

AUTUMN RIDGE SUBDIVISION

Located in:
Northwest 1/4 of Section 23,
Township 38 South, Range 1 West, W.M.,
City of Talent Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that Michael T. Mahar and George Cota are the owners in fee simple of the land hereon described, and that they have subdivided the same into lots, streets and alleys 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 streets and alleys shown hereon, together with those easements labeled as public utility easements. We hereby designate said subdivision as AUTUMN RIDGE SUBDIVISION.

STATE OF OREGON)
County of Jackson) ss.

[Signature]
Michael T. Mahar

Personally appeared the above named Michael T. Mahar, and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:

On this 6th day of December, 1995



[Signature]
Notary
[Signature]
George Cota

STATE OF OREGON)
County of Jackson) ss.

Personally appeared the above named George Cota, and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:

On this 5th day of December, 1995



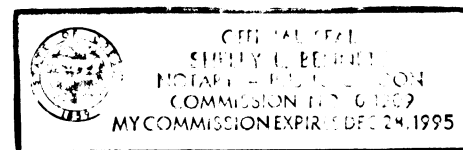
[Signature]
Notary

We, WESTERN BANK, the undersigned beneficiary of a certain Trust Deed recorded September 1, 1995 as Document No. 95-24790 of the Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

Signed this 5th day of December, 1995

[Signature]
Title: VP & Loan Officer

Before me:



[Signature]
Notary

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

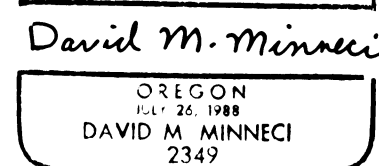
Filed for record this 9 day of JANUARY, 1995 at 10:02 O'Clock A.M.

and recorded in Volume 21 of Plats at page 1 of Records of Jackson County, Oregon.

KATHLEEN S. BECKETT
County Clerk

KIRBY LOBARON
Deputy

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



Expires 12/31/96

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss

I, David M. Minneci, 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 Southeast corner of Donation Land Claim No. 59, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence North 00°09'52" West, along the East line of said Claim, 716.60 feet; thence, leaving said Claim line, North 38°37'52" West 48.23 feet to the Westerly right-of-way line of Suncrest Road, said point being on the Northeasterly boundary of that tract described in Document No. 95-24789, Official Records of said Jackson County and being marked by a brass disc in concrete for the INITIAL POINT OF BEGINNING of AUTUMN RIDGE SUBDIVISION; thence continue along the boundary of said tract the following courses: North 38°37'52" West (record North 38°28' West) 130.97 feet; thence South 52°42'08" West (record South 52°52' West) 412.64 feet; thence North 22°31'52" West (record North 22°22' West) 15.09 feet; thence South 53°05'50" West (record South 53°09' West) 459.36 feet; thence South 44°38'34" East 74.03 feet (record South 45°51'25" East 74.42 feet); thence South 11°46'16" East (record South 11°23'00" East) 257.01 feet to the Northerly right-of-way line of Suncrest Road as described in Document No. 94-25518, Official Records of said Jackson County; thence, along the Northerly and Westerly line of said right-of-way, South 89°58'12" East 555.28 feet; thence, along the arc of a 125.02 foot radius curve to the left (the long chord to which bears North 44°55'58" East 177.10 feet), an arc distance of 196.81 feet; thence North 00°09'52" West 588.81 feet to the Initial Point of Beginning.

David M. Minneci
SURVEYOR

*** APPROVALS ***

Examined and approved by the City of Talent Planning Commission in regular session this 18 day of December, 1995.

Samuel H. Howell
Chairperson

Nancy Kincaid
Secretary

Examined and approved this 13 day of December, 1995.

[Signature]
City Engineer

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

[Signature]
County Surveyor

Examined and approved as required by O.R.S. 92.100 this 4th day of January, 1996

[Signature]
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 Jan. 4 1996, 1995.

[Signature]
Tax Collector

AUTUMN RIDGE SUBDIVISION

Located in:
Northwest 1/4 of Section 23,
Township 38 South, Range 1 West, W.M.,
City of Talent Jackson County, Oregon

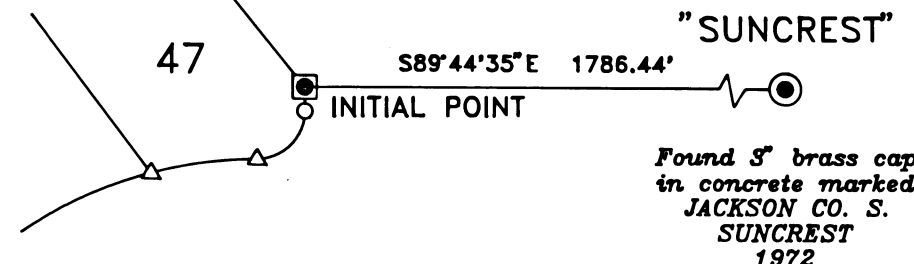
NOTES:

- 1.) This Subdivision is located within 200 feet of designated agricultural land. Nearby residences may be subjected to noise, dust, odor, spray residue and other types of pollution incidental to common, customary and accepted farm practices.
- 2.) Unable to locate right-of-way granted Pacific Telephone and Telegraph Company per Volume 133, page 87 of the Deed Records of Jackson County.
- 3.) Unable to locate perpetual easement granted Pacific Telephone and Telegraph Company per Volume 215, page 303 of the Deed Records of Jackson County.
- 4.) Unable to locate right-of-way granted Pacific Power and Light Company per Volume 489, page 65 of the Deed Records of Jackson County.
- 5.) Unable to locate rights-of-way granted Pacific Power and Light Company per Volume 477, page 181 and Volume 492, page 413 of the Deed Records of Jackson County.

1	7233	24	7160
2	8667	25	6538
3	7771	26	6000
4	7412	27	6000
5	9335	28	6000
6	9884	29	6000
7	6995	30	7544
8	6998	31	8428
9	8343	32	7355
10	11096	33	7355
11	6268	34	6929
12	6000	35	12750
13	6000	36	10678
14	6015	37	7200
15	6043	38	7200
16	7492	39	7200
17	6535	40	7200
18	6510	41	7192
19	6510	42	6353
20	6510	43	6378
21	6510	44	6403
22	6763	45	6436
23	7579	46	6740
		47	9655



GEODETIC TIE



LINE TABLE

LINE	BEARING	DISTANCE
L1	S11°46'16"E	13.32'
L2	S00°09'52"E	9.97'
L3	S00°09'52"E	14.84'
L4	N36°54'10"W	34.31'
L5	N30°50'39"E	25.61'
L6	S30°50'39"W	19.10'
L7	S56°39'36"W	9.59'
L8	N56°39'36"E	15.92'
L9	N89°58'08"W	1.83'
L10	S11°46'16"E	20.43'
L11	N53°05'50"E	24.81'
L12	N53°05'50"E	20.00'
L13	N89°57'11"E	30.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	95°38'36"	20.00'	33.39'	29.64'	N42°12'29"E
2	86°57'52"	20.00'	30.36'	27.53'	N46°29'16"W
3	08°45'57"	175.00'	26.77'	26.75'	N07°23'18"W
4	11°48'04"	150.00'	30.90'	30.84'	N05°52'14"W
5	06°09'27"	125.00'	13.43'	13.43'	N08°41'32"W
6	16°56'51"	125.00'	36.97'	36.84'	N03°17'50"W
7	64°52'06"	100.00'	113.22'	107.27'	N20°39'47"E
8	46°58'55"	75.00'	61.50'	59.79'	N11°43'11"E
9	21°26'22"	125.00'	46.77'	46.50'	S15°53'46"W
10	23°57'06"	125.00'	52.25'	51.87'	N38°35'30"E
11	17°53'11"	75.00'	23.41'	23.32'	S44°09'15"W
12	02°31'47"	125.00'	5.52'	5.52'	N51°49'57"E
13	90°00'00"	20.00'	31.42'	28.28'	S81°54'10"E
14	90°00'00"	20.00'	31.42'	28.28'	N08°05'50"E
15	15°00'59"	225.00'	58.97'	58.80'	S44°24'39"E
16	16°58'13"	200.00'	59.24'	59.02'	N45°23'16"W
17	16°58'13"	175.00'	51.83'	51.64'	S45°23'17"E
18	00°35'23"	225.00'	2.32'	2.32'	N53°34'41"W
19	01°57'14"	225.00'	7.67'	7.67'	S52°53'43"E
20	19°06'50"	175.00'	58.38'	58.11'	S44°18'59"E
21	26°59'55"	200.00'	94.24'	93.37'	N40°22'26"W
22	15°30'04"	225.00'	60.87'	60.69'	S45°31'59"E
23	10°54'29"	225.00'	42.84'	42.77'	S32°19'42"E
24	05°43'58"	175.00'	17.51'	17.50'	S29°44'27"E
25	27°08'08"	200.00'	94.72'	93.84'	S40°26'32"E
26	07°53'05"	175.00'	24.08'	24.06'	S30°49'01"E
27	08°03'34"	225.00'	31.65'	31.62'	N30°54'15"W
28	17°29'15"	225.00'	68.67'	68.41'	S43°40'39"E
29	48°30'25"	20.00'	16.93'	16.83'	N28°10'05"W
30	18°57'52"	175.00'	57.92'	57.66'	N42°05'22"W
31	52°16'59"	20.00'	18.25'	17.62'	S77°42'46"E
32	35°54'39"	50.00'	31.34'	30.83'	S85°53'57"E
33	23°06'04"	50.00'	20.16'	20.02'	S56°23'36"E
34	23°04'38"	50.00'	20.14'	20.00'	N34°18'47"W
35	54°40'28"	50.00'	47.71'	45.92'	S73°11'19"E
36	50°17'45"	50.00'	43.89'	42.50'	S19°41'42"E
37	35°46'01"	50.00'	31.21'	30.71'	S23°20'10"W
38	38°15'20"	50.00'	33.38'	32.77'	S60°20'49"W
39	36°44'18"	75.00'	48.09'	47.27'	S18°32'01"E
40	21°58'51"	95.00'	36.45'	36.22'	S25°54'45"E
41	14°45'27"	95.00'	24.47'	24.40'	S07°32'35"E
42	20°11'28"	175.00'	61.67'	61.35'	N65°08'44"E
43	14°35'00"	175.00'	44.55'	44.43'	N82°31'57"E
44	36°44'18"	150.00'	96.18'	94.54'	N71°27'59"E
45	16°36'02"	125.00'	36.22'	36.09'	N61°23'51"E
46	20°07'01"	125.00'	43.89'	43.66'	N79°45'22"E
47	89°59'19"	20.00'	31.41'	28.28'	N44°49'48"E
48	90°01'15"	20.00'	31.42'	28.29'	S45°10'30"E
49	43°18'08"	125.00'	94.49'	92.25'	S12°29'07"W
50	46°53'31"	125.00'	102.32'	99.49'	S66°35'07"W
51	90°11'40"	155.00'	244.00'	219.57'	S44°55'58"W
52	90°11'40"	125.00'	196.81'	177.10'	N44°55'58"E
53	1°57'10"	175.00'	5.96'	5.96'	S54°04'25"W
54	18°51'35"	50.00'	16.46'	16.38'	S13°20'39"E

All deferred monuments will be set or reset no later than JUNE 1 1996.

David M. Minnecci
Surveyor

All deferred monuments are now set, see Document No. 04-013021 of Official Records this 12th day of MARCH 1904. CS 18166

Approved: Roger Roberts
Jackson County Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minnecci
OREGON
DAVID M. MINNECCI
2345

Expires 12-31-96

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

By: David M. Minnecci PLS No. 2349
Scale: 1 Inch = 80' November 17, 1995
Basis of Bearing: South line DLC No. 59 per Survey No. 12990

- = Set 5/8"x24" Iron pin with plastic cap stamped "D. MINNECCI LS 2349".
- ⊗ = Set 5/8"x30" Iron pin with plastic cap stamped "D. MINNECCI LS 2349".
- = Found 5/8" Iron pin with plastic cap stamped "L.J. FRIAR & ASSOCIATES" per Survey No. 12990.
- ⊗ = Found 5/8" Iron pin per Survey No. 5881
- ⊙ = Found 5/8" Iron pin as noted.
- ⊙ = Found brass cap monument
- △ = Deferred Monument - SEE CS 18166 REG CS 3/12/04
- () = Record per Document No. 95-24789, Official Records of Jackson County, Oregon
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance

Boundary Line Agreement per Doc. No. 74-10985, Official Records of Jackson County

S.W. Corner D.L.C. No. 59

Found 2 1/2" brass cap per 1989 County re-establishment

Right-of-way and 10' PUE per Doc. No. 94-25518, Official Records of Jackson County

Found 2 1/2" brass cap per 1894 County re-establishment

SURVEY NO. 14794

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

Survey for: Michael T. Mahar George Cota
815 Alder Creek Dr. 1075 S. Mountain Ave.
Medford, Oregon Ashland, Oregon
97504 97520

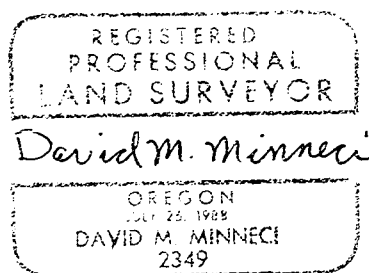
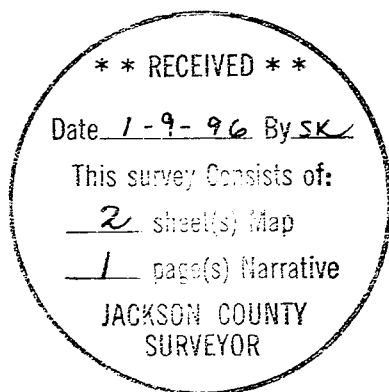
Location: The Northwest one-quarter (1/4) of Section 23,
Township 37 South, Range 1 West, Willamette Meridi-
an, City of Talent, Jackson County, Oregon

Purpose: To survey, monument and record a subdivision plat
for *AUTUMN RIDGE SUBDIVISION* per clients' request

Procedure: The boundary of this tract was initially estab-
lished by Survey No. 12290. The found monumenta-
tion was in general agreement with this survey.
The Northerly and Westerly right-of-way of Suncrest
Road was established per Document No. 94-25518 of
the Official Records of Jackson County, Oregon. A
neighboring land owner has disputed the width and
location of Suncrest Road and the re-establishment
of the Southeast corner of Donation Land Claim No.
59. Consultation with the Jackson County Surveyor
has offered no reason to doubt the re-established
corner's location and the right-of-way North of the
Donation Land Claim line was established by the
aforementioned Document No. 94-25518. No attempt
was made to establish the South right-of-way line.

Basis of
Bearing: South line of Donation Land Claim No. 59 per Survey
No. 12290

Date: November 17, 1995



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