

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

BIRCHWOOD AT ASHLAND, A PLANNED COMMUNITY

Located in the S.W. 1/4 of Sec. 11,
T. 39 S., R. 1 E., W.M. City of Ashland
Jackson County, Oregon

for
Adams Group, LLC
123 Princeville Drive
Eagle Point, OR 97524

COURSE DATA TABLE

NO.	RADIUS	DELTA	LENGTH	LONG CHORD	NO.	RADIUS	DELTA	LENGTH	LONG CHORD
C1	20.00	89°59'03"	31.41	N44°54'51"W 28.28	C11	57.00	35°10'32"	34.99	S32°35'14"E 34.45
C2	57.00	17°13'31"	17.14	N81°17'37"W 17.07	C12	75.00	37°27'12"	49.03	S71°10'46"E 48.16
C3	57.00	33°45'56"	33.59	N55°47'54"W 33.11	C13	57.00	25°45'23"	253.59	S37°32'50"W 90.50
C4	57.00	39°00'33"	38.81	N19°24'38"W 38.06	C14	36.00	58°52'51"	37.00	S44°26'23"E 35.39
C5	57.00	29°56'33"	29.79	N15°03'55"E 29.45	C15	36.00	16°01'34"	10.07	S81°53'36"E 10.04
C6	57.00	08°04'12"	8.03	N34°04'14"E 8.02	C16	36.00	74°54'25"	47.07	N52°27'10"W 43.78
C7	57.00	13°24'41"	13.34	N44°48'43"E 13.31	C17	20.00	90°00'57"	31.42	N45°05'09"E 28.29
C8	57.00	25°05'52"	24.97	N64°04'01"E 24.77	C18	41.00	27°15'53"	199.84	S17°32'50"W 53.11
C9	57.00	31°05'22"	30.93	S87°50'22"E 30.55	C19	20.00	40°22'03"	14.09	N172°1'48"E 13.80
C10	57.00	22°07'11"	22.00	S61°14'06"E 21.87	C20	20.00	40°22'03"	14.09	N57°43'51"E 13.80
C21	10.00	90°00'00"	15.71	N44°54'22"W 14.14	C22	10.00	90°00'00"	15.71	S45°05'38"W 14.14

- LEGEND:
- FD. 2.5" COUNTY SURVEYORS BRASS DISK IN CONCRETE MKD. AS SHOWN.
 - FD. 2.5" BRASS CAP PER RS9668.
 - FD. 5/8" IRON PIN PER RS4665 OR RS4941.
 - FD. 5/8" IRON PIN W/ ALUM. CAP MKD. SWAIN RLS759 PER RS6271.
 - SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
 - SET 2.5" BRASS DISK ON 1" IRON PIPE IN MONUMENT CASE IN AC MKD. L.J. FRIAR & ASSOC. (DEFERRED)
 - SET 2.5" BRASS DISK ON 1" IRON PIPE IN MONUMENT CASE MKD. L.J. FRIAR & ASSOC. SURROUNDED BY 24" SQUARE X 8" DEEP CONCRETE MASS. (DEFERRED)

- AC - ASPHALT CONCRETE.
- DR - DEED RECORD.
- ORJCO - OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- () - RECORD DATA AS SHOWN.
- JCDR - JACKSON COUNTY DEED RECORDS.
- RS - RECORDED SURVEY.
- L1/C1 - SEE COURSE DATA TABLE.
- PUE - PUBLIC UTILITY EASEMENT.
- PPBE - PUBLIC PEDESTRIAN & BICYCLE EASEMENT.
- V-V- - OVERHEAD UTILITY LINES.
- - IRRIGATION BOX.
- X-X- - FENCE LINE.

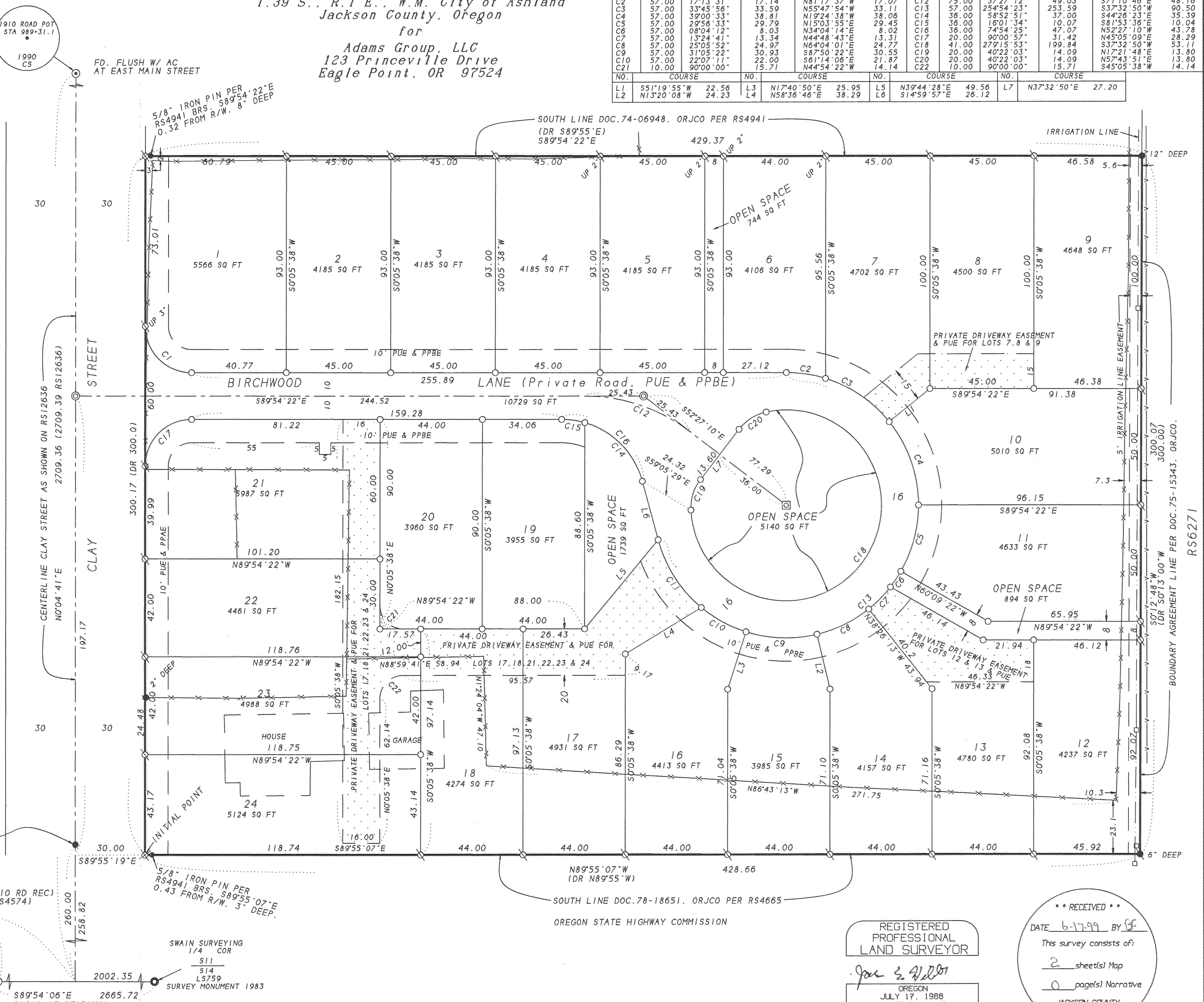
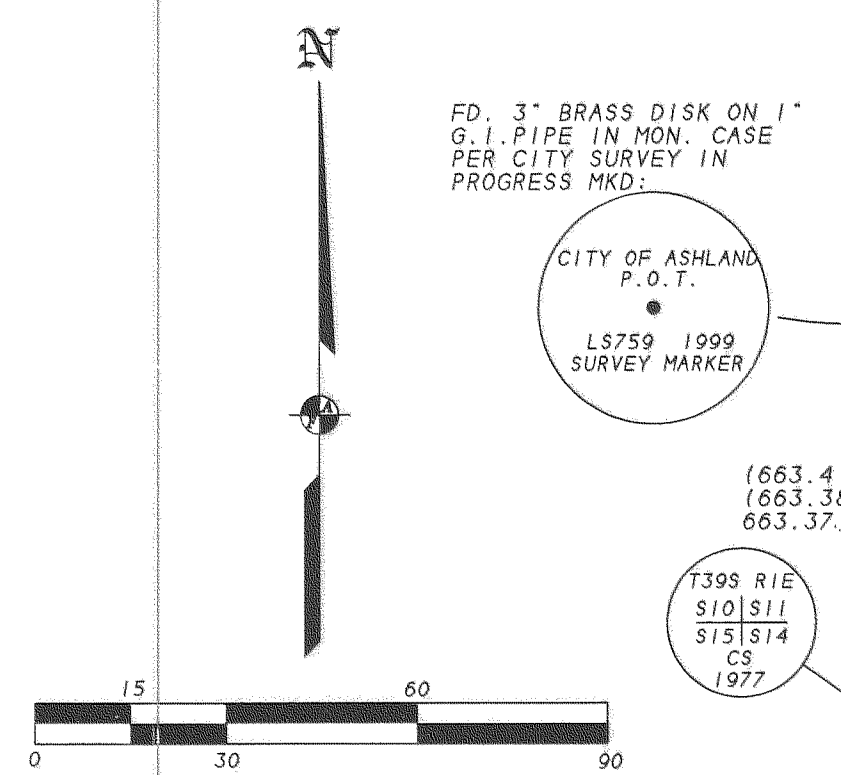
BASIS OF BEARINGS: NOAA TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 11 AS DERIVED FROM THE 1988 NOAA NET ON FILE WITH OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING CONTROL FOR THIS SURVEY WAS TAKEN FROM MONUMENTS ALONG THE SOUTH LINE OF SEC. 11 AS SHOWN ON SURVEY NO. 6271.

DATE: MAY 20, 1999 UNIT OF MEASUREMENT: FEET
SCALE: 1" = 30'

- EASEMENTS PER SUBDIVISION GUARANTEE
- TEMPORARY RIGHT TO USE DRAINAGE LINES FROM SEPTIC TANK RESERVED IN V.536, P.342. JCDR IS EXTINGUISHED SINCE CITY SEWAGE FACILITIES NOW SERVE THE PROPERTY.
 - RIGHT OF WAY FOR TRANSMISSION OF ELECTRICITY PER V.560, P.360. JCDR IS UNLOCATABLE.
 - RIGHT OF CITY OF ASHLAND FOR ELECTRIC DISTRIBUTION PER DOC.166-07773. ORJCO IS UNLOCATABLE.

NOTE REGARDING EXISTING BUILDINGS
BY AGREEMENT WITH CITY PLANNING THE EXISTING HOUSE & GARAGE ARE TO REMAIN TEMPORARILY & USED AS PROJECT OFFICE UNTIL CONSTRUCTION IS COMPLETE AND WILL BE REMOVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR LOTS 18, 23 & 24.

* See C.S. 16941
ALL, c.s.



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

NOTE
ALL OPEN SPACE IS PUE & PPBE.

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1988
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-99

RECEIVED
DATE 6-17-99 BY JEF
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

APPROVAL:

ASHLAND PLANNING DEPARTMENT
PA #98-113 SUBDIVISION

6/11/99
DATE

BIRCHWOOD AT ASHLAND, A PLANNED COMMUNITY

Located in the S.W. 1/4 of Sec. 11,
T.39 S., R.1 E., W.M. City of Ashland
Jackson County, Oregon

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 17 DAY OF June 19 99 AT
10:55 O'CLOCK A.M. AND RECORDED IN VOLUME 25 OF PLATS ON PAGE 19 OF
THE RECORDS OF JACKSON COUNTY, OREGON.

APPROVAL:

EXAMINED AND APPROVED THIS 11th DAY OF June 1999

for
Adams Group, LLC
123 Princeville Drive
Eagle Point, OR 97524

Kathleen S. Beckett
COUNTY CLERK
Christy D. Walker
DEPUTY

SURVEY BY:

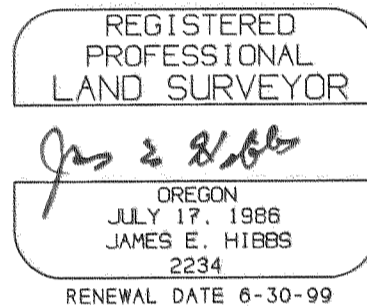
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

COUNTY SURVEYOR FILE NO. _____

SURVEYOR'S CERTIFICATE

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON. THIS PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Commencing at the corner common to Sections 10, 11, 14 and 15, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence along the South line of Section 11, South 89°54'06" East, 663.37 feet to the centerline of Clay Street; thence along said centerline, North 00°04'41" East, 258.82 feet to a point; thence South 89°55'19" East, 30.00 feet to a 5/8 inch iron pin at the intersection of the East line of Clay Street and the South line of that tract described in Document No. 78-18651, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along said East line, North 00°04'41" East, 300.17 feet (record 300.00 feet) to a 5/8 inch iron pin on the South line of that tract described in Document No. 74-06948, said Official Records; thence along said South line, South 89°54'22" East (record South 89°55' East), 429.37 feet to a 5/8 inch iron pin on that certain Boundary Agreement Line described in Document No. 75-15343, said Official Records; thence along said Agreement Line, South 00°12'48" West, 300.07 feet (record South 00°13'00" West, 300.00 feet) to a 5/8 inch iron pin on the South line of that tract described in Document No. 78-18651, said Official Records; thence along said South line, North 89°55'07" West (record North 89°55' West), 428.66 feet to the INITIAL POINT OF BEGINNING.



Willie Johnson, Deputy
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF June 14 1999

Carl Applegate, Deputy
TAX COLLECTOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ADAMS GROUP LLC, AN OREGON LIMITED LIABILITY COMPANY AND C.A. GALPIN ARE THE OWNERS IN FEE OF THE REAL PROPERTY SHOWN HEREON, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE SUBDIVIDED THE SAME INTO THE LOTS AND OPEN SPACE AS SHOWN ON SHEET 2 AND HEREBY DEDICATES TO THE CITY OF ASHLAND FOR PUBLIC USE THOSE EASEMENTS SHOWN HEREON LABELED AS PUBLIC PEDESTRIAN & BICYCLE EASEMENT (PPBE) AND PUBLIC UTILITY EASEMENT (PUE), WITH THE CONDITION THAT FALCON CABLE TV, ITS SUCCESSORS OR ASSIGNS IN INTEREST IS GRANTED THE RIGHT TO USE SAID PUE FOR PLACEMENT AND MAINTENANCE OF CABLE TV LINES AS LONG AS THESE LINES DO NOT INTERFERE WITH THE MAINTENANCE OF CITY OF ASHLAND UTILITIES. WE HEREBY ESTABLISH THE PRIVATE ROAD SHOWN ON SHEET 2 LABELED BIRCHWOOD LANE FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS TO CLAY STREET, WITH THE CONDITION THAT EMERGENCY VEHICLES SHALL HAVE THE RIGHT TO USE BIRCHWOOD LANE AT ALL TIMES. SURVEYORS SHALL ALSO HAVE THE RIGHT TO USE BIRCHWOOD LANE FOR ACCESS TO SURVEY MONUMENTS. BIRCHWOOD AT ASHLAND, A PLANNED COMMUNITY, SHALL BE SUBJECT TO THE "BYLAWS" FOR BIRCHWOOD AT ASHLAND HOMEOWNERS ASSOCIATION AS WELL AS A "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT SETTING FORTH THE CONDITIONS FOR OPEN SPACE AREAS AS WELL AS THE CONTROL, MAINTENANCE AND OVERALL LIABILITY OF BIRCHWOOD LANE. WE HEREBY DEDICATE ANY RIGHT, TITLE AND INTEREST WE MAY HAVE IN CLAY STREET AS SHOWN ON SHEET 2 TO THE CITY OF ASHLAND FOR STREET PURPOSES. WE HEREBY ESTABLISH THOSE PRIVATE DRIVEWAY EASEMENTS TO BENEFIT THE LOTS AS SHOWN ON SHEET 2 WITH THE CONDITION THAT EMERGENCY VEHICLES SHALL HAVE THE RIGHT TO USE SAID EASEMENTS AT ALL TIMES. WE HEREBY DESIGNATE SAID SUBDIVISION AS BIRCHWOOD AT ASHLAND, A PLANNED COMMUNITY.

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THE EXTERIOR BOUNDARY OF BIRCHWOOD AT ASHLAND, A PLANNED COMMUNITY. SEE ASHLAND PA# 98-113.

PROCEDURE: MADE TIES TO MONUMENTS ESTABLISHED BY RS4941.4665, & 6271 TO FIX THE NORTH, SOUTH & EAST LINES OF THE SUBJECT TRACT. THE CENTERLINE OF CLAY STREET WAS DETERMINED FROM THE FOUND MONUMENT AT EAST MAIN STREET AND THE COMPUTED POSITION AT THE SOUTH LINE OF SECTION 11 PER RS12636. CALCULATED THE LOTS, PRIVATE STREET, AND OPEN SPACE OF THIS SUBDIVISION AND MONUMENTED THE EXTERIOR CORNERS WITH THE REMAINDER OF THE INTERIOR LOT, PRIVATE STREET CENTERLINE AND OPEN SPACE MONUMENTS BEING DEFERRED UNTIL CONSTRUCTION IS COMPLETE. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN HEREON.

POST MONUMENTATION

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY June 30 20 00

James E. Hibbs
SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET. SEE DOC. 01-24277 ORJCO. THIS 30th DAY OF May 19 2001.

APPROVED: Roger Roberts (See C.S. 16941)
JACKSON COUNTY SURVEYOR

Gregg Adams, Member
ADAMS GROUP LLC

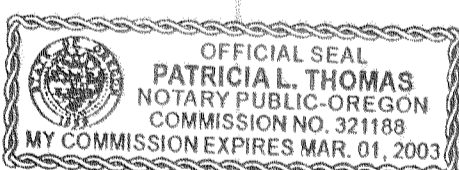
C.A. Galpin

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY APPEARED THE ABOVE NAMED GREGG ADAMS OF ADAMS GROUP LLC AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 20 DAY OF May 19 99

BEFORE ME: Patricia L. Thomas
NOTARY PUBLIC OF OREGON.

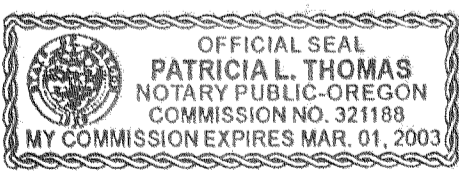


STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY APPEARED THE ABOVE NAMED C.A. GALPIN AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 20 DAY OF May 19 99

BEFORE ME: Patricia L. Thomas
NOTARY PUBLIC OF OREGON.



AFFIDAVIT OF CONSENT

FROM TIMBERLINE COMMUNITY BANK RECORDED AS DOC. 99-32651 ORJCO.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME _____ PAGE _____ OF SHEET 1 OF 2 THE COUNTY COMMISSIONER'S JOURNAL OF PROCEEDINGS.