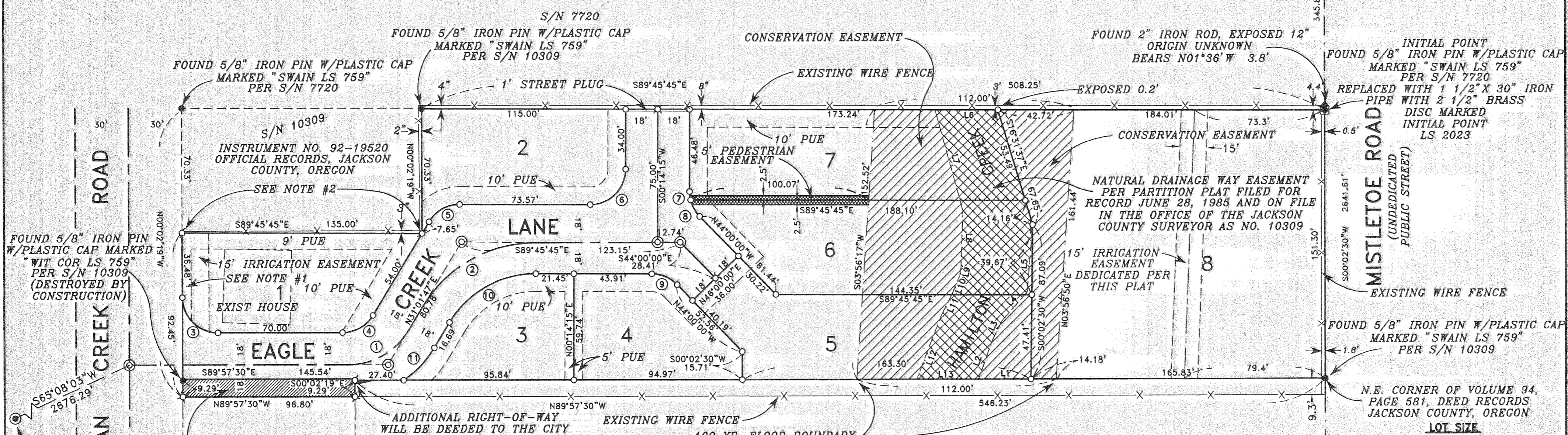


EAGLE CREEK SUBDIVISION (A PLANNED COMMUNITY)

(P.A. 96-111)

Located in:
The S.W. 1/4 of Section 14, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon

CENTER 1/4 CORNER
FOUND 1" PIPE W/2 1/2" BRASS CAP
PER S/N 4847 (0.2' DEEP)
MARKED
"SWAIN SURVEYING
C 1/4 • S14
LS 759 1972"



INITIAL POINT
FOUND 5/8" IRON PIN W/PLASTIC CAP
MARKED "SWAIN LS 759"
PER S/N 7720
REPLACED WITH 1 1/2" X 30" IRON
PIPE WITH 2 1/2" BRASS
DISC MARKED
INITIAL POINT
LS 2023

FOUND 5/8" IRON PIN W/PLASTIC CAP
MARKED "SWAIN LS 759"
PER S/N 10309

N.E. CORNER OF VOLUME 94,
PAGE 581, DEED RECORDS
JACKSON COUNTY, OREGON
LOT SIZE

LOT NO.	SQUARE FEET
1	6,541
2	6,218
3	4,147
4	4,716
5	8,750
6	9,018
7	9,267
8	25,593

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541)779-4641
BY: DARRELL L. HUCK PLS NO. 2023
SCALE: 1 INCH = 40 FEET JULY 25, 1997
BASIS OF BEARING: N.O.A.A. TRUE MERIDIAN AT THE
NORTH-SOUTH CENTERLINE OF SECTION
14 AS DERIVED FROM THE 1968
N.O.A.A. NET ON FILE IN THE OFFICE
OF THE JACKSON COUNTY SURVEYOR
AND AS REFERENCED ON SURVEY
NO. 10309

- NOTES:**
- #1) 5' PUE PER PARTITION PLAT FILED JUNE 28, 1985 IN VOLUME 6, PAGE 56 OF "MINOR LAND PARTITIONS" AND FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 10309. ALSO 5' PUE PER INSTRUMENT NO. 96-35402, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
 - #2) FOUND 5/8" IRON PIN W/PLASTIC CAP MARKED "SWAIN LS 759" PER S/N 10309, DESTROYED BY CONSTRUCTION, REPLACED WITH LEAD & TACK WITH BRASS WASHER STAMPED "LS 2023"

- = SET 5/8" X 24" IRON PIN WITH PLASTIC CAP STAMPED "D. HUCK LS 2023".
- ⊗ = SET 5/8" X 30" IRON PIN WITH PLASTIC CAP STAMPED "D. HUCK LS 2023".
- ⊙ = SET LEAD & TACK WITH BRASS WASHER STAMPED "LS 2023".
- = FOUND MONUMENT AS NOTED
- ⊙ = SET 2" DIAMETER BRASS DISC IN MONUMENT CASE STAMPED "LS 2023".
- ⊙ = FOUND BRASS DISC MONUMENT

PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, IRRIGATION, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER, CONSTRUCTION AND MAINTENANCE

-X-X-X- = FENCE LINE

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N89°57'30"W	29.40'
L2	N19°50'03"E	22.68'
L3	N26°13'56"E	12.72'
L4	N41°06'44"E	21.51'
L5	N04°39'48"E	38.24'
L6	N89°45'45"W	35.32'
L7	S15°09'51"E	59.20'
L8	S02°10'01"W	32.09'
L9	S08°22'48"W	4.52'
L10	S22°36'25"W	10.45'
L11	S28°29'51"W	14.95'
L12	S21°08'56"W	37.89'
L13	S89°57'30"E	34.73'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	59°00'43"	39.50'	40.68'	38.91'	N60°31'55"E
2	59°12'28"	74.00'	76.47'	73.11'	N60°38'01"E
3	89°55'11"	20.00'	31.39'	28.28'	S44°59'54"E
4	59°00'43"	20.00'	20.60'	19.70'	N60°32'20"E
5	59°12'28"	20.00'	20.67'	19.76'	N60°38'01"E
6	90°00'00"	20.00'	31.42'	28.28'	N45°14'15"E
7	13°43'05"	20.00'	4.79'	4.78'	S06°37'17"E
8	30°31'10"	20.00'	10.65'	10.53'	S28°44'25"E
9	45°45'45"	20.00'	15.97'	15.55'	N66°52'53"W
10	59°12'28"	56.50'	58.39'	55.82'	S60°38'01"W
11	25°40'26"	56.45'	25.29'	25.08'	S43°52'00"W

GEODETIC TIE

STATION "HELMS"
BRASS DISC IN CONCRETE
0.9' DEEP MARKED
"HELM"
JACKSON C.S.
1968"

RECEIVED
Date 11-10-97 By [Signature]
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

Expires 6/30/99

I certify this plat to be an
exact photocopy of the original
[Signature]
SURVEYOR

15564
11R/63

EAGLE CREEK SUBDIVISION
(A PLANNED COMMUNITY)

(P.A.96-111)

Located in:
the S.W. 1/4 of Section 14, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon

Supplemental Covenants, Conditions and Restrictions are recorded as
Document No. 97-42225, Official Records of Jackson County,
Oregon.

*** DECLARATION ***

*** SURVEYOR'S CERTIFICATE ***

KNOW ALL MEN BY THESE PRESENTS, that we, Keith Avery, Rodney L. Dees and Nancy L. Dees are the owners in fee simple of the lands hereon described, 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 City of Ashland for public use that street shown hereon together with those easements labeled as public utility easements, and conservation easement. T.C.I. Cablevision, their assigns and/or successors in interest are hereby granted the right to install and maintain T.V. cable service over, across and through the public utility easements as shown hereon, as long as it does not interfere with the installation and maintenance of City of Ashland's utilities. We hereby grant a 2.5 foot private pedestrian ingress-egress easement, over and across that portion of Lot 6 as shown hereon, for the benefit of the owners, their heirs and assigns of Lots 1 through 5 and Lot 7. We, also, hereby grant a 2.5 foot private pedestrian ingress-egress easement, over and across Lot 7 as shown hereon for the benefit of the owners, their heirs and assigns of Lots 1 through 6. We hereby grant to Talent Irrigation District, a 15.00 foot easement for irrigation purposes over and across Lots 1 and 8 as shown hereon. We hereby grant to the City of Ashland in fee simple that area designated as a street plug. By it's approval of this plat the City of Ashland undertakes that upon approved dedication of the extension of the affected street, it will deed the street plug for public street purposes. The property described hereon will be subject to additional Covenants, Conditions and Restrictions to be recorded as a separate document in the Official Records of Jackson County, Oregon. We hereby designate said subdivision as EAGLE CREEK SUBDIVISION, a Planned Community.

STATE OF OREGON)
County of Jackson) ss.

I, Darrell L. Huck, 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.

Commencing at the Northeast corner of the Southwest one-quarter of Section 14 in Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence, along the North-South centerline of said Section 14, South 00°02'30" West 345.84 feet to the Southeast corner of that tract of land described in Instrument No. 73-11249 of the Official Records of said Jackson County, being the INITIAL POINT OF BEGINNING; Thence, continue along said North-South centerline, South 00°02'30" West 151.30 feet to the Northeast corner of that tract of land described in Volume 94, Page 581 of Deed Records in said Jackson County; thence, along the North line of said tract, North 89°57'30" West (record West) 546.23 feet; thence South 00°02'19" East 9.29 feet; thence North 89°57'30" West 96.80 feet to the Easterly right-of-way line of Tolman Creek Road, as said road has been resurveyed and monumented; thence, along said Easterly right-of-way line, North 00°02'19" West 92.45 feet to the Southwest corner of that tract of land described in Instrument No. 92-19520 of the Official Records of said Jackson County; thence, along the South line of said tract, South 89°45'45" East 135.00 feet to the Southeast corner thereof; thence, along the East line of said tract, North 00°02'19" West 70.33 feet to the South line of that tract of land described in said Instrument No. 73-11249; thence, along said South line, South 89°45'45" East (record East) 508.25 feet to the Initial Point of Beginning.

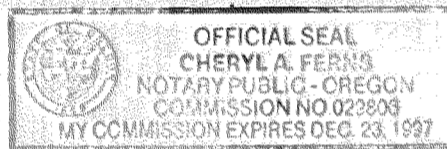
IN WITNESS HEREOF, signed this 9 day of October 1997.

Keith Avery
Keith Avery

Darrell L. Huck
SURVEYOR

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 9th day of October, 1997, by Keith Avery who executed the within instrument as his voluntary act and deed.
Before me:



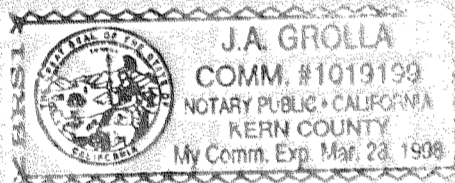
Cheryl A. Ferns

IN WITNESS HEREOF, signed this 16 day of October 1997.

Rodney L. Dees
Rodney L. Dees
Nancy L. Dees
Nancy L. Dees

STATE OF CALIFORNIA)
County of Kern) ss

The foregoing instrument was acknowledged before me this 16th day of OCTOBER, 1997, by Rodney L. Dees and Nancy L. Dees who executed the within instrument as their voluntary act and deed.
Before me:



J.A. Grolla

We, LIBERTY FEDERAL BANK, S.B. are the undersigned beneficiary of a certain Trust Deed recorded October 22, 1996 as Document No. 96-35403, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

IN WITNESS HEREOF, Signed this 10th day of OCTOBER, 1997

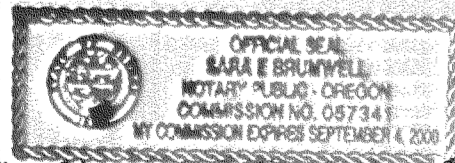
By: John B. Larsen
Title: VICE PRESIDENT

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 10 day of OCTOBER,

1997, by JOHN B. LARSEN, known to me as the person who executed the within instrument as, VICE PRESIDENT, on behalf of LIBERTY FEDERAL BANK, S.B., freely and voluntarily.

Before me:



Sara E. Brunwell

Bill Moh
ASHLAND PLANNING DEPARTMENT
DATE: 11/3/97

*** APPROVALS ***

Examined and approved this 27th day of October, 1997.

Jan Olson
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of 11-6, 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 11-6, 1997

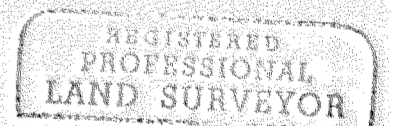
[Signature]
Tax Collector

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

Filed for record this 10 day of November, 1997 at 10:48 O'Clock A..M. and recorded in Volume 22 of Plats at page 37 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

[Signature]
Deputy



I certify this plat to be an exact photocopy of the original.
Darrell L. Huck
SURVEYOR

SURVEY NO. 15564

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

SURVEY FOR: Keith Avery
1049 Tolman Creek Road
Ashland, OR 97520

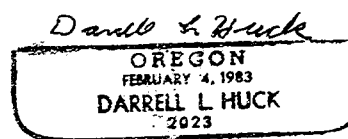
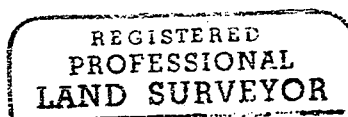
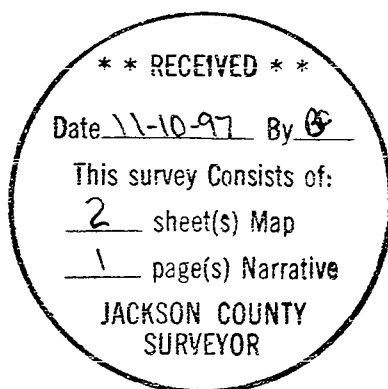
LOCATION: the Southwest one-quarter (1/4) of Section 14, Township 39 South, Range
1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon

PURPOSE: to survey and monument EAGLE CREEK SUBDIVISION, a planned
community, as approved by the City of Ashland Planning Department, File No.
96-111.

PROCEDURE: the boundary of the property being subdivided was previously established per
Survey No. 10309. A control traverse was run tying controlling monuments as shown on the
attached map. The subdivision lot corners were computed as directed by client and monuments were
set as shown on the attached map.

BASIS OF BEARING: N.G.A.A. True Meridian at the North-South centerline of Section 14 as
derived from the 1968 N.O.A.A. net on file in the office of the Jackson County Surveyor and as
referenced on Survey No. 10309.

DATE: July 25, 1997



Darrell L. Huck
L.S. 2023 - Oregon
Expires 6/30/99
Hoffbuhr & Associates, Inc.
1062 E. Jackson Street
Medford, OR 97504