

TWO OAKS SUBDIVISION, UNIT NO. 2

Located in:

A Portion of Lot 2, Block 4 of NICKELL ADDITION
in the Southeast 1/4 of Section 26,
Township 37 South, Range 2 West, W.M.,
City of Medford, Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that David Hammonds and OREGON DIVERSE INDUSTRIES, L.L.C., an Oregon Limited Liability Company are the owners in fee simple of the lands hereon described, and that they have subdivided the same into 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 public for public use the streets shown hereon, together with those easements labeled as public utility easements, and we hereby grant to the City of Medford in fee simple that area portrayed and designated hereon as a 1-foot street plug. By its approval of this plat, the City of Medford 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 TWO OAKS SUBDIVISION, UNIT NO. 2.

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 22nd day of July, 1996, by David Hammonds, known to me as the person who executed the within instrument as his voluntary act and deed.

On this 22nd day of July, 1996.

Before me:

David Hammonds
David Hammonds

Cheryl A. Ferns
Notary



STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 22nd day of July, 1996, by F. Scott Goings, Member of Oregon Diverse Industries, L.L.C., known to me as the person who, on behalf of Oregon Diverse Industries, executed the within instrument as his voluntary act and deed.

On this 22nd day of July, 1996.

Before me:

F. Scott Goings
F. Scott Goings
Member, Oregon Diverse Industries, L.L.C.

Cheryl A. Ferns
Notary



*** APPROVALS ***

MEDFORD CITY PLANNING:

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

James McCreesh
Planning Director

AUGUST 7, 1996
Date

Examined and approved this _____ day of _____, 1996.

Larry J. Beckwith
Acting City Engineer

Paul D. ...
City Surveyor

Examined and approved as required by O.R.S. 92.100 this 13th day of August, 1996.

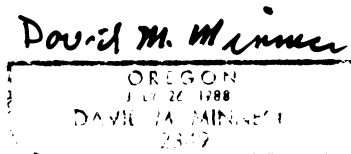
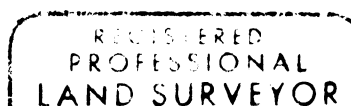
Carol Applegate, Deputy
Tax Collector

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of this 13th day of August, 1996.

Ron Lindberg
Assessor, Department of Assessment

I certify this plat to be an exact photocopy of the original.

David M. Minner
SURVEYOR



Expires 12-31-96

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss

I, David M. Minner, 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 brass disc in concrete marking the Initial Point of TWO OAKS SUBDIVISION in the Southeast one-quarter of Section 26, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon, according to the Official Plat thereof, now of record in said Jackson County, said point being on the Southerly line of that tract described in Document No. 96-03696 of the Official Records of said Jackson County and being the INITIAL POINT OF BEGINNING of TWO OAKS SUBDIVISION, UNIT NO. 2; thence, along the boundary of said tract, the following courses: North 89°59'24" West 35.05 feet to the Southwest corner thereof; thence North 00°00'30" East 231.00 feet to the Northwest corner thereof; thence South 89°59'24" East 256.20 feet to the Northeast corner thereof; thence South 00°00'30" West 231.00 feet to the Southeast corner thereof; thence North 89°59'24" West 221.15 feet to the Initial Point of Beginning.

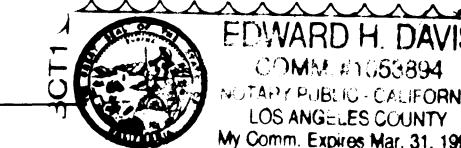
David M. Minner
SURVEYOR

We, PON INVESTMENTS, LLC, an Oregon Limited Liability Company, the undersigned beneficiary of certain Trust Deeds recorded February 14, 1996 as Document No. 96-04551 and May 8, 1996 as Document No. 96-17210, 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 23rd day of July, 1996

Before me:

Edward H. Davis
Notary



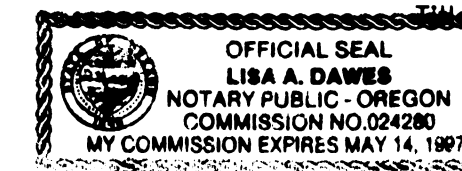
Ron D. ...
Title: Member

We, DANIELLE DONOUX-MAGNUS and Linda C. Stover, the undersigned beneficiaries of certain Trust Deeds recorded March 4, 1996 as Document No. 96-06725 and May 24, 1996 as Document Nos. 96-17211 and 96-17212, 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 24th day of July, 1996

Before me:

Lisa A. Dawes
Notary

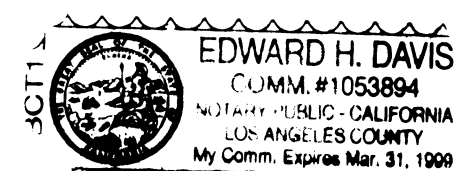


Danielle Donoux Magnus
Linda C. Stover

Signed this 23rd day of July, 1996

Before me:

Edward H. Davis
Notary



Linda C. Stover

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

Filed for record this 23rd day of July, 1996 at 4:55 O'Clock P.M. and recorded in Volume 21 of Plats at page 34 of records of Jackson County, Oregon.

Kathleen S. Beckwith
County Clerk

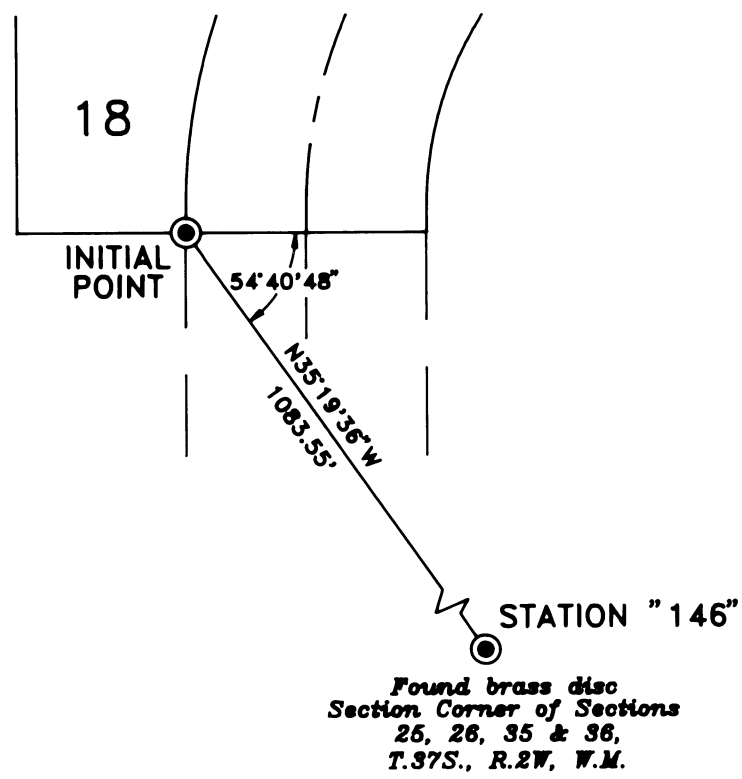
Cheryl Applegate
Deputy

TWO OAKS SUBDIVISION, UNIT NO. 2

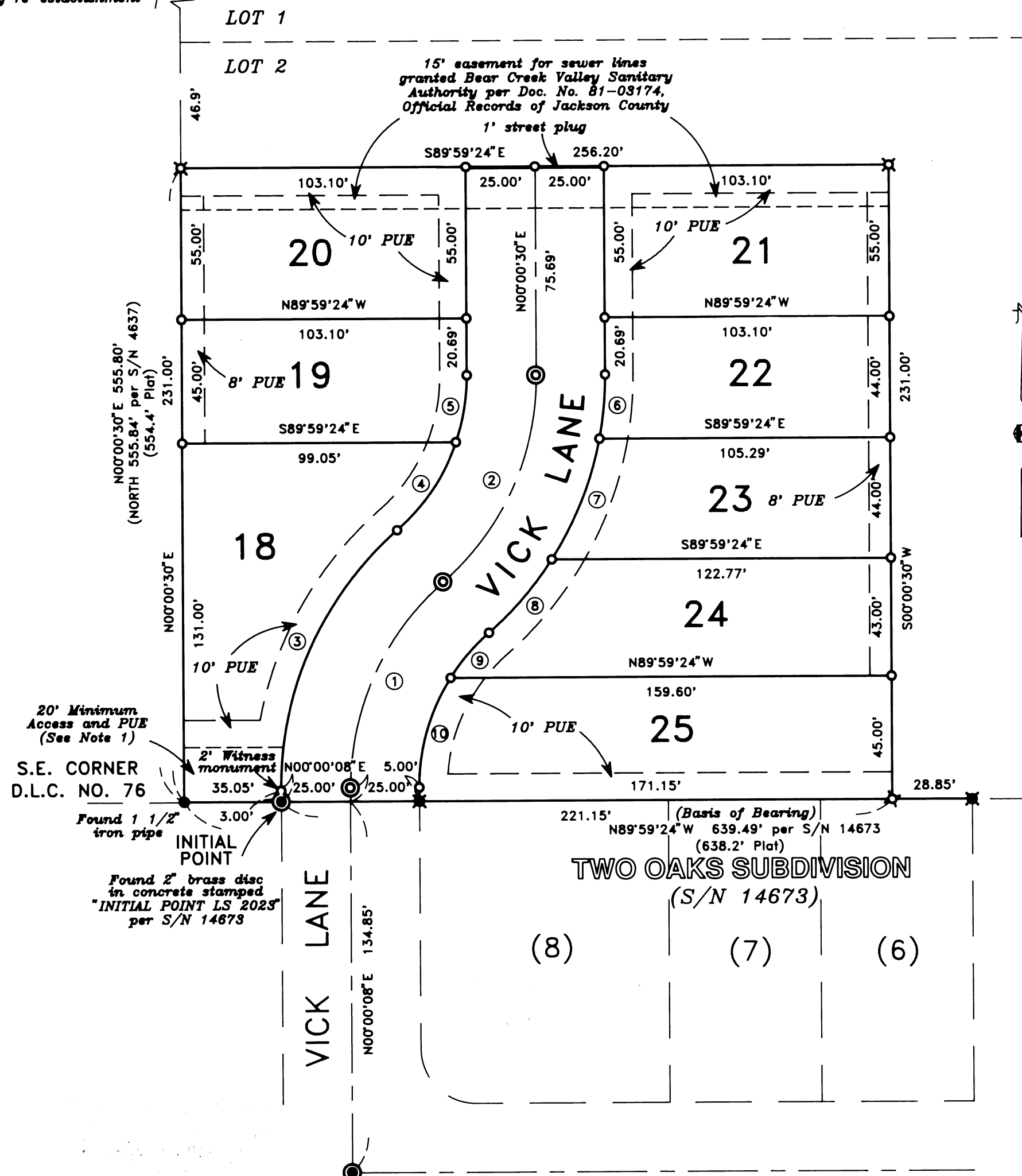
Located in:

A Portion of Lot 2, Block 4 of NICKELL ADDITION
in the Southeast 1/4 of Section 26,
Township 37 South, Range 2 West, W.M.,
City of Medford, Jackson County, Oregon

GEODETIC TIE



N.N.W. CORNER
D.L.C. NO. 87
Found 2 1/2\"/>



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	48°43'32"	100.00'	85.04'	82.50'	N24°21'54\"/>
2	48°43'10"	100.00'	85.03'	82.49'	N24°22'05\"/>
3	48°43'32"	125.00'	106.30'	103.13'	S24°21'54\"/>
4	29°48'25"	75.00'	39.02'	38.58'	S33°49'27\"/>
5	18°54'45"	75.00'	24.76'	24.64'	S09°27'52\"/>
6	10°44'52"	125.00'	23.45'	23.41'	S05°22'56\"/>
7	21°49'57"	125.00'	47.63'	47.34'	N21°40'20\"/>
8	16°08'20"	125.00'	35.21'	35.09'	S40°39'29\"/>
9	16°29'56"	75.00'	21.60'	21.52'	S40°28'41\"/>
10	32°13'35"	75.00'	42.18'	41.63'	N16°06'56\"/>

LOT SIZE

LOT NUMBER	SQUARE FEET
18	7590
19	4607
20	5671
21	5670
22	4553
23	4946
24	6054
25	7553

Note:
1.) 20' Minimum Access to be used only for access to the properties adjoining it to the West. Maintenance of said Access is the sole responsibility of those parties that take access from it.

20' Minimum Access and PUE (See Note 1)

S.E. CORNER
D.L.C. NO. 76

Found 1 1/2\"/>

Found 1\"/>

I certify this plat to be an exact photocopy of the original.

David M. Minnecci
SURVEYOR



(Basis of Bearing)
N89°59'24\"/>

TWO OAKS SUBDIVISION
(S/N 14673)

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON MEDFORD, OREGON
(541) 779-4641
By: David M. Minnecci RPLS No. 2349
Scale: 1 Inch = 40' June 4, 1996
Basis of Bearing: Survey Number 14673 (North line)

- = Set 5/8" x 24" iron pin with plastic cap stamped "D. MINNECCI LS 2349".
- ⊗ = Set 5/8" x 30" iron pin with plastic cap stamped "D. MINNECCI LS 2349".
- ⊙ = Set brass cap stamped "LS 2349" in monument case.
- = Found brass cap monument
- = Found monument as noted
- ⊗ = Found 5/8" iron pin stamped "D. Huck LS 2023" per Survey No. 14673.
- S/N = Survey number
- PUE = Easement for public utilities, storm drainage, gas, water, electric, cable television, irrigation and sanitary sewer construction and maintenance.

SURVEY NO. 15074

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

Survey for: Oregon Diverse Industries, L.L.C.
P.O. Box 8517
Medford, Oregon 97504

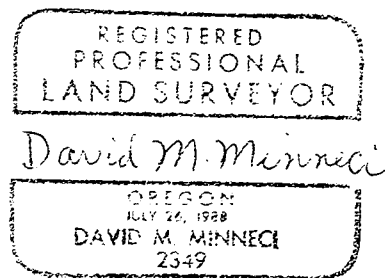
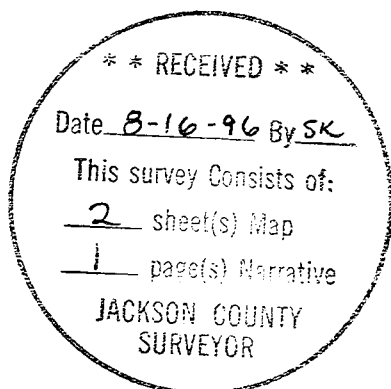
Location: A portion of Lot 2, Block 4 of NICKELL ADDITION in
the Southeast one-quarter (1/4) of Section 26,
Township 37 South, Range 2 West, Willamette Meridi-
an, City of Medford, Jackson County, Oregon

Purpose: To survey, monument and prepare a subdivision plat
for *TWO OAKS SUBDIVISION, UNIT NO. 2*

Procedure: Utilizing control and monumentation established by
this office in performance of Survey No. 14673, I
set monuments as shown on the accompanying plat.

Basis of
Bearing: North line of Survey No. 14673

Date: June 4, 1996



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