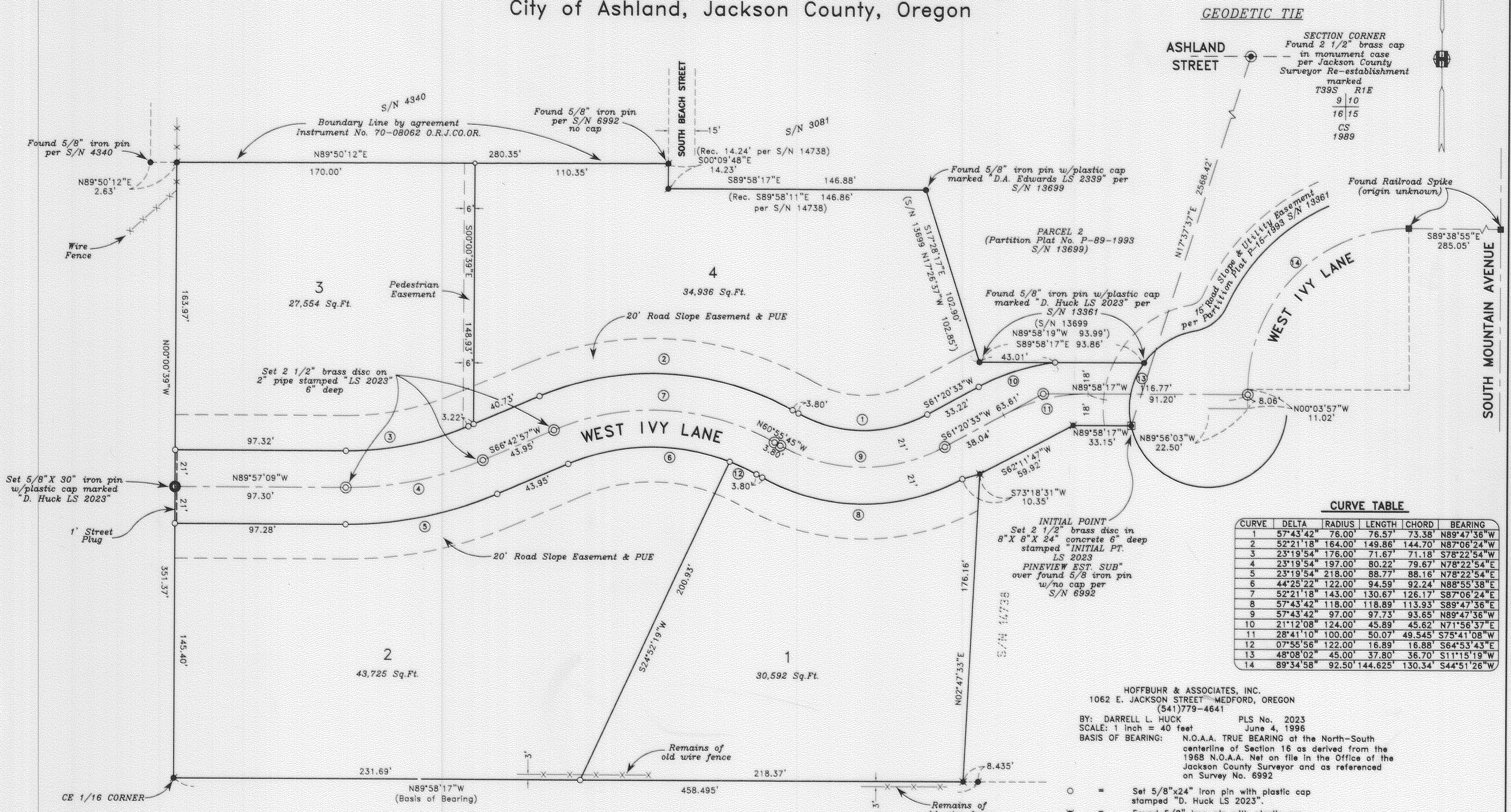


PINEVIEW ESTATES SUBDIVISION

Located in:

Parcel No. 2 of Partition Plat No. P-84-1995 in
the N.E. 1/4 of Section 16, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon



GEODETIC TIE

SECTION CORNER
Found 2 1/2" brass cap
in monument case
per Jackson County
Surveyor Re-establishment
marked

T39S	R1E
9	10
16	15
CS	1989

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	57°43'42"	76.00'	76.57'	73.38'	N89°47'36"W
2	52°21'18"	164.00'	149.86'	144.70'	N87°06'24"W
3	23°19'54"	176.00'	71.67'	71.18'	S78°22'54"E
4	23°19'54"	197.00'	80.22'	79.67'	N78°22'54"E
5	23°19'54"	218.00'	88.77'	88.16'	N78°22'54"E
6	44°25'22"	122.00'	94.59'	92.24'	N88°55'38"E
7	52°21'18"	143.00'	130.67'	126.17'	S87°06'24"E
8	57°43'42"	118.00'	118.89'	113.93'	S89°47'36"E
9	57°43'42"	97.00'	97.73'	93.65'	N89°47'36"W
10	21°12'08"	124.00'	45.89'	45.62'	N71°56'37"E
11	28°41'10"	100.00'	50.07'	49.545'	S75°41'08"W
12	07°55'56"	122.00'	16.89'	16.88'	S64°53'43"E
13	48°08'02"	45.00'	37.80'	36.70'	S11°15'19"W
14	89°34'58"	92.50'	144.625'	130.34'	S44°51'26"W

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541)779-4641

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 40 feet June 4, 1996

BASIS OF BEARING: N.O.A.A. TRUE BEARING at the North-South
centerline of Section 16 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. 6992

- = Set 5/8"x24" iron pin with plastic cap stamped "D. Huck LS 2023".
- ⊗ = Found 5/8" iron pin with plastic cap stamped "D. A. Edwards LS 2339" per Survey No. 14738
- = Found 5/8" iron pin unless noted otherwise
- ⊙ = Found 5/8" iron pin stamped "LS 759" per Survey No. 6992
- ⊕ = Set 2 1/2" brass disc on 2" pipe in monument case stamped "LS 2023" or noted otherwise
- ⊗ = Found brass cap monument
- PUE = Easement for public utilities, storm drainage, irrigation, sidewalk, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Expires 6/30/97

I certify this plat to be an
exact photocopy of the original.
I certify this plat to be an
exact photocopy of the original.

PINEVIEW ESTATES SUBDIVISION

Located in:

Parcel No. 2 of Partition Plat No. P-84-1995 in the N.E. 1/4 of Section 16, T.39S., R.1E., W.M. City of Ashland, Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that we, Radcliffe Welles and Diane Dana-Welles 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 public for public use the streets shown hereon, together with those easements labeled as public utility, road slope and pedestrian 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 that Public Utility Easement, as shown hereon, as long as it does not interfere with the installation and maintenance of the City of Ashland's utilities. We hereby grant to the City of Ashland in fee simple that area designated as street plug. By its 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. We hereby designate said subdivision as PINEVIEW ESTATES SUBDIVISION.

IN WITNESS HEREOF, signed this 10th day of October 1996.

Radcliffe Welles signature

STATE OF OREGON) County of Jackson) ss

The foregoing instrument was acknowledged before me this 10th day of October 1996, by Radcliffe Welles who executed the within instrument as his voluntary act and deed.

Before me:



Heidi L. Carson signature

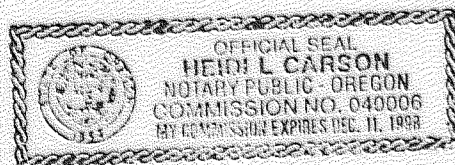
IN WITNESS HEREOF, signed this 10th day of October 1996.

Diane Dana-Welles signature

STATE OF OREGON) County of Jackson) ss

The foregoing instrument was acknowledged before me this 10th day of October 1996, by Diane Dana-Welles who executed the within instrument as her voluntary act and deed.

Before me:



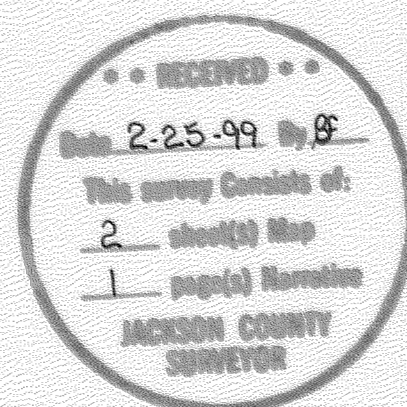
Heidi L. Carson signature

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

Filed for record this 25 day of February 1999 at 10:20 o'clock A.M. and recorded in Volume 25 of Plats at page 13 of records of Jackson County, Oregon.

Kathleen S. Beckett, County Clerk

Christy D. Walker, 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 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 Land Partition Plat recorded the 20th day of November 1995, as Partition Plat No. P-84-1995 of "Record of Partition Plats" in Jackson County, Oregon, Index Volume 6, Page 84 and filed as Survey No. 14738 in the Office of the Jackson County Surveyor.

Darrell L. Huck, SURVEYOR

The "Valley of the Rogue" bank, is the undersigned beneficiary of a certain Trust Deed recorded February 8, 1995 as Instrument No. 95-03565, Official Records, Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed, all property shown hereon as being dedicated to the public for public use.

Signed this 10th day of October, 1996

Before me: Heidi L. Carson

Billow's Title: Vice President



APPROVALS 6/15/98 ASHLAND PLANNING DEPARTMENT DATE PA # 95-029

Examined and approved this 1st day of June 1998.

James H. Olson, City Surveyor

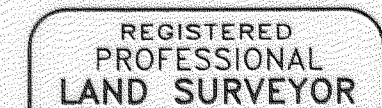
Examined and approved as required by O.R.S. 92.100 as of Feb 19, 1999

Ron Rulby, Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of February 19th 1999

Collen Stanford, Tax Collector

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



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

Expires 6/30/97

Sheet 1 of 2

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

Survey for: Radcliffe Welles
1031 Ivy Lane
Ashland, Oregon 97520

Location: In Parcel No. 2 of Partition Plat No. P-84-1995 in the Northeast one-quarter (1/4) of Section 16, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon

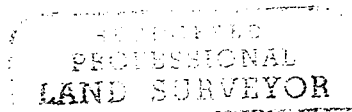
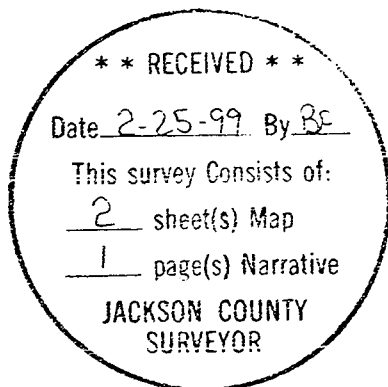
Purpose: To survey and monument PINEVIEW ESTATES SUBDIVISION as approved by the City of Ashland Planning Department

Procedure: The boundary of the parent tract of land being subdivided was previously surveyed per Survey No. 6992 and then was partitioned per Surveys No. 13361 and 14738. The control for this survey is based on the same as that established by this office to accomplish Survey No. 13361. The location of the subdivision lot lines was computed as directed by client and monuments were set as shown on the attached map.

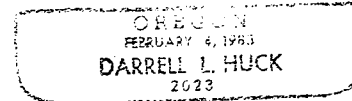
A one-second theodolite with electronic distance measuring equipment was used to complete this survey.

Basis of Bearing: N.O.A.A. TRUE BEARING of the North-South centerline of Section 16 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. 6992.

Date: June 4, 1996



Darrell L. Huck



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