

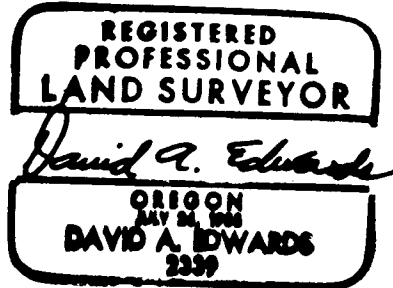
PONDEROSA RANCH SUBDIVISION

LOCATED in Section 4, T. 38 S., R. 3 W., W.M.,
in Jackson County, Oregon.

SURVEYED FOR: *Ponderosa Ranch and Land Development*
c/o Clinton Phelps
3919 Forest Creek Road
Jacksonville, Oregon 97530

SURVEYED BY: *Edwards Surveying and Land Planning, Inc.*
816 West 8th Street
Medford, Oregon 97501
Phone (503) 776-2313

October 16, 1995



SURVEYOR'S CERTIFICATE

I, David A. Edwards, a 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 shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines:

Beginning at the Southeast Corner of Section 4, Township 38 South, Range 3 West, Willamette Meridian in Jackson County, Oregon, said corner also being the INITIAL POINT and monumented by a Bureau of Land Management brass cap; thence North 88° 13' 24" West, along the southerly line of said section, 2740.35 feet to the One-Quarter Corner to Section 4 only, monumented by a Bureau of Land Management brass cap; thence continuing along said section line North 89° 33' 01" West 1325.18 feet to the West One-Sixteenth Corner to Section 4 only, monumented by a Bureau of Land Management brass cap; thence leaving said section line North 0° 59' 30" East 2654.89 feet to the Center West One-Sixteenth of Section 4; thence North 88° 55' 33" West, along the East-West Centerline of said section, 1335.66 feet to the One-Quarter Corner common to Sections 4 and 5 monumented by a Jackson County Surveyor's brass cap; thence North 0° 48' 09" East, along the West line of said Section 4, a distance of 798.14 feet to a 5/8 inch diameter steel pin on the Southerly right of way line of Forest Creek Road; thence South 63° 36' 43" East, along said right of way line, 31.36 feet to a 5/8 inch diameter steel pin; thence continuing along said right of line along the arc of a 253.00 foot radius curve to the left, being concave to the North and having a long chord which bears North 87° 29' 40" East 244.49 feet, a distance of 255.17 feet to a 5/8 inch diameter steel pin; thence continuing along said right of line along the arc of a 137.50 foot radius curve to the right, being concave to the South and having a long chord which bears North 68° 34' 22" East 47.62 feet, a distance of 47.86 feet to a point on the Westerly line of that tract described as being part of Volume 283, Page 634, Deed Records for said County and State, monumented by a 5/8 inch diameter steel pin; thence South 29° 58' 08" West, along said Westerly line, 254.96 feet to a 5/8 inch diameter iron pin monumenting the Southwest corner of said tract; thence South 67° 34' 56" East 880.41 feet to a 5/8 inch diameter iron pin monumenting the Southeast corner of said tract; thence North 21° 21' 52" East, along the Easterly line of said tract, 399.15 feet to 5/8 inch diameter steel pin on the aforementioned southerly right of way line; thence South 73° 18' 12" East, along said right of way line, 70.16 feet to a 5/8 inch diameter steel pin; thence continuing along said right of way line along the arc of a 759.00 foot radius curve to the right, being concave to the Southwest and having a long chord which bears South 68° 27' 44" East 128.11 feet, a distance of 128.26 feet to a 5/8 inch diameter steel pin on the North-South Centerline of the Northwest One-Quarter of said Section 4; thence North 1° 02' 55" East 739.22 feet to the Northwest One-Sixteenth Corner of said Section monumented by a 5/8 inch diameter steel pin; thence South 89° 13' 20" East 1340.02 feet to the Center North One-Sixteenth Corner of said Section monumented by a 5/8 inch iron pin; thence South 1° 14' 08" West 1331.42 feet to the Center One-Quarter Corner of said Section monumented by a 5/8 inch diameter iron pin; thence South 88° 54' 46" East 2716.964 feet to the One-Quarter Corner common to Sections 4 and 3 monumented by a Bureau of Land Management brass cap; thence South 0° 44' 22" West, along the Easterly line of said Section 4, 1336.42 feet to the South One-Sixteenth Corner common to Sections 4 and 3 monumented by a Bureau of Land Management brass cap; thence continuing along said section line South 0° 42' 15" West 1337.05 feet to the initial point.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that we, Clinton R. Phelps and Susan S. Phelps, trustees of the PHELPS LOVING TRUST, are the owners in fee simple of the lands described hereon in the "Surveyor's Certificate" and Donna Davies holds a life estate within said lands and that we have caused the same to be surveyed and platted into lots, public utility easements and a public road. We do hereby dedicate, without reservation, to the public the 10 foot wide Public Utility Easements as shown hereon. We do also make and create that Septic System and Drainfield Easement as shown hereon; said easement is for the exclusive use of Lot 2. The owner of Lot 2, his heirs and assigns, shall have the right to install, maintain, use, replace and or repair a septic system and drainfield.

Clinton R. Phelps
Clinton R. Phelps
Trustee
Susan S. Phelps
Susan S. Phelps
Trustee

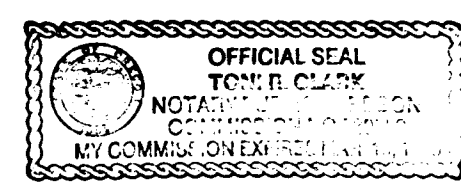
STATE OF OREGON } ss DECEMBER 5, 1996.
County of Jackson

Personally appeared before me, the above named Clinton R. Phelps and Susan S. Phelps who did acknowledge the foregoing instrument to be their voluntary act and deed.

I certify this plat to be an exact photocopy of the original.
David A. Edwards
SURVEYOR

David A. Edwards
Surveyor

Before me:



Tom R. Clark
Notary Public - Oregon

APPROVAL: 93 - 4 - S

EXAMINED and approved this 9th day of November, 1995. *Reginald Roberts*
Jackson County Surveyor

Approved by the Jackson County Department of Planning and Development.
By *Sharon Yonney Stinken* Date November 21, 1996

EXAMINED and approved as required by O.R.S. 92.100 as of the March 19 day of _____, 1997.
[Signature]
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid
as of the 19th day of March, 1997. *Carol Applegate, Deputy*
Tax Collector

For affidavit of consent by Donna Davies, life estate holder named hereon, see Document Number 97-33733, Official Records for Jackson County.

RECORDER'S CERTIFICATE

Filed for record this 10 day of September, 1997 at 3:17 O'Clock P.M. and

recorded in Volume 22 of Plats at Page 24 of Records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

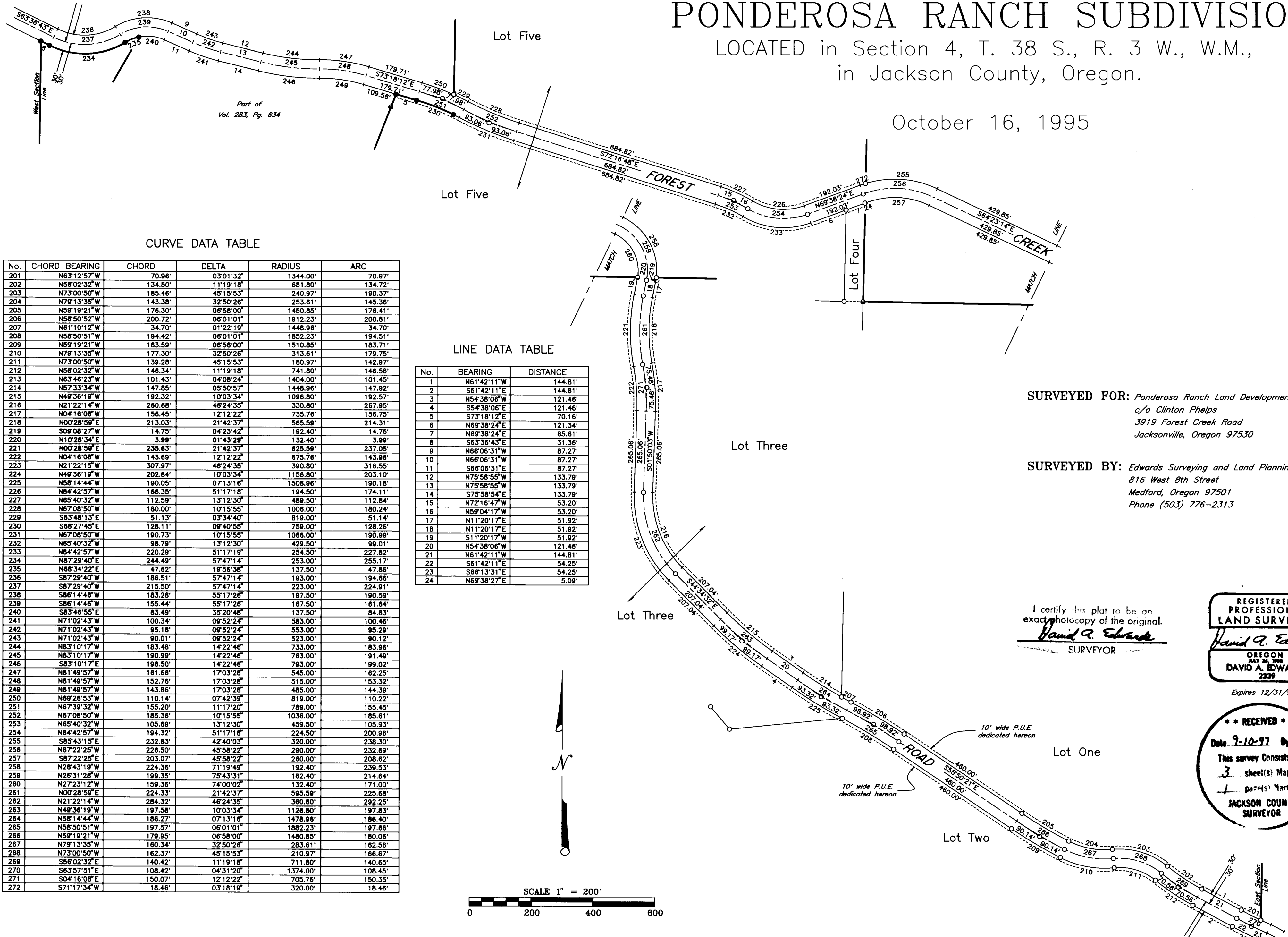
Cheryl Aegeris
Deputy

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

PONDEROSA RANCH SUBDIVISION

LOCATED in Section 4, T. 38 S., R. 3 W., W.M.,
in Jackson County, Oregon.

October 16, 1995



CURVE DATA TABLE

No.	CHORD BEARING	CHORD	DELTA	RADIUS	ARC
201	N63°12'57"W	70.96'	03°01'32"	1344.00'	70.97'
202	N56°02'32"W	134.50'	11°19'18"	681.80'	134.72'
203	N73°00'50"W	185.46'	45°15'53"	240.97'	190.37'
204	N79°13'35"W	143.38'	32°50'26"	253.61'	145.36'
205	N59°19'21"W	176.30'	06°58'00"	1450.85'	176.41'
206	N56°50'52"W	200.72'	06°01'01"	1912.23'	200.81'
207	N61°10'12"W	34.70'	01°22'19"	1448.96'	34.70'
208	N56°50'51"W	194.42'	06°01'01"	1852.23'	194.51'
209	N59°19'21"W	183.59'	06°58'00"	1510.85'	183.71'
210	N79°13'35"W	177.30'	32°50'26"	313.61'	179.75'
211	N73°00'50"W	139.28'	45°15'53"	180.97'	142.97'
212	N56°02'32"W	146.34'	11°19'18"	741.80'	146.58'
213	N63°46'23"W	101.43'	04°08'24"	1404.00'	101.45'
214	N57°33'34"W	147.85'	05°50'57"	1448.96'	147.92'
215	N49°36'19"W	192.32'	10°03'34"	1096.80'	192.57'
216	N21°22'14"W	280.68'	46°24'35"	330.80'	267.95'
217	N04°16'08"W	156.45'	12°12'22"	735.76'	156.75'
218	N00°28'59"E	213.03'	21°42'37"	565.59'	214.31'
219	S09°08'27"E	14.75'	04°23'42"	192.40'	14.76'
220	N10°28'34"E	3.99'	01°43'29"	132.40'	3.99'
221	N00°28'59"E	235.63'	21°42'37"	625.59'	237.05'
222	N04°16'08"W	143.69'	12°12'22"	675.76'	143.96'
223	N21°22'15"W	307.97'	46°24'35"	390.80'	316.55'
224	N49°36'19"W	202.84'	10°03'34"	1156.80'	203.10'
225	N56°14'44"W	190.05'	07°13'16"	1508.96'	190.18'
226	N84°42'57"W	168.35'	51°17'18"	194.50'	174.11'
227	N85°40'32"W	112.59'	13°12'30"	489.50'	112.84'
228	N87°08'50"W	180.00'	10°15'55"	1006.00'	180.24'
229	S63°48'13"E	51.13'	03°34'40"	819.00'	51.14'
230	S68°27'45"E	128.11'	09°40'55"	759.00'	128.26'
231	N67°08'50"W	190.73'	10°15'55"	1066.00'	190.99'
232	N85°40'32"W	98.79'	13°12'30"	429.50'	99.01'
233	N84°42'57"W	220.29'	51°17'19"	254.50'	227.82'
234	N87°29'40"E	244.49'	57°47'14"	253.00'	255.17'
235	N66°34'22"E	47.82'	19°56'36"	137.50'	47.86'
236	S87°29'40"W	186.51'	57°47'14"	193.00'	194.66'
237	S87°29'40"W	215.50'	57°47'14"	223.00'	224.91'
238	S86°14'46"W	183.28'	55°17'26"	197.50'	190.59'
239	S86°14'46"W	155.44'	55°17'26"	167.50'	161.64'
240	S83°46'55"E	83.49'	35°20'46"	137.50'	84.83'
241	N71°02'43"W	100.34'	09°52'24"	583.00'	100.46'
242	N71°02'43"W	95.18'	09°52'24"	553.00'	95.29'
243	N71°02'43"W	90.01'	09°52'24"	523.00'	90.12'
244	N83°10'17"W	183.48'	14°22'46"	733.00'	183.96'
245	N83°10'17"W	190.99'	14°22'46"	763.00'	191.49'
246	S83°10'17"E	198.50'	14°22'46"	793.00'	199.02'
247	N81°49'57"W	161.66'	17°03'28"	545.00'	162.25'
248	N81°49'57"W	152.76'	17°03'28"	515.00'	153.32'
249	N81°49'57"W	143.86'	17°03'28"	485.00'	144.39'
250	N69°26'53"W	110.14'	07°42'39"	819.00'	110.22'
251	N67°39'32"W	155.20'	11°17'20"	789.00'	155.45'
252	N67°08'50"W	185.36'	10°15'55"	1036.00'	185.61'
253	N65°40'32"W	105.69'	13°12'30"	459.50'	105.93'
254	N84°42'57"W	194.32'	51°17'18"	224.50'	200.96'
255	S85°43'15"E	232.83'	42°40'03"	320.00'	238.30'
256	N87°22'25"W	226.50'	45°58'22"	290.00'	232.69'
257	S87°22'25"E	203.07'	45°58'22"	260.00'	208.62'
258	N26°43'19"W	224.36'	71°19'49"	192.40'	239.53'
259	N26°31'28"W	199.35'	75°43'31"	162.40'	214.64'
260	N27°23'12"W	159.36'	74°00'02"	132.40'	171.00'
261	N00°28'59"E	224.33'	21°42'37"	595.59'	225.68'
262	N21°22'14"W	284.32'	46°24'35"	360.80'	292.25'
263	N49°36'19"W	197.58'	10°03'34"	1128.80'	197.83'
264	N56°14'44"W	186.27'	07°13'16"	1478.96'	186.40'
265	N56°50'51"W	197.57'	06°01'01"	1882.23'	197.66'
266	N59°19'21"W	179.95'	06°58'00"	1480.85'	180.06'
267	N79°13'35"W	160.34'	32°50'26"	263.61'	162.56'
268	N73°00'50"W	162.37'	45°15'53"	210.97'	166.67'
269	S56°02'32"E	140.42'	11°19'18"	711.80'	140.65'
270	S83°57'51"E	108.42'	04°31'20"	1374.00'	108.45'
271	S04°16'08"E	150.07'	12°12'22"	705.76'	150.35'
272	S71°17'34"W	18.46'	03°18'19"	320.00'	18.46'

LINE DATA TABLE

No.	BEARING	DISTANCE
1	N61°42'11"W	144.81'
2	S61°42'11"E	144.81'
3	N54°38'06"E	121.46'
4	S54°38'06"E	121.46'
5	S73°18'12"E	70.16'
6	N69°38'24"E	121.34'
7	N69°38'24"E	65.61'
8	S63°36'43"E	31.36'
9	N66°06'31"W	87.27'
10	N66°06'31"W	87.27'
11	S66°06'31"E	87.27'
12	N75°58'55"W	133.79'
13	N75°58'55"W	133.79'
14	S75°58'54"E	133.79'
15	N72°16'47"W	53.20'
16	N59°04'17"W	53.20'
17	N11°20'17"E	51.92'
18	N11°20'17"E	51.92'
19	S11°20'17"W	51.92'
20	N54°38'06"W	121.46'
21	N61°42'11"W	144.81'
22	S61°42'11"E	54.25'
23	S66°13'31"E	54.25'
24	N69°38'27"E	5.09'

SURVEYED FOR: Ponderosa Ranch Land Development
c/o Clinton Phelps
3919 Forest Creek Road
Jacksonville, Oregon 97530

SURVEYED BY: Edwards Surveying and Land Planning, Inc.
816 West 8th Street
Medford, Oregon 97501
Phone (503) 776-2313

I certify this plat to be an exact photocopy of the original.
David A. Edwards
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

David A. Edwards
OREGON
DAVID A. EDWARDS
2339

Expires 12/31/97

RECEIVED
Date 9-10-97 By E
This survey consists of:
3 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

LEGEND

- Indicates monument fd. as noted.
 - Indicates 5/8" diam. I. Pin fd. w/cap mkd. "D.A. EDWARDS-LS 2339" per S.N. 14386.
 - Indicates 5/8" diam. I. Pin fd. per S.N. 7430 except where noted.
 - Indicates 5/8" x 30" steel pin w/red plastic cap mkd. "D.A. EDWARDS-LS 2339" set.
- B.L.M. = Bureau of Land Management
 J.C.S. = Jackson County Surveyor
 S.N. = Survey Number
 W.M. = Witness Monument

BASIS OF BEARINGS: East-West Centerline of Section 4 per S.N. 11655, as shown on S.N. 14386

PONDEROSA RANCH SUBDIVISION

LOCATED in Section 4, T. 38 S., R. 3 W., W.M., in Jackson County, Oregon.
 October 16, 1995

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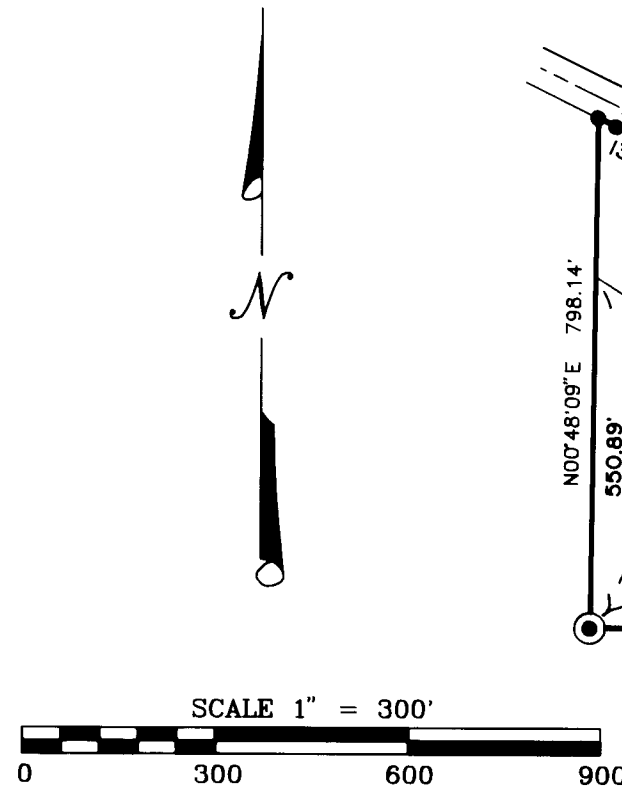
David Q. Edwards
 OREGON
 JULY 24, 1988
 DAVID A. EDWARDS
 2339

I certify this plat to be an exact photocopy of the original.
David Q. Edwards
 SURVEYOR

Expires 12/31/97

LINE DATA TABLE

No.	BEARING	DISTANCE
1	S01°13'13"W	61.64'
2	S39°50'09"E	149.45'
3	S30°41'56"W	103.09'
4	S78°48'12"W	190.74'
5	N40°00'00"W	95.25'
6	N61°42'11"W	144.81'
7	S61°42'11"E	144.81'
8	N35°49'25"E	158.24'
9	N54°38'06"W	121.46'
10	S54°38'06"E	121.46'
11	S73°18'12"E	70.16'
12	N69°38'24"E	121.34'
13	S63°36'43"E	31.36'



NOTE FOR LOT ONE

This property, at the time of the recording of the final plat, was not shown to be suitable for development because of a potential lack of domestic water.

CURVE DATA TABLE

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207	N61°10'12"W	34.70'	1448.96'	34.70'	01°22'19"
208	N58°50'51"W	194.42'	1852.23'	194.51'	06°01'01"
209	N59°19'21"W	183.59'	1510.85'	183.71'	06°58'00"
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214	N57°33'34"W	147.85'	1448.96'	147.92'	05°50'57"
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234	N87°29'40"E	244.49'	253.00'	255.17'	57°47'14"
235	N68°34'22"E	47.62'	137.50'	47.86'	19°56'38"

