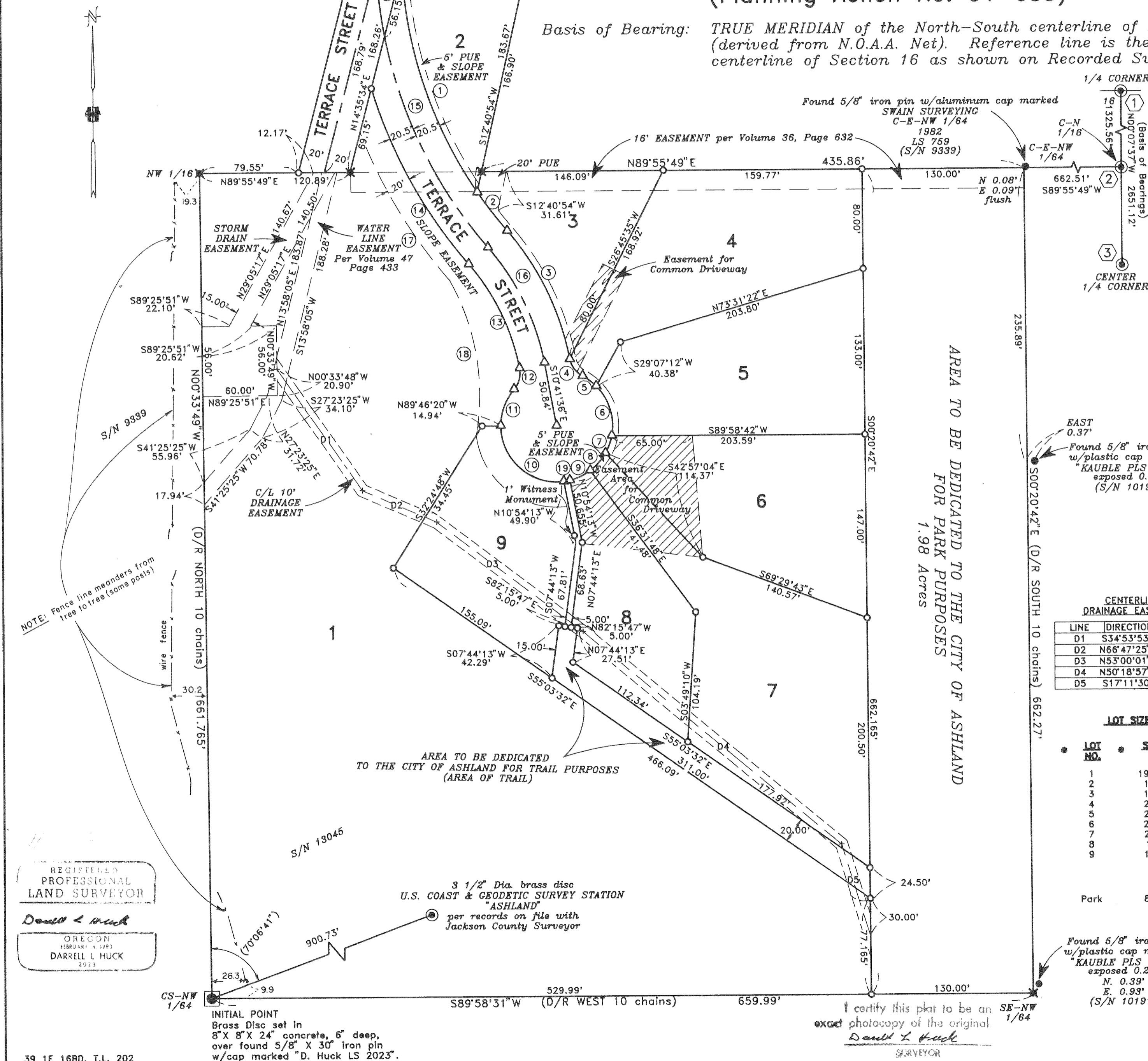


TERRACE PINES SUBDIVISION

Located in:

The N.W. 1/4 of Section 16, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon
(Planning Action No. 91-035)

Basis of Bearing: TRUE MERIDIAN of the North-South centerline of Section 16
(derived from N.O.A.A. Net). Reference line is the North-South
centerline of Section 16 as shown on Recorded Survey No. 9314.



CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	31°47'55"	344.50'	191.20'	188.75'	N18°25'54"W
2	06°30'35"	344.50'	39.14'	39.12'	N37°35'10"W
3	30°08'51"	220.50'	116.02'	114.69'	N25°46'02"W
4	51°27'32"	20.00'	17.96'	17.37'	N36°25'22"W
5	17°21'55"	45.00'	13.64'	13.59'	N53°28'10"W
6	55°24'17"	45.00'	43.52'	41.84'	N17°05'04"W
7	19°01'36"	45.00'	14.94'	14.88'	N20°07'52"E
8	23°49'32"	45.00'	18.71'	18.58'	N41°33'27"E
9	23°11'17"	45.00'	18.21'	18.09'	N65°03'51"E
10	97°11'59"	45.00'	76.34'	67.51'	S48°22'19"E
11	40°32'15"	45.00'	31.84'	31.18'	S20°29'48"W
12	51°27'32"	20.00'	17.96'	17.37'	S15°02'10"W
13	30°08'51"	179.50'	94.45'	93.36'	S25°46'02"E
14	24°05'08"	385.50'	162.05'	160.86'	S28°47'53"E
15	29°51'16"	365.00'	190.19'	188.04'	S25°54'49"E
16	30°08'51"	200.00'	105.23'	104.03'	S25°46'02"E
17	19°42'57"	405.50'	139.53'	138.85'	S30°58'59"E
18	39°24'42"	186.81'	128.50'	125.98'	N09°26'59"W
19	06°22'12"	45.00'	5.00'	5.00'	S79°50'35"W
20	08°40'24"	365.00'	55.25'	55.20'	S06°38'59"E

All deferred monuments will be set no later than
July 2, 1993

Darrell L. Huck
Surveyor

All deferred monuments are now set, see Document
No. 00-45046 of Official Records this 6th day of
NOVEMBER 192000 (SEE SN 16701)

Approved: *Roger Roberts*
Jackson County Surveyor

HOFFBUHR & ASSOCIATES, INC.
1082 E. JACKSON STREET MEDFORD, OREGON
779-4841

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 60 feet July 2, 1992
BASIS OF BEARING (See above)

CENTERLINE DRAINAGE EASEMENT

LINE	DIRECTION	DISTANCE
D1	S34°53'53"E	119.00'
D2	N66°47'25"W	64.74'
D3	N53°00'01"W	146.75'
D4	N50°18'57"W	269.16'
D5	S17°11'30"E	76.93'

LOT SIZE

LOT NO.	SQUARE FEET
1	199,962
2	10,622
3	10,834
4	22,045
5	21,145
6	20,354
7	28,009
8	12,941
9	16,476

Park 86,087

- = Set 5/8"x24" Iron pin with plastic cap stamped "D. Huck LS 2023".
- ⊗ = Set 5/8"x30" Iron pin with plastic cap stamped "D. Huck LS 2023".
- ⊗ = Found 5/8"x30" Iron pin with plastic cap stamped "D. Huck LS 2023". per S/N 13045
- = Found 5/8" Iron pin
- ⊙ = Found brass disc monument
- △ = Deferred monument → SEE SN 16701
- S/N = Survey Number
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance

- ① = Brass disc in concrete ± 2" deep marked T39S R1E; other lettering is obscured.
- ② = Brass disc per S/N 9314 stamped "SWAIN SURVEYING" T39S R1E N1/6 SEC. 16 1982 RLS 759 SURVEY MONUMENT
- ③ = Brass disc per S/N 9314 stamped "SWAIN SURVEYING" T39S R1E C 1/4 + SEC. 16 RLS 759 SURVEY MONUMENT 1982

REGISTERED PROFESSIONAL LAND SURVEYOR
Darrell L. Huck
OREGON
HUBBARD (1983)
DARRELL L. HUCK
2023

INITIAL POINT
Brass Disc set in
8" X 8" X 24" concrete, 6" deep,
over found 5/8" X 30" Iron pin
w/cap marked "D. Huck LS 2023".

I certify this plat to be an exact
photocopy of the original
Darrell L. Huck
SURVEYOR

TERRACE PINES SUBDIVISION

LOCATED IN:

The N.W. 1/4 of Section 16, T.39S., R.1E., W.M.,
City of Ashland Jackson County, Oregon

*** DECLARATION ***

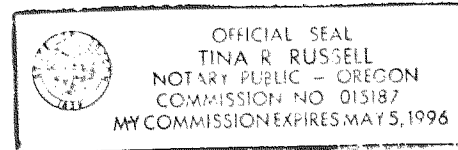
KNOW ALL MEN BY THESE PRESENTS, that Lowell E. Smith, Bettye J. Smith and Larry Medinger are the owners in fee simple of the lands hereon described, and that we have subdivided the same into lots and streets as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and we do hereby dedicate to the public for public use the street shown hereon, together with those easements labeled as public utility easements, slope easements and drainage easements, also subject to common driveway easements and dedication of land to City of Ashland for parks and trail purposes, we hereby designate said subdivision as TERRACE PINES SUBDIVISION.

IN WITNESS WHEREOF, we have set our hand and seals this 12th day of August, 1992.

Lowell E. Smith Bettye J. Smith Larry Medinger
Lowell E. Smith Bettye J. Smith Larry Medinger

STATE OF OREGON }
County of Jackson } ss.

On August 12, 1992, personally appeared the above named Lowell E. Smith and Bettye J. Smith and Larry Medinger and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me:



Tina R. Russell
*** APPROVALS ***

Ashland City Planning:

We certify that, pursuant to authority granted to us by the City of Ashland Planning Commission in open meeting of February 8, 1988. This plat is hereby approved by the City of Ashland Planning Commission. Dated this 8 day of SEPTEMBER, 1992.

Attest: Brent Thompson
President

John M. Hill
ACTING Secretary

Talent Irrigation District

This plat and the dedication hereof is subject to the condition that Talent Irrigation District has no obligation to deliver water, although this land is subject to the statutory powers, rules and regulations of Talent Irrigation District.

Examined and approved by the Talent Irrigation District in regular session this 4th day of August, 1992.

Donald M. Minard
President

Holl
Secretary

Examined and approved this 4th day of September, 1992.

Examined and approved as required by O.R.S. 92.100 as of Sept 11, 1992
Jane Holman
City Surveyor

Sheryl Switt
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of September 16, 1992

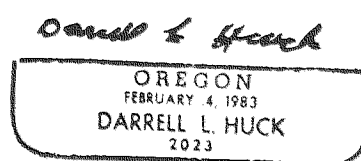
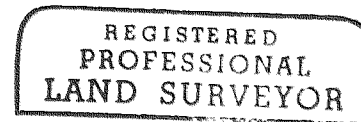
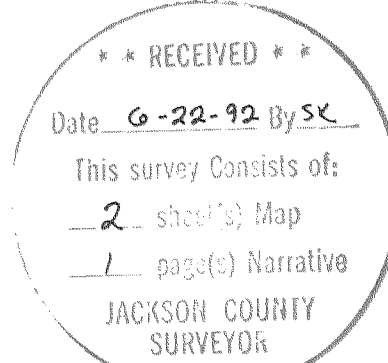
Barbara E. Weide
Tax Collector

For order of the County Court approving this plat see Volume _____, page _____ of County Commissioners Journal of Proceedings.

Filed for record this 22 day of September 1992 at 11:54 o'clock A.M. and recorded in Volume 17 of Plats at page 30 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Kathleen Kelly
Deputy



*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

I, Darrell L. Huck, a duly Registered Professional Land Surveyor of the State of Oregon, 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:

Commencing at the center of Section 16, Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence South 89°58'31" West 1314.94 feet (Record WEST 20 chains); thence North 00°33'49" West 661.75 feet (Record NORTH 10 chains) to a point for the Southwest corner of the Northwest one-quarter (1/4) of the Southeast one-quarter (1/4) of the Northwest one-quarter (1/4) of said Section 16 for the INITIAL POINT OF BEGINNING said point being a brass disc set concrete; thence continue North 00°33'49" West along the west line of said quarter-quarter-quarter 661.765 feet (Record NORTH 10 chains) to the Northwest corner thereof; thence North 89°55'49" East (Record EAST) along the North line of said quarter-quarter-quarter 120.89 feet to the East right-of-way line of TERRACE STREET as described in Volume 20, page 402; thence North 14°35'34" East along said East right-of-way line 168.26 feet; thence North 89°55'49" East 100.00 feet; thence South 12°40'54" West 166.90 feet to the North line of said quarter-quarter-quarter of said Section 16; thence along said North line North 89°55'49" East (Record EAST) 435.86 feet to the Northeast corner of said quarter-quarter-quarter; thence South 00°20'42" East along the East line of said quarter-quarter-quarter 662.27 feet to the Southeast corner thereof; thence South 89°58'31" West along the South line of said quarter-quarter-quarter 659.99 feet to the Initial Point of Beginning.

Darrell L. Huck
SURVEYOR

WATER RIGHTS STATEMENT: There are no water rights appurtenant to this property.

We, WESTERN BANK, are the mortgagee of a certain mortgage recorded as Instrument No. 92-26676 of the Official Records of Jackson County, Oregon. Affecting a portion of the land described herein, hereby release from the lien of said mortgage all property shown hereon as dedicated to the public for public use.

Signed this 1ST day of SEPTEMBER, 1992

Michael A. Foley

TITLE: ASST. VICE PRES / MGR

Before me:



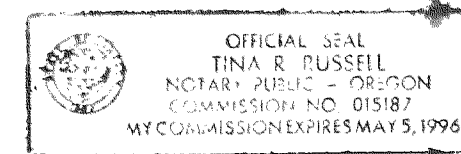
Tina R. Russell

I, John Schleining, am the undersigned beneficiary of a certain Trust Deed recorded September 2, 1992, as Instrument No. 92-26677. Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown as dedicated to the public for public use.

Signed this 11th day of September, 1992.

John Schleining

Before me:



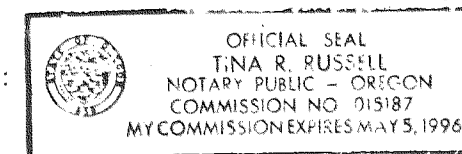
Tina R. Russell

We, Lowell E. Smith and Bettye J. Smith, are the undersigned beneficiaries of a certain Trust Deed recorded September 2, 1992, as Instrument No. 92-26678. Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown as dedicated to the public for public use.

Signed this 10th day of September, 1992.

Lowell E. Smith
Bettye J. Smith

Before me:



Tina R. Russell

I certify this plat to be an exact photocopy of the original.
Darrell L. Huck
SURVEYOR

SURVEY NO. 13158

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

Survey for: Lowell Smith
700 Terrace Street
Ashland, Oregon 97520

Location: Northwest one-quarter (1/4) of Section 16 in
Township 39 South, Range 1 East, Willamette
Meridian, City of Ashland, Jackson County,
Oregon

Purpose: To survey, monument and prepare plat for
TERRACE PINES SUBDIVISION per client's
request

Procedure: The boundary of the tract to be subdivided
had been determined by Recorded Survey No.
13045. Control used for that survey was
extended into the subdivision area.
Monuments were computed and set per client's
request.

Basis of Bearing: TRUE MERIDIAN at the North-South centerline
of Section 16 (derived from N.O.A.A. net).
Reference line is the North-South centerline
of Section 16 as shown on Recorded Survey No.
9314.

Date: July 2, 1992

** RECEIVED **
Date 9/22/92 By SK
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

Darrell L. Huck
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504