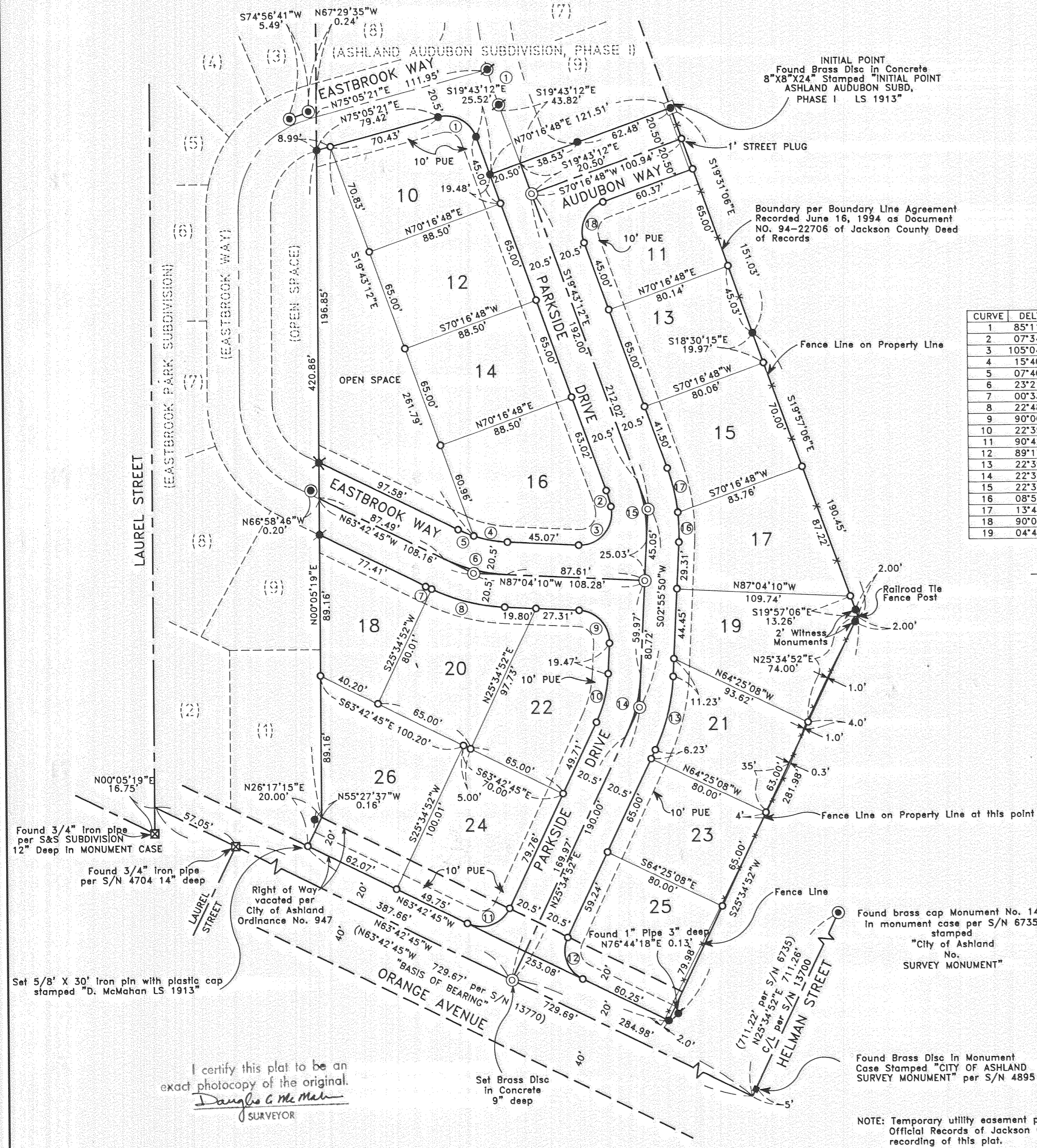


ASHLAND AUDUBON SUBDIVISION, PHASE II

Located in:
S.W. 1/4 Section 4, T39S., R1E., W.M.
City of Ashland, Jackson County, Oregon



CURVE TABLE

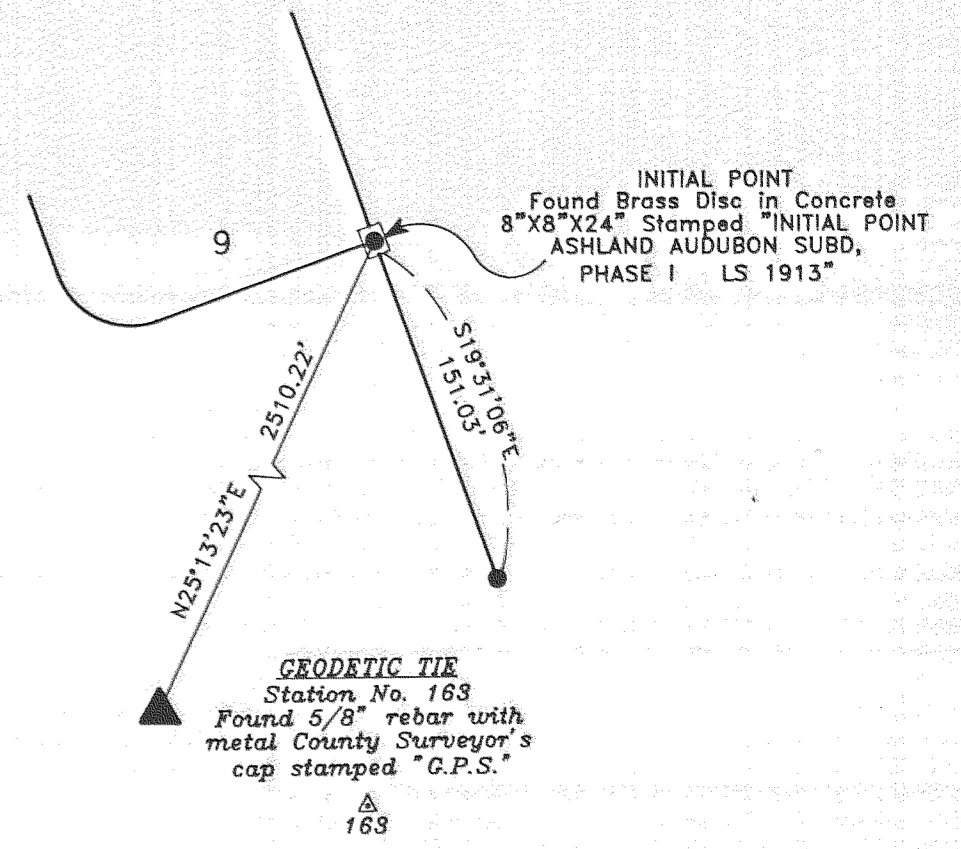
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	85°11'27"	20.00'	29.74'	27.07'	S62°18'55"E
2	07°34'37"	79.50'	10.51'	10.51'	S15°55'53"E
3	105°04'25"	20.00'	36.68'	31.75'	S40°23'38"W
4	15°40'43"	79.50'	21.76'	21.69'	N79°13'48"W
5	07°40'42"	79.50'	10.65'	10.65'	N67°33'06"W
6	23°21'25"	100.00'	40.77'	40.48'	N75°23'28"W
7	00°33'25"	120.50'	1.17'	1.17'	S63°59'27"E
8	22°48'00"	120.50'	47.95'	47.64'	S75°40'10"E
9	90°00'00"	20.00'	31.42'	28.28'	S42°04'10"E
10	22°39'02"	79.50'	31.43'	31.22'	S14°15'21"W
11	90°42'23"	20.00'	31.17'	28.11'	N19°03'57"W
12	89°17'37"	20.00'	31.17'	28.11'	N19°03'57"W
13	22°39'02"	120.50'	47.64'	47.33'	N14°15'21"E
14	22°39'02"	100.00'	39.53'	39.28'	S14°15'21"E
15	22°39'02"	100.00'	39.53'	39.28'	S08°23'41"E
16	08°58'05"	120.50'	18.86'	18.84'	N01°33'12"W
17	13°40'57"	120.50'	28.78'	28.71'	N12°52'43"W
18	90°00'00"	20.00'	31.42'	28.28'	N25°16'48"E
19	04°48'33"	225.00'	18.89'	18.88'	S17°18'55"E

LOT SIZE TABLE

Lot No.	Square Feet
10	5,869
11	5,131
12	5,753
13	5,203
14	5,753
15	5,646
16	7,070
17	6,266
18	4,751
19	6,688
20	5,607
21	5,300
22	6,517
23	5,200
24	6,912
25	6,276
26	7,720

OPEN SPACE

10,795 Square Feet



HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541) 779-4641

BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1 inch = 50' Dec. 11, 1995
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 Lead Plug & Tack with brass washer stamped "LS 1913"
- = Set 5/8"x24" iron pin with plastic cap stamped "D. McMahan LS 1913" (unless otherwise shown)
- = Found 5/8" iron pin with plastic cap stamped "D. McMAHAN LS 1913" per S/N 14311 (unless otherwise shown)
- ⊙ = Found 5/8" iron pin with plastic cap stamped "L.J. FRIAR & ASSOCIATES" per S/N 13700, S/N 13770 & S/N 14320
- ⊕ = Found brass disc in monument case per S/N 14320, unless otherwise shown
- ⊗ = Found brass disc in monument stamped "LS 1913" per affidavit of monumentation
- ⊙ = Set brass disc, in monument case, stamped "LS 1913", unless otherwise shown
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- S/N = Filed Survey Number

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas C. McMahan
REG. NO. 1980
DOUGLAS C. McMAHAN
No. 1913
EXPIRES 12/31/96

Found Brass Disc in Monument Case Stamped "CITY OF ASHLAND SURVEY MONUMENT" per S/N 4895

NOTE: Temporary utility easement per Instrument No. 94-43054 of the Official Records of Jackson County, Oregon, is extinguished upon recording of this plat.

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

ASHLAND AUDUBON SUBDIVISION, PHASE II

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

*** DECLARATION ***

*** SURVEYOR'S CERTIFICATE ***

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 open space 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 City of Ashland 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 II.

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.

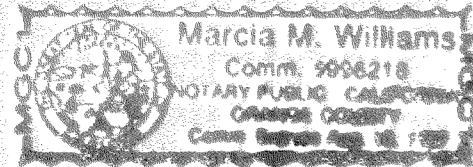
BEGINNING at a point for the Southwest corner of Lot 9 of ASHLAND AUDUBON SUBDIVISION, PHASE I, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being marked with a brass disc in concrete for the INITIAL POINT OF BEGINNING, said point also being on a certain boundary line per agreement recorded in Document No. 94-22706, Deed Records of Jackson County, Oregon; thence along said agreement line, South 19°31'06" East 151.03 feet; thence South 19°57'06" East 190.45 feet to the beginning point of said boundary line per agreement, said point being marked with a railroad tie fence post; thence South 25°34'52" West 281.98 feet to a point on the Northeasterly right-of-way line of Orange Avenue; thence along said Northeasterly right-of-way line, North 63°42'45" West 253.08 feet to a point on the Easterly line of tract as described in Volume 73, Page 513, said Deed Records; thence along said Easterly line, North 26°17'15" East 20.00 feet; thence North 00°05'19" East 420.86 feet to the Southwest corner of the aforementioned ASHLAND AUDUBON SUBDIVISION, PHASE I; thence along the Southerly boundary of said Subdivision, North 75°05'21" East 79.42 feet; thence along the arc of a 20.00 foot radius curve to the right (the long chord to which bears South 62°18'55" East 27.07 feet) an arc distance of 29.74 feet; thence South 19°43'12" East 25.52 feet; thence North 70°16'48" East 121.51 feet to the Initial Point of Beginning.

IN WITNESS WHEREOF, we have set our hand and seal this 4th day of Feb, 1996.

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

STATE OF California
County of Orange ss.

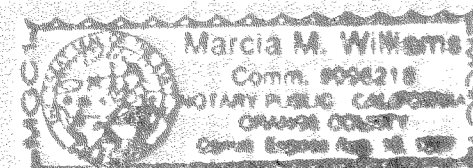
On February 3, 1996, personally appeared the above named JEFF GOSSETT and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me: Marcia M. Williams

STATE OF California
County of Orange ss.

On February 3, 1996, personally appeared the above named JOHN GOSSETT and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me: Marcia M. Williams

STATE OF OREGON
County of Jackson ss.

On February 13, 1996, personally appeared the above named DARYL BONIN and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me: Cheryl A. Ferns

Examined and approved as required by O.R.S. 92.100 as of March 6, 1996.

Kentell Olson 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 March 6, 1996.

Lynnda Abbott Deputy
Tax Collector

*** APPROVALS ***

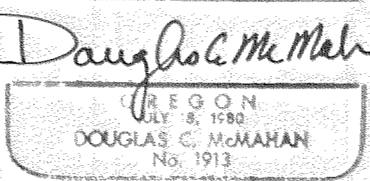
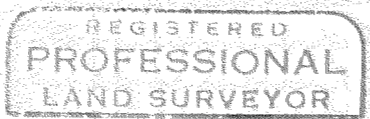
Ashland City Planning:

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 4th day of March, 1996.

Attest: [Signature] President [Signature] Secretary

Examined and approved this 1st day of March, 1996.

James H. Olson
City Surveyor



Expires 12/31/96

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 5th day of February, 1996.

STATE OF AR
County of Cleburne ss.

Before me:

[Signature]
Carolyn L. Williams
Vice President
My Commission Expires 12/31/96

Charlette B. Rierson
Title: President
Donald C. Rierson
Title: Secretary

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

Filed for record this 12 day of March, 1996 at 12:35 Clock P.M. and recorded in Volume 21 of Plats at page 13 of Records of Jackson County, Oregon.

Kathleen S. Bookett
County Clerk

Cheryl Auger
Deputy

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

SURVEY NO. 14874

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

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

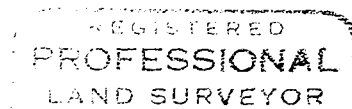
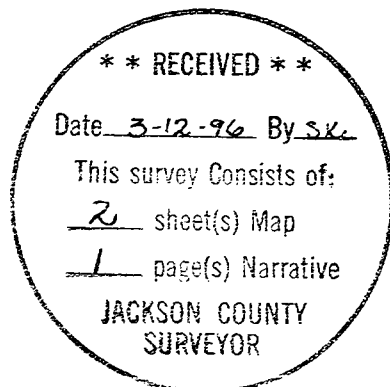
Location: Southwest one-quarter (1/4) of Section 4, Township
39 South, Range 1 East, Willamette Meridian, City
of Ashland, Jackson County, Oregon

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

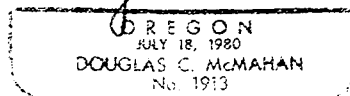
Procedure: Utilizing found monumentation per filed Surveys No.
4704, 13770 and 14311 for control, I established
monuments as shown on the accompanying map. The
Easterly boundary is established by boundary line
agreement per Document No. 94-22706, Jackson County
Deed Records.

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: December 11, 1995



Douglas C. McMahan



Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/96
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504