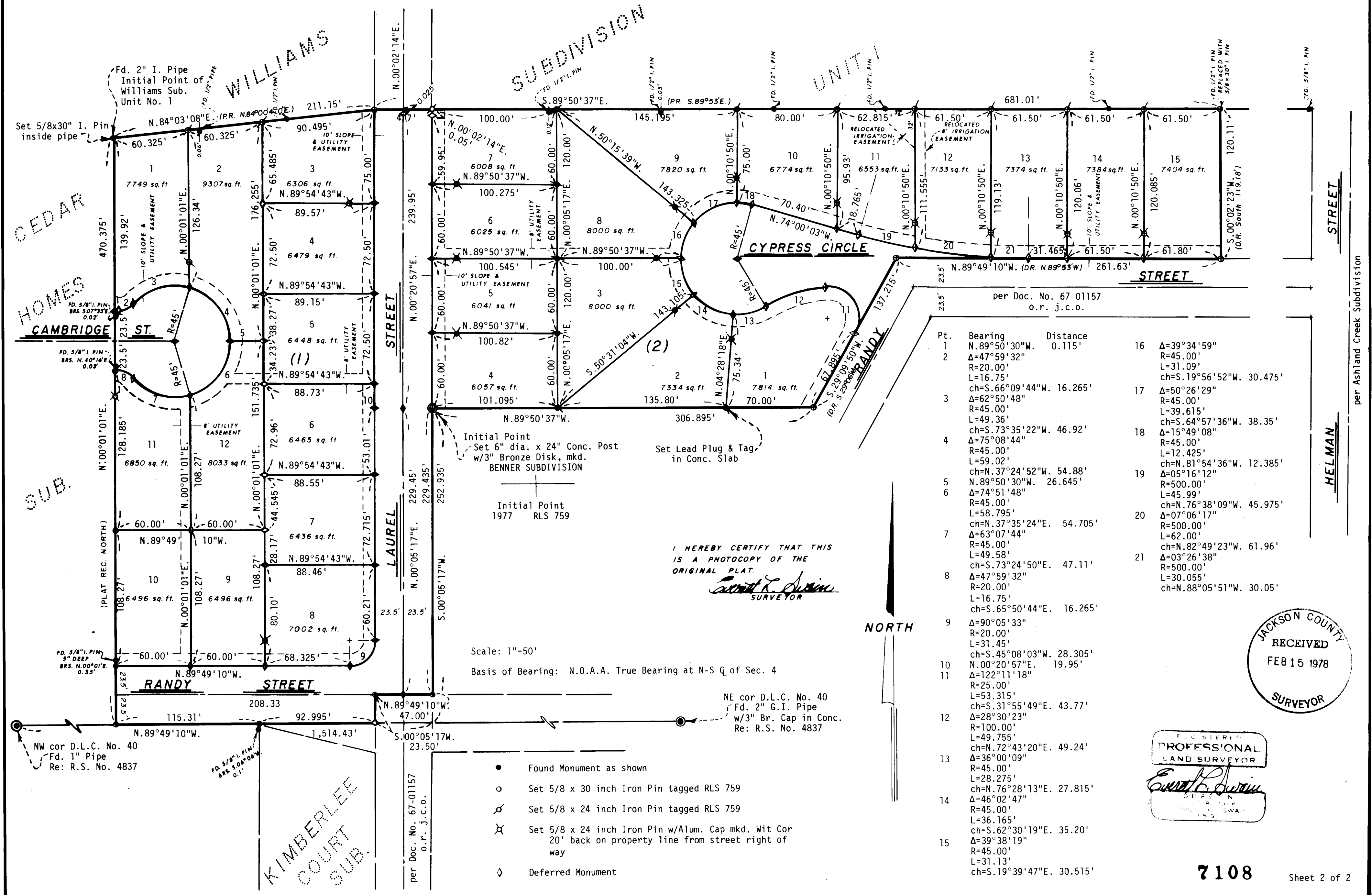


BENNER SUBDIVISION

TO THE CITY OF ASHLAND

LOCATED IN THE NW 1/4 OF SEC. 4, TWP. 39S., R. 1E.W.M., JACKSON COUNTY, OREGON

FOR DECLARATION OF RESTRICTIVE COVENANTS
SEE DOCUMENT No. _____

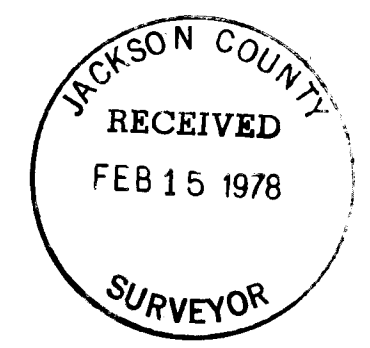


Pt.	Bearing	Distance	
1	N. 89°50'30"W.	0.115'	16 Δ=39°34'59"
2	Δ=47°59'32"		R=45.00'
	R=20.00'		L=31.09'
	L=16.75'		ch=S. 19°56'52"W. 30.475'
3	ch=S. 66°09'44"W. 16.265'		17 Δ=50°26'29"
	Δ=62°50'48"		R=45.00'
	R=45.00'		L=39.615'
	L=49.36'		ch=S. 64°57'36"W. 38.35'
4	ch=S. 73°35'22"W. 46.92'		18 Δ=15°49'08"
	Δ=75°08'44"		R=45.00'
	R=45.00'		L=12.425'
	L=59.02'		ch=N. 81°54'36"W. 12.385'
5	ch=N. 37°24'52"W. 54.88'		19 Δ=05°16'12"
	N. 89°50'30"W. 26.645'		R=500.00'
6	Δ=74°51'48"		L=45.99'
	R=45.00'		ch=N. 76°38'09"W. 45.975'
	L=58.795'		20 Δ=07°06'17"
	ch=N. 37°35'24"E. 54.705'		R=500.00'
7	Δ=63°07'44"		L=62.00'
	R=45.00'		ch=N. 82°49'23"W. 61.96'
	L=49.58'		21 Δ=03°26'38"
	ch=S. 73°24'50"E. 47.11'		R=500.00'
8	Δ=47°59'32"		L=30.055'
	R=20.00'		ch=N. 88°05'51"W. 30.05'
	L=16.75'		
	ch=S. 65°50'44"E. 16.265'		
9	Δ=90°05'33"		
	R=20.00'		
	L=31.45'		
	ch=S. 45°08'03"W. 28.305'		
10	N. 00°20'57"E. 19.95'		
11	Δ=122°11'18"		
	R=25.00'		
	L=53.315'		
	ch=S. 31°55'49"E. 43.77'		
12	Δ=28°30'23"		
	R=100.00'		
	L=49.755'		
	ch=N. 72°43'20"E. 49.24'		
13	Δ=36°00'09"		
	R=45.00'		
	L=28.275'		
	ch=N. 76°28'13"E. 27.815'		
14	Δ=46°02'47"		
	R=45.00'		
	L=36.165'		
	ch=S. 62°30'19"E. 35.20'		
15	Δ=39°38'19"		
	R=45.00'		
	L=31.13'		
	ch=S. 19°39'47"E. 30.515'		

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT.
Edward P. Sullivan
SURVEYOR

Scale: 1"=50'
Basis of Bearing: N.O.A.A. True Bearing at N-S Q of Sec. 4

- Found Monument as shown
- Set 5/8 x 30 inch Iron Pin tagged RLS 759
- ⊕ Set 5/8 x 24 inch Iron Pin tagged RLS 759
- ⊗ Set 5/8 x 24 inch Iron Pin w/Alum. Cap mkd. Wit Cor 20' back on property line from street right of way
- ◇ Deferred Monument



71012

per Ashland Creek Subdivision

BENNER SUBDIVISION

TO THE CITY OF ASHLAND

LOCATED IN THE NW 1/4 OF SEC. 4, TWP 39S., R. 1 E.W.M., JACKSON COUNTY, OREGON

FOR DECLARATION OF RESTRICTIVE COVENANTS
SEE DOCUMENT No. _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we Clarence and Sadie Williams, husband and wife are owners in fee simple of the land described hereon and J. Ervin and Ruby E. Toney, husband and wife, are the contract purchasers, and that we did cause the same to be surveyed and platted into lots, blocks and streets as set forth and that this plat is a correct representation of said subdivision and we do hereby dedicate and convey to the public for public use all streets shown hereon. Also, said subdivision shall be subject to utility and slope easements as shown hereon. We do hereby designate said subdivision as **BENNER SUBDIVISION**, to the City of Ashland.

IN WITNESS WHEREOF, we have set our hands and seals this 28th day of OCT. 1977

Clarence Williams
Clarence Williams

Sadie Williams
Sadie Williams

STATE OF OREGON

County of Jackson ss

October 28 A.D. 1977

Personally appeared the above named Clarence and Sadie Williams, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me:

Winona G. Swain
Notary Public for Oregon
My commission expires 6-20-78

IN WITNESS WHEREOF, we have set our hands and seals this 28 day of Oct. 1977

J. Ervin Toney
J. Ervin Toney

Ruby E. Toney
Ruby E. Toney

STATE OF OREGON

County of Jackson ss

October 28 A.D. 1977

Personally appeared the above named J. Ervin and Ruby E. Toney, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me:

Winona G. Swain
Notary Public for Oregon
My commission expires 6-20-78

I certify that pursuant to authority granted to me by the Ashland Planning Commission in open meeting of January 11 1978, the above plat is hereby approved by the Ashland Planning Commission. Dated this 23rd day of January 1978.

Leo Henker
President

Dale R. Finnes
Secretary

Examined and approved this 11th day of January 1978

Allen A. Alving
City Engineer

I hereby certify that all charges on the tax roll which have become a lien for this calendar year have been paid. Examined and approved this 7th day of February 1978

Ray E. Stewart
Director of Assessment & Taxation

David A. Bell
Deputy

WINONA G. SWAIN
NOTARY PUBLIC - OREGON
My Commission Expires 6-20-78

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT.
Everett L. Swain
SURVEYOR

WINONA G. SWAIN
NOTARY PUBLIC - OREGON
My Commission Expires 6-20-78

WINONA G. SWAIN
NOTARY PUBLIC - OREGON
My Commission Expires 6-20-78

SURVEYOR'S CERTIFICATE

STATE OF OREGON

County of Jackson ss

I, Everett L. Swain, duly Registered Surveyor of the State of Oregon, being duly sworn, 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 a 1 inch pipe situated at the Northwest corner of Donation Land Claim No. 40, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon; thence South 89°49'10" East along the North boundary line of said claim, 1,514.43 feet to a point in the Northerly extension of the Easterly right of way of Laurel Street; thence leaving said claim line, North 00°05'17" East along the Northerly extension of the Easterly right of way of Laurel Street, 252.935 feet to a 6 inch diameter x 24 inch long concrete post with 3 inch bronze disk being the Initial Point of BENNER SUBDIVISION; thence South 00°05'17" West, 229.435 feet to a point in the Northerly right of way of Randy Street as described in Document No. 67-01157 of the Official Records of Jackson County, Oregon; thence along said right of way, North 89°49'10" West and parallel to the North boundary line of said claim, 47.00 feet; thence South 00°05'17" West, 23.50 feet to a point in the North boundary line of Donation Land Claim No. 40; thence North 89°49'10" West along said claim line, 92.995 feet to the Northwest corner of Kimberlee Court Subdivision, as now recorded; thence continuing North 89°49'10" West along the North boundary line of said claim, 115.31 feet to the Southeast corner of the Cedar Homes Subdivision, as now recorded; thence leaving said claim line, North 00°01'01" East along the Easterly boundary of said Cedar Homes Subdivision (Plat Rec. North) 470.375 feet to the initial point of Williams Subdivision Unit 1, as now recorded; thence North 84°03'08" East (Plat Rec. North 84°00'40" East, 211.15 feet) along the Southerly boundary line of said Williams Subdivision Unit 1, 211.15 feet to the West right of way of Laurel Street; thence continuing along said subdivision Southerly boundary line, South 89°50'37" East (Plat Rec. South 89°53' East) 681.01 feet; thence leaving said Southerly boundary line, South 00°02'23" West (D.R. South, 119.18 feet) 120.11 feet to the Northerly right of way of Randy Street as described in Document No. 67-01157 of the Official Records of Jackson County, Oregon; thence North 89°49'10" West (D.R. North 89°53' West) along said right of way, 261.63 feet; thence South 29°09'50" West (D.R. South 29°06' West) 137.215 feet; thence leaving said right of way, North 89°50'37" West and parallel to the Southerly boundary line of Williams Subdivision Unit 1, as now recorded, 306.895 feet to the initial point.

JACKSON COUNTY
RECEIVED
FEB 15 1978
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Everett L. Swain
OREGON
JULY 8 1968
EVERETT L. SWAIN
759

Subscribed and sworn to before me this 28th day of October 1977

Everett L. Swain
Surveyor

POST MONUMENTATION CERTIFICATE

All monuments will be set on or before the 1st day of January, 1979

All monuments are now set, on this 27th day of November 1978

See document No. 78-26835 of the Official Records of Jackson County, Oregon.

Everett L. Swain
Surveyor

Filed for record this 15th day of February 1978 at 3:54 o'clock P. M. and recorded in Volume 13 of plats at page 27 of records of Jackson County, Oregon.

Harry Chipman
County Clerk

Thomas D. Jewett
Deputy

7108

Sheet 1 of 2

8012