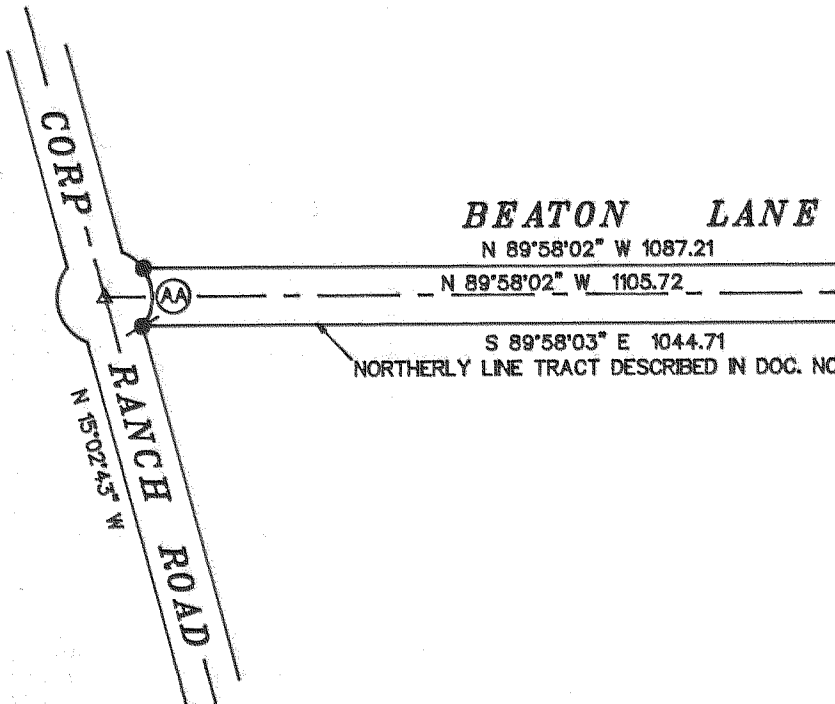


BEATON - JEFFREY SUBDIVISION

LOCATED IN
THE NE 1/4 OF SECTION 19 AND
THE NW 1/4 AND SW 1/4 OF SECTION 20,
TOWNSHIP 39 SOUTH, RANGE 2 EAST OF THE
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

#	BEARING	DIST.
1	N 17°48'00" W	167.33
2	N 08°25'00" E	80.00
3	N 08°25'00" E	80.00
4	N 08°25'00" E	80.00
5	N 82°23'00" E	134.32
6	N 82°23'00" E	181.18
7	N 82°23'00" E	137.92
8	S 09°10'00" E	140.94
9	S 09°10'00" E	140.94
10	S 09°10'00" E	140.94
11	S 61°33'00" E	43.30



CURVE TABLE

#	RADIUS	DELTA	LENGTH	BEARING	CHORD
AA	50.00	73°45'32"	64.36	S 01°12'19" W	60.01
A	70.00	153°47'01"	187.88	N 85°18'30" E	136.35
B	100.00	153°47'00"	268.40	N 85°18'30" E	194.79
C	130.00	153°47'00"	348.92	N 85°18'30" E	253.23
D	130.00	118°00'00"	267.73	N 87°25'00" E	171.43
E	100.00	118°00'00"	205.95	N 87°25'00" E	120.00
F	70.00	118°00'00"	144.16	N 87°25'00" E	92.88
G	123.97	44°00'00"	95.20	N 75°35'00" E	115.36
H	153.97	44°00'00"	118.24	N 75°35'00" E	137.84
I	183.97	44°00'00"	141.28	N 75°35'00" E	203.84
J	1079.61	10°50'02"	204.14	N 05°36'00" W	199.11
K	1054.61	10°50'00"	199.40	S 05°36'00" E	194.40
L	1029.61	10°50'03"	194.69	N 30°10'56" W	70.71
M	50.00	60°02'27"	52.40	N 44°49'05" E	70.71
N	50.00	89°59'55"	78.54	S 45°11'04" E	50.01
O	50.00	89°59'48"	78.54	S 29°48'55" W	80.49
P	50.00	60°00'28"	52.37	S 74°26'31" E	125.21
Q	45.00	126°51'00"	99.63	N 74°26'31" W	169.93
R	70.00	126°51'00"	154.98	N 73°31'00" W	81.13
S	95.00	126°51'00"	210.33	S 73°31'00" E	126.20
T	45.00	128°42'00"	101.08	S 73°31'00" E	171.28
U	70.00	128°42'00"	157.24	N 35°21'30" W	286.89
V	95.00	128°42'00"	213.39	S 35°21'30" E	264.82
W	325.00	52°23'00"	297.14	S 35°21'30" E	242.76
X	300.00	52°23'00"	274.28	S 72°01'38" W	23.48
Y	275.00	52°23'00"	251.42	N 47°58'32" W	72.44
Z1	50.00	27°09'18"	23.70	N 28°26'37" E	50.00
Z2	50.00	92°50'17"	81.02	S 61°33'11" E	86.61
Z3	50.00	60°00'00"	52.36		
Z4	50.00	120°00'21"	104.72		

NOTE: The following record easements affecting the lands described in the annexed Surveyor's Certificate, their recorded reference and present status are as follows:

Postal Telegraph-Cable Co.: Vol. J, Pg. 518 Misc. Records Jackson County
Abandoned, no ground evidence found to locate the pole or cable line.

Klamath Power Co.: Vol. 94 Pg. 211 D.R.
Abandoned, the old power poles are cut off at ground level.

Klamath Power Co.: Vol. 94 Pg. 261 D.R.
Abandoned, the old power poles are cut off at ground level.

Klamath Power Co.: Vol. 104 Pg. 476 D.R.
Abandoned, the old power poles are cut off at ground level.

California Oregon Power Co.: Vol. 258 Pg. 253
No evidence exists on the ground for the location of this power pole line.

Pacific Telephone and Telegraph Co.: Vol. 280 Pg. 31
This existing line is located to the West of Corp Ranch Road in Sec. 19.

INITIAL POINT
RYDER SUBDIVISION
FD. 3" BRASS DISC
IN 6" X 6" CONC.
MONUMENT

BOUNDARY AGREEMENT
RE DOC. NO. 81-17115 O.R.J.C.O.

SCALE: 1"=200'
LEGEND

- = SET 5/8" X 24" IRON PIN (TAGGED PLS 638)
- ⊗ = SET 2" BRASS DISC IN BEDROCK
- = FD. 2" BRASS DISC PER RS NO. 14227
- = FD. 5/8" IRON PIN PER RS NO. 14227
- = FD. 5/8" IRON PIN PER RS 8871
- = FD. 5/8" IRON PIN PER RS NO. 5242 (UNLESS NOTED)
- △ = DEFERRED MONUMENT
- D.R. = DEED RECORD (JACKSON COUNTY)
- O.R.J.C.O. = OFFICIAL RECORDS JACKSON COUNTY

BASIS OF BEARINGS: RS NO. 5242
(WEST LINE SECTION 20)

George R. Burrell, Land Surveyor
1379 Brookdale, Medford, Oregon 97504
(503) 772-4614
October 7, 1994

REGISTERED
PROFESSIONAL
LAND SURVEYOR

George R. Burrell

OREGON
JULY 10, 1964
GEORGE R. BURRELL
838

Exp. 12/31/95

All deferred monuments will be set no later than

JULY 10 1997

George R. Burrell
Surveyor

All deferred monuments are now set, see Document No. 97-32960 (SN 15516)
of Official Records this 6th day of July, 1997

Approved: *Roger Roberts*
Jackson County Surveyor

"DETAIL"

BOUNDARY LINE AGMT
RE DOC. NO.
81-17115 O.R.J.C.O.

N 89°22'44" E
15.87
N 0°08' E
13.28

N WEST LINE OF
SE 1/4 NW 1/4

S 89°48'07" W 993.78

EAST-WEST CENTERLINE SECTION 20

CENTER 1/4 CORNER
SECTION 20

N 00°10'38" E 331.15

S 89°48'25" W 331.40

NE 1/4 NE 1/4
NW 1/4 SW 1/4
SECTION 20

N 00°09'08" E 587.055

NORTH-SOUTH CENTERLINE SECTION 20

N 81°46'28" E 974.81

EXISTING CENTERLINE OF
CUT-OFF POWER POLES

KLAMATH POWER CO.
EASEMENT RE VOL. 94 PG. 211 D.R.

N 56°40'15" E 1077.11

(ABANDONED)

N 78°20'00" E 733.24 (D.R. 727.8)

S 53°20'00" E 592.80

362.68

230.02

N 03°55'50" W 432.30

N 55°57'00" E 1030.00

587.17

NLY BOUNDARY
VOL. 458, PG. 464 D.R.
(PARCEL 2)

S 07°43'00" E 378.30

442.63

S 17°45'00" E 1680.00

1986.35

S 17°45'00" E 380.00

425.24

N 0°08'47" E 442.39

19

1/4 SEC. COR.
FD. 2" IRON PIPE
WITH 3" BRASS
DISC PER RS NO. 5503

S 17°45'00" E 1087.21

80

N 89°58'02" W 1105.72

80

N 89°58'02" W 1087.21

80

N 89°49'00" E 615.82

662.40

S 0°08'47" W 1087.24

662.40

S 00°11'00" E 614.30

666.61

SURVEYOR'S CERTIFICATE

STATE OF OREGON SS
COUNTY OF JACKSON

I, George Burrell, 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 described hereon and the annexed plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at the 1/4 corner common to Sections 19 and 20, Township 39 South, Range 2 East of the Willamette Meridian, Jackson County, Oregon; thence North 0°06'47" East along the line common to said sections, 442.39 feet to the Southeast corner of Lot 1 of RYDER SUBDIVISION for the INITIAL POINT OF BEGINNING; thence along the Southerly boundary of said lot, North 17°48' West 167.33 feet to an angle point; thence continue along said boundary, North 89°58'02" West 1087.21 feet to the Southwest corner of said lot; thence along the Easterly right of way of Corp Ranch Road; along the arc of a 50.00 foot radius curve concave to the west (the long chord bears South 1°12'19" West 60.01 feet subtending a central angle of 73°45'32") 64.37 feet to the Northwest corner of the tract described in Document No. 74-12652 of the Official Records of Jackson County, Oregon; thence along the Northerly boundary of said tract, South 89°58'03" East 1044.71 feet (Record South 89°58'03" East 1044.62) to the Northeast corner thereof; thence along the Easterly boundary of said tract and its Southerly projection, South 17°48' East 1680.00 feet to a point on the Northerly boundary of the tract described in Volume 458, Page 464 (Parcel 2) of the Deed Records of Jackson County, Oregon; thence along the Northerly boundary of said tract as follows: North 55°57' East 1030.00 feet; thence South 7°43' East 378.30 feet; thence South 58°20' East 592.90 feet; thence North 37°55' East 164.70 feet; thence North 78°20' East 733.24 feet (Record 727.8 feet) to the North-South centerline of said Section 20; thence North 0°09'09" East along said centerline, 567.06 feet to the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 20; thence South 89°48'25" West 331.40 feet to the Southwest corner thereof; thence North 0°10'38" East 331.13 feet to the Northwest corner thereof; thence along the East-West centerline of said Section 20, South 89°48'07" West 993.78 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 20; thence North 0°08' East along the West line of said Quarter-Quarter, 13.28 feet to a point on the boundary line described in Document No. 81-17113 of said Official Records; thence along said boundary line, North 89°22'44" East 15.67 feet; thence along the boundary line described in Document No. 81-17115 of said Official Records as follows: North 0°29'14" West 1520.50 feet to an angle point; thence South 89°37'03" West 1324.80 feet to the Initial Point of RYDER SUBDIVISION, according to the Official Plat thereof, now of record; thence along the East boundary of said subdivision and the line common to Sections 19 and 20, South 0°06'47" West 1087.24 feet to the initial point of beginning.

BEATON - JEFFREY
SUBDIVISION

LOCATED IN
THE NE 1/4 OF SECTION 19 AND
THE NW 1/4 AND SW 1/4 OF SECTION 20,
TOWNSHIP 39 SOUTH, RANGE 2 EAST OF THE
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

George R. Burrell, Land Surveyor
1379 Brookdale, Medford, Oregon 97504
(503) 772-4614
October 7, 1994

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, Marrej Investments Limited Partnership, an Arizona Limited Partnership, and Jeff W. Ryder, and Lise A. Ryder, and Neil P. Ryder are the owners in fee simple of the lands described in the Surveyor's Certificate, and that we 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, including public utility use, all streets and slope maintenance easements as shown hereon, and we do hereby designate said subdivision as BEATON-JEFFREY SUBDIVISION. We also do hereby terminate and extinguish that certain easement recorded May 26, 1986 as Document No. 86-09199, Official Records of Jackson County, Oregon, for the reason that said easement has been superceded and replaced by the public streets created hereon.

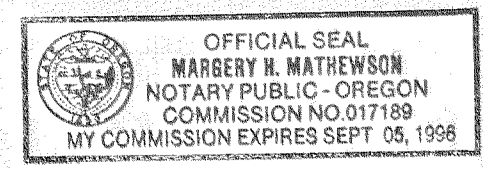
Jeff W. Ryder Lise A. Ryder By Jeff W. Ryder
Jeff W. Ryder Lise A. Ryder her attorney in fact

Neil P. Ryder By Jeff W. Ryder
Neil P. Ryder his attorney in fact

L. Richard Williams By Mary Anne Cropper
L. Richard Williams, General Partner his attorney in fact
Marrej Investments Limited Partnership,
an Arizona Limited Partnership

STATE OF OREGON SS
COUNTY OF JACKSON

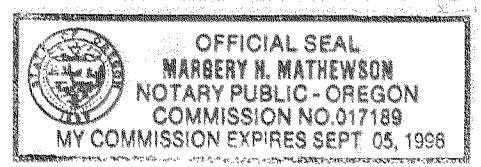
On this 6th day of OCTOBER, 1994, personally appeared the above named Jeff W. Ryder and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:



Margery H. Mathewson
Notary Public for Oregon

STATE OF OREGON SS
COUNTY OF JACKSON

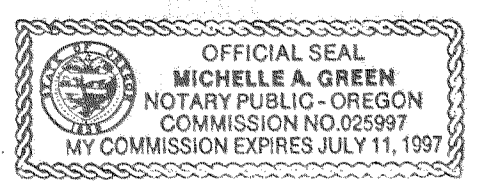
On this 6th day of OCTOBER, 1994, personally appeared Jeff W. Ryder who, being duly sworn, did say that he is the attorney in fact for Lise A. Ryder and Neil P. Ryder, and that he executed the foregoing instrument by authority of and in behalf of said persons, and acknowledged said instrument to be the voluntary act and deed of said persons.
Before me:



Margery H. Mathewson
Notary Public for Oregon

STATE OF OREGON SS
COUNTY OF JACKSON

On this 6th day of OCTOBER, 1994, personally appeared Mary Anne Cropper who, being duly sworn, did say that she is the attorney in fact for L. Richard Williams, General Partner, Marrej Investments Limited Partnership, an Arizona Limited Partnership, and that she executed the foregoing instrument by authority of and in behalf of said partnership, and acknowledged said instrument to be the voluntary act and deed of said partnership.
Before me:



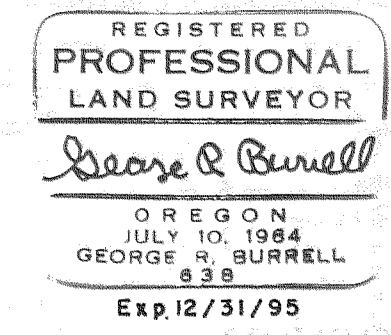
Michelle A. Green
Notary Public for Oregon

WATER RIGHTS STATEMENT

WATER RIGHTS: There are no water rights recorded in the office of the Jackson County Watermaster for the herein described tract.

I hereby certify that this plat is an exact photocopy of the original
George R. Burrell
Surveyor

George R. Burrell
George R. Burrell, R.L.S. 638



APPROVALS

APPROVED BY THE JACKSON COUNTY PLANNING DEPARTMENT:

By: Deborah Munro Date: November 1, 1996

Examined and approved this 13th day of January, 1995

Vernon Thomas
Jackson County Surveyor

Jackson County Surveyor File No. _____

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of November 6, 1996

Lynada Adsett, Deputy 11/6/96
Jackson County Tax Collector Date

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

Michelle Mathewson
Assessor, Department of Assessment

Filed for record this 3 day of December, 1996 at 9:18 o'clock A.M. and recorded in Volume 21 of Plats at Page 48 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Glenora E. Bartlett
Deputy

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

Order # 96-40349

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

FOR:

Jeff Ryder and Marrej Investments Limited Partership
c/o John Archer
1941 Siskiyou Blvd.
Ashland, Oregon 97520

LOCATION:

The Northeast 1/4 of Section 19 and the Southwest and Northwest 1/4 of Section 20, Township 39 South, Range 2 East.

PURPOSE:

To monument and plat BEATON-JEFFREY SUBDIVISION

PROCEDURE:

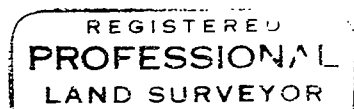
The found monuments of Recorded Surveys No. 5242, 8871, 14227 and RYDER SUBDIVISION were held for the exterior boundary of BEATON-JEFFREY SUBDIVISION. The exterior lot corners were monumented along with that portion of the interior lot corners as shown on the plat. The remaining interior lot corners are being deferred until completion of Street construction, at which time they will be monumented.

The lot configuration as shown on the plat, was determined from conditions of tentative approval by County Planning. The Road locations were dictated by engineering standards and conditions as setforth by the Bureau of Reclamation for the Road crossing of the Emigrant Lake spillway drainage easement channel.

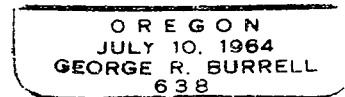
BY:

George Burrell, P.L.S.
1379 Brookdale Road
Medford, Oregon 97504

Oct. 7, 1994



George Burrell



Exp. 12/31/95