

COURSE DATA TABLE				
No.	Radius	Delta	Length	Long Chord or Course
L1				S75°05'16"W 10.99
L2				N63°42'50"W 18.13
L3				N75°05'16"E 5.49
L4				N63°42'50"W 8.04
C1	80.50	15°45'27"	22.14	S67°12'32"W 22.07
C2	80.50	23°29'16"	33.00	S47°35'11"W 32.77
C3	80.50	23°29'16"	33.00	S24°05'55"W 32.77
C4	80.50	12°16'04"	17.24	S06°13'16"W 17.20
C5	80.50	16°06'50"	22.64	S07°58'11"E 22.57
C6	80.50	39°08'46"	55.00	S35°35'59"E 53.94
C7	80.50	08°32'28"	12.00	S59°26'36"E 11.99
C8	80.50	63°48'04"	89.64	N31°48'48"W 85.08
C9	80.50	75°00'02"	105.38	N37°35'15"E 98.01
C10	60.00	63°48'04"	66.81	N31°48'48"W 63.41
C11	60.00	75°00'02"	78.54	N37°35'15"E 73.05
C12	39.50	63°48'04"	43.98	N31°48'48"W 41.75
C13	39.50	75°00'02"	51.71	N37°35'15"E 48.09

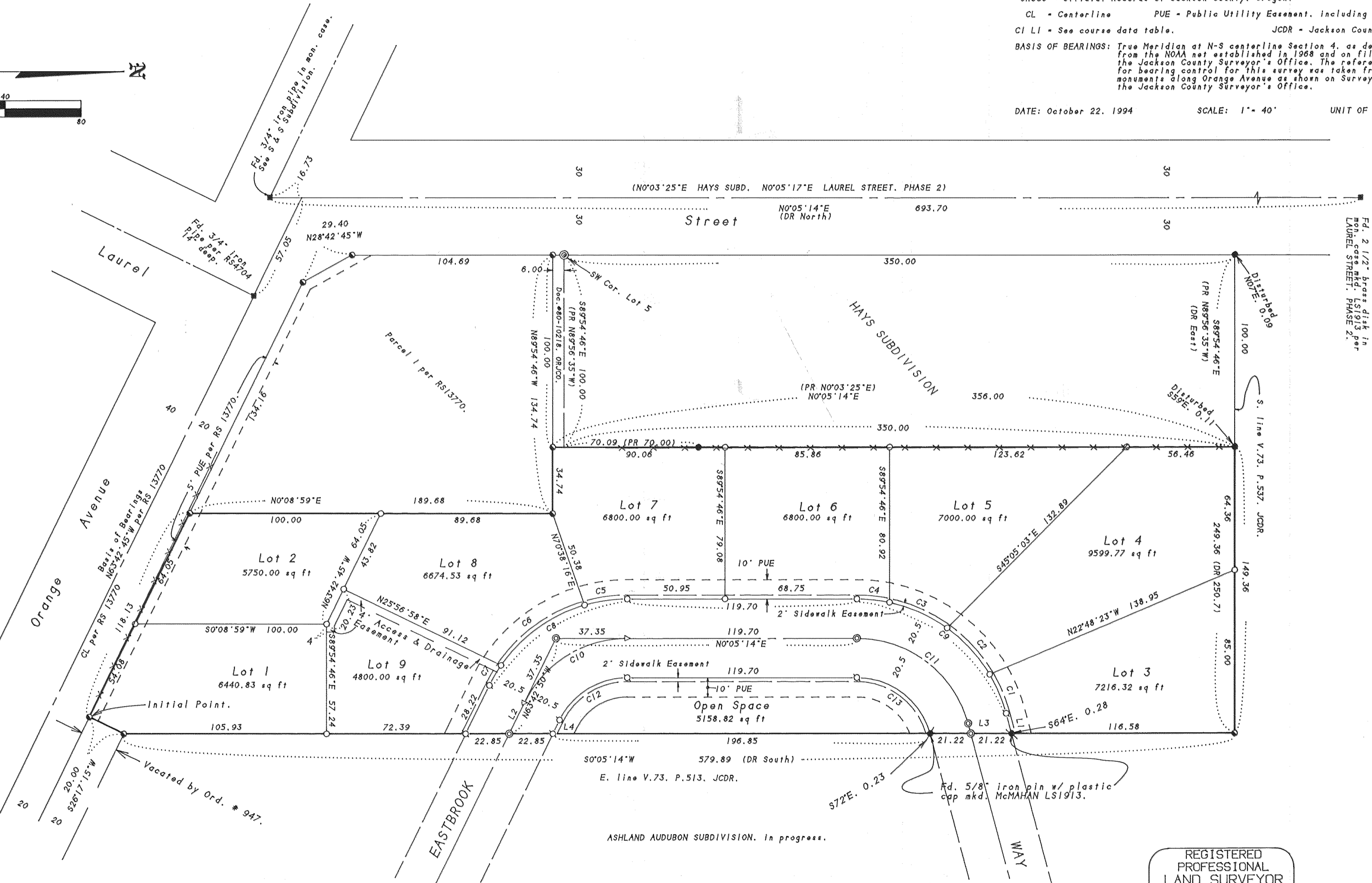
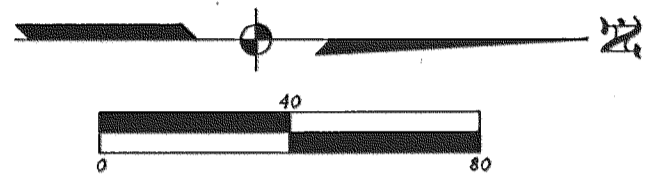
**EASTBROOK PARK SUBDIVISION**  
 Being a portion of the S. E. 1/4 of Sec. 9,  
 T. 39 S., R. 1 E., W. M. City of Ashland  
 Jackson County, Oregon

for  
**Fred Cox**  
 918 Morton Street  
 Ashland, OR 97520

SURVEY BY: L.J. Friar & Associates, P.C.  
 Consulting Land Surveyors  
 304 South Holly Street  
 Medford, Oregon 97501  
 Phone: (503) 772-2782

LEGEND:  
 ● - Found 5/8" iron pin w/ Alum. cap mkd SWAIN RLS759 per HAYS SUBDIVISION.  
 ⊙ - Found 3" Bronze disk in concrete mkd HAYS SUBDIVISION 1972 RLS 759 per HAYS SUBDIVISION.  
 ■ - Found street monument as shown. Δ - Calculated point, nothing set.  
 ○ - Found 5/8" iron pin w/ plastic cap mkd. L.J.FRIAR & ASSOCIATES per RS13770.  
 ○ - Set 5/8" x 24" iron pin w/ plastic cap mkd. L.J.FRIAR & ASSOC.  
 □ - Set 5/8" x 30" iron pin w/ plastic cap mkd. L.J.FRIAR & ASSOC.  
 ⊙ - Set 1" galv. iron pipe w/ 2 1/2" brass disk mkd. L.J.FRIAR & ASSOC. in case.  
 ( ) - Record data as shown. PR - Plat Record. DR - Deed Record.  
 ORJCO - Official Records of Jackson County, Oregon.  
 CL - Centerline PUE - Public Utility Easement, including TCI Cablevision.  
 CI LI - See course data table. JCDR - Jackson County Deed Records.  
 BASIS OF BEARINGS: True Meridian at N-S centerline Section 4, as derived from the NOAA not 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. 13770 in the Jackson County Surveyor's Office.

DATE: October 22, 1994 SCALE: 1" = 40' UNIT OF MEASUREMENT: Feet



I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
 James E. Hibbs  
 SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
 James E. Hibbs  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 Renewal Date 6-30-95

APPROVALS

PA #93-117 Subdivision

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting August 9 1994 this plat is hereby approved. Dated this 9th day of December 1994.

Barbara A. Davis President, Jill Hill Secretary

EXAMINED AND APPROVED this 8th day of December 1994.

Jan H Olson City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of December 13 1994.

Assessor, Department of Assessment

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of December 13 1994.

Tax Collector

RECORDING

For order of the County Court approving this Plat see Volume Page of the County Commissioner's Journal of Proceedings.

Filed for record this 15 day of December 1994 at 12:10 o'clock P.M. and recorded in Volume 19 of Plats at Page 59 of records of Jackson County, Oregon.

Kathleen S Beckett County Clerk, Jay A Ramets Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Doc. Official Records of Jackson County, Oregon.

WATER RIGHTS STATEMENT

The water right appurtenant to this property is filed under Certificate No. 40851, according to information from the Jackson County Watermaster's Office.

EASTBROOK PARK SUBDIVISION

Being a portion of the S.E. 1/4 of Sec. 9, T. 39 S., R. 1 E., W.M. City of Ashland Jackson County, Oregon

for Fred Cox 918 Morton Street Ashland, OR 97520

SURVEYOR'S CERTIFICATE

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Parcel 2 per Partition Plat No. P-109-1993, according to the official plat thereof, now of record, in Volume 4, Page 109 of Record of Partition Plats of Jackson County, Oregon.

James E. Hibbs SURVEYOR

DECLARATION

Know all men by these presents that I, Fred Cox, am the owner in fee simple of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be subdivided into the lots and street as shown, and that the size of the lots and the course and length of all lines are plainly set forth, and that this Plat is a correct representation of the Subdivision and that I hereby dedicate to the public for public use the street, together with those easements shown on Sheet 2 labeled as Public Utility Easement (PUE) and Sidewalk Easement, and that I hereby grant to the Eastbrook Park Subdivision Homeowner's Association, that area shown on Sheet 2 labeled as Open Space and that I hereby grant the Sidewalk and Drainage Easement shown on Sheet 2 for the purpose of providing access and storm drainage to Eastbrook Way, exclusively for Lots 1 and 2. I hereby designate said Subdivision as EASTBROOK PARK SUBDIVISION.

Fred Cox

STATE OF OREGON) COUNTY OF JACKSON)

PERSONALLY appeared the above named Fred Cox, and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 6th day of December 1994.

Before me: Karen L Lafitte Notary Public of Oregon.



AFFIDAVIT OF CONSENT from Valley of the Rogue Bank recorded as Document No. 94-43690, ORJCO.

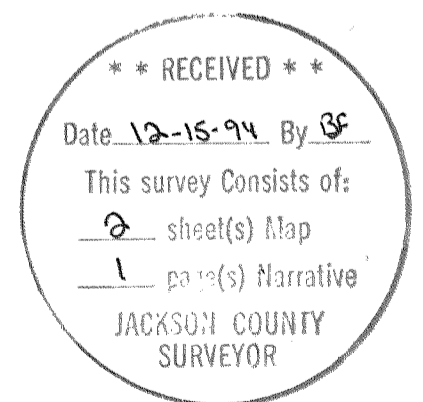
I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs OREGON JULY 17, 1988 JAMES E. HIBBS 2234

Renewal Date 6-30-95



SHEET 1 OF 2

SURVEY NO. 14320

SURVEY NARRATIVE TO COMPLY WITH ORS 209.250

SURVEY FOR: Fred Cox  
918 Morton Street  
Ashland, OR 97520

LOCATION: A portion of the S.E. 1/4 of Section 4, T.39 S.,  
R.1 E., W.M., City of Ashland, Jackson County,  
Oregon.

PURPOSE: To survey and monument the lots and streets of  
EASTBROOK PARK SUBDIVISION.

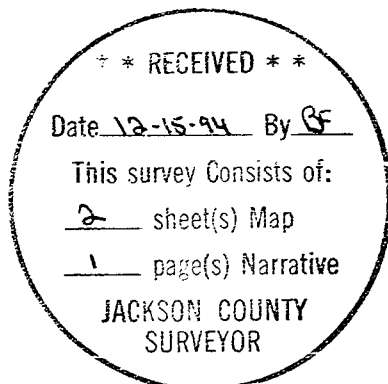
PROCEDURE: From existing control established by this office  
during Survey No. 13770, calculated the positions  
of the street and lot corners per the tentative  
plat and set same.

BASIS OF BEARINGS: True Meridian at the N-S centerline of  
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  
monuments along Orange Avenue as shown on Survey  
No. 11895 in the Jackson County Surveyor's Office.

DATE: October 19, 1994

T39S R1E SEC04CB TL700

James E, Hibbs, PLS 2234  
L.J. Friar & Associates P.C.  
Consulting Land Surveyors  
304 South Holly Street  
Medford, OR 97501  
(503) 772-2782



Renewal date 6-30-95