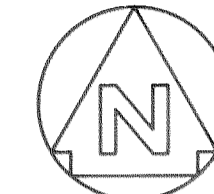


PARK ESTATES SUBDIVISION - PHASE III

A PLANNED UNIT DEVELOPMENT

LOCATED IN THE NORTH 1/2 OF SECTION 16
TOWNSHIP 39 SOUTH, RANGE 1 EAST
WILLAMETTE MERIDIAN, CITY OF ASHLAND
JACKSON COUNTY, OREGON

FOR
DAVID R. LEWIS
43 WEST HERSEY STREET
ASHLAND, OREGON 97520



1" = 50'

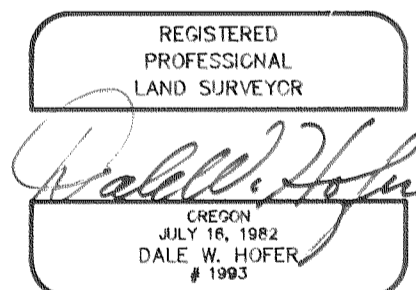
CURVE DATA TABLE

CURVE	RADIUS	LENGTH	DELTA	L.C.	L.C. BEARING
1	40.00	11.09	15°52'50"	11.05	S55°22'37"E
2	62.50	28.36	26°00'10"	28.12	S60°26'16"E
3	127.50	100.82	45°18'29"	98.22	S70°05'26"E
4	150.00	118.62	45°18'29"	115.55	S70°05'26"E
5	172.50	128.04	42°31'43"	125.12	S71°28'49"E
6	137.50	75.83	31°35'46"	74.87	S76°56'47"E
7	160.00	88.23	31°35'46"	87.12	S76°56'47"E
8	182.50	100.64	31°35'46"	99.37	S76°56'47"E
9	7.50	10.79	82°24'47"	9.88	N77°38'43"E
10	7.50	5.89	45°00'53"	5.74	N13°55'53"E
11	30.00	66.72	127°25'40"	53.80	N55°08'16"E
12	52.50	77.88	84°59'25"	70.93	N76°21'23"E
13	52.50	38.89	42°26'15"	38.00	N12°38'33"E
14	97.50	89.59	52°38'44"	86.47	N17°44'48"E
15	120.00	110.26	52°38'44"	106.42	N17°44'48"E
16	142.50	42.89	17°14'48"	42.73	N00°02'50"E
17	142.50	88.04	35°23'56"	86.65	N26°22'12"E
18	62.50	94.37	86°30'36"	85.66	N87°19'28"E
19	85.00	128.34	86°30'36"	116.49	N87°19'28"E
20	107.50	20.33	10°50'00"	20.30	N49°29'10"E
21	107.50	98.28	52°23'00"	94.90	N81°05'40"E
22	107.50	43.70	23°17'35"	43.40	S61°04'02"E
23	654.50	63.88	05°35'32"	63.86	S46°37'28"E
24	654.50	74.73	06°32'30"	74.68	S37°55'49"E
25	677.00	174.41	14°45'40"	173.93	S42°02'24"E
26	699.50	37.15	03°02'35"	37.15	S47°53'56"E
27	699.50	143.06	11°43'04"	142.81	S40°31'07"E
28	364.49	79.21	12°27'05"	79.06	N54°28'45"W
29	410.50	168.05	23°27'20"	166.88	N48°57'40"W
30	39.00	79.06	116°09'22"	66.20	S84°40'59"W
31	125.00	181.93	83°23'25"	166.29	S68°18'01"W
32	125.00	70.75	32°25'42"	69.81	N53°47'25"W
33	402.57	156.34	22°15'04"	155.36	N11°00'44"W

DATE: MAY 10, 1990

SURVEYOR

MARQUESS & ASSOCIATES, INC.
1120 EAST JACKSON 97504
MEDFORD, OREGON
(503) 772-7115



BASIS OF BEARING:

N.O.A.A. TRUE BEARING PER R.S. NO. 9339

LEGEND

- FOUND 5/8" IR TAGGED RLS 1822, UNLESS NOTED OTHERWISE
- SET 5/8" x 30" REBAR TAGGED MARQUESS & ASSOC. (FLUSH)
- ⊗ DEFERRED MONUMENT - 2" BRASS CAP IN MONU CASE
- ⊙ SET INITIAL POINT: 6" x 6" x 24" CONCRETE POST 6" DOWN WITH 3" BRASS DISK.
- CURVE NUMBER (SEE TABLE)
- OR JACKSON COUNTY OFFICIAL RECORDS NO.
- DR JACKSON COUNTY DEED RECORDS NO.
- RS RECORDED SURVEY
- IR IRON ROD (REBAR)
- PUE PUBLIC UTILITY AND TV EASEMENT
- (R) RECORD SURVEY OR DEED DATA
- FND FOUND
- ROW RIGHT-OF-WAY
- NEW EASEMENTS
- - - 20' WATER LINE EASEMENT (PER V445, PAGE 373)
- CENTERLINE OF 6' PUBLIC FOOTPATH EASEMENT

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

DAVID R. LEWIS
SURVEYOR, RLS NO. 1993

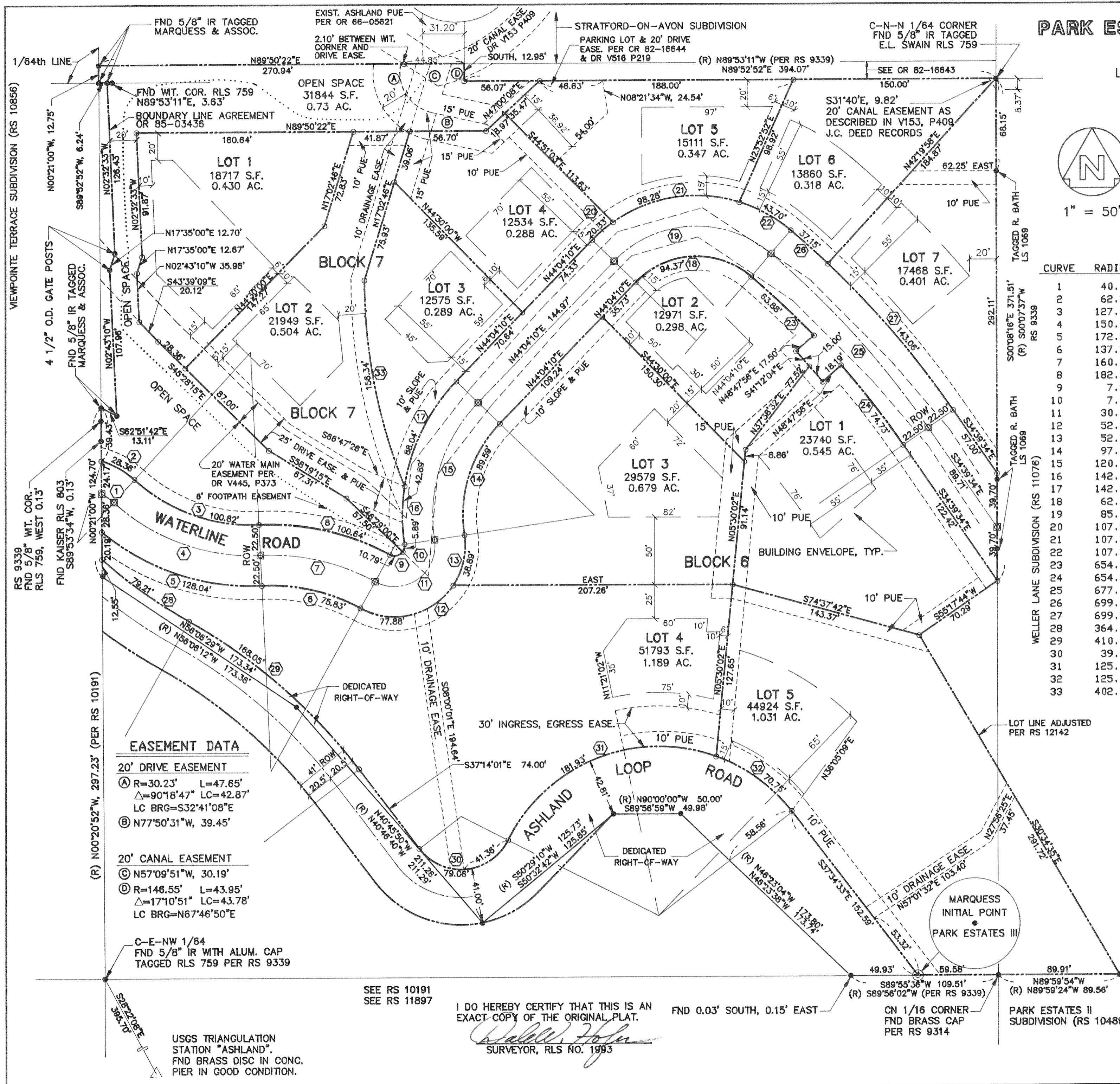
EASEMENT DATA

- 20' DRIVE EASEMENT
- Ⓐ R=30.23' L=47.65'
Δ=90°18'47" LC=42.87'
LC BRG=S32°41'08"E
 - Ⓑ N77°50'31"W, 39.45'
- 20' CANAL EASEMENT
- Ⓒ N57°09'51"W, 30.19'
 - Ⓓ R=146.55' L=43.95'
Δ=17°10'51" LC=43.78'
LC BRG=N67°46'50"E

C-E-NW 1/64
FND 5/8" IR WITH ALUM. CAP
TAGGED RLS 759 PER RS 9339

SEE RS 10191
SEE RS 11897

USGS TRIANGULATION
STATION "ASHLAND"
FND BRASS DISC IN CONC.
PIER IN GOOD CONDITION.



PARK ESTATES SUBDIVISION - PHASE III A PLANNED UNIT DEVELOPMENT

LOCATED IN THE N 1/2 OF SECTION 16 TOWNSHIP 39 SOUTH, 1 EAST
WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

THAT I, DAVID R. LEWIS AM OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE "SURVEYOR'S CERTIFICATE" ON THIS PLAT; THAT I DID CAUSE THE SAME TO BE SURVEYED AND PLATTED INTO STREETS, BLOCKS AND LOTS AS SET FORTH. THAT THIS PLAT IS A CORRECT REPRESENTATION OF PARK ESTATES SUBDIVISION - PHASE III, A PLANNED UNIT DEVELOPMENT, AND THAT I DO HEREBY DEDICATE AND CONVEY TO THE PUBLIC FOR PUBLIC USE ALL STREET RIGHTS-OF-WAY, AND ALL DRAINAGE, IRRIGATION, WATER MAIN, SLOPE, INGRESS-EGRESS, TV AND UTILITY EASEMENTS, AND A 6' FOOTPATH EASEMENT MEANDERING THROUGH THE OPEN SPACE, ALL AS SHOWN. FOR THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THIS SUBDIVISION, SEE JACKSON COUNTY OFFICIAL RECORDS DOCUMENT NO. 86-03686, EXCLUDING ADDENDUM "A".

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 25th DAY OF June, 1990.

David R Lewis

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

Dorothy L. Barney
DOROTHY L. BARNEY
NOTARY PUBLIC - OREGON
My Commission Expires 1-24-91

ON THIS 25th DAY OF JUNE, 1990, PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED INDIVIDUAL ACKNOWLEDGING THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY AND FREE ACT AND DEED.

"STATEMENT OF WATER RIGHTS" FOR THIS DEVELOPMENT IS RECORDED IN JACKSON COUNTY RECORDS DOCUMENT NO. 90-20247 & 90-20248.

EXAMINED AND APPROVED THIS 2th DAY OF August, 1990.
James H. Olson
CITY SURVEYOR

I CERTIFY THAT, PURSANT TO AUTHORITY GRANTED TO US BY THE ASHLAND PLANNING COMMISSION IN THE OPEN MEETING OF August 9, 1989, THE ABOVE PLAT IS HEREBY APPROVED BY THE ASHLAND PLANNING COMMISSION DATED THIS 8 DAY OF August, 1990.

Brent Thompson PRESIDENT
John Ferguson SECRETARY

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 AS OF 31 August, 1990.
Sheeryl Swift
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 3, 1990.

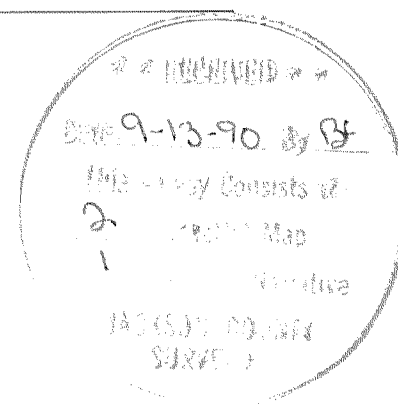
Carlene M. Manama
TAX COLLECTOR

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

DEPUTY _____ COUNTY CLERK _____

FILED FOR RECORD THIS 13 DAY OF September, 1990, AT 9:00 O'CLOCK, A.M. AND RECORDED IN VOLUME 16 OF PLATS AT PAGE 16 OF RECORDS OF JACKSON COUNTY, OREGON

Kathleen J. Burkett COUNTY CLERK
Joy A. Rameter DEPUTY



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 track 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 a found 2-1/2" diameter brass cap marked: "Swain Surveying, T.39S., R.1E., CN 1/16, Sec. 16, RLS 759, Survey Monument, 1982", monumenting the center north sixteenth corner of said Section 16; thence South 89°55'36" West, 59.58 feet along the North 16th line of said Section 16 to the True Point of Beginning, being the Initial Point of Park Estates Subdivision - Phase III; thence South 89°55'36" West, 49.93 feet to a 5/8" iron rod; thence North 46°23'38" West, 173.74 feet to a 5/8" iron rod; thence South 89°56'59" West, 49.98 feet to a 5/8" iron rod; thence South 50°32'42" West, 125.85 feet to a 5/8" iron rod; thence North 40°45'50" West, 211.26 feet to a 5/8" iron rod; thence North 56°06'29" West, 173.34 feet to a 5/8" iron rod on the west line of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 16; thence North 00°21'00" West, 124.70 feet to a 5/8" iron rod; thence South 82°51'42" East, 13.11 feet to a 5/8" iron rod; thence North 02°43'10" West, 107.96 feet to a 4-1/2" O.D. steel gate post; thence North 17°35'00" East, 12.70 feet to a 4-1/2" O.D. steel gate post; thence North 02°32'33" West, 126.43 feet to a 5/8" iron rod; thence South 89°52'52" West, 6.24 feet to a 5/8" iron rod, being the northeast northwest sixty fourth corner of said Section 16; thence North 00°21'00" West, 12.75 feet along said 64th line to a 5/8" iron rod on the southerly line of Stratford-On-Avon Subdivision; thence North 89°50'22" East, 270.94 feet along said subdivision boundary to a point in the canal waterway; thence South, 12.95 feet to a 5/8" iron rod on the north line of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 16; thence North 89°52'52" East, 394.07 feet to a 5/8" iron rod monumenting the center-north-north sixty fourth corner of said Section 16; thence South 00°08'16" East, 371.51 feet along the center 16th line to a 5/8" iron rod; thence South 55°17'44" West, 70.29 feet to a 5/8" iron rod; thence South 30°34'35" East, 291.72 feet to a 5/8" iron rod; thence North 89°59'54" West, 89.91 feet to the found 2-1/2" brass cap; thence South 89°55'36" West, 59.58 feet to the True Point of Beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR

Dale W. Hofer
OREGON
JULY 16, 1982
DALE W. HOFER
1993

SURVEYOR, RLS NO. 1993

Dorothy L. Barney
DOROTHY L. BARNEY
NOTARY PUBLIC - OREGON
My Commission Expires 1-24-91

SUBSCRIBED AND SWORN-TO BEFORE ME THIS 25th DAY OF June, 1990.

POST MONUMENTATION CERTIFICATE

I DALE W. HOFER HEREBY CERTIFY THAT ALL POST MONUMENTS WILL BE SET BY JULY 1, 1992.

Dale W. Hofer

ALL POST MONUMENTS ARE NOW SET ON THE 24 DAY OF March, 1992. SEE DOCUMENT # 92-07952 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

Verlynn Thomas

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. 12176

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209.250(2)
OREGON REVISED STATUTES

SURVEY OF PARK ESTATES SUBDIVISION, PHASE III FOR:

David R. Lewis
43 West Hersey Street
Ashland, Oregon 97520

LOCATION: Located in the North 1/2 of Section 16, Township 39 South,
Range 1 East, Willamette Meridian, City of Ashland, Jackson
County, Oregon.

PURPOSE: To define the boundary of a parcel of land described in Jackson
County Official Deed Records 90-05570 and to partition it into
lots in accordance with a final plat prepared by this firm as
approved by the City Planning Commission, Ashland, Oregon, on
July 12, 1989.

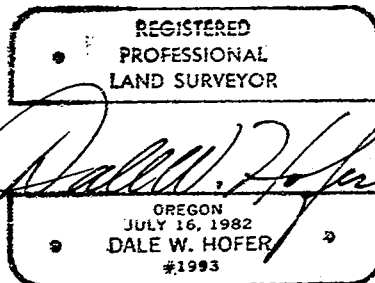
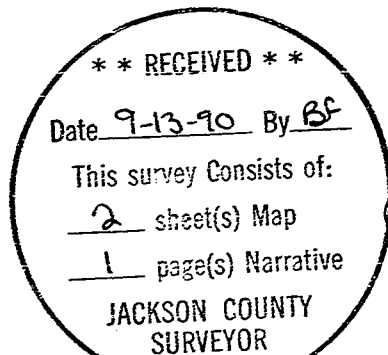
PROCEDURE: The basic boundary was defined by RS #9339 and RS #10191. A
basic traverse was run locating the key government monuments and
verifying the location of boundary monuments from these recorded
surveys.

The north boundary was defined using Jackson County Official
Records Document #83-16644. This document included "any property
acquired under the suit to quiet title" in Case #82-2185-NJ-2,
Circuit Court of the State of Oregon for Jackson County.

The right-of-way for new Waterline Road, as shown, was located to
encompass the existing "Water Main Easement" per Jackson County
Deed Records Volume 445, Page 373.

The east boundary was located in accordance with Boundary Line
Agreement Jackson County Official Records Instrument #85-03436.

DATE: May 10, 1990



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

Part of 39S R1E S16BA TL700 and TL1390