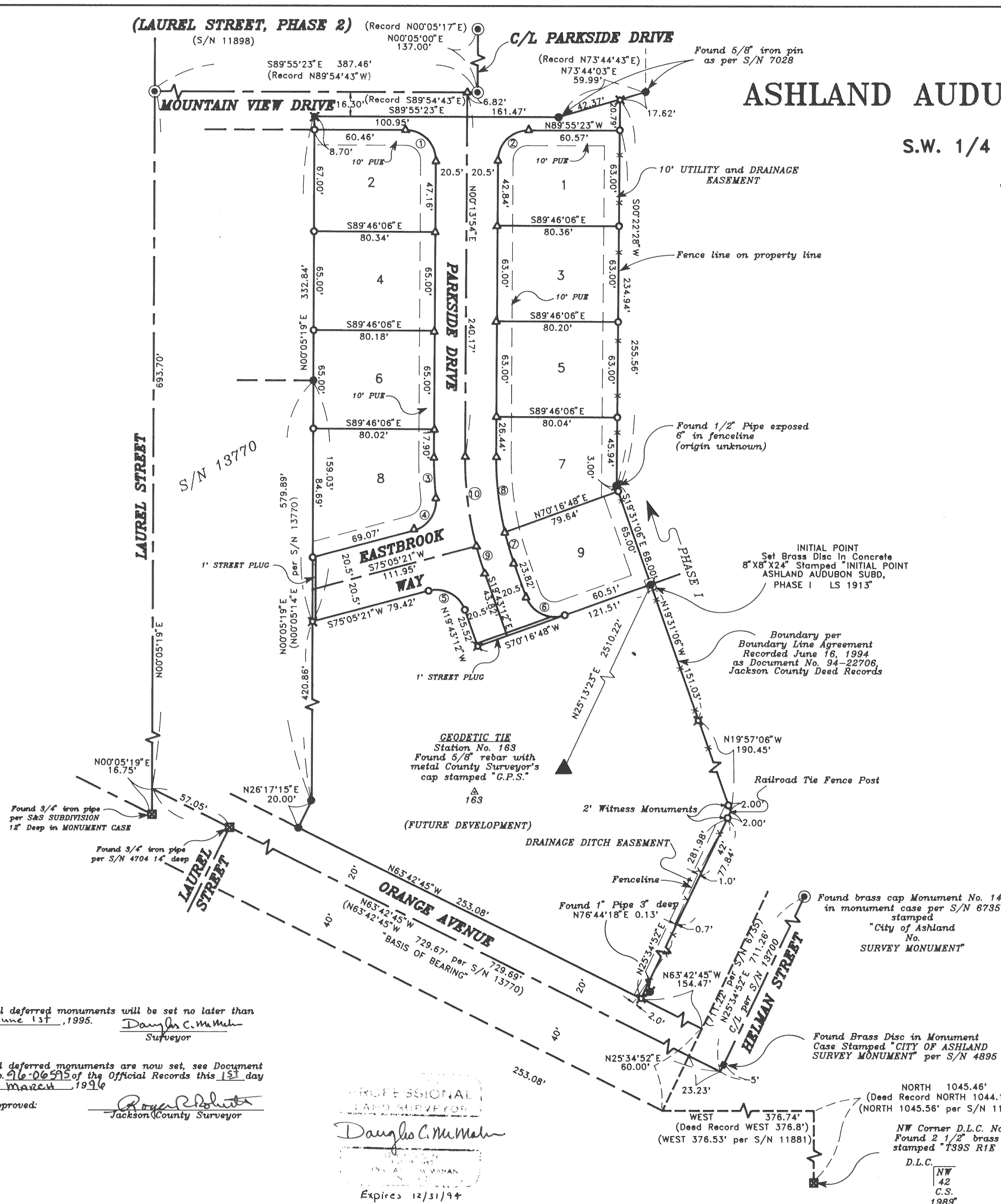


(LAUREL STREET, PHASE 2) (Record N00'05'17"E)  
(S/N 11898) N00'05'00"E  
137.00'

# ASHLAND AUDUBON SUBDIVISION, PHASE I

Located in:  
S.W. 1/4 of Section 4, T.39S., R.1E., W.M.  
City of Ashland  
Jackson County, Oregon



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°09'17"	20.00'	31.47'	28.32'	S44°50'44"E
2	89°50'43"	20.00'	31.36'	28.25'	N45°09'16"E
3	06°22'05"	245.50'	27.29'	27.27'	S02°57'09"E
4	81°13'33"	20.00'	28.35'	26.04'	S34°28'35"W
5	85°11'27"	20.00'	29.74'	27.07'	N62°18'55"W
6	90°00'00"	20.00'	31.42'	28.28'	N64°43'12"W
7	05°56'38"	204.50'	21.22'	21.21'	N16°44'53"W
8	14°00'28"	204.50'	50.00'	49.87'	N06°46'20"W
9	04°48'33"	225.00'	18.89'	18.88'	S17°18'55"E
10	15°08'33"	225.00'	59.46'	59.29'	S07°20'22"E

LOT TABLE

LOT #	SQ. FEET
1	4,973
2	5,311
3	5,057
4	5,217
5	5,048
6	5,206
7	4,864
8	5,904
9	5,147

HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON STREET MEDFORD, OREGON  
779-4641  
BY: DOUGLAS C. McMAHAN PLS No. 1913  
SCALE: 1 inch = 50' August 19, 1994

BASIS OF BEARING:  
True Meridian at N-S centerline Section 4, as derived from the NOAA net established in 1968 and on file with the Jackson County Surveyor's Office. The reference line for bearing control for this survey was taken from centerline monuments along Orange Avenue as shown on Survey No. 11895 in the Jackson County Surveyor's Office.

- = Set 5/8"x24" Iron pin with plastic cap stamped "D. McMahan LS 1913".
- ⊗ = Set 5/8"x30" Iron pin with plastic cap stamped "D. McMahan LS 1913".
- = Found 5/8" Iron pin with plastic cap stamped "L.J.FRIAR & ASSOCIATES" per S/N 13700 & S/N 13770
- ⊙ = Found brass disc in Monument Case per LAUREL STREET, PHASE 2 PLAT stamped "LS 1913"
- ▲ = Deferred Monument
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- S/N = Filed Survey Number

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

All deferred monuments will be set no later than June 1st, 1995.  
*Douglas C. McMahan*  
Surveyor

All deferred monuments are now set, see Document No. 96-06595 of the Official Records this 13th day of March, 1996

Approved: *Douglas C. McMahan*  
Jackson County Surveyor

PROFESSIONAL LAND SURVEYOR  
*Douglas C. McMahan*  
Expires 12/31/94

NORTH 1045.46'  
(Deed Record NORTH 1044.18')  
(NORTH 1045.56' per S/N 11881)  
NW Corner D.L.C. No. 42  
Found 2 1/2" brass cap stamped "T39S R1E"  
D.L.C.  
NW  
42  
C.S.  
1989

per Jackson County Surveyor's Records

# ASHLAND AUDUBON SUBDIVISION, PHASE I

Located in:  
S.W. 1/4 Section 4, T.39S., R.1E., W.M.  
City of Ashland  
Jackson County, Oregon

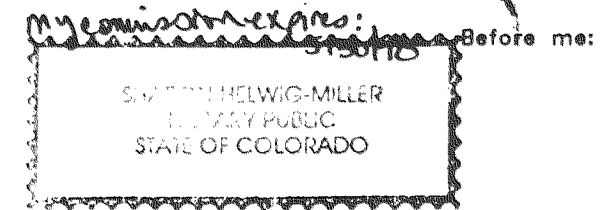
\*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS, that We, JEFF GOSSETT, JOHN GOSSETT, and DARYL BONIN 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 streets shown hereon, together with those easements labeled as public utility and drainage easements, and we hereby grant to the City of Ashland in fee simple, those areas portrayed and designated hereon as a one foot street plug. By its approval of this plat, the City of Ashland declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plugs for public street purposes. We hereby designate said subdivision as ASHLAND AUDUBON SUBDIVISION, PHASE 1.

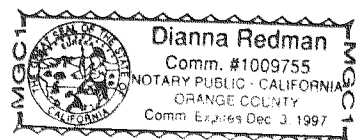
IN WITNESS WHEREOF, we have set our hand and seals this 31 day of October, 1994.

Jeff Gossett      John Gossett      Daryl Bonin  
JEFF GOSSETT      JOHN GOSSETT      DARYL BONIN

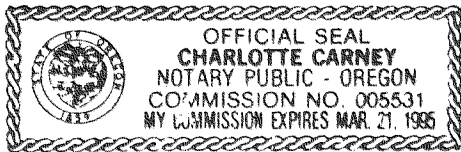
STATE OF Colorado ss.  
County of Jefferson  
On October 26, 1994, personally appeared the above named JEFF GOSSETT and acknowledged the foregoing instrument to be his voluntary act and deed.



STATE OF California ss.  
County of Orange  
On October 31, 1994, personally appeared the above named JOHN GOSSETT, and acknowledged the foregoing instrument to be his voluntary act and deed.



STATE OF Oregon ss.  
County of Jackson  
On October 31, 1994, personally appeared the above named DARYL BONIN and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me: Charlotte Carney

Before me: Dianna Redman

Examined and approved as required by O.R.S. 92.100 as of December 6, 1994.

Ron Lundberg Deputy  
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. As of Nov 6, 1994.

Carlene McManama  
Tax Collector

\*\*\* 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 23 day of November, 1994.

Attest: Barbara R. Willis President      John McCall Secretary

Examined and approved this 21st day of Nov., 1994

James H. Olson  
City Surveyor

Water Rights Statement:

The lands identified within this plat may have a recorded water right, as issued to Permit No. 16016. Available information is inadequate to determine exact location.

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

STATE OF OREGON )  
County of Jackson ) ss.

I, Douglas C. McMahan, 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 point of intersection of the Northerly line of Orange Avenue with the Westerly line of Helman Street in the City of Ashland, Jackson County, Oregon, said point being North 25°34'52" East 60.00 feet from a point which bears NORTH 1045.46 feet (Record 1044.18) and WEST 376.74 feet (Record 376.8') from the Northwest corner of Donation Land Claim No. 42 in Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence North 63°42'45" West along said Northerly line of Orange Avenue, 154.47 feet to a 5/8 inch iron pin; thence leaving said Northerly line, North 25°34'52" East parallel with Helman Street, 281.98 feet to a point, being the beginning point of a certain boundary line per agreement recorded in Document No. 94-22706, Deed Records of Jackson County, Oregon, said point being marked with a railroad tie fence post; thence along said boundary line North 19°57'06" West 190.45 feet to a 5/8 inch iron pin; thence North 19°31'06" West 151.03 feet to a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence leaving said boundary line, South 70°16'48" West 121.51 feet; thence North 19°43'12" West 25.52 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears North 62°18'55" West 27.07 feet) an arc distance of 29.74 feet; thence South 75°05'21" West 79.42 feet to a point on the Easterly line of tract described in Volume 73, page 513, said Deed Records; thence along said Easterly line, North 00°05'19" East (Record North 00°30' West) 332.84 feet to a point on the Southerly boundary of LAUREL STREET, PHASE 2, according to the Official Plat thereof, now of record in said Jackson County; thence along said Southerly boundary South 89°55'23" East (Record South 89°54'43" East) 161.47 feet; thence continue along said Southerly boundary North 73°44'03" East (Record North 73°44'43" East) 42.37 feet to a point which bears South 73°44'03" West 17.62 feet from the Southeast corner of said Subdivision, said point being the point of terminus of the aforementioned boundary line per agreement recorded in Document No. 94-22706, Deed Records of Jackson County, Oregon; thence along said boundary line South 00°22'28" West 255.56 feet to a 1/2 inch iron pipe; thence continue along said boundary line South 19°31'06" East 68.00 feet to the Initial Point of Beginning.

Douglas C. McMahan  
SURVEYOR

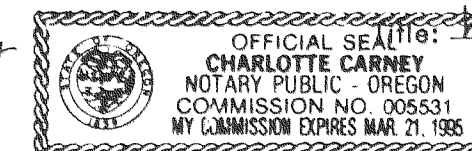
We, VALLEY OF THE ROGUE BANK, are the undersigned beneficiaries of a certain Trust Deed recorded July 12, 1994 as Document No. 94-25765. Official Records of Jackson County, Oregon. Affecting the land described herein, hereby release from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

Signed this 31 day of October, 1994

STATE OF Oregon  
County of Jackson

F. Billovits

Before me: Notary Public Charlotte Carney  
09-21-95



We, BAILEY PROPERTIES, INC, an Arkansas Corporation, are the undersigned beneficiaries of a certain Trust Deed recorded June 17, 1994 as Document No. 94-22903. Official Records of Jackson County, Oregon. Affecting the land described herein, hereby release from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

Signed this 13th day of October, 1994

STATE OF Arkansas  
County of Van Buren

Charlotte Bailey

Before me: Notary Public  
Barbara R. Willis  
04-22-02

Title: President

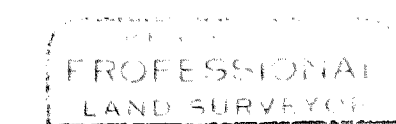
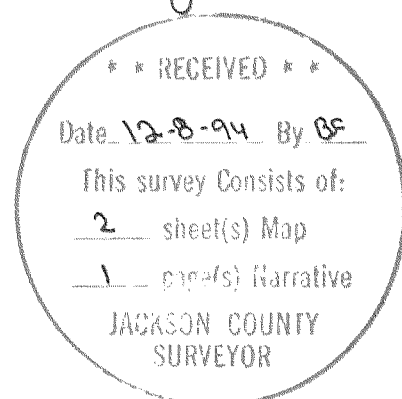
For order of the County Court approving this plat see Volume \_\_\_\_\_, page \_\_\_\_\_ of County Commissioners Journal of Proceedings.

Filed for record this 8 day of December, 1994 at 2:46 Clock P.M. and recorded in Volume 19 of Plats at page 56 of Records of Jackson County, Oregon.

Kathleen S. Beckett  
County Clerk

Cheryl Anger  
Deputy

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



Douglas C. McMahan



Expires 12/31/94

SURVEY NO. 14311

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

Survey for: Daryl Bonin Construction Company  
P.O. Box 3209  
Ashland, Oregon 97520

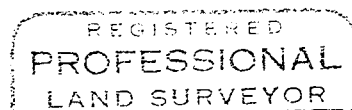
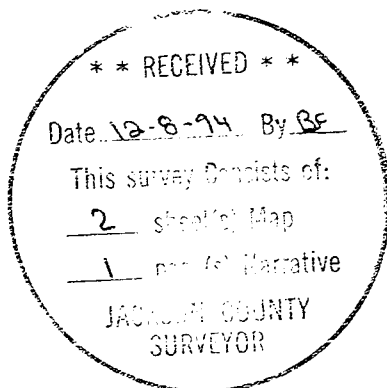
Location: Southwest one-quarter (1/4) of Section 4, Township  
39 South, Range 1 East, Willamette Meridian, City  
of Ashland, Jackson County, Oregon

Purpose: To survey, monument and prepare plat for **ASHLAND  
AUDUBON SUBDIVISION, PHASE I** per client's request

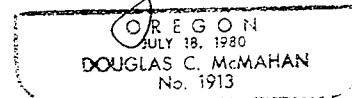
Procedure: Utilizing found monumentation per filed Surveys No.  
6735, 7028, 11881, 11898, 13700 and 13770 for con-  
trol, I established monuments as shown on the  
accompanying map. The Easterly boundary is estab-  
lished by boundary line agreement per Document No.  
94-22706, Jackson County Deed Records.

Basis of  
Bearing: True Meridian at N-S centerline, Section 4, as  
derived from the NOAA net established in 1968 and  
on file with the Jackson County Surveyor's Office.  
The reference line for bearing control for this  
survey was taken from centerline monuments along  
Orange Avenue as shown on Survey No. 11895 in the  
Jackson County Surveyor's Office.

Date: August 19, 1994



*Douglas C. McMahan*



Douglas C. McMahan  
L.S. 1913 - Oregon  
Expires 12/31/94  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, Oregon 97504