

LEGEND

- = Set 5/8" x 24" iron pin with orange plastic cap marked "HARDEY ENG. & ASSOC"
- ⊗ = Set 5/8" x 30" iron pin with orange plastic cap marked "HARDEY ENG. & ASSOC"
- △ = Found 5/8" iron pin per S/N 10194
- = Found 5/8" iron pin marked "ANDREWS PLS 1626" per S/N 12035 and S/N 12894
- ✱ = Found 5/8" iron pin marked "BATH L.S. 1069" per S/N 11978
- ✱ = Found monument as reported on S/N 3661 and 11978
- [.....] = Deed Record Data
- (.....) = Record Data per S/N 3661
- <.....> = Record Data per S/N 10194
- {.....} = Record Data per S/N 12035 and 12894
- R/W = Right of Way
- D.R. = Deed Records
- O.R. = Official Records
- S/N = Filed Survey Number
- P.U.E. = Public Utility Easement to include electric, telephone, gas, cable television, storm drain, water, & irrigation.
- ⊕ = Centerline
- W.S.E. = Water System Easement is an easement for private water facilities and includes, but is not limited to, the installation and maintenance of wells, pumps, holding tanks, and pipelines.

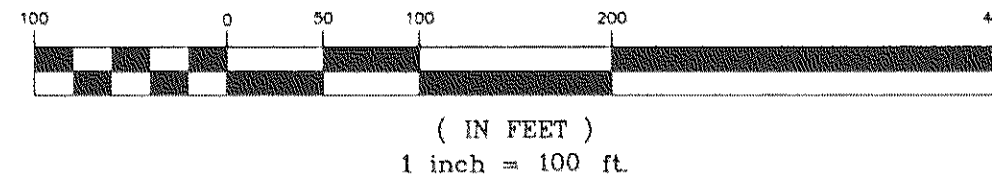
LINE	DIRECTION	DISTANCE
L1	S26°19'03"W	59.13'
L2	N34°44'39"E	28.86'
L3	S23°48'15"W	65.00'
L4	N85°13'15"W	57.00'
L5	N85°13'15"W	125.21'
L6	N85°13'15"W	92.00'
L7	S53°41'10"W	138.00'
L8	S75°31'36"W	73.06'
L9	N37°42'10"E	101.00'
W1	N71°34'42"W	106.21'
W2	N38°37'30"E	70.77'
W3	LC N20°01'15"E	159.51'
	Δ=37°12'30" R=250.00' L=162.35'	
W4	S88°35'00"E	4.93'
W5	S00°42'24"W	238.62'
W6	S04°46'45"W	20.00'
W7	S78°11'33"W	68.66'

MATRI SUBDIVISION

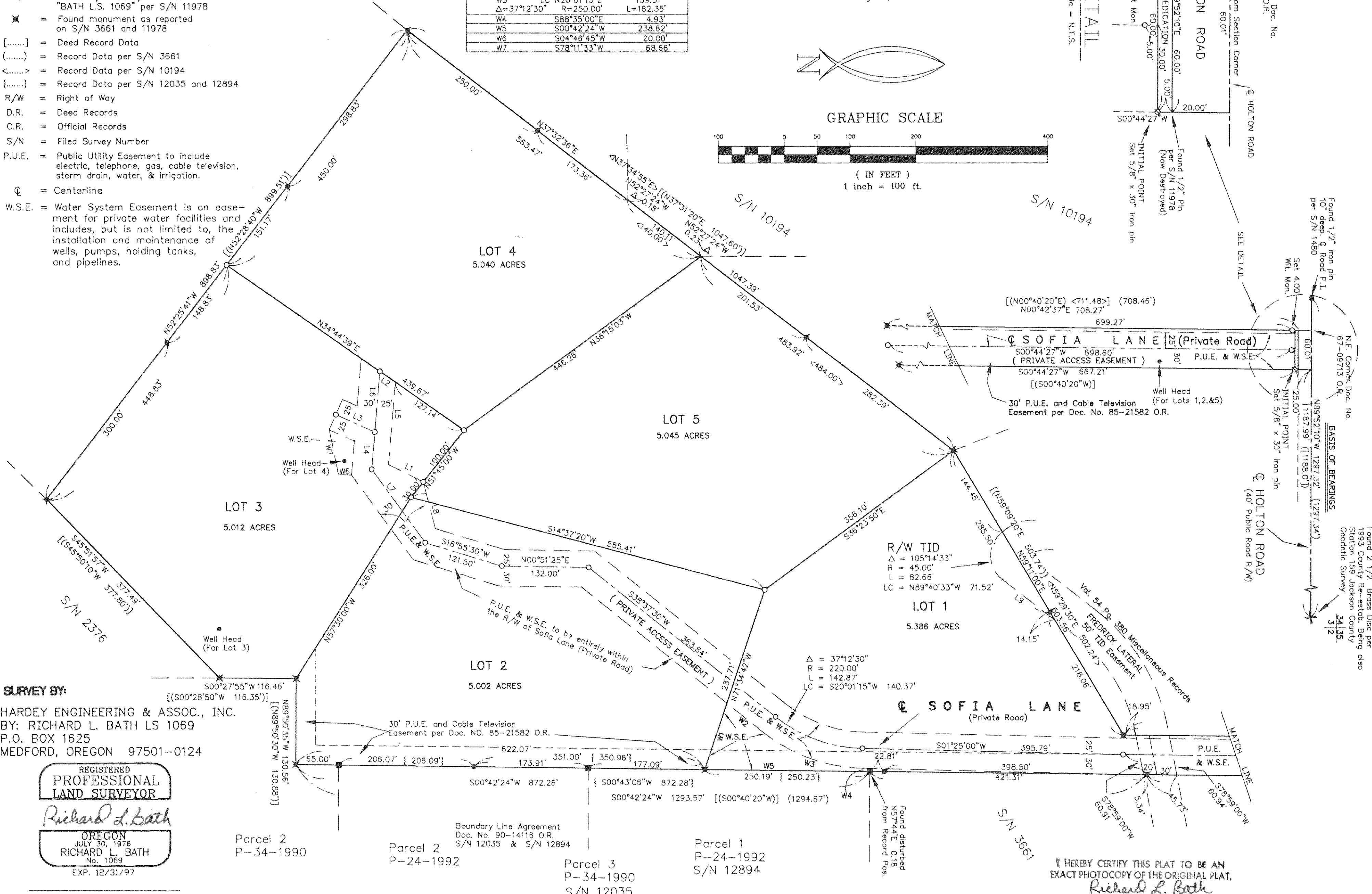
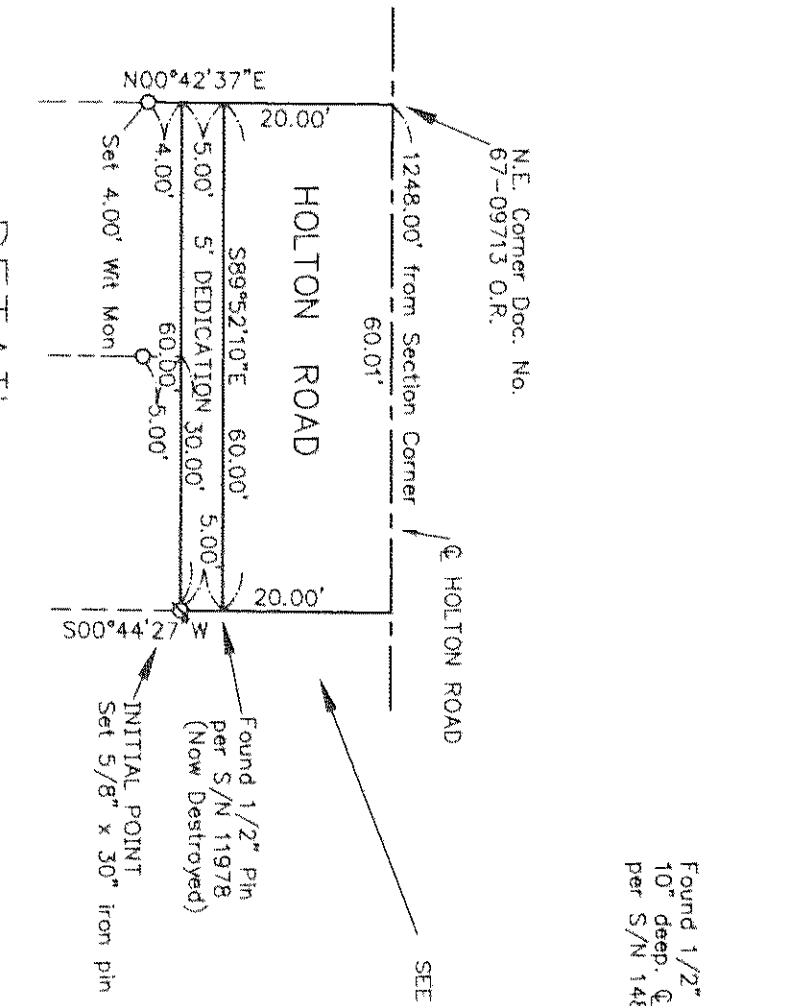
Located in
NE 1/4 Sec. 3, T39S, R1W, WM
JACKSON COUNTY, OREGON
February 2, 1996



GRAPHIC SCALE



DETAIL
Scale = N.T.S.



SURVEY BY:
HARDEY ENGINEERING & ASSOC., INC.
BY: RICHARD L. BATH LS 1069
P.O. BOX 1625
MEDFORD, OREGON 97501-0124

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

Richard L. Bath
OREGON
JULY 30, 1976
RICHARD L. BATH
No. 1069
EXP. 12/31/97

Parcel 2 P-34-1990
Parcel 2 P-24-1992
Parcel 3 P-34-1990 S/N 12035
Parcel 1 P-24-1992 S/N 12894

HEREBY CERTIFY THIS PLAT TO BE AN EXACT PHOTOCOPY OF THE ORIGINAL PLAT.
Richard L. Bath

APPROVALS:

EXAMINED AND APPROVED by the Jackson County Department of Planning and Development this 7th day of May, 1996. JCDPD File NO. 94-3-S.

Shirley Roberts COUNTY PLANNER

Examined and approved this 21st day of March, 1996

Roger Roberts Jackson County Surveyor

Declaration of Covenants, Conditions, Restrictions, Easements, and Agreements recorded as Document Number 96-17530, Official Records of Jackson County, Oregon.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that LL STOTT TRUST UW FBO B.W. STOTT TRUSTEE, RESIDUARY TRUST, DATED SEPTEMBER 4, 1993, is the owner in fee simple of the land shown hereon and described in the Surveyor's Certificate and has caused the same to be subdivided and platted into lots and a 5.00 foot wide dedicated strip of land as set forth 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 this subdivision. I do hereby dedicate to the public for public use that portion labeled as "5' DEDICATION" along the southerly right-of-way line of HOLTON ROAD (Public Road) and that area labeled "P.U.E." (Public Utility Easement) lying within the right-of-way lines of SOFIA LANE (Private Road). TCI Cablevision, their assigns and/or successors in interest are hereby granted the right to install and maintain TV cable service over, across and through that public utility easement as shown hereon. I further do hereby make and establish a Private Road Maintenance and Access Easement designated as "SOFIA LANE (Private Road)", over and across Lots 1, 2, 3, and 5, as shown hereon, to provide "ingress and egress" to each lot and is for the benefit of each lot shown hereon. This road is a private road, not a county road, and the responsibility for maintenance thereof is as set forth in the PRIVATE ROAD MAINTENANCE AND ACCESS AGREEMENT recorded as document No. 96-17531 of the Official Records of Jackson County, Oregon. I further do hereby create hereon a Water System Easement (W.S.E.) within the right-of-way lines of SOFIA LANE (Private Road) and over Lots 1 and 3 and shown hereon for the mutual benefit of each lot shown hereon. The Private Access Easement and Water System Easement shall be subject to a separate document titled "Covenants, Conditions, Restrictions, Easements, and Agreements" setting forth certain conditions and responsibilities of the new real property owners, and to the extent these or other provisions that are felt necessary by the declarant herein, said document is to be filed simultaneously herewith and made a part hereof. I do hereby designate this subdivision as MAITRI SUBDIVISION.

IN WITNESS WHEREOF, I have set my hand and seal this 15 day of MAY, 1996.

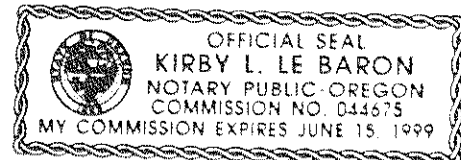
B.W. Stott, Trustee. B.W. STOTT, TRUSTEE

STATE OF OREGON County of Jackson

Personally appeared before me the above named B.W. STOTT, TRUSTEE OF THE LL STOTT TRUST and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me this 15 day of MAY, 1996.

Kirby L. LeBaron Notary Public for Oregon 6-15-1999



AFFIDAVIT of DECLARATION APPROVAL

For fee owner, vendor or the mortgage or trust deed holder, complying with ORS 92.075 (4),

see Document No(s) N/A Official Records, Jackson County, Oregon.

MAITRI SUBDIVISION

LOCATED IN N.E. 1/4 OF SECTION 3, T39S, R1W, W.M. JACKSON COUNTY, OREGON FOR

B.W. STOTT 64 N. THIRD STREET ASHLAND, OR 97520 - 1931 February 2, 1996

Filed for record this 5 day of June, 1996, at 3:08 O'Clock, P.M., and recorded in Volume 21 of Plats at Page 21 of records of Jackson County, Oregon.

Kathleen S. Buckett County Clerk Cheryl Auger Deputy

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

ASSESSOR / TAX COLLECTOR

Examined and approved as required by O.R.S. 92.100 this 28th day

of May, 1996 Ron Lundby 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 May 28, 1996

Lynnda Admitt, Deputy Tax Collector

SURVEYOR'S CERTIFICATE

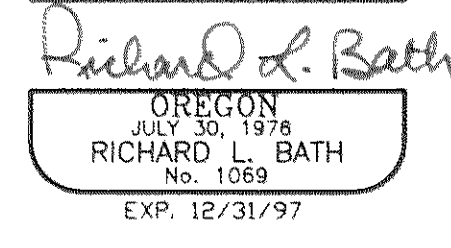
I, Richard L. Bath, a duly Registered Land Surveyor of the State of Oregon, License No. 1069, hereby certify that this plat correctly represents a survey made by me or under my direction, and that I have correctly surveyed and marked with proper monuments the tract of land hereon shown, and that said plat and survey conform with the ordinances of Jackson County and the statutes of the State of Oregon, and that the following is an accurate survey and title description of said tract's exterior boundary:

Commencing at a brass disc in concrete marking the northeast corner of Section 3 in Township 39 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon, thence North 89°52'10" West, along the centerline of HOLTON (Public) ROAD, 1187.99 feet (deed record 1188.00 feet), thence South 00°44'27" West (deed record South 00°40'20" West) 25.00 feet to a 5/8" x 30" iron pin for the INITIAL POINT OF BEGINNING; thence continue South 00°44'27" West (deed record South 00°40'20" West), along the east boundary of the tract described in deed recorded as No. 85-21582 of the Official Records of Jackson County, Oregon, 667.21 feet to a found 1/2" iron pin; thence continue along said deed boundary South 00°42'24" West (deed record South 00°40'20" West), 421.31 feet to the northwest corner of Parcel No. 3 of Partition Plat recorded May 16, 1990, as Partition Plat No. P-34-1990 of "Record of Partition Plats" in Jackson County, Oregon, and filed in the office of the Jackson County Surveyor as Survey No. 12035; thence continue South 00°42'24" West (plat record South 00°43'06" West 872.28 feet), along the west boundary of said Partition Plat, 872.26 feet to an angle point therein; thence North 89°50'35" West 130.56 feet to the west-northwest corner of Parcel No. 2 of said Partition Plat; thence South 00°27'55" West, along the west boundary of said Parcel No. 2, a distance of 116.46 feet to a found 5/8" iron pin marking an angle point in the easterly boundary of the tract described in deed recorded as No. 85-21583 of said Official Records; thence along said deed boundary, South 45°51'57" West 377.49 feet (deed record South 45°50'10" West 377.80 feet) to a found 1/2" iron pin; thence continue along said deed boundary, North 52°25'41" West 898.83 feet (deed record North 52°28'40" West 899.51 feet) to a found 1/2" iron pin; thence continue along said deed boundary and the northwesterly boundary of the tract described in deed recorded as No. 85-21582 of said Official Records, North 37°32'36" East 1047.39 feet (deed record North 37°31'20" East 1047.60 feet) to a found 1/2" iron pin; thence continue along said deed boundary, North 59°11'00" East 503.56 feet (deed record North 59°09'20" East 503.74 feet) to a found 1/2" iron pin; thence continue along said deed boundary, North 00°42'34" East 708.26 feet (deed record North 00°40'20" East 711.48 feet) to the north-northwest corner of said described tract, said point being South 00°42'34" West 20.00 feet of the northeast corner of the 30.00 foot strip of land conveyed to Jackson County per deed recorded as No. 67-09713 of said Official Records; thence South 89°52'10" East 60.00 feet to the northeast corner of aforesaid tract described in deed recorded as No. 85-21582; thence South 00°44'27" West (deed record South 00°40'20" West), along the east line of said described tract, 5.00 feet to the Initial Point of Beginning.

ENCUMBRANCES OF RECORD :

- 1. RAILROAD R/W PER VOL. 38 PG. 197 D.R. WOULD ONLY AFFECT LOTS 1 AND 2. I FIND NO APPARENT USE OR HISTORY OF USE BY A RAILROAD COMPANY.
2. COPCO POWER LINE EASEMENT ALONG STH'LY SIDE OF HOLTON ROAD PER VOL. 290 PG. 68 D.R.
3. NO APPARENT POWER LINE AFFECTS SUBJECT PROPERTY PER VOL. 320 PG. 436 D.R.
4. TEMPORARY UTILITY EASEMENT PER DOC. NO. 95-30056 O.R. IS TO TERMINATE ONCE THIS PLAT IS RECORDED.

SURVEY BY : HARDEY ENGINEERING & ASSOC. INC. BY: RICHARD L. BATH LS 1069 P.O. BOX 1625 MEDFORD, OREGON 97501-0124



I HEREBY CERTIFY THIS PLAT TO BE AN EXACT PHOTOCOPY OF THE ORIGINAL PLAT.

Richard L. Bath

SURVEYOR

Filed Survey No. 14978

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

SURVEY FOR: BEN W. STOTT
64 N. 3rd Street
Ashland, Oregon 97520-1931

LOCATION: Northeast 1/4 Section 3, Township 39 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon.

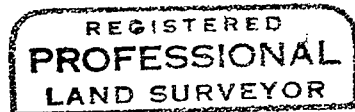
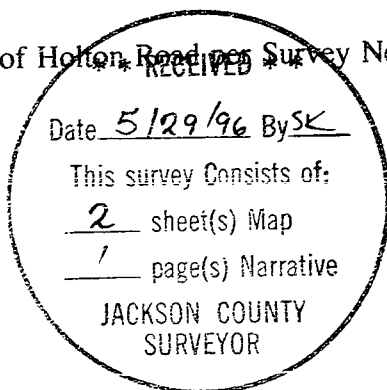
DATE: February 2, 1996

PURPOSE: To survey and monument the exterior boundaries and interior lot lines of the parent tract and subdivide said tract into five lots as approved by Jackson County Planning Action file 94-03-S and as shown on the attached plat to be known as **MAITRI SUBDIVISION**.

PROCEDURE: Monuments set per Filed Survey Nos. 3661, 10194, 11978, 12035, and 12894 were located and their positions evaluated for control. A review of my narrative from Survey No. 11978 finds that monuments set per Survey No. 3661 were held in their found positions which reflect the intent of the original deed conveyances. These monuments found were therefore held as the controlling exterior boundary corners of the area to be platted. Interior lot lines were established per client's request with all lots being in excess of 5.00 acres. A Private Road Maintenance and Access Agreement, a Shared Well Agreement, and Declaration of Covenants, Conditions, Restrictions, Easements, and Agreements will be recorded simultaneously with the plat

**BASIS OF
BEARING:**

C/L of Holton Road per Survey No. 11978.



Richard L. Bath
OREGON
JULY 30, 1976
RICHARD L. BATH
No. 1069

Exp. 12.31.97

Tax Lot : 391W03, T.L. 601

HARDEY ENGINEERING & ASSOC., INC.
Richard L. Bath RLS NO. 1069
P.O. Box 1625
Medford, OR 97501-0124
(541) 772-6880 phone
(541) 772-9573 fax