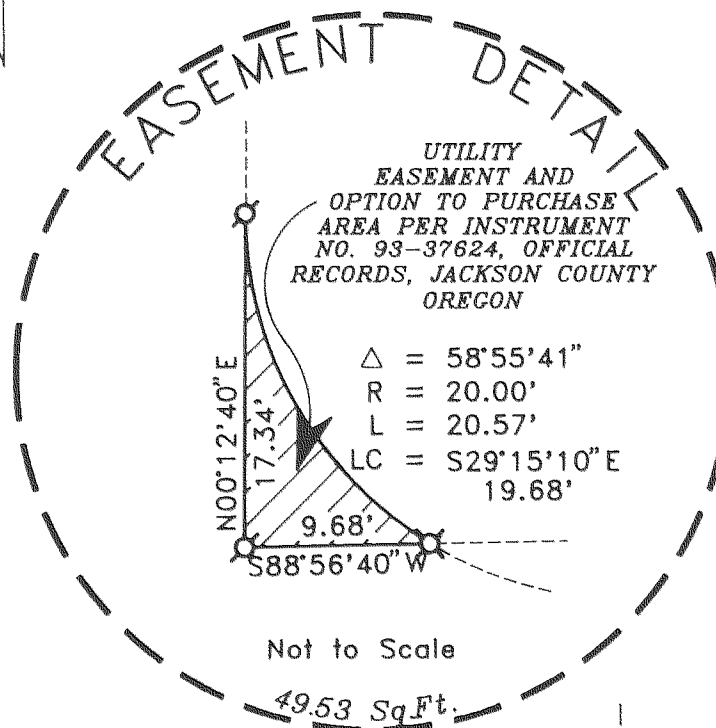


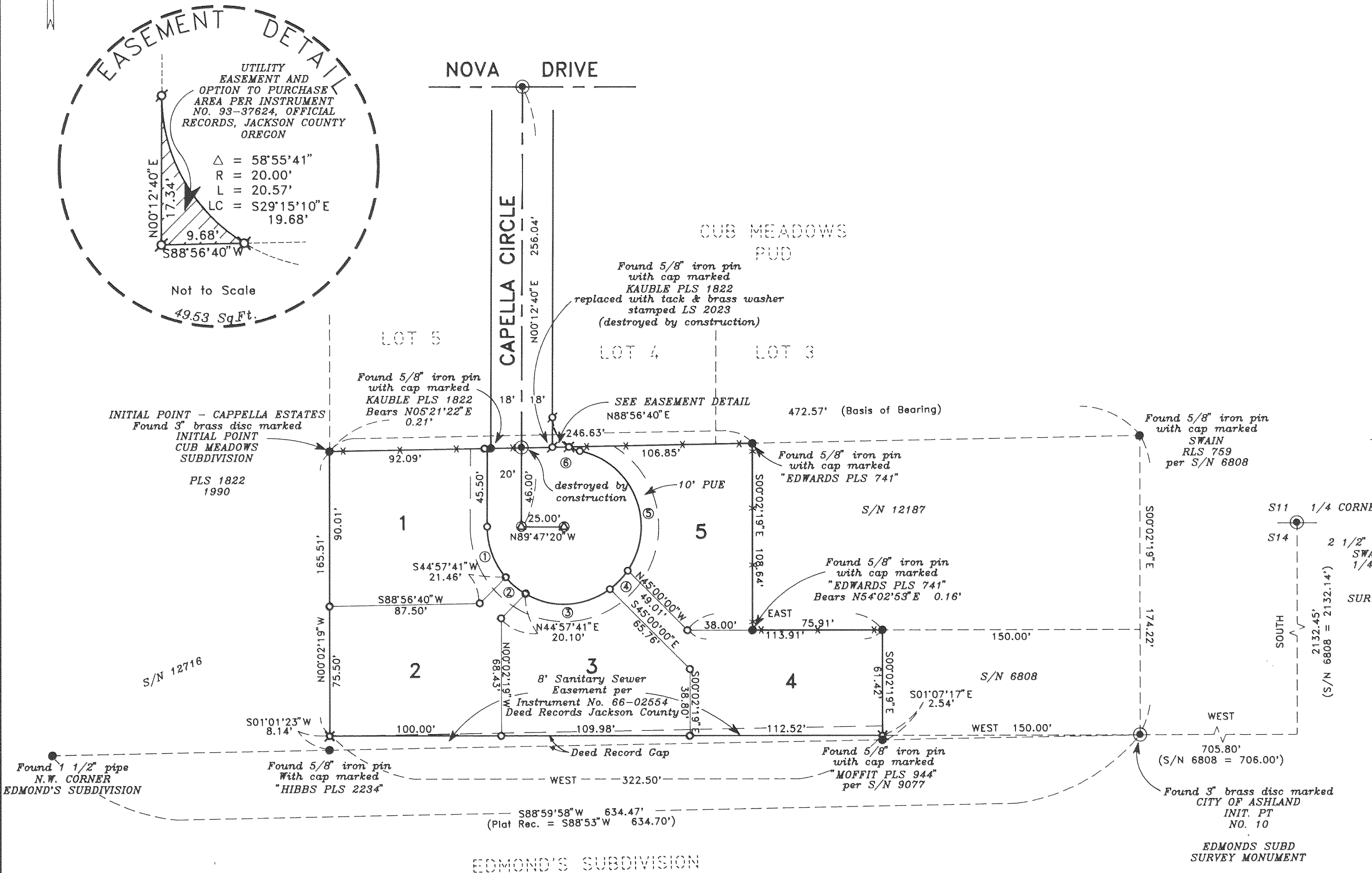
CAPPELLA ESTATES SUBDIVISION

Located in the N.W. 1/4 Sec. 14, T. 39 S., R. 1 E., W.M.
City of Ashland, Jackson County, Oregon



HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
779-4641
BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 Inch = 50 feet July 15, 1993
BASIS OF BEARING: N.O.A.A. TRUE BEARING at the NORTH-SOUTH
centerline of Section 14 (derived from the 1968
N.O.A.A. Net) as referenced on Survey No. 6808

- = Set 5/8" x 24" Iron pin with plastic cap stamped "D. Huck LS 2023".
- ⊗ = Set 5/8" x 30" Iron pin with plastic cap stamped "D. Huck LS 2023".
- ⊕ = Set lead and tack with brass washer stamped "LS 2023".
- = Found monument as noted
- ⊙ = Found brass cap monument per CUB MEADOWS P.U.D. unless noted otherwise
- ⊗ = Set 2" brass disc in a 1" pipe in concrete in monument case (marked LS 2023)
- S/N = Filed Survey Number
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television, sidewalk and sanitary sewer, construction and maintenance
- X-X- = Existing fence line



CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	40°44'37"	45.00'	32.00'	31.33'	S20°09'38"E
2	19°15'57"	45.00'	15.13'	15.06'	S50°09'55"E
3	66°32'20"	45.00'	52.26'	49.37'	N86°55'56"E
4	19°11'27"	45.00'	15.07'	15.00'	N44°04'03"E
5	112°43'26"	45.00'	88.53'	74.93'	N21°53'24"W
6	19°32'06"	20.00'	6.82'	6.79'	N68°29'04"W

LOT NO.	SQUARE FEET
1	8,422
2	7,892
3	7,850
4	7,781
5	7,241

PROFESSIONAL
LAND SURVEYOR
Darrell L. Huck
DARRELL L. HUCK
PLS NO. 2023
EXPIRES 6-30-95

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

CAPELLA ESTATES SUBDIVISION

Located in:

The N.W. 1/4 of Section 14, T.39S., R.1E.,W.M.
City of Ashland, Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that we, TRI-STAR CORPORATION, AN OREGON CORPORATION, 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. We hereby designate said subdivision as CAPELLA ESTATES SUBDIVISION.

IN WITNESS WHEREOF, we have set our hand and seals this 30 day of JUNE, 1993.

[Signature]
Harold Gentry
President

[Signature]
Harold Hardesty
Secretary

TRI-STAR CORPORATION:

STATE OF OREGON)
County of Jackson) ss.
On JUNE 30, 1993, personally appeared the above named Harold Gentry and Harold Hardesty, to me personally known, who being duly sworn, did say that they, the said Harold Gentry and Harold Hardesty, are the President and Secretary, respectively, of TRI-STAR CORPORATION, the within named corporation, and that the said instrument was signed on behalf of said corporation by authority of its Board of Directors, and Harold Gentry and Harold Hardesty acknowledges said instrument to be the free act of said corporation.

Before me:

Cheryl Ferns
Notary Public
No. 1623-93

*** 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 15th day of November, 1994.

Attest: [Signature] President
[Signature] Secretary

Examined and approved this 14th day of November, 1994.

Everett R. Swain
Ass't City Surveyor

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 April, 1993.

[Signature] President
[Signature] Secretary

Examined and approved as required by O.R.S. 92.100 as of 21 November, 1994
Mark June, deputy
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of November 21, 1994
[Signature]
Tax Collector

Water Rights Statement:

There are no water rights appurtenant to this property.

*** 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:

Beginning at a brass disc monument marking the INITIAL POINT of CUB MEADOWS SUBDIVISION, according to the Official Plat thereof, now of record in Jackson County, Oregon, located in the Northwest one-quarter of Section 14, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence, along the South line of said CUB MEADOWS SUBDIVISION, North 88°56'40" East 246.63 feet to the Northwest corner of that tract of land described in Document No. 92-18257, Official Records, Jackson County, Oregon; thence South 00°02'19" East, along the West line of said tract, 108.64 feet to the Southwest corner thereof; thence EAST 75.91 feet; thence South 00°02'19" East 61.42 feet to the Southeast corner of that tract of land described in Document No. 92-32477, Official Records, Jackson County, Oregon; thence, along the South line of said tract, WEST 322.50 feet, thence North 00°02'19" West 165.51 feet to the Point of Beginning.

Darrell L. Huck
SURVEYOR

I, Ida B. Lewis, am the undersigned beneficiary of a certain Trust Deed recorded October 26, 1992, as Instrument No. 92-32478, 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.
See RATIFICATION document dated June 27, 1994 and recorded as Instrument No. 94-41938 of the Official Records in Jackson County, Oregon.

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

Filed for record this 23 day of November, 1994 at 11:00 Clock P.M. and recorded in Volume 19 of Plats at page 57 of records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk
Jay A. Ramirez Deputy

** RECEIVED **
Date 11-23-94 By [Signature]
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

[Signature]
DARRELL L. HUCK
JACKSON COUNTY
SURVEYOR

Expires 6/30/95

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

SURVEY NO. 14295

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

Survey for: Tristar Corporation
2886 Stonebrook Dr.
Medford, OR. 97504

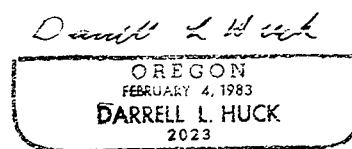
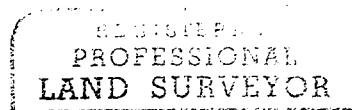
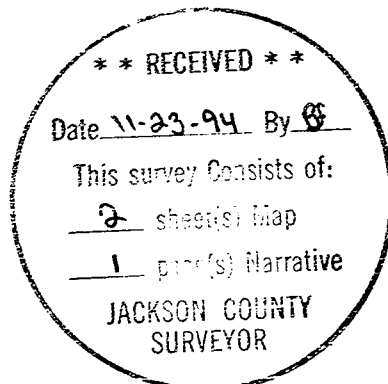
Location: Northwest one-quarter (1/4) of Section 14, Township
39 South, Range 1 East, Willamette Meridian, City
of Ashland, Jackson County, Oregon

Purpose: To survey, monument and prepare a plat for CAPELLA
ESTATES SUBDIVISION per client's request

Procedure: Utilizing a one-second theodolite and electronic
distance measuring equipment, a control traverse
was run tying monuments as shown on the attached
plat. The boundary has been previously established
by Recorded Survey No.'s 6808 and 12187. The lots
were computed and monuments were set as shown.

Basis of
Bearing: N.O.A.A. True Bearing at the North-South centerline
of Section 14 (derived from the 1968 N.O.A.A. net)
as referenced on Recorded Survey No. 6808

Date: July 15, 1993



Darrell L. Huck
L.S. 2023 - Oregon
Expires 6/30/95
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504