

**SISKIYOU SOUTH SUBDIVISION
A PLANNED COMMUNITY**
(P.A. No. 96-099 & 96-141)
Being a REPLAT of Parcel No. 2 of Partition
Plat No. P-97-1990 recorded the 25th day of
September, 1990 of "Record of Partition Plats" in
Jackson County, Oregon and filed as No. 12196 in the
Office of the Jackson County Surveyor. Situated in
The N.W. 1/4 of Section 14, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon

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

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that I, Harlan Degroodt am 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 City of Ashland for public use those easements labeled as public utility and drainage way easements: T.C.I. 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 City of Ashland's utilities. I hereby grant an ingress-egress easement "A", over and across Lot 1 and across Lots 7 through 15 as said easement "A" is shown hereon, for the benefit of the owners, their heirs assigns and successor's in interest of Lots 1 through 15. I also grant an ingress-egress easement "B" over and across Lots 1 through 15 as shown hereon, for the benefit of the owners, their heirs, assigns and successor's in interest of Lots 1 through 15. Public and private emergency vehicles shall have right of ingress and egress over said easements "A" and "B" at all times. I also grant a Parking Easement, situated in Lot 7 as shown hereon, for the benefit of the owners, their heirs, assigns and successor's in interest of Lots 1 through 15. I do hereby make and establish easements for Pedestrian Access, and Landscaping as shown hereon for the benefit of the owners, their heirs, assigns and successor's in interest of Lots 1 through 15. The property as plotted 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 SISKIYOU SOUTH SUBDIVISION, a Planned Community.

AFFIDAVIT OF CORRECTION
Doc No. 98-48496, ATTACHED
GRE, C.S.
26 May 99

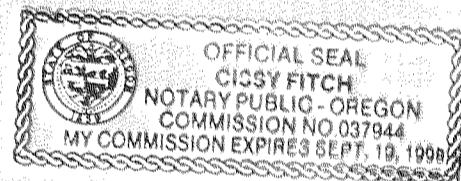
IN WITNESS WHEREOF, signed this 25th day of June, 1997.

Harlan Degroodt
Harlan Degroodt

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 25th day of June, 1997, by Harlan Degroodt who executed the within instrument as his voluntary act and deed.
Before me:

Cissy Fitch



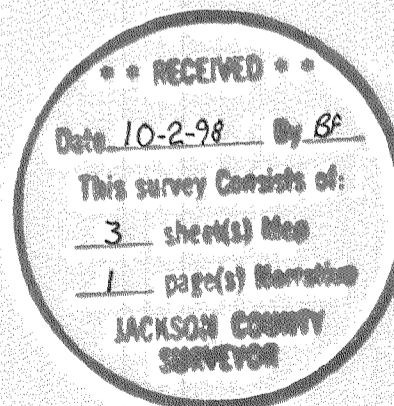
For order of the County Court approving this plat see Volume _____, page _____ of County Commissioners Journal of Proceedings.

Filed for record this 2 day of October, 1998 at 8:41 O'Clock A.M. and

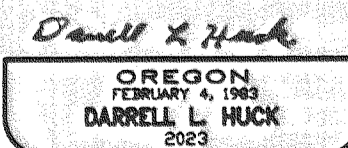
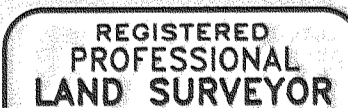
recorded in Volume 24 of Plats at page 41 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Glenda E. Bartlett
Deputy



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



Expires 6/30/97
39 1E 14B, TL 1100

*** 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 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.

Parcel No. 2 of Minor Partition Plat recorded the 25th day of September, 1990, as Partition Plat No. P-97-1990 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 12196 in the Office of the Jackson County Surveyor.

Darrell L. Huck
SURVEYOR

*** APPROVALS ***

ASHLAND PLANNING DEPARTMENT

Examined and approved this 16th day of September, 1998.
Bill Huck
City Planner

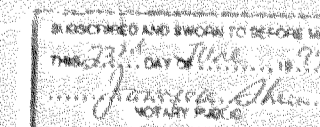
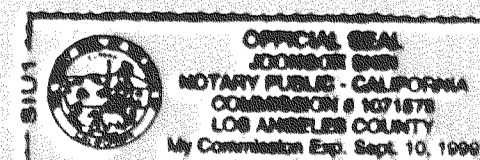
Examined and approved this 18th day of September, 1998.
James H. Olson
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of SEPT. 29, 1998.
Jeff Lee Deputis
Assessor, Department of Assessment

All taxes, fees, assessments as required by O.R.S. 92.095 have been paid as of 9-29, 1998.
Lynda Admitt, Deputy
Tax Collector

The Arthur Wasserman Defined Benefit Trust is the beneficiary of a certain Trust Deed recorded July 15, 1996 as No. 96-23527 of the Official Records of Jackson County, Oregon, affecting the lands herein described and I, Arthur Wasserman, as Trustee of said trust, do hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

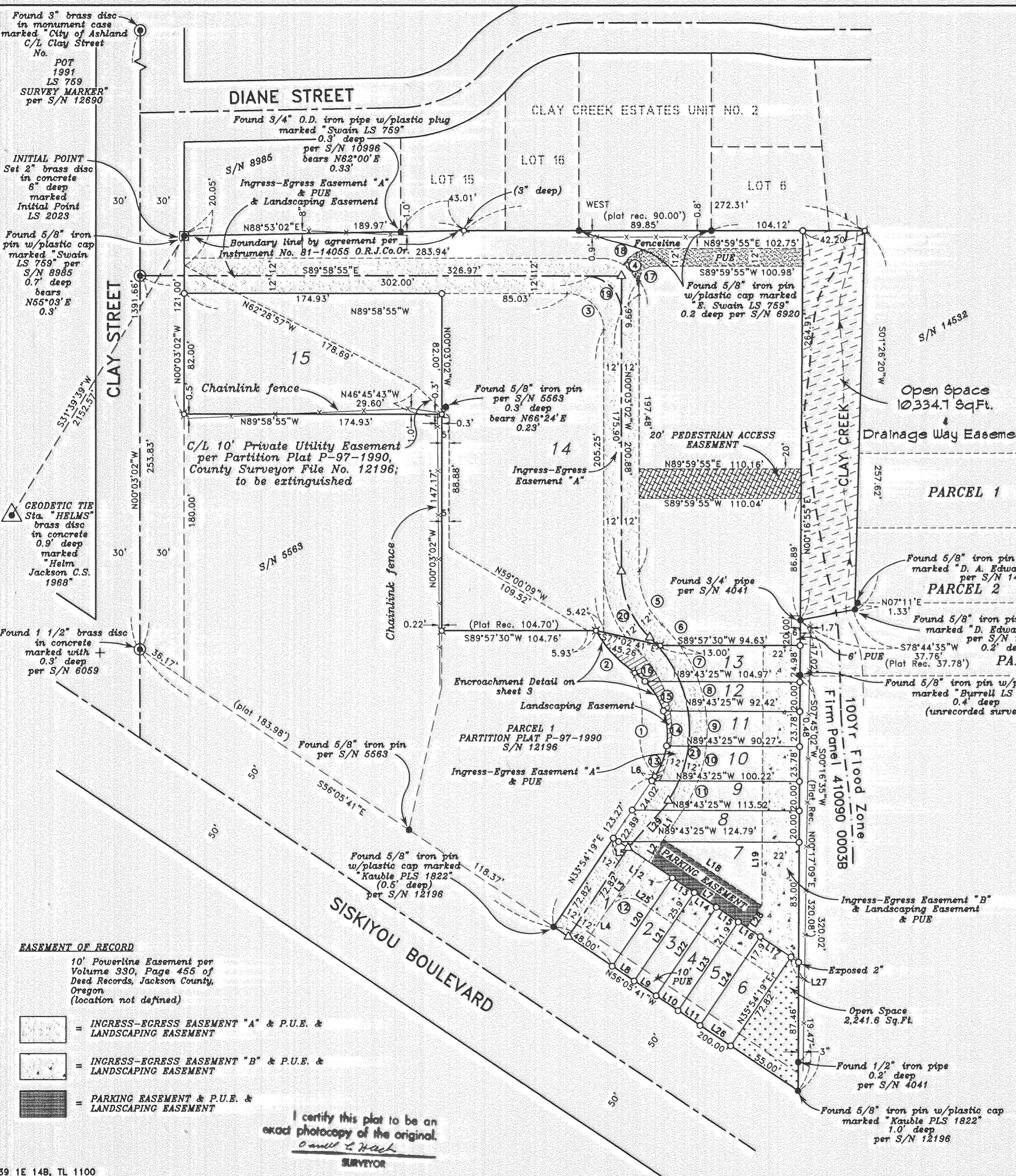
Signed this 23 day of June, 1997.
Before me: Jocnack Shin
Arthur Wasserman



15895 12/11

SISKIYOU SOUTH SUBDIVISION A PLANNED COMMUNITY

(P.A. No. 96-099 & 96-141)
Being a REPLAT of Parcel No. 2 of Partition
Plat No. P-97-1990 recorded the 25th day of
September, 1990 of "Record of Partition Plats" in
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City of Ashland, Jackson County, Oregon



LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N33°54'19"E	24.02'
L2	N33°54'19"E	18.04'
L3	S37°09'14"W	41.78'
L4	S33°54'19"W	31.19'
L5	S56°05'41"E	1.70'
L6	N33°54'19"E	3.54'
L7	S56°05'41"E	149.87'
L8	S56°05'41"E	18.00'
L9	S56°05'41"E	18.00'
L10	S56°05'41"E	18.00'
L11	S56°05'41"E	18.00'
L12	S56°05'41"E	48.00'
L13	S56°05'41"E	18.00'
L14	S56°05'41"E	18.00'
L15	S56°05'41"E	18.00'
L16	S56°05'41"E	18.00'
L17	S56°05'41"E	25.00'
L18	S56°05'41"E	84.35'
L19	N00°17'09"E	44.37'
L20	N33°54'19"E	72.82'
L21	N33°54'19"E	72.82'
L22	N33°54'19"E	72.82'
L23	N33°54'19"E	72.82'
L24	N33°54'19"E	72.82'
L25	S56°05'41"E	21.23'
L26	S56°05'41"E	25.00'
L27	S56°05'41"E	6.57'
L28	N33°54'19"E	18.00'
L29	N40°27'39"E	42.23'

LOT SIZE

LOT NO.	SQUARE FEET
1	3,495
2	1,311
3	1,311
4	1,311
5	1,311
6	1,311
7	1,835
8	5,179
9	2,403
10	2,137
11	2,238
12	2,150
13	1,952
14	3,137
15	74,729
16	14,344

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	89°36'12"	51.00'	79.76'	71.87'	N10°53'47"W
2	25°53'13"	87.00'	39.31'	38.97'	N42°45'17"W
3	89°55'25"	25.00'	39.24'	35.33'	N48°14'35"W
4	89°55'25"	25.00'	39.24'	35.33'	S45°01'12"E
5	46°24'17"	50.00'	40.50'	39.40'	N23°15'39"W
6	10°51'41"	99.00'	18.77'	18.74'	S41°01'57"E
7	18°06'14"	99.00'	27.83'	27.73'	N27°32'59"W
8	11°58'27"	99.00'	20.63'	20.59'	N13°31'39"W
9	13°47'52"	99.00'	23.84'	23.78'	N00°39'30"W
10	14°09'48"	99.00'	24.47'	24.41'	N13°19'20"E
11	12°58'22"	99.00'	22.42'	22.37'	N26°52'46"E
12	79°02'17"	16.00'	22.07'	20.36'	N73°25'27"E
13	25°16'29"	51.00'	22.50'	22.32'	N21°16'05"E
14	27°04'36"	51.00'	24.10'	23.88'	N04°54'28"W
15	26°46'07"	51.00'	23.83'	23.61'	N31°49'49"W
16	10°29'01"	51.00'	9.33'	9.32'	N50°27'23"W
17	90°03'25"	10.00'	15.72'	14.15'	S44°58'12"W
18	60°16'55"	22.00'	23.15'	22.09'	S59°51'28"W
19	89°55'53"	25.00'	39.24'	35.33'	N45°01'12"W
20	46°24'17"	62.00'	50.21'	48.85'	S23°15'38"E
21	79°50'23"	87.00'	121.23'	111.66'	N06°32'42"W

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541)779-4841
BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 50 feet February 24, 1997
BASIS OF BEARING: N.O.A.A. True Meridian at the North-South
Centerline of Section 14 as derived from
the 1968 Jackson County Surveyor's N.O.A.A.
net. The reference bearing for this survey
is the centerline of Clay Street as shown on
Survey No. 12690

- = Set 5/8"x24" Iron pin with plastic cap stamped "D. Huck LS 2023".
- ⊗ = Set 5/8"x30" Iron pin with plastic cap stamped "D. Huck LS 2023".
- △ = Set 1"X 30" Iron pipe w/plastic plug stamped "D. Huck LS 2023".
- = Found 5/8" Iron pin, unless otherwise shown
- ⊙ = Set 2" brass disc in 2"X 30" pipe in monument case marked "LS 2023" unless noted otherwise
- x-x-x- = Fence line
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephones, cable television sidewalk, and sanitary sewer, construction and maintenance

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1993
DARRELL L. HUCK
2023

Expires 6/30/99

EASEMENT OF RECORD

10' Powerline Easement per Volume 330, Page 455 of Deed Records, Jackson County, Oregon (location not defined)

- [Pattern] = INGRESS-EGRESS EASEMENT "A" & P.U.E. & LANDSCAPING EASEMENT
- [Pattern] = INGRESS-EGRESS EASEMENT "B" & P.U.E. & LANDSCAPING EASEMENT
- [Pattern] = PARKING EASEMENT & P.U.E. & LANDSCAPING EASEMENT

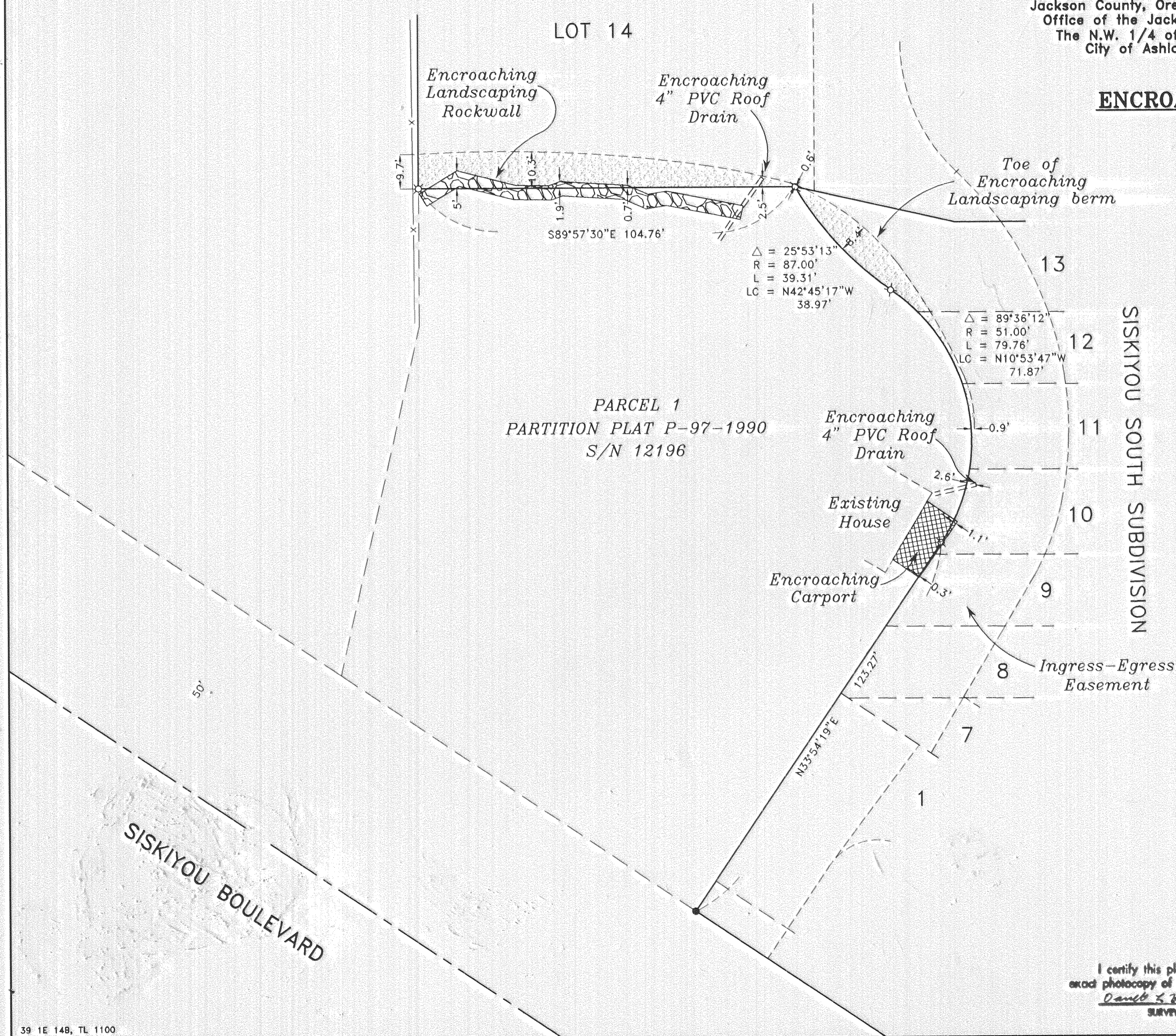
I certify this plat to be an exact copy of the original.
Darrell L. Huck
SURVEYOR

**SISKIYOU SOUTH SUBDIVISION
A PLANNED COMMUNITY**

(P.A. No. 96-099 & 96-141)

Being a REPLAT of Parcel No. 2 of Partition
Plat No. P-97-1990 recorded the 25th day of
September, 1990 of "Record of Partition Plats" in
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The N.W. 1/4 of Section 14, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon

ENCROACHMENT DETAIL



HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET, MEDFORD, OREGON
(541)779-4641
BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 20 feet March 4, 1998

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck

OREGON
FEBRUARY 4, 1963
DARRELL L. HUCK
2023

Expires 6/30/99

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

(96044S3.DWG)
SHEET 3 OF 3

SURVEY NO. 15895

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

Survey for: Harlan Degroodt
706 Oak Knoll Drive
Ashland, Oregon 97520

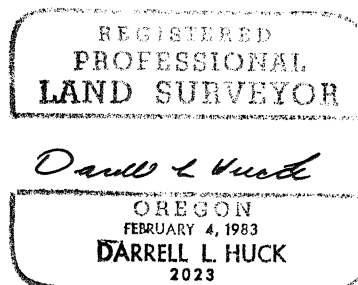
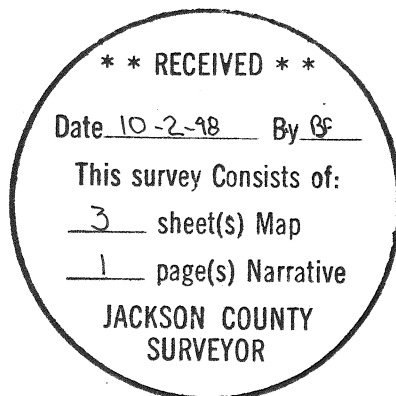
Location: Parcel No. 2 of Partition Plat No. P-97-1990 in the Southwest One-Quarter (1/4) of Section 14, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon

Purpose: To survey and monument *SISKIYOU SOUTH SUBDIVISION* as approved by the City of Ashland Planning Department File No. 96-099

Procedure: The property being subdivided is Parcel No. 2 of Partition Plat P-97-1990 and was surveyed and monumented per Survey No. 12196. A control traverse was run tying controlling monuments as shown on the attached map. The subdivision lots were computed as directed by client and monuments were set as shown.

Basis of Bearing: N.O.A.A. True Meridian at the North-South centerline of Section 14 as derived from the 1968 Jackson County Surveyor N.O.A.A. Net. The reference bearing for this survey is the centerline of Clay Street as shown on Survey No. 12690.

Date: March 12, 1997



Darrell L. Huck
L.S. 2023 - Oregon
Expires 6/30/97
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504

AFFIDAVIT OF CORRECTION
Pursuant to O.R.S. 209.255

15895

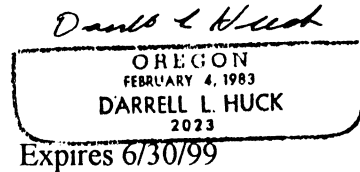
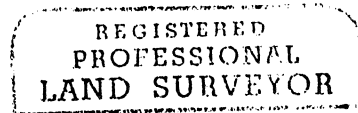
Be it hereby noted that a scrivener's error has been made in the Declaration of the Official Plat of SISKIYOU SOUTH SUBDIVISION, a Planned Community, now of record in Jackson County, Oregon.

On line 11 and line 19 of the Declaration there is an existing statement referring to "Lots 1 through 16". The number "16" is in error and each statement should read "Lots 1 through 15".

Also, on lines 12, 13 and 16 of the Declaration there is a statement referring to "Lots 1 through 14". The number "14" is in error and each statement should read "Lots 1 through 13".

Date: October 5, 1998

Darrell L. Huck
Surveyor No. 2023

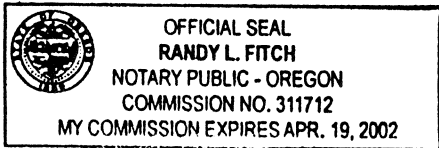


STATE OF OREGON)
County of Jackson) ss.

10/9 A.D. 1998

Personally appeared the above named Darrell L. Huck, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:

Randy L. Fitch
Notary



I, Roger R. Roberts, Jackson County Surveyor, do hereby certify that I have examined this Affidavit of Correction and that the changes are permitted in accordance with Chapter 209, Paragraph 255, Oregon Revised Statutes.

10/16/98
Date

by: Richard R. Bath, Deputy
Jackson County Surveyor

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

OCT 20 1998

(sskyscrr.dlh)

11:34 AM
Roger R. Roberts
COUNTY CLERK