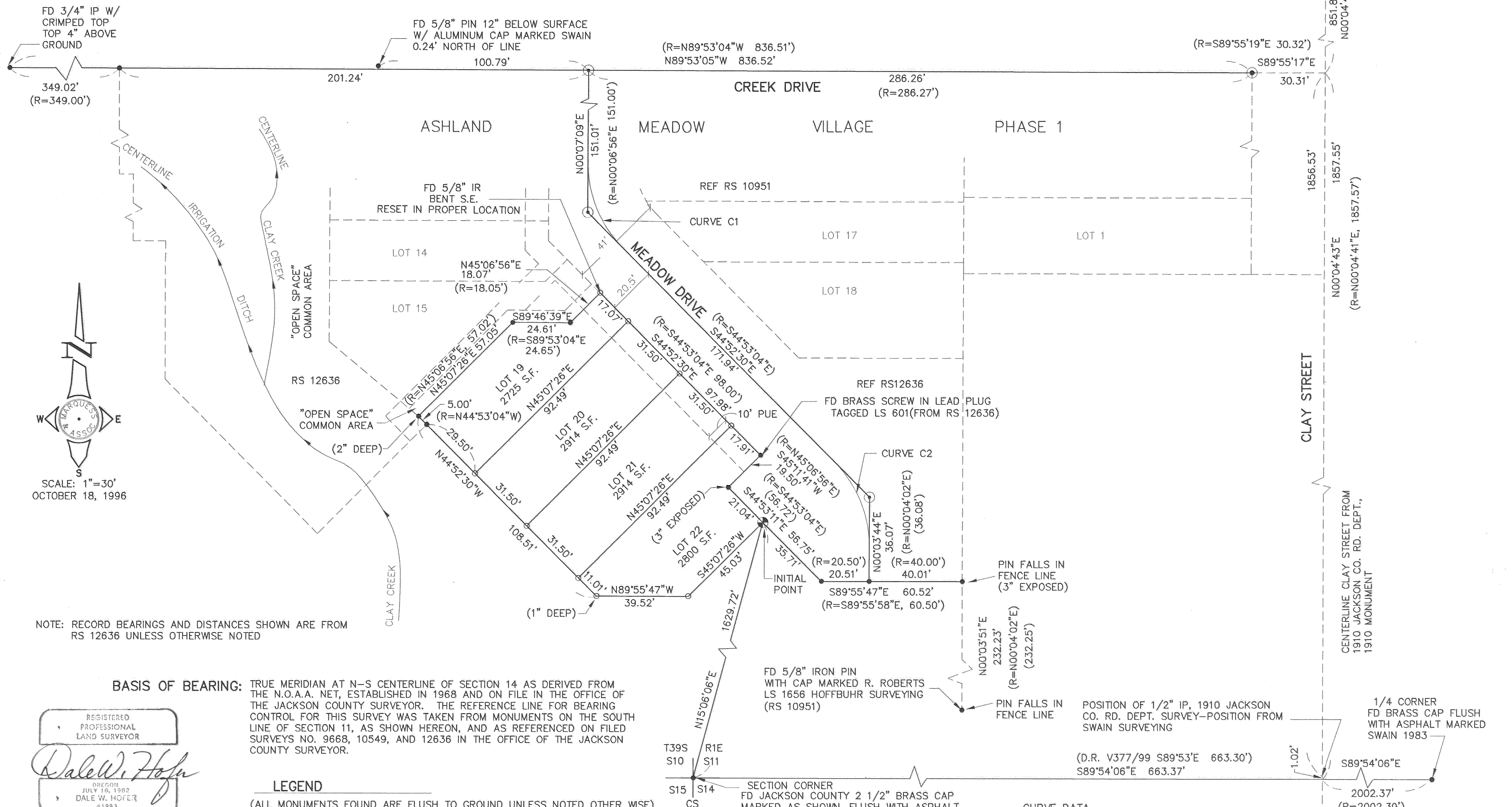


ASHLAND MEADOW VILLAGE SUBDIVISION A PLANNED COMMUNITY, PHASE II

LOCATED IN THE SW 1/4 OF SEC 11, T39S, R1E, WM,
CITY OF ASHLAND, JACKSON COUNTY, OREGON

REF RS 2697

REF RS 4928



FD 3/4" IP W/
CRIMPED TOP
TOP 4" ABOVE
GROUND

FD 5/8" PIN 12" BELOW SURFACE
W/ ALUMINUM CAP MARKED SWAIN
0.24' NORTH OF LINE

(R=N89°53'04"W 836.51')
N89°53'05"W 836.52'

(R=S89°55'19"E 30.32')

S89°55'17"E

FD BRASS CAP IN CONCRETE
FLUSH WITH ASPHALT MARKED
JACKSON CO 989+31.10 1990
(1910 CO. RD. DEPT. SURVEY)

349.02'
(R=349.00')

201.24'

100.79'

CREEK DRIVE

286.26'
(R=286.27')

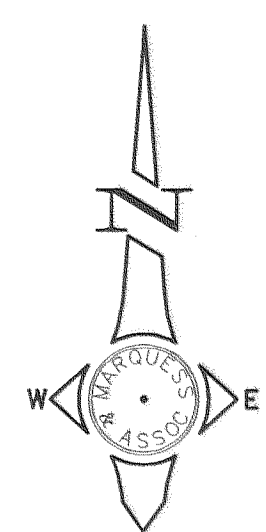
1856.53'

1857.55'

N00°04'43"E
(R=N00°04'41"E, 1857.57')

CLAY STREET

CENTERLINE CLAY STREET FROM
1910 JACKSON CO. RD. DEPT.,
1910 MONUMENT



SCALE: 1"=30'
OCTOBER 18, 1996

NOTE: RECORD BEARINGS AND DISTANCES SHOWN ARE FROM
RS 12636 UNLESS OTHERWISE NOTED

BASIS OF BEARING: TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 14 AS DERIVED FROM THE N.O.A.A. NET, ESTABLISHED IN 1968 AND ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING CONTROL FOR THIS SURVEY WAS TAKEN FROM MONUMENTS ON THE SOUTH LINE OF SECTION 11, AS SHOWN HEREON, AND AS REFERENCED ON FILED SURVEYS NO. 9668, 10549, AND 12636 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Dale W. Hoffer
OREGON
JULY 16, 1982
DALE W. HOFFER
91993

Renew 6-30-97

MARQUESS & ASSOCIATES, INC.

1120 EAST JACKSON
MEDFORD, OREGON
(541) 772-7115

- LEGEND**
- (ALL MONUMENTS FOUND ARE FLUSH TO GROUND UNLESS NOTED OTHERWISE).
 - FD 5/8" IR TAGGED LS 601 UNLESS NOTED OTHERWISE (FROM RS 12636)
 - FD 5/8" x 30" IR W/PLASTIC CAP MARKED MARQUESS & ASSOC (FROM RS 13771)
 - ⊙ FD 1" IP WITH BRASS CAP MARKED LS 601, 1991 IN MONUMENT CASE (FROM RS 12636)
 - ⊕ INITIAL POINT, SET 5/8"x30" IR TAGGED MARQUESS & ASSOCIATES (6" DEEP, FROM RS 13771)
 - RS RECORDED SURVEY
 - IR IRON ROD (REBAR)
 - PUE PUBLIC UTILITY AND CABLE TELEVISION EASEMENT
 - (R) RECORD SURVEY DATA
 - FD FOUND
 - DR DEED RECORD

I DO HEREBY CERTIFY THAT THIS IS AN
EXACT COPY OF THE ORIGINAL PLAT.

Dale W. Hoffer
SURVEYOR, RLS NO. 1993

CURVE DATA

CURVE	DELTA	RADIUS	ARC	BEARING	CHORD
C1	44°59'39"	51.00	40.05	N 22°22'40" W	39.03
C2	44°56'14"	51.00	40.00	N 22°24'23" W	38.98

EASEMENT RECORDED JULY 2, 1941
IN VOLUME 231, PAGE 369, DOES
NOT AFFECT THIS SUBDIVISION.

T39S R1E 11C TL3100

PAGE 2 OF 2

15238 11R/28

ASHLAND MEADOW VILLAGE SUBDIVISION A PLANNED COMMUNITY, PHASE II

LOCATED IN THE SW 1/4 OF SEC 11, T39S, R1E, WM,
CITY OF ASHLAND, JACKSON COUNTY, OREGON

DECLARATION

KNOW ALL MEN BY THESE PRESENTS

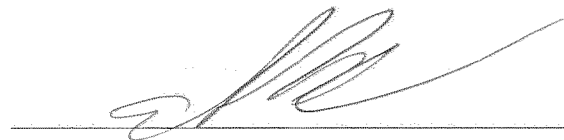
THAT ROBERTS AND LARSON, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND HEREIN DESCRIBED AND THAT THE FOLLOWING NAMED OFFICER ACTING FOR AND IN BEHALF OF ROBERTS AND LARSON, LLC, DOES DEDICATE TO THE CITY OF ASHLAND FOR PUBLIC USE ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES INCLUDING CABLE TELEVISION TO USE FOR THE INSTALLATION AND MAINTENANCE OF SAID UTILITIES. IN PERPETUITY, ASHLAND MEADOW VILLAGE SUBDIVISION, A PLANNED COMMUNITY, PHASE II, SHALL BE SUBJECT TO A SEPARATE DOCUMENT TITLED "COVENANTS, CONDITIONS, RESTRICTIONS AND AGREEMENTS" (FILED AS DOCUMENT NO. 94-13998 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON), SETTING FORTH OPEN SPACE REQUIREMENTS, MAINTENANCE AND OTHER ITEMS BY A HOME OWNERS ASSOCIATION. ROBERTS AND LARSON, LLC HAS CAUSED THIS PARCEL OF LAND TO BE SURVEYED AND PLATTED INTO LOTS WITH PUBLIC UTILITY EASEMENTS AS SHOWN AND HEREBY DOES DESIGNATE THIS SUBDIVISION AS ASHLAND MEADOW VILLAGE SUBDIVISION, A PLANNED COMMUNITY, PHASE II, TO THE CITY OF ASHLAND, OREGON.

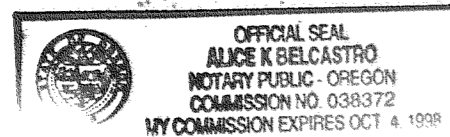
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 7 DAY OF NOVEMBER 1996.


CHARLES LARSON, MANAGER


STATE OF OREGON)
COUNTY OF JACKSON) S.S.

ON THIS 7 DAY OF NOVEMBER, 1996, PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED OFFICER ACTING FOR AND IN BEHALF OF ROBERTS AND LARSON, AN OREGON LIMITED LIABILITY COMPANY, ACKNOWLEDGING THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY AND FREE ACT AND DEED.



NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 10/4/98



APPROVAL


ASHLAND PLANNING DEPARTMENT DATE 12-18-96
(PLANNING ACTION NO. 96-121)

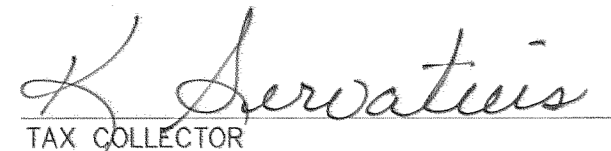
EXAMINED AND APPROVED THIS 19th DAY OF November, 1996


CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100
THIS 6th DAY OF JAN, 1997.


ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED
BY O.R.S. 92.095 HAVE BEEN PAID AS OF 1-6-97


TAX COLLECTOR

T39S R1E 11C TL3100

RECORDING

FILED FOR RECORD THIS 10 DAY OF JANUARY, 1997, AT 9:00 O'CLOCK A.M. AND
RECORDED IN VOLUME 22 OF PLATS AT PAGE 31 OF RECORDS OF JACKSON COUNTY, OREGON.


COUNTY CLERK


DEPUTY

FOR ORDER THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME , PAGE OF
COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

COUNTY CLERK

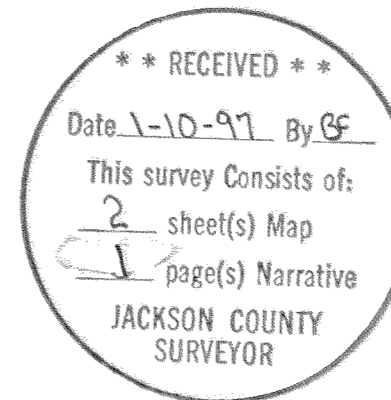
DEPUTY


SURVEYOR'S CERTIFICATE

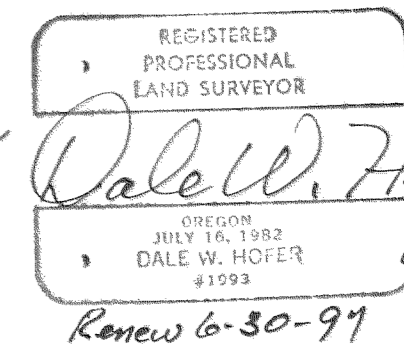
STATE OF OREGON)
COUNTY OF JACKSON) S.S.

I, DALE W. HOFER, A DULY REGISTERED SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME; THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

BEGINNING AT A 5/8" IRON ROD MARKING THE INITIAL POINT OF ASHLAND MEADOW VILLAGE SUBDIVISION, PHASE II; SAID INITIAL POINT BEARING NORTH 15°06'06" EAST 1629.72 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 10, 11, 14 AND 15, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 45°07'26" WEST 45.03 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°55'47" WEST 39.52 FEET TO A 5/8" IRON ROD; THENCE NORTH 44°52'30" WEST 108.51 FEET TO A 5/8" IRON ROD; THENCE NORTH 45°07'26" EAST 57.05 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°46'39" EAST 24.61 FEET TO A 5/8" IRON ROD; THENCE NORTH 45°06'56" EAST 18.07 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MEADOW DRIVE; THENCE SOUTH 44°52'30" EAST 97.98 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MEADOW DRIVE TO A BRASS SCREW IN A LEAD PLUG WITH A 1/2" BRASS WASHER; THENCE SOUTH 45°11'41" WEST 19.50 FEET TO A 5/8" IRON ROD; THENCE SOUTH 44°53'11" EAST 21.04 FEET TO THE INITIAL POINT BEING THE POINT OF BEGINNING.




SURVEYOR, RLS NO. 1993



I DO HEREBY CERTIFY THAT THIS IS A CAD
GENERATED DUPLICATE OF THE ORIGINAL PLAT.


SURVEYOR, RLS NO. 1993

MARQUESS & ASSOCIATES, INC.

1120 EAST JACKSON
MEDFORD, OREGON
(541) 772-7115
NOVEMBER 4, 1996

PAGE 1 OF 2

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209
OREGON REVISED STATUTES

SURVEY FOR: IMAC
1089 Medford Center No. 191
Medford, OR 97504

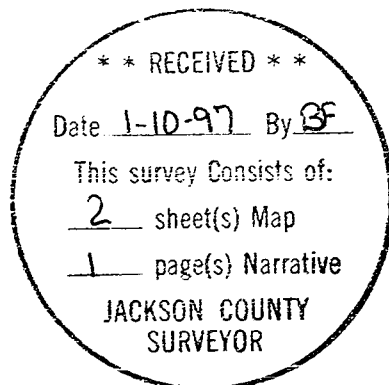
LOCATION: The SW 1/4 of Section 11, Township 39 South, Range 1 East,
Willamette Meridian, City of Ashland, Jackson County, Oregon.

PURPOSE: This subdivision was surveyed and the lot corners were set in
1993. The subdivision was not completed and Survey No. 13771
was filed to show the monuments which were set. The present
owners wish to complete the subdivision and leave the lots in the
same configuration as shown on Survey No. 13771.

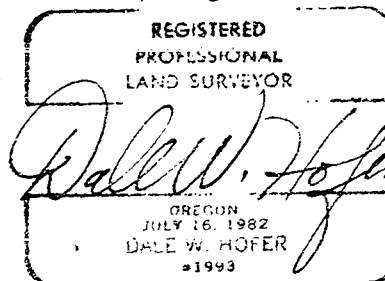
PROCEDURE: The previously set pins were found in good condition and flagged.
The other monuments, which were tied to on Survey No. 13771,
were also located. No monuments required re-establishment for
this subdivision.

BASIS OF BEARING: True meridian at north-south centerline of Section 14 as derived
from the N.O.A.A. net, established in 1968 and on file in the
office of the Jackson County Surveyor. The reference line for
bearing control for this survey was taken from monuments on the
south line of Section 11, as referenced on filed Surveys No. 9668,
10549, 12636 in the office of the Jackson County Surveyor.

DATE: October 21, 1996



MARQUESS & ASSOCIATES, INC.
1120 East Jackson Street
P. O. Box 490
Medford, Oregon 97501



Dale W. Hofer,
Professional Land Surveyor