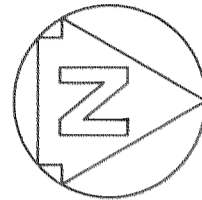


VIEWPOINTE TERRACE SUBDIVISION A PLANNED UNIT DEVELOPMENT

LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SEC. 16, T39S, R1E, WM,
CITY OF ASHLAND, JACKSON COUNTY, OREGON



SCALE: 1" = 50'

V65, P179 D.R.
RS 7176
WEST 1/16 CORNER, FND
BRASS DISK 12" DEEP

V19, P385 D.R.

FND 5/8" IR RLS 759

FND 5/8" IR RLS 759

(R) 20 RODS NORTH
N00°34'09"W 310.88'

S00°09'25"E 512.83'

(R) SOUTH 489.17'

FND 5/8" IR RLS 759

TABLE OF CURVES

CURVE	RADIUS	DELTA	LENGTH
1	110.00	22°39'33"	43.50
2	70.00	84°47'07"	103.58
3	360.00	16°45'38"	105.31
4	380.50	08°39'16"	57.47
5	380.50	10°34'14"	70.20
6	380.50	00°47'57"	5.31
7	90.50	84°47'07"	133.92
8	89.50	48°02'26"	75.04
9	60.00	47°01'19"	49.24
10	80.00	15°33'15"	21.72
11	40.00	90°22'19"	63.16
12	415.50	12°37'02"	91.50
13	130.50	11°45'48"	26.79
14	49.50	84°47'07"	73.25
15	339.50	12°50'31"	76.09

BOUNDARY LINE AGREEMENT
INST. NO. 87-07873 O.R.

FND 1/2" IRON PIPE

20' VOL. WATER MAIN & CEMENT
4.45 P. 3-71

10' TV & PUE
& SLOPE EASE.

20' INGRESS-EGRESS
EASEMENT

20' "PED" PEDESTRIAN ACCESS EASEMENT
TO CITY OF ASHLAND OVER EXISTING
IRRIGATION CANAL EASEMENT

LOT #1
3.373 ACRES

VOL 464, PAGE 476 D.R.

THIS REMAINING PARCEL IS
HEREBY DEDICATED TO THE
CITY OF ASHLAND FOR PUBLIC
USE PURPOSES. 4139 S.F.

LOT #2
24,856 S.F.

N86°01'50"E 17.26'

S86°23'54"E, 33.67'

75'

N02°18'10"E 156.40'

26.12'

S81°41'48"E

15.23'

S89°51'28"E 69.05'

82.57'

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VIEWPOINTE TERRACE SUBDIVISION A PLANNED UNIT DEVELOPMENT

LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SEC. 16, T39S, R1E, WM,
CITY OF ASHLAND, JACKSON COUNTY, OREGON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

THAT WE, DEAN C. ROYCE, AND SANDRA C. ROYCE ARE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE "SURVEYOR'S CERTIFICATE" ON THIS PLAT; THAT WE DID CAUSE THE SAME TO BE SURVEYED AND PLATTED INTO STREETS AND LOTS AS SET FORTH; THAT THIS PLAT IS A CORRECT REPRESENTATION OF VIEWPOINTE TERRACE SUBDIVISION, A PLANNED UNIT DEVELOPMENT, AND THAT WE DO HEREBY DEDICATE AND CONVEY TO THE PUBLIC FOR PUBLIC USE ALL STREET RIGHTS-OF-WAY, AND ALL DRAINAGE, IRRIGATION, SLOPE, PED, SEWER, TV AND UTILITY EASEMENTS AS SHOWN. WE ALSO DEDICATE TO THE CITY OF ASHLAND FOR PUBLIC USE ALL OF THE RESULTING REMAINDER PARCEL LYING SOUTHERLY OF THE SOUTH RIGHT-OF-WAY LINE OF ASHLAND LOOP ROAD AS SHOWN. FOR THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF VEIWPOINTE TERRACE SUBDIVISION, SEE JACKSON COUNTY RECORDS DOCUMENT NO. 89-18021.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 26TH DAY OF JULY, 1989.

Sandra C. Royce Dean C. Royce

Charles A. Strom
CHARLES A. STROM
NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES 5-3-92

STATE OF OREGON)
COUNTY OF JACKSON) S.S.

ON THIS 26TH DAY OF JULY, 1989, PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED INDIVIDUAL ACKNOWLEDGING THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY AND FREE ACT AND DEED.

"STATEMENT OF WATER RIGHTS" FOR THIS DEVELOPMENT IS RECORDED IN JACKSON COUNTY RECORDS DOCUMENT NO. 89-18026.

EXAMINED AND APPROVED THIS 1st DAY OF August, 1989.
James Holla
CITY SURVEYOR

I CERTIFY THAT, PURSANT TO AUTHORITY GRANTED TO US BY THE ASHLAND PLANNING COMMISSION IN OPEN MEETING OF June 14, 1989, THE ABOVE PLAT IS HEREBY APPROVED BY THE ASHLAND PLANNING COMMISSION DATED THIS 2nd DAY OF August, 1989.

Hal Benson John Ferguson
PRESIDENT SECRETARY

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 AS OF 7 August, 1989.

Shirley Duff
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S 94.036 HAVE BEEN PAID AS OF August 7, 1989.

Colene M. Mansuma
TAX COLLECTOR

FOR ORDER THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME _____, PAGE _____ OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

North Baker Kathleen J. Beckett
DEPUTY COUNTY CLERK

FILED FOR RECORD THIS 16 DAY OF August, 1989, AT 3:57 O'CLOCK P.M. AND RECORDED IN VOLUME 16 OF PLATS AT PAGE 25 OF RECORDS OF JACKSON COUNTY, OREGON.

North Baker Kathleen J. Beckett
DEPUTY COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF OREGON)
COUNTY OF JACKSON) S.S.

I, DALE W. HOFER, A DULY REGISTERED SURVEYOR IN THE STATE OF OREGON, BEING DULY SWORN, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME; THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:
COMMENCING AT THE NORTH QUARTER CORNER COMMON TO SECTIONS 9 AND 16, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE ALONG THE NORTH LINE OF SAID SECTION 16, SOUTH 89°50'22" WEST 693.06 FEET; THENCE SOUTH 00°03'22" EAST 20.00 FEET TO A 3" BRASS DISC, BEING THE POINT OF BEGINNING AND THE INITIAL POINT OF VIEWPOINTE TERRACE SUBDIVISION; THENCE NORTH 89°50'22" EAST 22.49 FEET; THENCE SOUTH 00°12'35" EAST 438.86 FEET ALONG STRATFORD-ON-AVON SUBDIVISION TO THE CENTERLINE OF A 20-FOOT WIDE CITY OF ASHLAND IRRIGATION CANAL EASEMENT; THENCE SOUTH 51°24'15" EAST 13.55 FEET ALONG THE CENTERLINE OF SAID IRRIGATION CANAL EASEMENT; THENCE SOUTH 00°12'35" EAST 182.25 FEET; THENCE SOUTH 89°50'22" WEST 5.85 FEET; THENCE SOUTH 00°21'00" EAST 12.60 FEET; THENCE NORTH 89°53'11" EAST 6.24 FEET; THENCE THE FOLLOWING COURSES ALONG THE BOUNDARY LINE AGREEMENT RECORDED AS INSTRUMENT NUMBER 85-03436 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; SOUTH 02°32'33" EAST 126.43 FEET, SOUTH 17°35' WEST 12.70 FEET, SOUTH 02°43'10" EAST 107.96 FEET, NORTH 62°51'42" WEST 13.11 FEET TO THE END OF SAID AGREEMENT LINE; THENCE SOUTH 00°21'00" EAST 24.52 FEET ALONG THE WEST LINE OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 16; THENCE THE FOLLOWING COURSES ALONG THE BOUNDARY LINE AGREEMENT RECORDED AS INSTRUMENT NUMBER 87-07873 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; SOUTH 89°53'34" WEST 370.10 FEET, NORTH 01°37'38" EAST 95.73 FEET, NORTH 89°49'02" WEST 44.70 FEET, NORTH 12°31'12" WEST 200.78 FEET TO THE SOUTH LINE OF A 20-FOOT WIDE CITY OF ASHLAND IRRIGATION CANAL EASEMENT; THENCE ALONG THE ARC OF AN 80.00-FOOT RADIUS CURVE, WHICH IS CONCAVE TO THE NORTH, A DISTANCE OF 21.72 FEET ALONG THE SOUTHERLY SIDE OF SAID IRRIGATION CANAL EASEMENT, SAID CURVE HAVING A CENTRAL ANGLE OF 15°33'15" AND A LONG CHORD WHICH BEARS NORTH 83°21'26" WEST 21.65 FEET; THENCE NORTH 54°45'07" WEST 31.58 FEET ALONG THE CANAL EASEMENT; THENCE NORTH 26°22'49" WEST 73.98 FEET ALONG THE CANAL EASEMENT TO THE END OF SAID AGREEMENT LINE; THENCE NORTH 00°34'09" WEST 216.47 FEET; THENCE NORTH 89°51'42" EAST 4.00 FEET; THENCE NORTH 00°34'09" WEST 310.88 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ASHLAND STREET; THENCE NORTH 89°50'22" EAST 14.94 FEET ALONG ASHLAND STREET; THENCE SOUTH 00°09'25" EAST 512.83 FEET TO THE NORTHERLY LINE OF A 20-FOOT WIDE IRRIGATION CANAL EASEMENT; THENCE CONTINUING ALONG THE CANAL EASEMENT SOUTH 26°22'49" EAST 75.24 FEET; THENCE SOUTH 54°45'07" EAST 18.91 FEET; THENCE SOUTH 74°50'35" EAST 12.15 FEET; THENCE ALONG THE ARC OF A 60.00-FOOT RADIUS CURVE, WHICH IS CONCAVE TO THE NORTH, A DISTANCE OF 49.24 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 47°01'19" AND A LONG CHORD WHICH BEARS NORTH 69°13'48" EAST 47.87 FEET; THENCE NORTH 45°41'07" EAST 106.36 FEET; THENCE NORTH 55°48'55" EAST 50.50 FEET; THENCE NORTH 44°32'38" EAST 68.20 FEET; THENCE NORTH 34°40'17" EAST 54.89 FEET; THENCE NORTH 62°58'59" EAST 34.23 FEET; THENCE SOUTH 84°13'58" EAST 51.05 FEET; THENCE SOUTH 68°29'20" EAST 113.36 FEET; THENCE NORTH 00°03'22" EAST 413.44 FEET TO THE INITIAL POINT.

Dale W. Hofer
SURVEYOR, RLS NO. 1993

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 10, 1982
DALE W. HOFER
#1993

Charles A. Strom
CHARLES A. STROM
NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES 5-3-92

SUBSCRIBED AND SWORN-TO BEFORE ME THIS 26TH DAY OF JULY, 1989.

POST MONUMENTATION CERTIFICATE

I DALE W. HOFER HEREBY CERTIFY THAT ALL POST MONUMENTS WILL BE SET BY JULY 1, 1990.

Dale W. Hofer, RLS 1993

ALL POST MONUMENTS ARE NOW SET ON THE 27th DAY OF July, 1990. SEE DOCUMENT # 90-18828 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

Verlyn Thomas

*** RECEIVED ***
Date 8-16-90 By JK
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

Dale W. Hofer
SURVEYOR, RLS NO. 1993

MARQUESS & ASSOCIATES, INC.
1120 EAST JACKSON
MEDFORD, OREGON
(503) 772-7115

SURVEY NO. 11689

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209.250 (2)

SURVEY OF VIEWPOINTE TERRACE SUBDIVISION FOR:

Sandra and Dean Royce
400 Ashland Street
Ashland, Oregon 97520

LOCATION:

In the Northeast 1/4 of the Northwest 1/4 of Section 16, T39S, R1E, WM, City of Ashland, Jackson County, Oregon.

PURPOSE:

To define the Boundary of a parcel of land described in a title report furnished by the Royce's and to partition it into lots in accordance with the final plan prepared by this firm and approved by the Planning Commission of the City of Ashland, Oregon in Planning Action 89-092.

PROCEDURE:

Utilizing a Leitz Set 4 Total Station, Traversed this parcel locating existing survey pins and tying the North 1/4 Corner in Ashland Street; the westerly north 1/16th corner at Terrace Street and three other 1/64th corners defined by RS 9339, Recorded Survey #10856 which was consummated in April of 1987, defined the boundary lines of this parcel except for determining the status of a narrow strip of land at the northwest corner of this parcel.

We analyzed the findings of RS 10856, found and tied the pins from that plat and in general utilized these pins as the boundary of the subdivision.

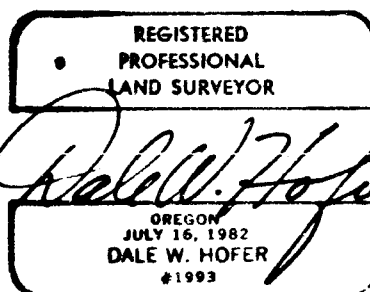
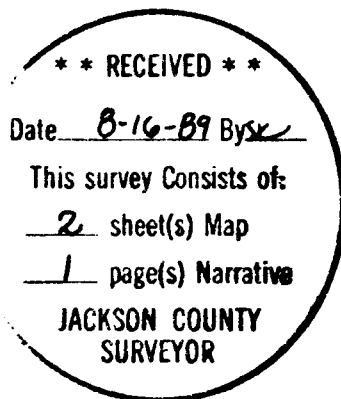
In searching the deed records, we determined that there is a strip of land varying in width from 12.71' to 16.71' in width at the Northwest corner of the Royce property, running Northerly from the Ashland Irrigation Canal easement to Ashland Street.

We found in general that the deeds defined the property in the west half of the Northeast 1/4 of the Northwest 1/4 of Section 16 in terms of standard rectangular parcels or inferred by the description that this was the intent until 1958.

In December of 1958, a warranty Deed for property north of the Ashland Irrigation Canal was written with detailed dimensions tied from the North 1/4 corner of Section 16 which left a narrow strip of land on the west edge of this parcel. In the absence of specific language which would close the gap, we have concluded that the strip of land exists and that it is a part of the parent parcel to the South which is owned by the Royce's.

DATE: July 15, 1989

MARQUESS & ASSOCIATES, INC.
1120 East Jackson Street
P. O. Box 490
Medford, Oregon 97501



Dale W. Hofer,
Professional Land Surveyor
MAI Job No. 1-3475.1

Assessor's Map #391E16BA TL 1200