

APPROVAL:

John McLaughlin 1-16-92  
ASHLAND PLANNING COMMISSION DATE  
PA 8-31-061

MINOR LAND PARTITION

PARTITION PLAT No. P-5-1992

LOCATED IN

S.E. 1/4 Section 11 & N.E. 1/4 of Section 14, T.38S., R.1E., W.M.,  
D.L.C. NO. 52, City of Ashland, Jackson County, Oregon

For  
B & G Properties  
629 Spring Creek Drive  
Ashland, Oregon 97520

RECORDING

Filed for record this the 20 day of January 1992  
at 2:29 o'clock P.M. and recorded as Partition Plat No.  
P-5-1992 of the Records of Jackson County, Oregon.

Index Volume 3 Page 5  
Ruthie E. Bartlett  
County Clerk

COUNTY SURVEYOR File No. 12835

WATER RIGHTS STATEMENT:

See Document No. 92-01606 of the  
Official Records of Jackson County, Oregon.

APPROVAL

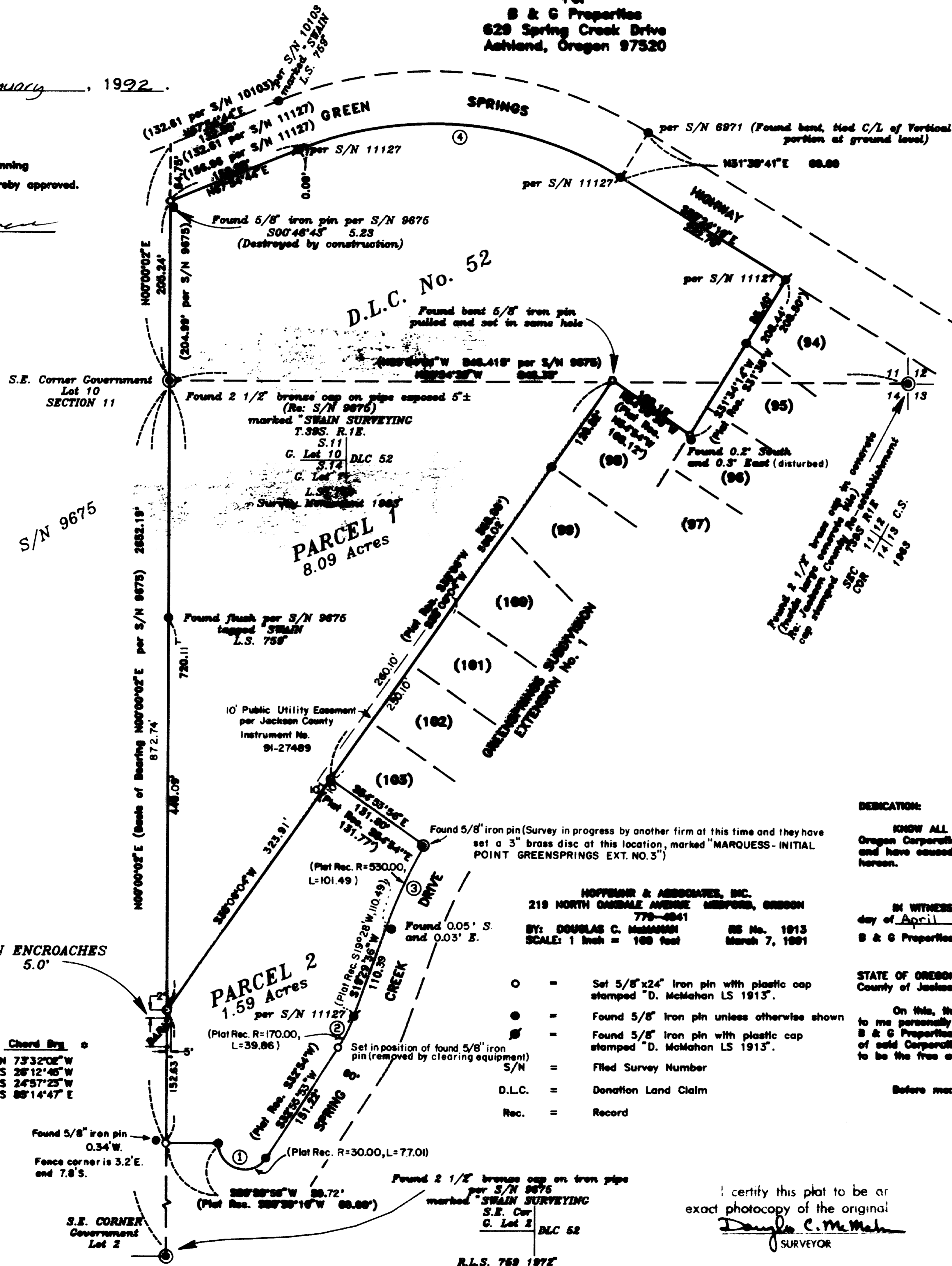
Examined and Approved this 13th day of January, 1992.

City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning  
Commission in open meeting July 9, 1991 this map is hereby approved.

Dated this 16 day of January 1992

BASE OF BEARINGS: True Meridian at N-S Centerline of Section 14,  
as derived from the N.O.A.A. net, on file in the Office of the  
Jackson County Surveyor. The reference line for bearing control  
for this survey was taken from monuments on the West line of  
D.L.C. No. 52, as shown hereon, and as referenced on filed  
Survey No. 9875 in the Office of the Jackson County Surveyor.



SURVEYOR'S CERTIFICATE:  
I, Douglas C. McMahan, a duly Registered Surveyor of the State of  
Oregon, do hereby certify that this map correctly represents a survey  
made by me and complies with the regulations for Minor Land Partitions  
and the following is an accurate description of the parcel tract of  
land as set forth hereon:

BEGINNING at the point of intersection of the West line of Section  
Land Claim No. 52 with the North line of Section 14, being in Township  
38 South, Range 1 East of the Willamette Meridian, Jackson County, Oregon,  
said point being North 88°54'30" West 845.33 feet from the Northeast  
corner of said Section 14, and monumented with a bronze cap; thence  
North 88°00'02" East, along the West line of said Section Land Claim  
No. 52, a distance of 208.24 feet to the Southern right-of-way line of  
Highway No. 98 (Greensprings Highway); thence along said right-of-way  
line, North 67°54'44" East 156.88 feet; thence along the arc of a 416.757  
foot radius curve to the right (the long chord to which bears South  
88°14'47" East 376.81 feet) on an arc distance of 384.83 feet; thence South  
88°24'16" East 222.70 feet to the most Northerly corner of Greensprings  
Subdivision-Extension No. 1, according to the official plat thereof, now of  
record; thence along the Westerly line of said Subdivision the following  
course, South 31°34'14" West (record South 31°38" West) a distance  
of 288.44 feet (record 288.50 feet); thence North 54°58'38" West 188.18  
feet (record North 54°54" West 108.12 feet); thence South 38°00'04" West  
558.02 feet (record South 38°08" West 558.08 feet); thence South 54°57'56"  
East 181.80 feet (record South 54°54" East 181.77 feet) to the Westerly  
right-of-way line of Spring Creek Drive; thence along said Westerly right-  
of-way line, along the arc of a 530.00 foot radius curve to the left (the  
long chord to which bears South 24°57'25" West 168.90 feet) on an  
arc distance of 191.85 feet; thence South 18°29'35" West 119.39 feet; thence  
along the arc of a 178.80 foot radius curve to the right (the long chord  
to which bears South 28°12'45" West 38.78 feet) on an arc distance of 38.88  
feet; thence South 32°55'55" West (record South 32°54" West) 181.22 feet;  
thence along the arc of a 30.00 foot radius curve to the right (the long  
chord to which bears North 73°32'02" West 57.54 feet) on an arc distance of  
77.81 feet; thence South 88°58'58" West 59.72 feet (record South 88°58'16"  
West 68.88 feet) to the West line of the aforementioned Section Land Claim  
No. 52; thence leaving Westerly line of said Greensprings Subdivision-  
Extension No. 1, North 00°00'02" East along the West line of said Section  
Land Claim No. 52 a distance of 872.74 feet to the Point of Beginning.

OWNER:  
B & G PROPERTIES INC.  
P.O. Box 1726  
Medford, Oregon 97501

\*\* RECEIVED \*\*  
Date 1-20-92 By [Signature]  
This survey consists of:  
1 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

CURVE TABLE

No.	Delta	Radius	Arc	Chord	Chord Brg.
1.	147°04'08"	30.00	77.01	57.54	N 73°32'02"W
2.	132°18'17"	170.00	38.86	38.78	S 28°12'45"W
3.	103°58'27"	538.00	101.05	108.90	S 24°57'25"W
4.	53°48'36"	416.757	384.83	370.81	S 88°14'47" E

HOFFMANN & ARBORETTI, INC.  
218 NORTH OSWALD AVENUE MEDFORD, OREGON  
778-4841  
BY: DOUGLAS C. McMAHAN RS No. 1913  
SCALE: 1 inch = 100 feet March 7, 1991

- = Set 5/8"x24" Iron pin with plastic cap stamped "D. McMahan LS 1913".
- = Found 5/8" iron pin unless otherwise shown.
- ⊙ = Found 5/8" iron pin with plastic cap stamped "D. McMahan LS 1913".
- S/N = Filed Survey Number
- D.L.C. = Donation Land Claim
- Rec. = Record

I certify this plat to be an  
exact photocopy of the original  
Douglas C. McMahan  
SURVEYOR

Subscribed and sworn to before me  
this 20th day of April, 1991.

Notary Public - Oregon  
My Commission Expires 12-23-93

KNOW ALL MEN BY THESE PRESENTS that we, B & G Properties, Inc., an  
Oregon Corporation, are the owners in fee simple of the land hereon described  
and have caused the same to be surveyed, mapped and plotted as shown  
hereon.

IN WITNESS THEREOF, I have set my hand and seal this 19th  
day of April, 1991.

Otto Frohmayer  
SECRETARY

STATE OF OREGON  
County of Jackson) ss. 4/19, 1991

On this, the 19th day of April, 1991, before me appeared Otto Frohmayer,  
to me personally known, who being duly sworn, did say that he, the said Otto Frohmayer, is Secretary of  
B & G Properties, Inc. of the within named Corporation, and that the said instrument was signed on behalf  
of said Corporation by authority of its Board of Directors, and Otto Frohmayer acknowledges said instrument  
to be the free act and deed of said Corporation.

Notary Public - Oregon  
My Commission Expires 12-23-93

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Douglas C. McMahan  
OREGON  
DOUGLAS C. McMAHAN  
No. 1913

SURVEY NO. 12835

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: B & G Properties, Inc.  
P.O. Box 1726  
Medford, Or. 97501

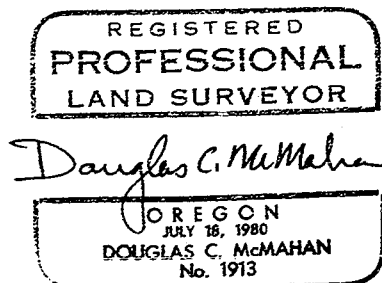
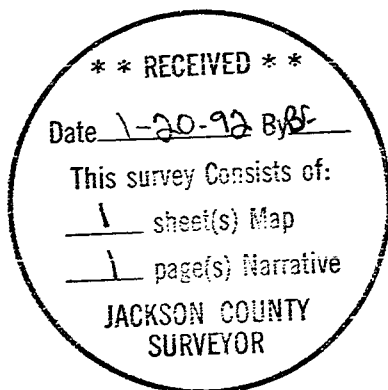
LOCATION: Southeast one-quarter (1/4) of  
Section 11 and Northeast one-  
quarter (1/4) of Section 14,  
Township 39 South, Range 1 East,  
Willamette Meridian, Donation Land Claim No.  
52, Jackson County, Oregon

PURPOSE: To survey, monument and prepare minor  
partition plat of the tract as per the  
client's request and as shown on the  
accompanying map.

PROCEDURE: Utilizing found monumentation, as shown on  
the accompanying map, per recorded Survey  
Numbers 9675 and 11127, to establish control  
for the boundaries of subject tract, I  
established monuments as shown on the  
accompanying map. Found monumentation was  
held in determining the location of  
Greensprings Highway as shown.  
Note that this Survey corrects some  
discrepancies of filed Survey No. 11127 done  
previously by this office for the same client  
of this same tract.

Basis of Bearing: True Meridian at North-South centerline of  
Section 14, as derived from the N.O.A.A. net,  
on file in the Office of the Jackson County  
Surveyor. The reference line for bearing  
control for this survey was taken from  
monuments on the West line of D.L.C. No. 52,  
as shown on the accompanying map, and as  
referenced on filed Survey No. 9675 in the  
Office of the Jackson County Surveyor.

March 7, 1991



Douglas C. McMahan  
Hoffbuhr & Associates, Inc.  
219 North Oakdale  
Medford, Oregon 97501