

DEGROODT SUBDIVISION

A Planned Community

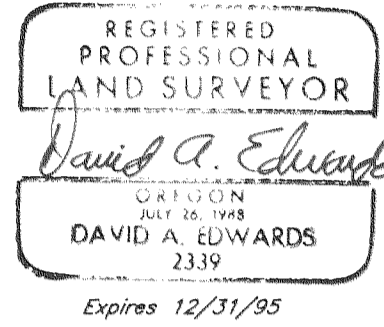
SURVEYED BY: *Edwards Surveying and Land Planning, Inc.*
 816 West 8th Street
 Medford, Oregon 97501
 Phone (503) 776-2313

598 NE "E" Street, Suite B
 Grants Pass, Oregon 97526
 Phone (503) 471-7059

located in
 the SW 1/4 of Section 14, T. 39 S., R. 1 E., W.M., City of Ashland,
 Jackson County, Oregon
 for
Randy Warren & Brad Roupp
 1085 Deer Vista Lane
 Ashland, Oregon 97520

All deferred monuments will be set no later than

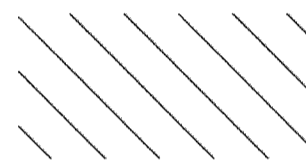
April 25, 1995.



I certify this plat to be an exact photocopy of the original.
David A. Edwards
 SURVEYOR

LEGEND

- Indicates 5/8" diam. I. pin fd. per S.N. 14365.
- Indicates 5/8" x 24" steel pin w/red plastic cap mkd. "D.A. EDWARDS-LS 2339" set.
- ⊗ Indicates 5/8" x 24" steel pin w/red plastic cap mkd. "D.A. EDWARDS-LS 2339" set. (deferred monument).
- Indicates 5/8" diam. I. Pin fd. per S.N. 14365 and replaced w/5/8" x 30" steel pin w/red plastic cap mkd. "D.A. EDWARDS-LS 2339".



Indicates limits of open space, common access easement and P.U.E. created by this map.

Doc. No. = Official Records for Jackson County, Oregon

P.U.E. = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television, sidewalk, and sanitary sewer construction and maintenance.

BASIS OF BEARING: N.O.A.A. TRUE BEARING at the North-South Centerline of Section 14 as derived from the 1968 N.O.A.A. net on file with the Jackson County Surveyor and as referenced on recorded Survey No. 14365.

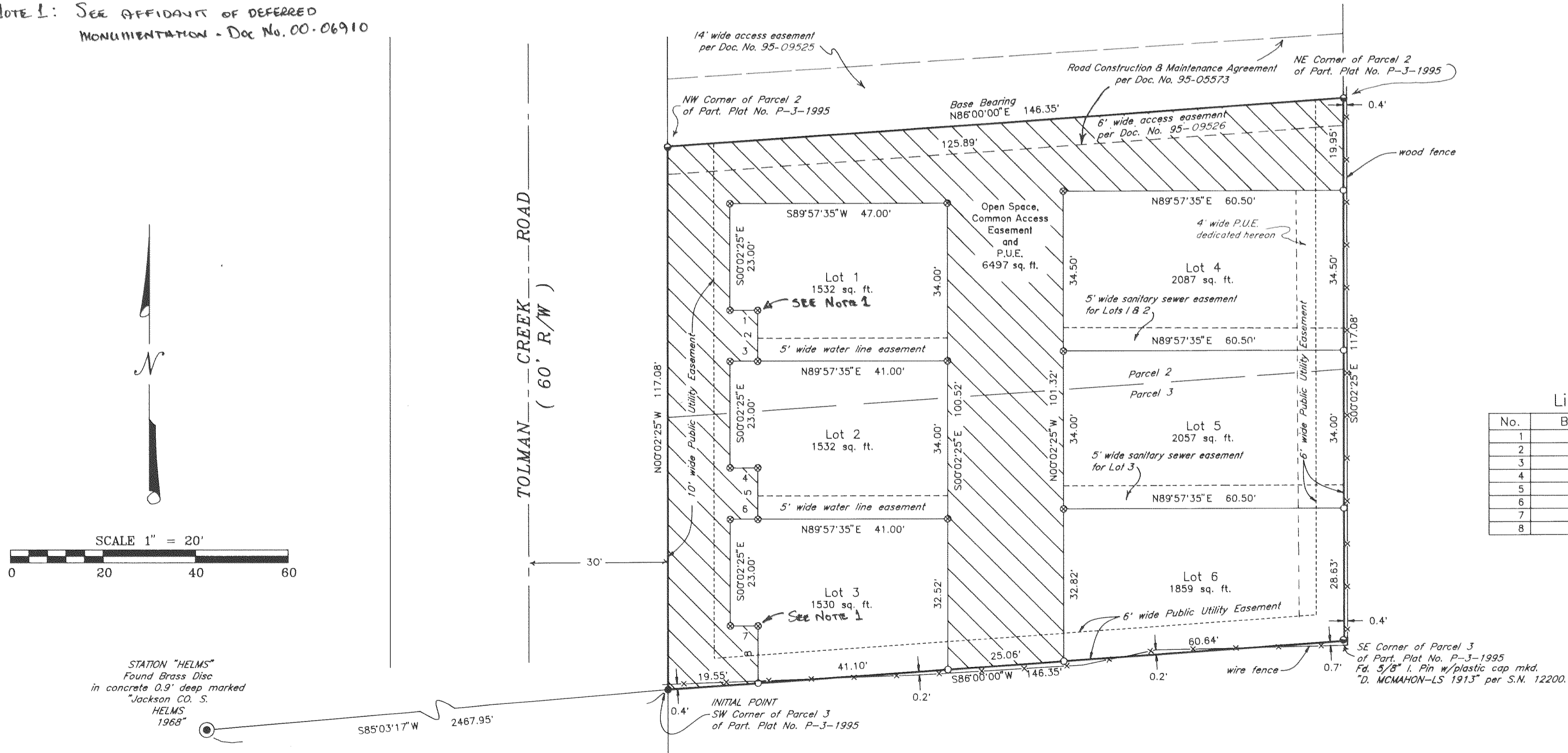
All deferred monuments are now set.

See Document No. 00-06910 of Official Records

this 25th day of FEBRUARY 2000, 1995.

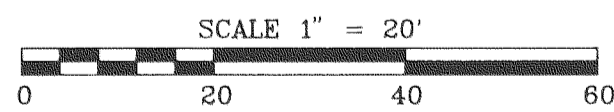
Approved: *Roger Roberts*
 Jackson County Surveyor

NOTE 1: SEE AFFIDAVIT OF DEFERRED MONUMENTATION - Doc No. 00-06910



Line Data Table

No.	BEARING	DISTANCE
1	N89°57'35"E	6.00'
2	S00°02'25"E	11.00'
3	S89°57'35"W	6.00'
4	N89°57'35"E	6.00'
5	S00°02'25"E	11.00'
6	S89°57'35"W	6.00'
7	N89°57'35"E	6.00'
8	S00°02'25"E	12.36'



STATION "HELMS"
 Found Brass Disc
 in concrete 0.9" deep marked
 "Jackson CO. S.
 HELMS
 1968"

DEGROODT SUBDIVISION

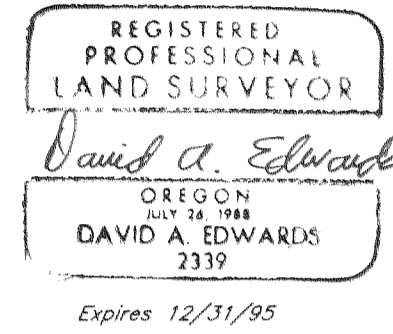
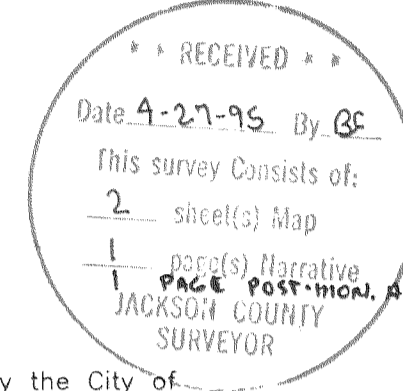
A Planned Community

located in
the SW 1/4 of Section 14, T. 39 S., R. 1 E., W.M., City of Ashland,
Jackson County, Oregon
for

Randy Warren & Brad Roupp
1085 Deer Vista Lane
Ashland, Oregon 97520

SURVEYED BY: Edwards Surveying and Land Planning, Inc.
816 West 8th Street Medford, Oregon 97501 Phone (503) 776-2313
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ASHLAND CITY PLANNING: P.A.# 95-012



We certify that, pursuant to the 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.

Examined and approved this 29th day of April, 1995.

Bill Holm President
Bill Holm Secretary

Examined and approved this 17th day of April, 1995.

James H. Olson
City Surveyor

SURVEYOR'S CERTIFICATE

I, David A. Edwards, a 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 shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines:

Parcels No. Two (2) and No. Three (3) of Partition Plat recorded January 13, 1995 as Partition Plat No. P-3-1995 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 14365 in the Office of the Jackson County Surveyor, said Parcels being more particularly described as follows:

Beginning at the INITIAL POINT, which is a 5/8 inch by 30 inch steel pin marking the Southwest corner of said Parcel No. Three (3); thence North 0° 02' 25" West 117.08 feet to a 5/8 inch diameter steel pin marking the Northwest corner of said Parcel No. Two (2); thence North 86° 00' 00" East 146.35 feet to a 5/8 inch diameter steel pin marking the Northeast corner of said Parcel No. Two (2); thence South 0° 02' 24" East 117.08 feet to a 5/8 inch diameter steel pin marking the Southeast corner of said Parcel No. Three (3); thence South 86° 00' 00" West 146.35 feet to the initial point.

I certify this plat to be an exact photocopy of the original.
David A. Edwards
SURVEYOR

David A. Edwards
Surveyor

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of April 25, 1995.

Lynnda Admitt, Deputy Tax Collector, April 25, 1995 Date

Ron Lundberg, Deputy Assessor, Department of Assessment, april 25 1995 Date

Examined and approved as required by O.R.S. 92.100 this 25th day of april, 1995.

RECORDING

Filed for record this 27 day of APRIL, 1995 at 11:50 O'Clock A.M. and recorded in Volume 20, Page 29 of Records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk
Kirby Larson Deputy

COUNTY SURVEYOR FILE NO. _____

DATE: April 3, 1995

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

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that I, Brad Roupp, am the owner in fee simple of the lands described hereon in the "Surveyor's Certificate", and that I, Yair Strauss am a beneficiary interest holder in said lands, and that we have caused the same to be platted into lots, open space, and public utility easements as set forth hereon and this plat is a correct representation of said planned community development. The land platted hereby shall be subject to a declaration of covenants, conditions, and restrictions as set forth in separate writings, as recorded in Document No. 95-09763 of Jackson County Official Deed Records and is thereby made a part thereof. We do hereby dedicate to the public for public use those easements labeled as public utility easements, also the area shown as open space for the purposes of Public Utilities, Ingress and Egress. We do hereby dedicate this planned community development as DEGROODT SUBDIVISION.

Brad Roupp
Brad Roupp
Yair Strauss
Yair Strauss

STATE OF OREGON)
County of Jackson) ss April 4, 1995.

Personally appeared before me the above named Brad Roupp and Yair Strauss, each of whom did acknowledge the foregoing instrument to be his voluntary act and deed.

Before me:
Toni R. Clark
Notary Public - Oregon

Edwards Surveying & Land Planning Inc.

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SURVEYING • ENGINEERING • PLANNING

SURVEY NUMBER 14488

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,
OREGON REVISED STATUTES

SURVEY FOR: Randy Warren and Brad Roupp
1085 Deer Vista Lane
Ashland, Oregon 97520

LOCATION: In the SW 1/4 of Section 14, T. 39 S.,
R. 1 E., W.M., City of Ashland, Jackson
County, Oregon.

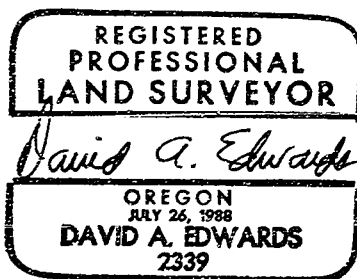
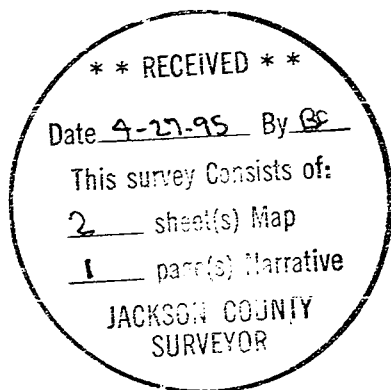
PURPOSE: DEGROODT SUBDIVISION, A Planned Community.
City Planning Dept. File P.A. #95-012: To
monument the Lots and Open Space as shown on
the accompanying plat and to prepare and record
said plat for the purpose of creating said
Lots, Open Space and easements as shown.

PROCEDURE: Utilizing for control the found monuments set
on Surveys Numbered 12200 and 14365 as shown,
as well as data provided by the client from the
approved tentative map, computed the boundaries
of the Lots and Open Space as shown. Monuments
were then set on the exterior boundary of the
project with the interior monuments being
deferred as shown. Monuments set on this survey
consist of 5/8" x 24 or 30" steel pins with red
plastic caps mkd. "D.A. EDWARDS-LS 2339".

BASIS OF
BEARINGS: N.O.A.A. true bearing at the North-South center
line of Section 14 as derived from the Jackson
County Surveyor's 1968 N.O.A.A. net on file
with the Jackson County Surveyor and as
referenced on recorded survey number 14365.

EQUIPMENT: Nikon DTM-A5 Electronic Total Station.

DATE
COMPLETED: April 3, 1995.



Expires 12/31/95