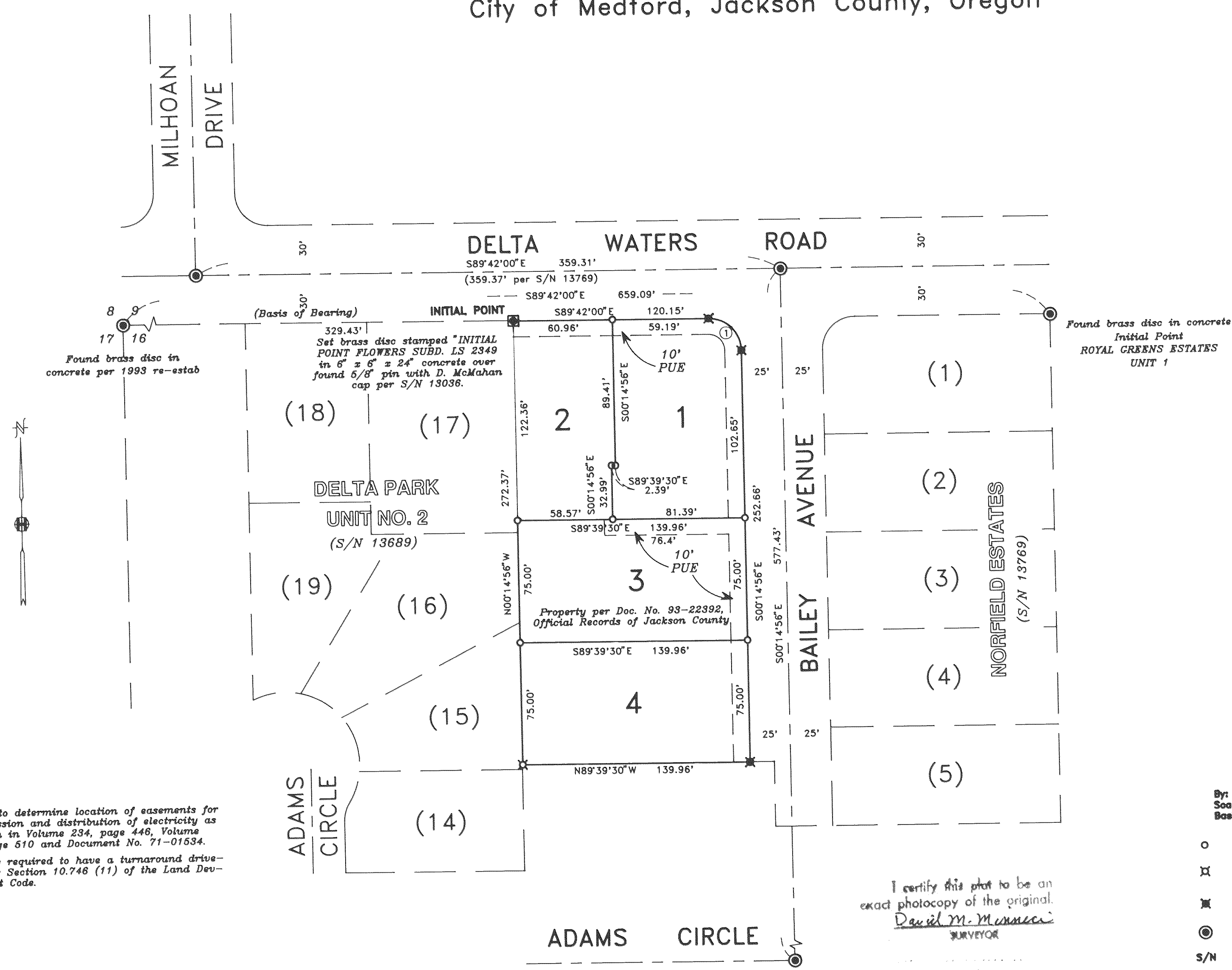


FLOWERS SUBDIVISION

Located in:
 the Northwest 1/4 of Section 16,
 Township 37 South, Range 1 West, W.M.,
 City of Medford, Jackson County, Oregon



LOT SIZE

LOT NUMBER	SQUARE FEET
1	9667
2	7381
3	10497
4	10497

HOFFBUHR & ASSOCIATES, INC.
 1062 E. JACKSON MEDFORD, OREGON
 779-4641

By: David M. Minneci RPLS No. 2349
 Scale: 1 inch = 50' February 1, 1995
 Basis of Bearing: Survey Number 13689 (North line)

- O = Set 5/8" x 24" Iron pin with plastic cap stamped "D. MINNECI LS 2349".
- X = Set 5/8" x 30" Iron pin with plastic cap stamped "D. MINNECI LS 2349".
- ⊕ = Found 5/8" Iron pin with plastic cap stamped "D. MINNECI LS 2349" per Survey No. 13769.
- ⊙ = Found brass cap monument
- S/N = Survey number
- PUE = Easement for public utilities, storm drainage, gas, water, electric, cable television and sanitary sewer construction and maintenance

I certify this plot to be an exact photocopy of the original.
 David M. Minneci
 SURVEYOR

David M. Minneci

Expires 12-31-96

- Notes:**
- 1.) Unable to determine location of easements for transmission and distribution of electricity as set forth in Volume 234, page 446, Volume 230, page 510 and Document No. 71-01534.
 - 2.) Lot 2 is required to have a turnaround driveway per Section 10.748 (1) of the Land Development Code.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	89°27'04"	20.00'	31.22'	28.15'	S44°58'28"E

FLOWERS SUBDIVISION

Located in:

the Northwest 1/4 of Section 16,
Township 37 South, Range 1 West, W.M.,
City of Medford, Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that Deborah L. Madden and Jimmie Wayne Flowers are the owners in fee simple of the lands hereon described, and that they have subdivided the same into lots 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 those easements labeled as public utility easements. We hereby designate said subdivision as FLOWERS SUBDIVISION.

Deborah L. Madden

Deborah L. Madden

Jimmie Wayne Flowers
Jimmie Wayne Flowers

STATE OF OREGON)
County of Jackson) ss

Personally appeared the above named Deborah L. Madden, and acknowledged the foregoing instrument to be her voluntary act and deed.

On this 29th day of March, 1995.

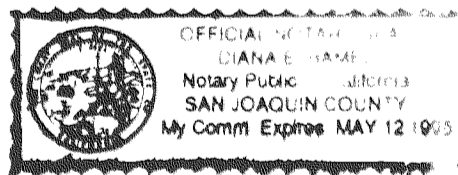


Bradley R. Rushing
Notary
My Commission expires: June 16, 1998
Residing At: Clackamas

STATE OF California)
County of San Joaquin) ss

Personally appeared the above named Jimmie Wayne Flowers, and acknowledged the foregoing instrument to be his voluntary act and deed.

On this 3rd day of April, 1995.



Diana E. Lane
Notary

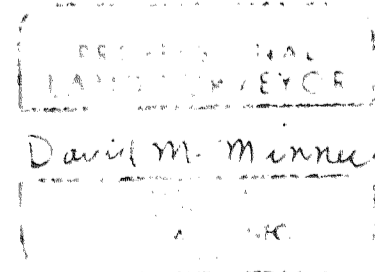
For order of the County Court approving this plat see Volume _____, page _____ of County exact photocopy of the original.
Commissioners Journal of Proceedings.

Filed for record this 18 day of APRIL, 1995 at 10:09 O'Clock A.M. and recorded in Volume 20 of Plats at page 25 of records of Jackson County, Oregon.

Kathleen S. Sackett
County Clerk

Kirby LeBaron
Deputy

I certify this plat to be an exact photocopy of the original.
David M. Minnecci
SURVEYOR



Expires 12-31-96

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss

I, David M. Minnecci, 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 Northwest corner of Section 16, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence South 89°42'00" East, along the Northerly line of said Section, 329.43 feet to the Northwest corner of that tract described in Document No. 93-22392 of the Official Records of said Jackson County, said point being marked by a brass disc in concrete for the INITIAL POINT OF BEGINNING of FLOWERS SUBDIVISION; thence, along the boundary of said tract the following courses: South 89°42'00" East 120.15 feet; thence, along the arc of a 20.00 foot radius curve to the right (the long chord to which bears South 44°58'28" East 28.15 feet), an arc distance of 31.22 feet; thence South 00°14'56" East 252.66 feet; thence North 89°39'30" West 139.96 feet; thence North 00°14'56" West 272.37 feet to the Point of Beginning.

David M. Minnecci
SURVEYOR

*** APPROVALS ***

MEDFORD CITY PLANNING:
I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

James McIsaac
Planning Director

4/11/95
Date

Examined and approved this 5th day of APRIL, 1995.

Robert Deuel
City Engineer

Paul D. Lavin
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of April 14, 1995.

Ron Lundberg, Deputy
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of April 14, 1995.

Lynnda Whitte, Deputy
Tax Collector

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

SURVEY NO. 14469

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

Survey for: Debbie L. Madden
1628 NE Thompson
Portland, Oregon 97212

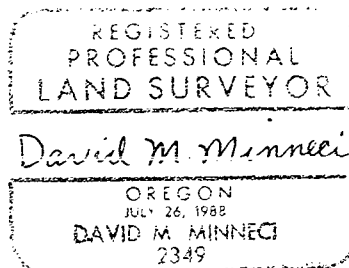
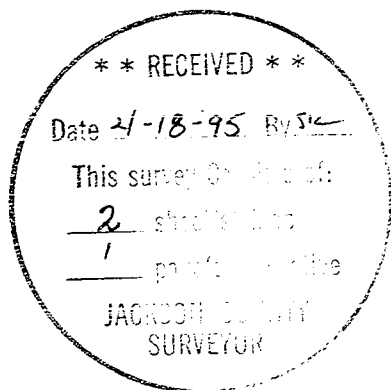
Location: Northwest one-quarter (1/4) of Section 16, Township
37 South, Range 1 West, Willamette Meridian, City
of Medford, Jackson County, Oregon

Purpose: To survey, monument and prepare a subdivision plat
for FLOWERS SUBDIVISION

Procedure: Utilizing control established in performance of
Surveys No. 13036, 13689 and 13769, I set monuments
as shown on the accompanying plat.

Basis of
Bearing: North line of Survey No. 13689

Date: February 1, 1995



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/96
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504