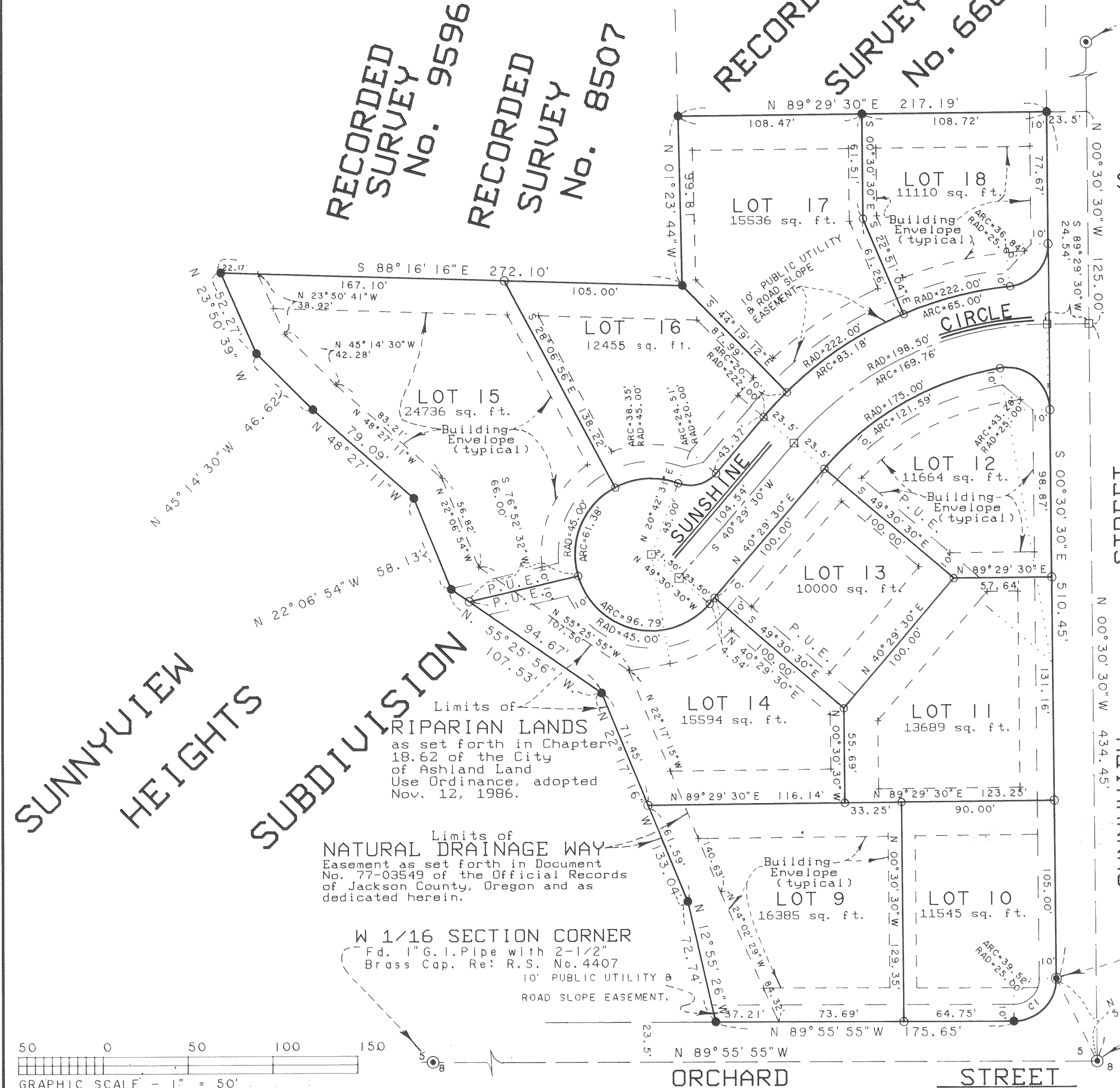


SUNNYVIEW HEIGHTS SUBDIVISION UNIT No. 2 TO THE CITY OF ASHLAND

located in
Southwest Quarter of Section 5, Township 39 South, Range 1 East of the
Willamette Base and Meridian,
JACKSON COUNTY OREGON

RECORDED SURVEY No. 9596
RECORDED SURVEY No. 8507

RECORDED SURVEY No. 6667



1/4 SECTION CORNER
Fd. 1" G.I. Pipe with 2-1/2" diam.
Brass Cap. County Surveyor Re-est' b.
Re: R.S. No. 6667

SURVEYOR

SWAIN SURVEYING, INC.

JUNE 19, 1989

27 1/2 North Main Street
Ashland, Oregon 97520

SCALE: 1" = 50'
BASIS OF BEARING:

TRUE MERIDIAN at the
N-S CENTERLINE OF SECTION 5
(derived from N.O.A.A. net)

- Found 5/8 inch Iron Rod, unless otherwise shown
- Set 1/2 x 24 inch Galvanized Iron Pipe tagged SWAIN LS 759
- Deferred monument → SEE SN 16425

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C1	25.00'	39.52'	90°34'35"	35.53'	S 44°46'48"W

SUNNYVIEW HEIGHTS SUBDIVISION

Limits of RIPARIAN LANDS as set forth in Chapter 18.62 of the City of Ashland Land Use Ordinance, adopted Nov. 12, 1986.

Limits of NATURAL DRAINAGE WAY Easement as set forth in Document No. 77-03549 of the Official Records of Jackson County, Oregon and as dedicated herein.

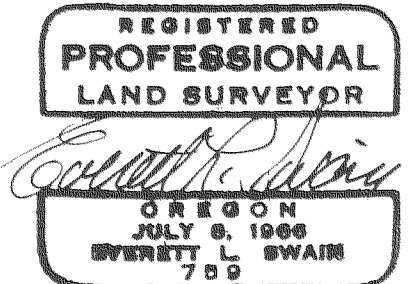
W 1/16 SECTION CORNER
Fd. 1" G.I. Pipe with 2-1/2" Brass Cap. Re: R.S. No. 4407
10' PUBLIC UTILITY & ROAD SLOPE EASEMENT.

INITIAL POINT

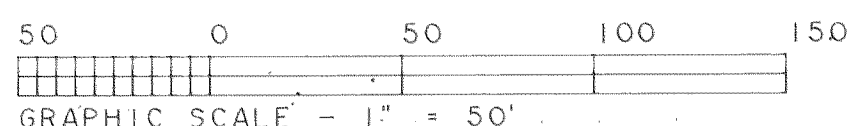
Fd. 5/8" I. Rod & replaced with a 6" diam. by 24" long concrete post with 3" diam. Br. Disk, 6" deep.
SUNNYVIEW HEIGHTS SUBDIVISION UNIT No. 2
SWAIN SURVEYING, INC.

INITIAL POINT
RLS 759 1989

1/4 SECTION CORNER
Fd. 2" diam. Iron Pipe exposed 0.85'. Re: R.S. No. 4407



Tax Lot 800, 39-1E-05CD
Job: HK 692T
File: HK 692T



SUNNYVIEW HEIGHTS SUBDIVISION UNIT No. 2

TO THE CITY OF ASHLAND

Southwest Quarter of Section 5, Township 39 South, Range 1 East of the
Willamette Base and Meridian,
JACKSON COUNTY OREGON

For Declaration of Restrictions, see
Document No. 89-18126 of the
Official Records of Jackson County,
Oregon.

WATER RIGHTS STATEMENT:

See Document No. 89-18125 of the
Official Records of Jackson County,
Oregon.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that I

William Henry Kneebone, Trustee for the HENRY KNEEBONE TRUST, UTD 2/2/87, state that the HENRY KNEEBONE TRUST is the owner in fee simple of the lands as described hereon and that I, William Henry Kneebone, Trustee, on behalf of the HENRY KNEEBONE TRUST, UTD 2/2/87, have caused the same to be surveyed and platted into lots, public utility and road slope easements, natural drainage way easement, riparian lands per City Land Use Ordinance, chapter 18.62 and a street as set forth hereon and that this plat is a correct representation of SUNNYVIEW HEIGHTS SUBDIVISION UNIT No. 2. I do hereby dedicate to the public, for street purposes, that street shown hereon as SUNSHINE CIRCLE. Said subdivision shall be subject to public utility and road slope easements as shown hereon. I do hereby dedicated to the City of Ashland, additional Natural Drainage Way Easement, where shown hereon, which is situated outside of that drainage easement as set forth in Document No. 77-03549 of the Official Records of Jackson County, Oregon. Cooke Cablevision or their successors in interest is hereby granted the right to use said public utility easements for underground placement of TV cable lines. Sunnyview Heights Subdivision Unit No. 2 shall be subject to a DECLARATION OF RESTRICTIONS which shall be filed simultaneously herewith and thereby made a part hereof. I, William Henry Kneebone, Trustee, on behalf of the HENRY KNEEBONE TRUST, UTD 2/2/87, do hereby designate this development as SUNNYVIEW HEIGHTS SUBDIVISION UNIT No. 2 to the City of Ashland.

IN WITNESS WHEREOF, I, William Henry Kneebone, Trustee, on behalf of the HENRY KNEEBONE TRUST, UTD 2/2/87, do hereby set my hand and seal this 21 day of JUNE 1989.

William Henry Kneebone Trustee
William Henry Kneebone, Trustee

STATE OF OREGON

County of Jackson

JUNE 21 A.D. 1989

Personally appeared the above named Trustee, William Henry Kneebone acting on behalf of the HENRY KNEEBONE TRUST, UTD 2/2/87, do hereby acknowledge the foregoing instrument to be his voluntary act and deed.
Before me:

Everett L. Swain
EVERETT L. SWAIN
NOTARY PUBLIC - OREGON
My Commission Expires 2/5/93

APPROVAL

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting May 11, 1989 this map is hereby approved.
Dated this 27th day of July, 1989.

Neil Benson President
John Ferguson Secretary

Examined and Approved this 21st day of July, 1989.

Jamie Holton
City Surveyor

All taxes, fees, assessments or other charges as required by O.R.S. 94.036 have been paid as of the 8th day of August, 1989.

Carlene M. Mansmann
Tax Collector

Deanna Hornot

4-20-92

RECEIVED
Date 8-17-89 By JK
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

RECORDING

Filed for record this 17 day of August, 1989 at 2:57 o'clock P.M. and recorded in Volume 16 of plats at page 26 of records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk
Joy A. Ramiter Deputy

SURVEYOR'S CERTIFICATE

STATE OF OREGON
County of Jackson

I, Everett L. Swain, a duly Registered Professional Land Surveyor of the State of Oregon, being duly sworn, 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:----

Commencing at a found 2 inch diameter Iron Pipe situated at the Accepted Quarter corner common to Sections 5 and 8, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon; thence North 26°08'05" West a distance of 54.34 feet to a 6 inch diameter by 24 inch long concrete post with a 3 inch diameter bronze disk situated in the Westerly right of way line of Sunnyview Street and being the INITIAL POINT of Sunnyview Heights Subdivision Unit No. 2; thence along the arc of a 25.00 foot radius curve to the right, the long chord bears South 44°46'47.5" West, 35.53 feet, and the arc length is 39.52 feet to a found 5/8 inch iron rod situated in the Northerly right of way line of Orchard Street; thence North 89°55'55" West along said right of way line, 175.65 feet to a found 5/8 inch iron rod situated at the Southeast corner of Sunnyview Heights Subdivision, as now recorded; thence leaving said right of way line North 12°55'26" West along the Easterly boundary line of said Sunnyview Heights Subdivision, as now recorded, 72.74 feet to a found 5/8 inch iron rod; thence North 22°17'16" West, 133.04 feet to a found 5/8 inch iron rod; thence North 55°25'56" West, 107.53 feet to a found 5/8 inch iron rod; thence North 22°06'54" West, 58.13 feet to a found 5/8 inch iron rod; thence North 48°27'11" West, 79.09 feet to a found 5/8 inch iron rod; thence North 45°14'30" West, 46.62 feet to a found 5/8 inch iron rod; thence North 23°50'39" West, 52.27 feet to a found 5/8 inch iron rod; thence leaving the Easterly boundary line of said recorded subdivision, South 88°16'16" East, 272.10 feet to a found 5/8 inch iron rod; thence North 01°23'44" West, 99.81 feet to a found 5/8 inch iron rod; thence North 89°29'30" East, 217.19 feet to a found 5/8 inch iron rod situated in the Westerly right of way line of Sunnyview Street; thence South 00°30'30" East along said Westerly right of way line, 510.45 feet to the Initial Point.

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

Everett L. Swain
Surveyor

Subscribed and sworn to before me this 7 day of JULY, 1989.

Examined and approved as required by O.R.S. 92.100 as of the 8 day of August, 1989.

Sheela Swift Deputy
Assessor, Department of Assessment

POST MONUMENTATION

I, Everett L. Swain hereby certify that all monuments will be set on or before the May 31, 1990.

Everett L. Swain
Surveyor

All monuments are now set, on this 25th day of February, 1990. See Document No. 00-06917 of the Official Records of Jackson County, Oregon.
(See SN 16425)

Roger R. Roberts County Surveyor
Surveyor

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Everett L. Swain
OREGON
JULY 8, 1988
EVERETT L. SWAIN
789

Tax Lot 800, 39-1E-05CD
Job: HK 692T
File: HK 692TD

SWAIN SURVEYING, INC.

27 1/2 North Main Street
Ashland, Oregon 97520

Survey No. **11690**

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

SURVEY FOR: The HENRY KNEEBONE TRUST, UTD 2/2/87
c/o William Henry Kneebone, Trustee
494 Orchard Street
Ashland, Oregon 97520

LOCATION: Situated in the Southwest Quarter of Section 5,
Township 39 South, Range 1 East of the Willamette Base
and Meridian, Jackson County, Oregon.

PURPOSE: To survey into lots, a street, and various easements,
that tract of land as shown on the accompanying map,
per request of the clients representative.

PROCEDURE: Commenced this survey from control previously
established in the vicinity of Thornton Way, Grandview
Drive, Sunnyview and Orchard Street. Proceeded to
monument said lots as shown on the accompanying map.

BASIS OF BEARING: True Meridian at the North-South centerline of Section
5 as derived from the National Oceanic and Atmospheric
Administration (formerly Coast and Geodetic Survey)
survey net established in 1968 and filed in the office
of the Jackson County Surveyor.

June 19, 1989

Ref: HK 692T.NAR

Swain Surveying, Inc.
27 1/2 North Main Street
Ashland, Oregon 97520

Tax Lot 800, 39-1E-05CD

