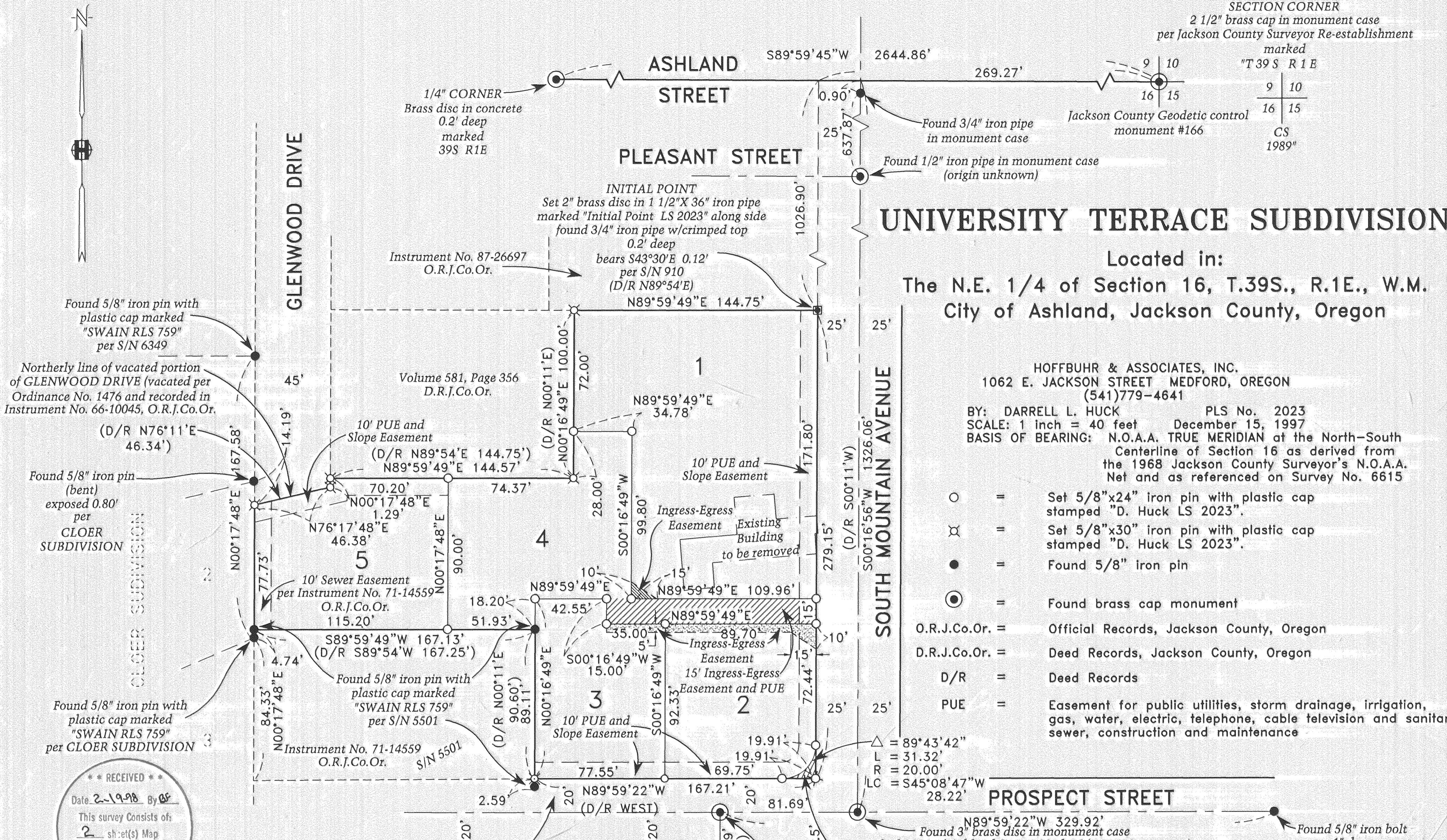


SECTION CORNER
 2 1/2" brass cap in monument case
 per Jackson County Surveyor Re-establishment
 marked
 "T 39 S R 1 E"

9	10
16	15

 Jackson County Geodetic control
 monument #166
 CS
 1989"



UNIVERSITY TERRACE SUBDIVISION
 Located in:
 The N.E. 1/4 of Section 16, T.39S., R.1E., W.M.
 City of Ashland, Jackson County, Oregon

HOFFBUHR & ASSOCIATES, INC.
 1062 E. JACKSON STREET MEDFORD, OREGON
 (541)779-4641
 BY: DARRELL L. HUCK PLS No. 2023
 SCALE: 1 inch = 40 feet December 15, 1997
 BASIS OF BEARING: N.O.A.A. TRUE MERIDIAN at the North-South
 Centerline of Section 16 as derived from
 the 1968 Jackson County Surveyor's N.O.A.A.
 Net and as referenced on Survey No. 6615

Found 5/8" iron pin with plastic cap marked "SWAIN RLS 759" per S/N 6349
 Northerly line of vacated portion of GLENWOOD DRIVE (vacated per Ordinance No. 1476 and recorded in Instrument No. 66-10045, O.R.J.Co.Or.)

Found 5/8" iron pin (bent) exposed 0.80' per CLOER SUBDIVISION
 (D/R N76°11'E 46.34')

Found 5/8" iron pin with plastic cap marked "SWAIN RLS 759" per CLOER SUBDIVISION
 (D/R N00°17'48"E 167.58')

**** RECEIVED ****
 Date 2-19-98 By [Signature]
 This survey consists of:
 2 sheet(s) Map
 1 page(s) Narrative
 JACKSON COUNTY SURVEYOR

NOTE:
 Easement of Record for reservation and right-of-way for water pipes, ditches and water reservoir per Volume 31, Page 201 of Deed Records, Jackson County, Oregon. (there is no visible evidence that this easement affects the above described property)

Street vacated per Ordinance No. 1251 and recorded in Volume 473, Page 442 of deed records of Jackson County, Oregon
NOTE: area of vacation was deeded back to city for street purposes per Inst. No. 66-11256, O.R.J.CO., OR.

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

REGISTERED PROFESSIONAL LAND SURVEYOR
 Darrell L. Huck
 OREGON
 FEBRUARY 4, 1983
 DARRELL L. HUCK
 2023
 Expires 6/30/99

(97077S2.DWG)
 SHEET 2 OF 2

UNIVERSITY TERRACE SUBDIVISION

Located in:
the N.E. 1/4 of Section 16, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon

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

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that, Roy Marvin is the owner in fee simple of the lands hereon described, and that I have subdivided the same into lots 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 I do hereby dedicate to the public for public use that area shown as being dedicated for street purposes together with those easements labeled as public utility, and road slope easements. TCI Cablevision their assigns and/or successors in interest are hereby granted the right to install and maintain TV 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 the City of Ashland's utilities. I, hereby grant a 15.00 foot wide Ingress-egress easement over and across that portion of Lot 4 as shown hereon, for the benefit of the owners, their heirs and assigns of Lot 2 and Lot 3. I also, hereby grant an Ingress-Egress easement over and across that portion of Lot 1, as shown hereon, for the benefit of the owners, their heirs and assigns of Lot 4. I also, hereby grant an Ingress-Egress easement over and across that portion of Lot 2, as shown hereon, for the benefit of the owners, their heirs and assigns of Lot 3 and Lot 4. I also, hereby grant an Ingress-Egress easement over and across Lot 3, as shown hereon, for the benefit of the owners, their heirs and assigns of Lot 4. I also hereby grant an Ingress-Egress easement, 109.00 feet in length, over and across that portion of Lot 4 which adjoins the South line of Lot 1, for the benefit of the owners, their heirs and assigns of Lot 1. Said easements shall be kept free of any obstructions at all times. Public and private emergency vehicles shall have right of Ingress and Egress over said easement at all times. 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. I hereby designate said subdivision as UNIVERSITY TERRACE SUBDIVISION.

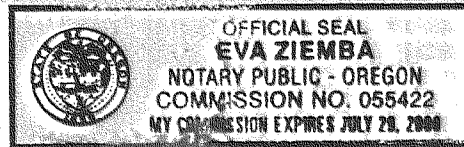
IN WITNESS WHEREOF, signed this 23rd day of January, 1998.

Roy Marvin
Roy Marvin

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 23rd day of January, 1998, by Roy Marvin who executed the within instrument as his voluntary act and deed.
Before me:

Eva Ziemba
Comm Expires: 7/29/2000



We, Radcliffe Welles and Diane Dana-Welles, are the undersigned beneficiaries of a certain Trust Deed recorded October 1, 1997 as Document No. 97-37136, 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.

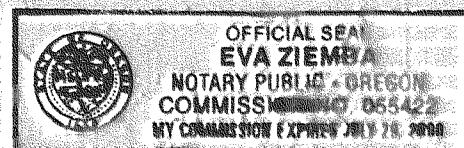
Signed this 23rd day of January, 1998

Before me:

Radcliffe Welles
Radcliffe Welles

Diane Dana-Welles
Diane Dana-Welles

Eva Ziemba / Comm Expires: 7/29/2000



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

Filed for record this 19 day of February, 1998 at 12:40 Clock p.M. and recorded in Volume 24 of Plats at page 4 of records of Jackson County, Oregon.

Kathleen S Beckett
County Clerk

Geraldine Cutting
Deputy

*** SURVEYOR'S CERTIFICATE ***

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 the tract of land shown hereon was correctly surveyed by me or under my direction and that said tract was marked with proper monuments as provided by law 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 Section 16 in Township 39 South, Range 1 East of the Willamette Meridian in the City of Ashland, Jackson County, Oregon; thence, along the North line of said Section 16, South 89°59'45" West 269.27 feet to the Westerly right-of-way line of South Mountain Avenue extended; thence, along said right-of-way line, South 00°16'56" West (Deed Record South 00°11' West) 1026.90 feet to the Southeast corner of that tract of land described as Tract "B" of Instrument No. 87-26697, Official Records of said Jackson County for the INITIAL POINT OF BEGINNING; Thence, continue along said right-of-way line, South 00°16'56" West (Deed Record South 00°11' West) 279.15 feet to the Northerly right-of-way line of Prospect Street; thence, along said Northerly right-of-way line, North 89°59'22" West 167.21 feet to the Easterly line of that tract of land described in Instrument No. 71-14559 of the Official Records of said Jackson County; thence, along said East line North 00°16'49" East 89.11 feet (Deed Record North 00°11' East 90.60 feet) to the Northeast corner thereof; thence, along the North line of said tract, South 89°59'49" West 167.13 feet (Deed Record South 89°54' West 167.25 feet) to the Northwest corner thereof, said point being situated on the Easterly line of CLOER SUBDIVISION, according to the Official Plat thereof, now of record in said Jackson County; thence, along the East line of said subdivision, North 00°17'48" East 77.73 feet to the Northwest corner of that portion of Glenwood Drive vacated by Ordinance No. 1476 and recorded as Instrument No. 66-10045 of the Official Records of said Jackson County; thence, along the Northerly line of said vacated drive, North 76°17'48" East 46.38 feet (Record North 76°11' East 46.34 feet) to the Easterly right-of-way line of Glenwood Drive; thence, along said right-of-way line, North 00°17'48" East 1.29 feet to the Southwest corner of that tract of land described in Volume 581, Page 356 of Deed Records in said Jackson County; thence, along the South line of said tract, North 89°59'49" East 144.57 feet (Deed Record North 89°54' East 144.75 feet) to the Southeast corner thereof; thence, along the East line of said tract, North 00°16'49" East 100.00 feet (Deed Record North 00°11' East) to the Northeast corner thereof, which corner is situated on the South line of said Tract "B" of said Instrument No. 87-26697; thence, along the South line of said Tract "B", North 89°59'49" East (Deed Record North 89°54' East) 144.75 feet to the Initial Point of Beginning.

Darrell L Huck
SURVEYOR

*** APPROVALS ***

Birch
ASHLAND PLANNING DEPARTMENT
PA # 97-077

2/11/98
DATE

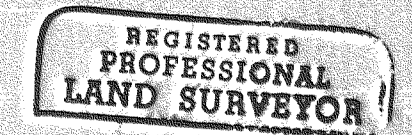
Examined and approved this 4th day of February, 1998.

Robert R. Shinn
Asst. City Surveyor

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

Examined and approved as required by O.R.S. 92.100 as of Feb. 17, 1998.

Mark W. Mott Deputy
Assessor, Department of Assessment



All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid, as of FEB 17, 1998.

Carol Appleton Deputy
Tax Collector



15659

SURVEY NO. _____

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

Survey for: Rad Wells
1031 Ivy Lane
Ashland, OR. 97520

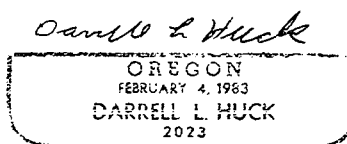
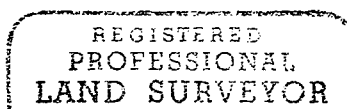
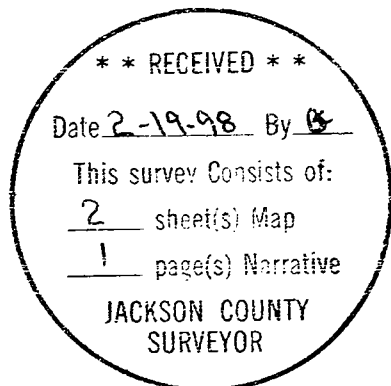
Location: The Northeast One-Quarter (1/4) of Section 16 in
Township 39 South, Range 1 East, Willamette Meridi-
an, City of Ashland, Jackson County, Oregon

Purpose: To survey and monument UNIVERSITY TERRACE SUBDIVI-
SION as approved by the City of Ashland Planning
Department (PA No. 97-077)

Procedure: Utilizing a 6 second theodolite with electronic
distance measuring equipment a control traverse was
run tying found monuments as shown. Monuments
found per filed Survey No. 6615 and Survey No.
10562 were used to control the location of Prospect
Street. Monuments found per Surveys No. 6349, 5501
and "Cloer Subdivision" were used to control the
location of Glenwood Drive. The boundary of the
parent tract was surveyed per deed Instrument No.
97-37135, Official Records of Jackson County,
Oregon. Lot corners were set per client's direc-
tion.

Basis of
Bearing: N.O.A.A. True Meridian at the North-South center-
line of Section 16 as derived from the 1968 N.O.A.
A. Net on file in the Office of the Jackson County
Surveyor and referenced on filed Survey No. 6615

Date: December 17, 1997



Darrell L. Huck
L.S. 2023 - Oregon
Expires 6/30/99
Hoffbuhr & Associates, Inc.