SET 5/8" x 24" I. PIN W/ PLASTIC CAP MARKED "WIT COR." PL# 1822

PARK ESTATES - PHASE II.
 SECTION 16 BREAKDOWN
 LOCATION: T 39 S, R 1 E, W.M.
 CITY OF ASHLAND
 JACKSON COUNTY, OREGON
 (PA # 84-70)
 (PA # 84-71)

SURVEYOR:
 ROGER KAUBLE
 PO BOX 1252
 ASHLAND, OR 97520

SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: David R. Lewis
1024 Pinecrest Terrace
Ashland, Oregon 97520

LOCATION: Situated in the North half of Section 16,
Township 39 South, Range 1 East, Willamette
Meridian, Jackson County, Oregon

PURPOSE: To establish and monument the boundaries of PARK
ESTATES, Phase 2, a Planned Unit Development.

PROCEDURE: A search for recorded surveys, deeds, and documents
was conducted at the Jackson County Courthouse, the
City of Ashland Engineering Department, and a local
title company. The documents found were noted and
studied to aid in location of ownership lines of
record and property corners on this and adjoining
parcels.

Minor land partitions (R.S. # 9314 and RS# 9339)
performed by Everett L. Swain, P.L.S. # 759 and Park
Estates Phase 1, P.U.D., performed by this surveyor,
provided the foundation for the boundary control of
Park Estates Phase 2. All necessary monuments set by
these surveys, including the C 1/4 and NC 1/16 of
Section 16, were recovered by this survey as noted on
the Plat.

In conducting this survey the subdivision by protract-
tion of the said Section 16 provided the proper
proportional bearings and distances for the parcels
described by aliquot parts.

The property corners set for Park Estates, Phase 2
were set from control points used in a closed tra-
verse loop. Considerable vandalism (Removing and
moving stakes, hubs and property pins) occured during
the course of the survey for Park Estates Phase 1;
therefore, where possible, the property pins for this
survey have been buried 1" to 3" below the ground
surface.

Basis of Bearing was obtained from True Meridian at
the North/South centerline of Section 16, derived
from the N.O.A.A. net as per RS# 6525.

February 10, 1986

Roger Kauble, PLS #1822
611 Siskiyou Blvd.
Ashland, Oregon 97520

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Roger Kauble
OREGON
JULY 13, 1979
ROGER D. KAUBLE
1822

** RECEIVED **
Date 2/27/86 By SK
This survey consists of:
4 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

**PARK ESTATES
PHASE 2**
A PLANNED UNIT DEVELOPMENT TO THE CITY OF ASHLAND
LOCATED IN
N. 1/2 OF SECTION 16, T.39S.,R.1 E., W.M.
JACKSON COUNTY, OREGON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, The Undersigned, are the owners in fee simple of the land herein described and let it be known that we have subdivided the same into lots, streets and open spaces as shown hereon and that the number of lots and the length and course are plainly set forth and this plat is a correct representation of the said subdivision and we do hereby dedicate to the public for public use the streets together with all easements shown hereon including slope, utility, and pedestrian access easements as necessary for the construction and maintenance of public streets, sidewalks, and utilities. McCaw Cablevision or its successor is hereby granted the right to use the public utility easements for the installation and maintenance of TV Cable, as required. We hereby designate said subdivision as Park Estates, Phase II, a Planned Unit Development.

This subdivision is subject to common private driveway and utility easements as more fully provided in Article X, Declaration of Covenants, Conditions, Restrictions, and Easements applicable to Park Estates, Document No. 85-06129 of the Jackson County Official Records, filed April 23, 1985. Said Article X, is hereby incorporated and made part of this plat.

We, The Undersigned, in recording this plat, have set aside certain areas of land shown hereon as Open Space areas. These Open Space areas and access easements to and from these Open Space areas are designated for common use by the Park Estates residents and are not for public use. The fee title to any lot shown on the plat abutting upon said common areas shall not extend to or upon the common areas and the fee title to such common areas shall be reserved by the grantor to be conveyed to the Park Estates Homeowners Association, Inc. for the common use of all residents of Park Estates as conveyed in Article V, Declaration of Covenants, Conditions, Restrictions and Easements applicable to Park Estates and recorded with this plat.

We, The Undersigned, hereby dedicate to the City of Ashland in fee simple those areas designated and portrayed hereon as street plugs. By approval of this plat, the said City of Ashland undertakes that upon approved dedication of the extension of the affected streets, it will deed the street plugs for public street uses.

PARK ESTATES, INCORPORATED:

David R. Lewis
PRESIDENT

Rhonda Lewis
VICE PRESIDENT

STATE OF OREGON)
County of Jackson) ss

February 13 A.D. 1986

Personally appeared the aboved named persons, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged the said instrument to be their voluntary act and deed.

George J. Roberts
Notary Public for Oregon
My Commission Expires 1-19-89

George J. Roberts
GEORGE J. ROBERTS
NOTARY PUBLIC - OREGON
My Commission Expires 1-19-89

Examined and approved this 12th day of Feb., 1986

Sam H. Oka
City Surveyor

I certify that, pursuant to authority granted to us by the Ashland Planning Commission in open meeting of September 12, 1984, the above plat is hereby approved by the Ashland Planning Commission.

Dated this 12th day of February, 1986.

Charles F. Stout
President

John Ferguson
Secretary

All taxes, fees, assessments, or other charges as required by O.R.S. 94036 have been paid as of Feb. 20, 1986.

Larry Cadley
Larry Cadley
Tax Collector

Examined and approved as required by O.R.S. 94036 paid as of February 20, 1986.

Michael K. Chumy
Assessor, Department of Assessment

** RECEIVED **
Date 2/27/86 By ss
This survey consists of:
4 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SURVEYOR'S CERTIFICATE

STATE OF OREGON)
County of Jackson) ss

I, Roger Kauble, duly Registered Surveyor for the State of Oregon, being duly sworn, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

That portion of the north one half of Section 16, Township 39 South, Range 1 East, Willamette Meridian, in the County of Jackson, State of Oregon, described as follows:_____

Commencing at a found 2 1/2 inch diameter brass cap marked: "SWAIN SURVEYING, T39S, R1E, CN 1/16 Sec 16, RLS 759, Survey Monument, 1982", monumenting the center north 1/16 corner of said Section 16; thence South 00° 07' 37" EAST 662.728 feet to a 3 inch brass monument set in a six inch diameter concrete post six inches below the ground surface, said monument being the Initial Point of PARK ESTATES, PHASE II, a Planned Unit Development, and the true point of beginning; thence South 89° 58' 52" West 190.15 feet along the south line of the northeast quarter of the southeast quarter of the northwest quarter of said Section 16 to a 5/8 inch iron pin; thence North 07° 56' 09" East 335.48 feet to a 5/8 inch iron pin; thence North 51° 10' 02" East 150.35 feet to a 5/8 inch iron pin; thence North 05° 53' 57" West 146.78 feet to a 5/8 inch iron pin; thence North 37° 30' 41" West 113.60 feet to a 5/8 inch iron pin on the north line of the southeast quarter of the northwest quarter of the said Section 16; thence North 89° 56' 02" East 109.51 feet, along said line to a 2 1/2 inch diameter brass cap marked: "Swain Surveying, T39S, R1E, N1/16 C-1 Sec 16, RLS 759" monumenting the center north 1/16 corner of the said Section 16; thence South 89° 59' 22" East 214.56 feet along the north line of the southwest quarter of the northeast quarter of the said Section 16 to a 5/8 inch iron pin a point on the westerly boundary of Park Estates, Phase I; thence South 23° 34' 03" East 200.00 feet along said boundary to a 5/8 inch iron pin; thence South 62° 15' 11" East 191.81 feet continuing along said boundary to a 5/8 inch iron pin, a point on the northwesterly right of way of Morton Street and a nontangent curve concave to the northwest having a radius of 276.50 feet, a radial line to said curve bears North 69° 43' 59" West; thence southwesterly 59.85 feet along said boundary, said right of way and said curve through a central angle of 12° 24' 07" to a 5/8 inch iron pin; thence South 57° 19' 52" East 47.00 feet continuing along said boundary and a radial line to said curve to a 5/8 inch iron pin, a point on the southeast right of way of Morton Street; thence South 69° 52' 40" East 104.72 feet leaving said right of way and continuing along said boundary to a 5/8 inch iron pin, a point on the northwesterly right of way of the Waterline Road; thence South 33° 50' 44" West 45.12 feet along said right of way to a 5/8 inch iron pin the beginning of a curve concave to the east having a radius of 73.5 feet; thence southerly along said boundary, said right of way and said curve 83.36 feet through a central angle of 64° 59' 15" to a 5/8 inch iron pin; thence South 28° 48' 19" West 81.64 feet continuing along said boundary and leaving said right of way and said curve to a 5/8 inch iron pin; thence South 29° 04' 24" West 100.00 feet continuing along said boundary to a 5/8 inch iron pin a point on the south line of the northwest quarter of the southwest quarter of the northeast quarter of the said Section 16; thence North 89° 58' 50" West 129.58 feet leaving said boundary and along said line to a 5/8 inch iron pin a point on the east line of the west half of the southwest quarter of the southwest quarter of the northeast quarter of the said Section 16; thence South 00° 05' 52" East 662.78 feet along said line to a 5/8 inch iron pin a point on the south line of the northeast quarter of the said Section 16; thence North 89° 58' 17" West 329.25 feet to a found 2 1/2 inch brass cap marked: "SWAIN SURVEYING, T39S, R1E, C1/4 ----- SEC 16, RLS 759, SURVEY MONUMENT 1982; thence North 00° 07' 37" West 662.728 feet to the Initial Point, the true point of beginning.

Subject to any easements and/or rights of way of record and those apparent on the land.

Roger Kauble
Surveyor

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Roger Kauble
OREGON
JULY 13 1978
ROGER D. KAUBLE
1822

Subscribed and sworn to before me this 13 day of February, 1986

George J. Roberts
GEORGE J. ROBERTS
NOTARY PUBLIC - OREGON
My Commission Expires 1-19-89

Filed for record this the 27th day of February of 1986, at 2:26 o'clock P.M. and recorded in Volume 15 of Plats at Page 53 of Records of Jackson County, Oregon.

Ruby G. Poling
Deputy

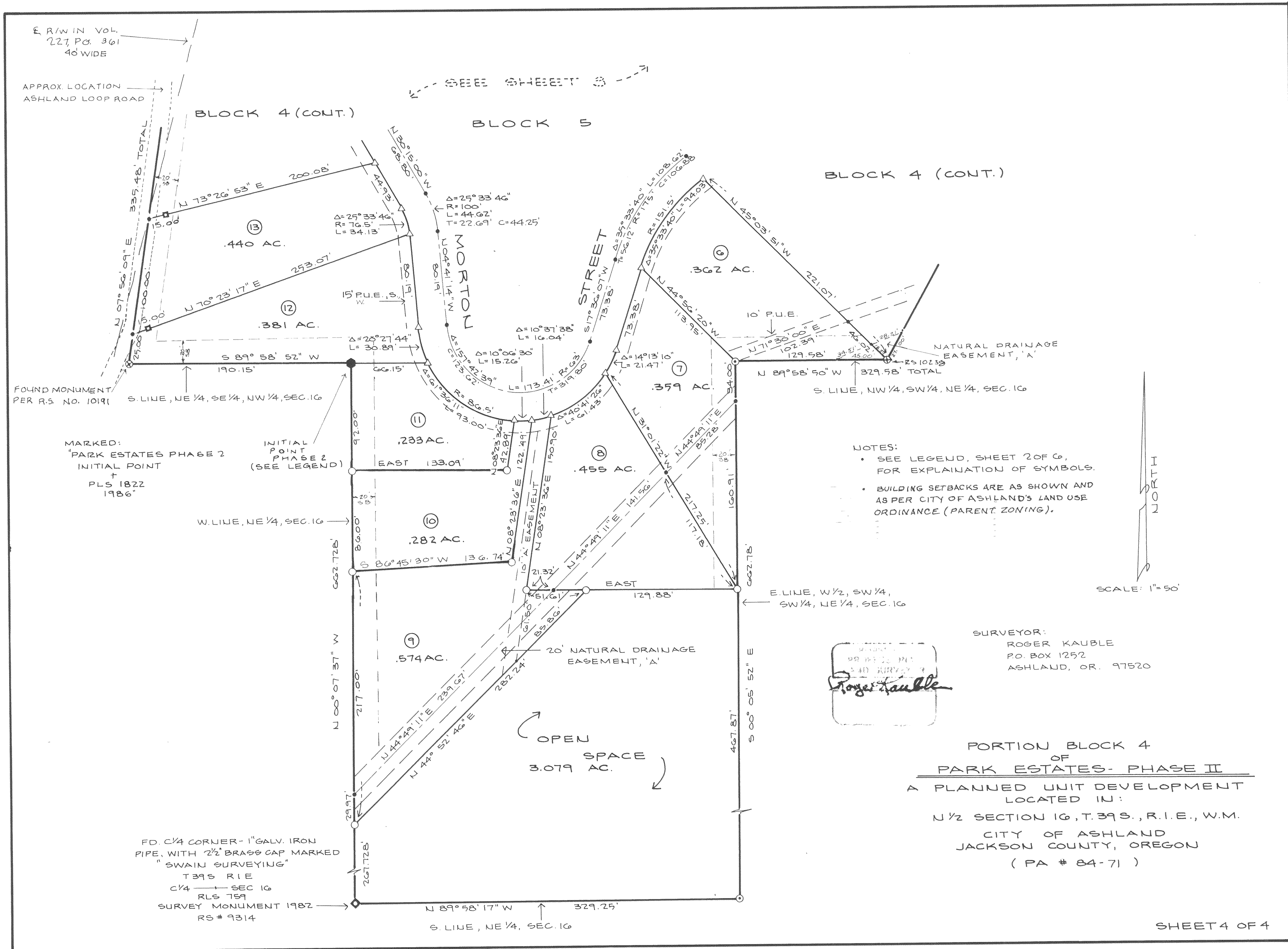
Kathleen S. Beckett
County Clerk

I, Roger Kauble, hereby certify that all corner monuments will be set on or before DEC. 31, 1986.

Roger Kauble
Surveyor

All corner monuments are set and certified in document number _____ Official Records, Jackson County, Oregon, on this _____ day of _____, 19____.

Surveyor



E.R.W. IN VOL. 227 PG. 361 40' WIDE

APPROX. LOCATION ASHLAND LOOP ROAD

BLOCK 4 (CONT.)

BLOCK 5

BLOCK 4 (CONT.)

FOUND MONUMENT PER R.S. NO. 10191 S. LINE, NE 1/4, SE 1/4, NW 1/4, SEC. 16

MARKED: "PARK ESTATES PHASE 2 INITIAL POINT + PLS 1822 1986"

INITIAL POINT PHASE 2 (SEE LEGEND)

W. LINE, NE 1/4, SEC. 16

FD. C 1/4 CORNER - 1" GALV. IRON PIPE, WITH 2 1/2" BRASS CAP MARKED "SWAIN SURVEYING" T39S R1E C 1/4 - SEC 16 RLS 759 SURVEY MONUMENT 1982 RS # 9314

- NOTES:
- SEE LEGEND, SHEET 2 OF 6, FOR EXPLANATION OF SYMBOLS.
 - BUILDING SETBACKS ARE AS SHOWN AND AS PER CITY OF ASHLAND'S LAND USE ORDINANCE (PARENT ZONING).

NORTH

SCALE: 1"=50'

SURVEYOR: ROGER KAUBLE P.O. BOX 1252 ASHLAND, OR. 97520

Roger Kauble

PORTION BLOCK 4 OF PARK ESTATES - PHASE II A PLANNED UNIT DEVELOPMENT LOCATED IN: N 1/2 SECTION 16, T.39S., R.1E., W.M. CITY OF ASHLAND JACKSON COUNTY, OREGON (PA # 84-71)

