

# SUNNY OAKS SUBDIVISION

LOCATED IN SE 1/4 & NE 1/4 OF SEC. 31 & SW 1/4 & NW 1/4 OF SEC. 32, TWP. 39S., R. 2 E.W.M., JACKSON COUNTY, OREGON

Declaration of Restrictive Covenants  
see Document No. 81-23339  
81-23340

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS that I, Joseph G. Dauenhauer, am the owner in fee simple of the lands described hereon and I have caused the same to be surveyed and platted into lots as set forth and this plat is a correct representation of said subdivision. The two (2) "PRIVATE ROADS", as shown hereon, may be utilized for the installation and maintenance of public utilities. Also, the flag portion of Lots eight (8) and nine (9) may be utilized for placement and maintenance of public utilities in conjunction with driveways serving each lot. Public and private emergency vehicles shall have the right of ingress and egress over and across those strips of land shown hereon as "PRIVATE ROADS". This subdivision shall be subject to public utility and irrigation easements, existing and as shown hereon. Lots one (1), two (2), three (3), four (4), five (5), six (6), seven (7) and eight (8) shall have an equal right of ingress and egress over and across that "PRIVATE ROAD" which abutts or is a part of said lots. Lots nine (9), ten (10) and eleven (11) shall have an equal right of ingress and egress over and across that "PRIVATE ROAD" which abutts or is a part of said lots. Further rights of ingress and egress, if any, and the responsibilities of each lot owner to maintain said "PRIVATE ROADS", will be contained in a Declaration of Restrictive Covenants, as set forth in a separate document to be filed simultaneously herewith and referenced hereon. Lots three (3), four (4) and eight (8) shall be restricted to the area of homesite placement as shown hereon. I do hereby designate said subdivision as SUNNY OAKS SUBDIVISION in Jackson County, Oregon.

For Order of the Board of County Commissioners approving this plat see Volume \_\_\_\_\_ page \_\_\_\_\_ of County Commissioners Journal of Proceedings.

Waldemar Terry  
County Clerk

Pauline E. McCormack  
Deputy

Filed for record this 30th day of December 1981 at 3:23 o'clock P M. and recorded in Volume 14 of plats at page 79 of records of Jackson County, Oregon.

Waldemar Terry  
County Clerk

Pauline E. McCormack  
Deputy

IN WITNESS WHEREOF, I have set my hand and seal this 21st day of September 1981

Examined and approved by Talent Irrigation District this 11th day of November 1981

Joseph G. Dauenhauer  
Joseph G. Dauenhauer

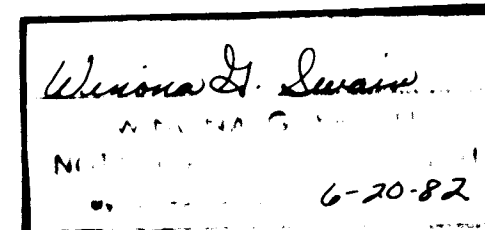
Donald M. Minner  
President

W.A. Hoggins  
Secretary

STATE OF OREGON  
County of Jackson ss

September 21 A.D. 1981  
Personally appeared the above named Joseph G. Dauenhauer and acknowledged the foregoing instrument to be his voluntary act and deed.  
Before me:

Wendona D. Swain  
Notary Public for Oregon  
My Commission expires 6-20-82



I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT.

Wendona D. Swain  
SURVEYOR

## APPROVAL

## INDEX

We certify that pursuant to authority granted to us by the Jackson County Hearings Council ~~Planning Commission~~ in open meeting of December 22 1981, the above plat is hereby approved. Dated this 22nd day of December 1981.

Dedication and Approvals	Sheet 1 of 6
Surveyor's Certificate and Outer Boundary Description	Sheet 2 of 6
Lot Configuration (Lots 1, 2, 3, 6, 7, 8 & 9)	Sheet 3 of 6
Lot Configuration (Lots 4, 5 & 10)	Sheet 4 of 6
Lot Configuration and Abbreviations (Lot 11)	Sheet 5 of 6
Legend	Sheet 6 of 6

Robert Butner  
Planning Director

Allen E. Ewing  
Secretary of the Hearings Council  
Chairman  
S.R.  
12/23/82

Examined and approved this 24 day of December 1981.

Edward M. Finty  
County Surveyor

SWAIN SURVEYING, INC. SEPTEMBER 16, 1981  
ASHLAND, OREGON

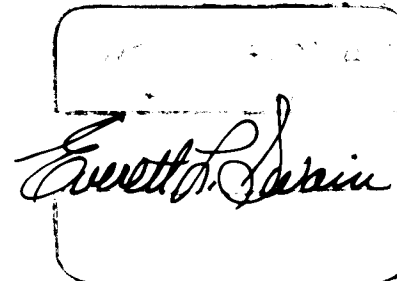
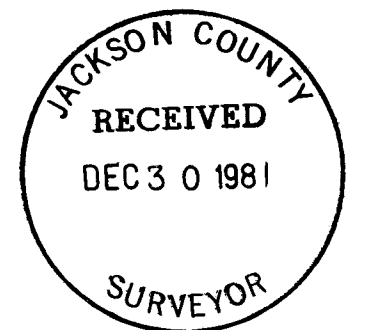
Scale: 1"=100'  
Basis of Bearing: Recorded Survey No. 5503 rotated clockwise 00°01'42" at the West line of Sec. 32

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 23rd day of December 1981.  
*The above approval is valid thru 1981 only*

Ray E. Stewart  
Director of Assessment & Taxation

Louis H. Hill  
Deputy

- Found 5/8 inch Iron Pin per Oregon State Highway Department unless otherwise shown
- Set 5/8 x 24 inch Iron Pin tagged RLS 759
- ◊ Set 5/8 x 30 inch Iron Pin tagged RLS 759
- ◇ Set 5/8 x 24 inch Iron Pin tagged WIT COR RLS 759
- ⊗ Set Lead and Brass Tag, marked LS 759, in Concrete
- ◆ Set 5/8 x 30 inch Iron Pin tagged WIT COR unless otherwise shown RLS 759



Mr. Joseph G. Dauenhauer  
Page 2

of America. The retracement was based upon the location of this monument with the deed record bearing being oriented to the retraced results found between Highway Station 122+98.85 and 131+75.24. The retracement of the relocated Green Springs Highway, in the vicinity of the "Old Siskiyou Highway", was also established by comparing data with found monumentation along said highway. As heretofore related, it was felt that to relocate the line as originally set out and described in Parcel No. 2 of Tract No. 311-A per Volume 463, page 115 of the Deed Records of Jackson County, Oregon, the best remaining evidence was and is the monumentation utilized and shown on the accompanying survey map. The alignment of the "Old Siskiyou Highway" was established by splitting the existing asphaltic road, as no apparent monumentation could be found. Re: Pacific Highway, Siskiyou Section, Map F-5-6.

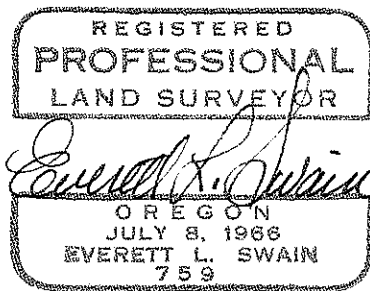
The proposed building sites on Lots 3, 4 and 8 were required to be shown graphically upon the final map by the Senior Soil Scientist of Jackson County. Also, the graphical location of each proposed driveway for Lots 2, 3 and 4 were required to be shown by said Soil Scientist. The graphical locations of the power line and coaxial cable was deemed in the best interest of the public to warn them of the apparent easements and probable useage restrictions for each parcel encumbered thereby. The location of the underground telephone line (COAXIAL CABLE) as shown on the accompanying plat is approximate only. The true centerline of said easement, is the cable itself, and no locations should be scaled from this plat. Contact the "TOLL WIRE CHIEF" of the Pacific Telephone and Telegraph Company, 509 SW Oak Street, Portland, Oregon, before any digging or construction activity is undertaken.

The section corners, quarter section corner and Donation Land Claim corner were correlated to this survey by previous ties made while conducting other surveys within the general area.

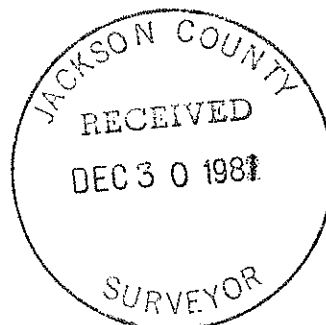
Basis of Bearing: Recorded Survey No. 5503 rotated clockwise 00°01'42" at the West line of Section 32.

December 16, 1981

Sunny Oaks Subdivision  
Jackson County, Oregon



Swain Surveying, Inc.  
27 1/2 N. Main Street  
Ashland, Oregon 97520



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUES

**SURVEY FOR:** Mr. Joseph G. Dauenhauer  
1685 Old Highway 99S.  
Ashland, Oregon 97520

**LOCATION:** Situated in the Southeast quarter and the Northeast quarter of Section 31 and the Southwest quarter and the Northwest quarter of Section 32, Township 39 South, Range 2 East of the Willamette Base and Meridian, Jackson County, Oregon.

**PURPOSE:** To subdivide a portion of the Dauenhauer ownership into five (5) acre, or larger, parcels of land per clients request.

**PROCEDURE:** Once again the Southerly boundary line of Donation Land Claim No. 45 was searched for with negative results. Two (2) or three (3) prior surveys, by this firm and this survey has yet to reveal the monumented Southeast corner of Donation Land Claim N. 45. Therefore for the purpose of this survey the South line of Donation Land Claim No. 45 was established government record distance, Northerly of, the quarter corner common to Sections 31 and 32 which was re-established by this firm and shown on Recorded Survey No. 5503. This Southerly boundary line falls some four (4) feet, more or less, Southerly of an existing East-West fence. This position will not create a problem with the neighbor to the North, as far as lines of occupation are concerned. Along the Westerly portion of the Dauenhauer ownership, there exists a random wire fence. This has been considered by the client as well as his neighbors, to be the property line between their respective properties. This of course does not fit the section line, within reason, at all. Therefore, the client was advised to secure boundary line agreements which he has done. The monuments called for in said boundary line agreements, were set and are to be used in a common role as the line agreed to by the respective land-owners and the Westerly boundary of the proposed Sunny Oaks Subdivision.

The right of way of the relocated Green Springs Highway (Hwy. No. 66) (in part) was secured by the United States of America as set forth in Volume 463, page 115 and Volume 440, page 131 of the Deed Records of Jackson County, Oregon. The United States of America then Quit-claimed unto the State of Oregon, said right of way, as set forth in Volume 601, page 48 of the Deed Records of Jackson County, Oregon. In retracing the right of way of said relocated Green Springs Highway, some minor differences were found to exist between the values given on Oregon State Highway Drawing No. 8B-7-7 and the actual monuments found. It was determined that in most cases the monuments would be held as controlling. However, in the case of retracing the Southwesterly boundary line of Parcel No. of Tract No. 311-A per Volume 463, page 115 of the Deed Records of Jackson County, Oregon, it was decided that due to the lack of any monumentation or evidence of the Southeast corner of Donation Land Claim No. 45, calculations from previous surveys would be utilized to try and retrace the deed record so as to verify the position of the monument found in the Southwesterly right of way at State Highway Station 103+98.85; considering the vast amount of variables encountered in said calculations, the location of said monument did not seem unreasonable; Therefore, said pin is considered to be the best remaining evidence as to where the boundary line of said Parcel No. 1 was originally established and conveyed to the United States

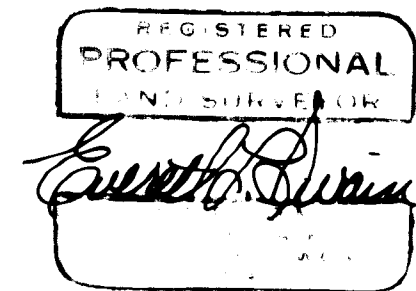
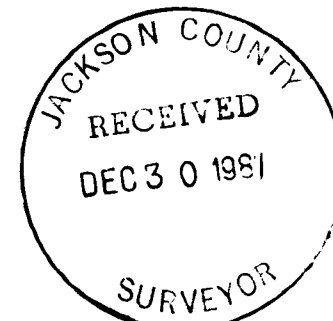
**LEGEND**

	Bearing/Delta	Length	Radius	Long Chord
(1)	S.07°55'41"W.	48.055'		
(2)	S.82°47'05"E.	25.00'		
(3)	S.07°55'41"W.	46.635'		
(4)	Δ=06°53'32"	45.11'	375.00'	S.03°26'22"W. 45.08'
(5)	S.89°59'36"W.	25.20'		
(6)	Δ=12°49'01"	89.48'	400.00'	S.12°51'40.5"W. 89.295'
(7)	S.73°47'46"W.	50.00'		
(8)	Δ=41°24'35"	72.275'	100.00'	S.20°42'41"E. 70.71'
(9)	Δ=48°35'25"	84.805'	100.00'	S.65°42'41"E. 82.29'
(10)	Δ=22°55'09"	120.005'	300.00'	N.27°39'48.5"W. 119.205'
(11)	N.73°47'46"E.	25.00'		
(12)	S.89°59'36"W.	25.17'		
(13)	N.89°59'36"E.	25.00'		
(14)	N.73°47'46"E.	25.00'		
(15)	S.89°59'36"W.	35.00'		
(16)	N.87°24'44"E.	32.95'		
(17)	Δ=11°18'15"	35.51'	180.00'	N.15°56'38.5"E. 35.455'
(18)	N.21°35'46"E.	72.67'		
(19)	Δ=61°42'21"	172.315'	160.00'	N.09°15'24.5"W. 164.105'
(20)	N.40°06'35"W.	116.24'		
(21)	Δ=64°19'24"	67.36'	60.00'	N.72°16'17"W. 63.875'
(22)	S.75°34'01"W.	19.23'		
(23)	Δ=31°58'36"	92.09'	165.00'	S.59°34'43"W. 90.895'
(24)	S.43°35'25"W.	92.96'		
(25)	Δ=14°01'24"	19.58'	80.00'	S.36°34'43"W. 19.53'
(26)	S.29°34'01"W.	10.89'		
(27)	Δ=10°43'18"	93.56'	500.00'	S.24°12'22"W. 93.43'
(28)	S.18°50'43"W.	78.84'		
(29)	Δ=13°15'18"	75.65'	327.00'	S.12°13'04"W. 75.48'
(30)	S.05°35'25"W.	8.42'		
(31)	Δ=13°32'50"	45.40'	192.00'	S.12°21'50"W. 45.29'
(32)	S.19°08'15"W.	80.20'		
(33)	Δ=30°03'10"	60.32'	115.00'	S.04°06'40"W. 59.63'
(34)	S.10°54'55"E.	10.61'		
(35)	Δ=37°40'00"	124.91'	190.00'	S.07°55'05"W. 122.67'
(35A)	N.64°24'25"W.	1.67'		
(36)	S.25°35'36"W.	50.00'		
(37)	Δ=88°34'00"	23.19'	15.00'	S.69°52'36"W. 20.945'
(38)	N.65°50'24"W.	144.08'		
(39)	N.12°58'24"W.	57.03'		
(39A)	N.12°58'24"W.	60.68'		
(40)	Δ=106°00'23"	185.02'	100.00'	N.65°58'35.5"W. 159.735'
(41)	S.61°01'13"W.	52.11'		
(42)	Δ=123°23'12"	43.07'	20.00'	N.57°17'11"W. 35.215'
(43)	N.04°24'25"E.	69.72'		

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT.

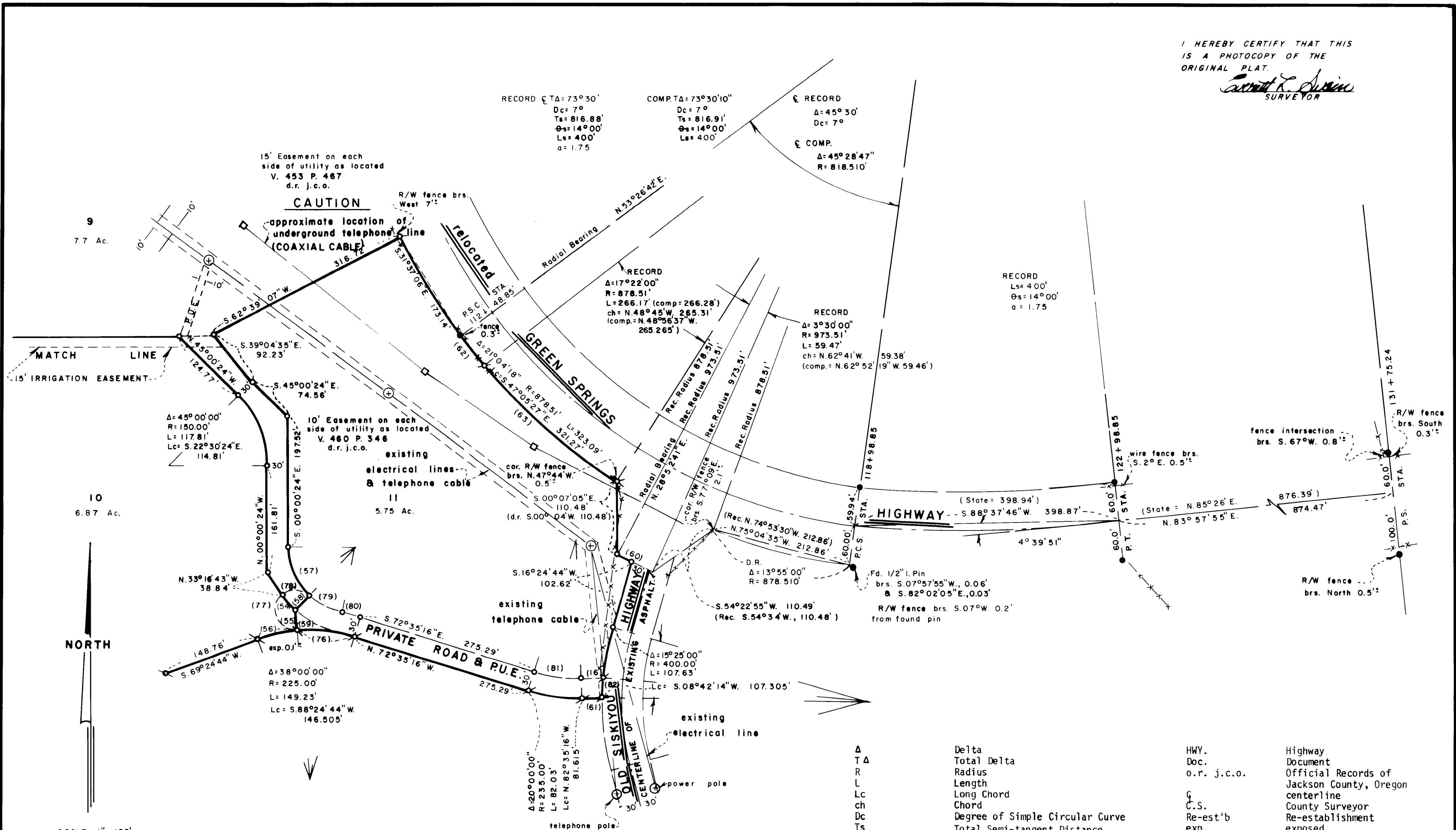
*Edward L. Sullivan*  
SURVEYOR

	Bearing/Delta	Length	Radius	Long Chord
(44)	Δ=74°30'35"	71.52'	55.00'	N.32°50'52.5"W. 66.59'
(45)	N.70°06'10"W.	11.65'		
(46)	Δ=64°02'01"	55.88'	50.00'	N.38°05'09.5"W. 53.015'
(47)	N.06°04'09"W.	57.30'		
(48)	Δ=23°15'16"	16.23'	40.00'	N.05°33'29"E. 16.125'
(49)	N.17°11'07"E.	6.36'		
(50)	Δ=80°26'26"	70.20'	50.00'	N.23°02'06"W. 64.575'
(51)	N.63°15'19"W.	56.84'		
(52)	Δ=12°53'41"	34.88'	155.00'	N.69°42'09.5"W. 34.81'
(53)	N.76°09'00"W.	16.65'		
(54)	Δ=13°15'06"	30.07'	130.00'	S.39°54'16"E. 30.00'
(55)	S.04°50'09"E.	30.00'		
(56)	Δ=15°45'08"	61.86'	225.00'	S.77°17'18"W. 61.665'
(57)	Δ=46°31'25"	81.20'	100.00'	N.23°16'06.5"W. 78.985'
(58)	N.43°28'11"E.	30.00'		
(59)	Δ=22°14'52"	87.37'	225.00'	N.83°42'42"W. 86.82'
(60)	Δ=01°25'41"	24.26'	973.51'	S.61°50'09.5"E. 24.265'
(61)	S.87°24'44"W.	29.94'		
(62)	Δ=03°42'18"	56.81'	878.51'	S.38°24'28"E. 56.80'
(63)	Δ=17°22'00"	266.28'	878.51'	S.48°56'37"E. 265.265'
(64)	S.07°55'41"W.	45.21'		
(65)	S.00°00'24"E.	63.86'		
(66)	Δ=06°27'34"	45.10'	400.00'	S.03°13'23"W. 45.07'
(67)	Δ=81°08'28"	49.57'	35.00'	S.40°34'38"E. 45.53'
(68)	Δ=180°00'00"	109.96'	35.00'	S.89°59'36"W. 70.00'
(69)	Δ=07°35'30"	4.64'	35.00'	N.03°47'21"E. 4.635'
(70)	Δ=18°25'24"	104.50'	325.00'	N.25°24'56"W. 104.055'
(71)	Δ=35°28'25"	201.22'	325.00'	N.01°31'58"E. 198.02'
(72)	Δ=11°53'21"	72.63'	350.00'	N.13°19'30"E. 72.50'
(73)	Δ=07°23'13"	45.12'	350.00'	N.03°41'13"E. 45.095'
(74)	Δ=12°23'03"	81.05'	375.00'	S.13°04'39"W. 80.895'
(75)	Δ=35°28'25"	185.74'	300.00'	S.01°31'58"W. 182.785'
(76)	Δ=22°14'52"	87.37'	225.00'	N.83°42'42"W. 86.82'
(77)	Δ=144°55'53"	75.89'	30.00'	N.22°22'12"W. 57.21'
(78)	Δ=83°22'27"	43.65'	30.00'	S.88°13'02"E. 39.905'
(79)	Δ=32°26'11"	56.61'	100.00'	S.62°44'54"E. 55.86'
(80)	Δ=06°22'44"	28.39'	255.00'	S.75°46'38"E. 28.375'
(81)	Δ=20°00'00"	71.56'	205.00'	S.82°35'16"E. 71.195'
(82)	Δ=04°19'12"	30.16'	400.00'	S.03°09'19"W. 30.15'



**SUNNY OAKS SUBDIVISION**

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT.  
*South E. Surin*  
 SURVEYOR

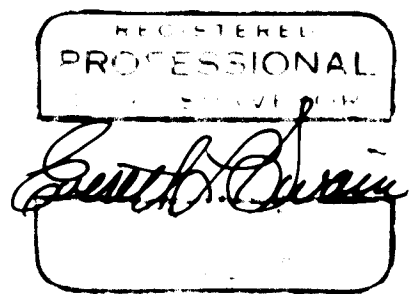


**ABBREVIATIONS**

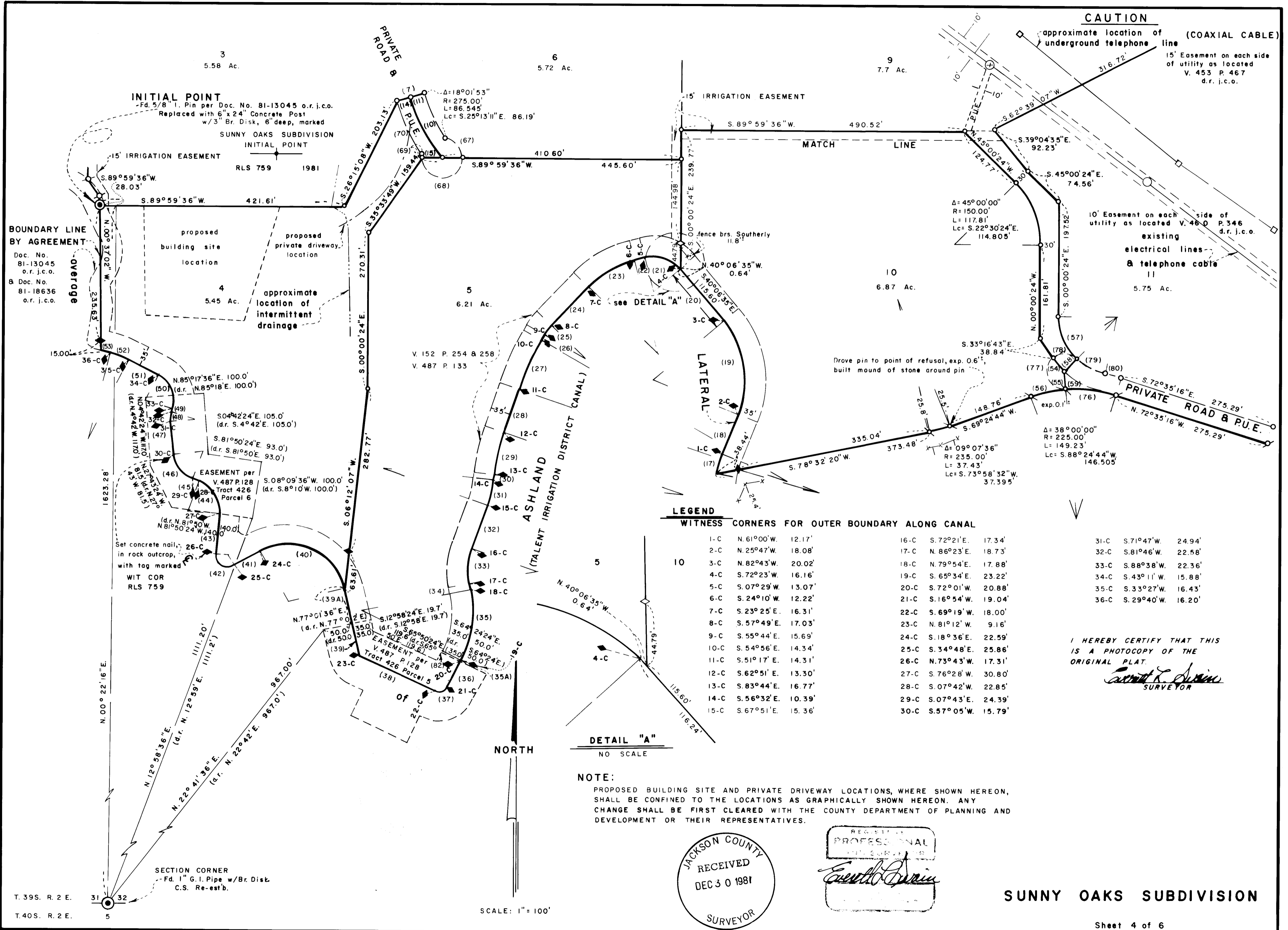
Fd.	Found
Conc.	Concrete
w/	with
Br.	Bronze
R.S.	Recorded Survey
No.	Number
SW	Southwest
cor.	corner
D.L.C.	Donation Land Claim
I.	Iron
Re:	Reference
Govt.	Government
Rec.	Record
chs.	chains
G.I.	Galvanized Iron
brs.	bears



Δ	Delta	HWY.	Highway
T Δ	Total Delta	Doc.	Document
R	Radius	o.r. j.c.o.	Official Records of Jackson County, Oregon
L	Length	G	centerline
Lc	Long Chord	C.S.	County Surveyor
ch	Chord	Re-est'b	Re-establishment
Dc	Degree of Simple Circular Curve	exp. &	exposed and
Ts	Total Semi-tangent Distance	R/W	Right of Way
Θs	Theta Angle of Spiral Curve	Ac.	Acres
Ls	Length Spiral		
a	Rate of Spiral Change		
comp.	computed		
d.r.	deed record		
Vol.	Volume		
P.	page		
x--x	fence		
STA	Station		
P.R.S.	Point of Reverse Spiral		
P.S.	Point of Spiral		
P.T.	Point of Tangency		
P.S.C.	Point of Spiral to Curve		
P.C.S.	Point of Curve to Spiral		
P.U.E.	Public Utility Easement		

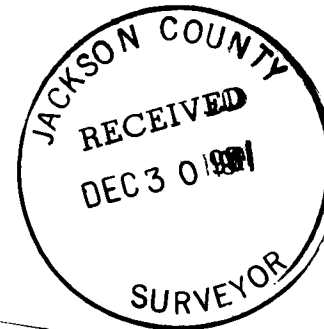


**SUNNY OAKS SUBDIVISION**



NOTE:

PROPOSED BUILDING SITE AND PRIVATE DRIVEWAY LOCATIONS, WHERE SHOWN HEREON, SHALL BE CONFINED TO THE LOCATIONS AS GRAPHICALLY SHOWN HEREON. ANY CHANGE SHALL BE FIRST CLEARED WITH THE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT OR THEIR REPRESENTATIVES.

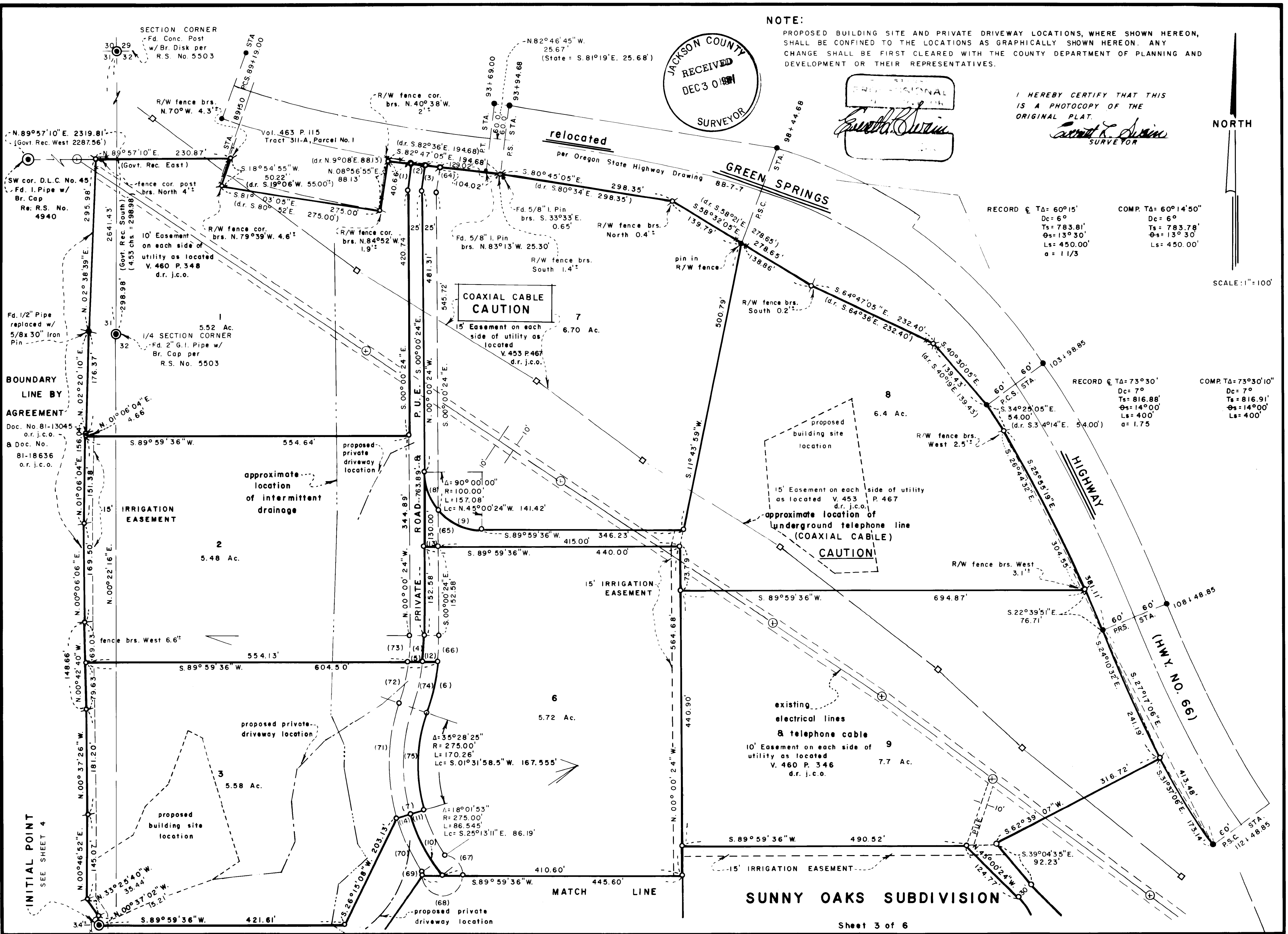


PROFESSIONAL SURVEYOR  
Ernest R. Swain

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT.  
Ernest R. Swain  
SURVEYOR

NORTH

SCALE: 1" = 100'



RECORD  $\Delta$  TA = 60°15'  
Dc = 6'  
Ts = 783.81'  
 $\Theta$ s = 13°30'  
Ls = 450.00'  
a = 11/3

RECORD  $\Delta$  TA = 73°30'  
Dc = 7'  
Ts = 816.88'  
 $\Theta$ s = 14°00'  
Ls = 400'  
a = 1.75

SUNNY OAKS SUBDIVISION

# SURVEYOR'S CERTIFICATE

STATE OF OREGON <sup>SS</sup>

County of Jackson

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 found 1 inch galvanized iron pipe with a 2 1/2 inch diameter bronze cap situated at the section corner common to Sections 31 and 32, Township 39 South, Range 2 East of the Willamette Base and Meridian, Jackson County, Oregon; thence N.00°22'16"E. along the section line common to Sections 31 and 32, as established on Recorded Survey No. 5503, 1,623.28 feet; thence leaving said section line, S.89°59'36"W., 28.03 feet to a 6 inch diameter by 24 inch long concrete post with a 3 inch diameter bronze disk situated in that Boundary Line by Agreement recorded as Document No. 81-13045 of the Official Records of Jackson County, Oregon and being the Initial Point of SUNNY OAKS SUBDIVISION; thence along said agreement line the following courses: N.00°37'02"W., 15.21 feet; thence N.33°25'40"W., 35.44 feet; thence N.00°46'52"E., 145.07 feet; thence N.00°37'26"W., 181.20 feet; thence N.00°42'40"W., 148.66 feet; thence N.00°06'06"E., 169.50 feet; thence N.01°06'04"E., 156.04 feet; thence N.02°20'10"E., 176.37 feet; thence N.02°38'39"E., 295.98 feet to a point in the Southerly boundary line of Donation Land Claim No. 45, said Township and Range; thence leaving said agreement line, N.89°57'10"E., (Government Record East) along said claim line, 230.87 feet to a point in that boundary line as set forth in Volume 463, page 115, Tract 311-A, Parcel No. 1; thence leaving said claim line, S.18°54'55"W., (deed record S.19°06'W., 55.00 feet, more or less,) 50.22 feet to the Southwest corner of said Parcel No. 1; thence S.81°03'05"E. (deed record S.80°52'E., 275.00 feet) 275.00 feet to an angle point in the Southerly boundary line of said Parcel No. 1; thence N.08°56'55"E. (deed record N.9°08'E., 88.13 feet) along the boundary line of said Parcel No. 1, 88.13 feet to an angle point in the Southerly boundary line of said Parcel No. 1; thence S.82°47'05"E., (deed record S.82°36'E., 194.68 feet) along said Southerly boundary line 194.68 feet; thence S.80°45'05"E., (deed record S.80°34'E., 298.35 feet) 298.35 feet; thence S.58°32'05"E. (deed record S.58°21'E., 278.65 feet) 278.65 feet; thence S.64°47'05"E. (deed record S.64°36'E., 232.40 feet) 232.40 feet; thence S.40°30'05"E. (deed record S.40°19'E., 139.43 feet) 139.43 feet to a found 5/8 inch iron pin situated in the Southwesterly right of way of the relocated Green Springs Highway opposite Oregon State Highway Department centerline station 103+98.85 point of curve to spiral; thence S.34°25'05"E. (deed record S.34°14'E., 54.00 feet) 54.00 feet to the Southeast corner of that tract of land as set forth in Volume 463, page 115, Tract 311-A, Parcel No. 1 of the Deed Records of Jackson County, Oregon; thence leaving the boundary of said tract of land, along the arc of a spiral curve to the right, the long chord bears S.25°55'19"E., 381.11 feet to a found 5/8 inch iron pin situated in the Southwesterly right of way of the relocated Green Springs Highway opposite Oregon State Highway Department centerline station 108+48.85, point of reverse spiral; thence along the arc of a spiral curve to the left, the long chord bears S.27°17'06"E., 413.48 feet to a found 5/8 inch iron pin situated in the Southwesterly right of way of said Green Springs Highway opposite Oregon State Highway Department centerline station 112+48.85, point of spiral to curve; thence continuing along said right of way along the arc of a 878.51 foot radius curve to the left (the central angle is 21 degrees 04 minutes and 18 seconds and the long chord bears S.47°05'27"E., 321.27 feet) 323.09 feet; thence S.00°07'05"E. (deed record S.00°04"W., 110.48 feet) 110.48 feet; thence along the arc of a 973.51 foot radius curve to the left (the central angle is 01 degree 25 minutes and 41 seconds and the long chord bears S.61°50'09.5"E., 24.265 feet) 24.265 feet to a point in the Northwesterly right of way of the Old Siskiyou Highway, 30 feet Northwesterly, when measured at right angles therefrom, the mean location of said asphaltic pavement; thence leaving the right of way of the relocated Green Springs Highway, S.16°24'44"W. along the Westerly right of way of said "Old Siskiyou Highway", 102.62 feet to a point of curvature; thence along the arc of a 400.00 foot radius curve to the left (the central angle is 15 degrees 25 minutes and 00 seconds and the long chord bears S.08°42'14"W., 107.305 feet) 107.63 feet to a point on curve; thence leaving the last referred to right of way S.87°24'44"W., 29.94 feet; thence along the arc of a 235.00 foot radius curve to the right (the central angle is 20 degrees 00 minutes and 00 seconds and the long chord bears N.82°35'16"W., 81.615 feet) 82.03 feet; thence N.72°35'16"W., 275.29 feet; thence along the arc of a 225.00 foot radius curve to the left (the central angle is 38 degrees 00 minutes and 00 seconds and the long chord bears S.88°24'44"W., 146.505 feet) 149.23 feet; thence S.69°24'44"W., 148.76 feet; thence along the arc of a 235.00 foot radius curve to the right (the central angle is 09 degrees 07 minutes and 36 seconds and the long chord bears S.73°58'32"W., 37.395 feet) 37.43 feet; thence S.78°32'20"W., 335.04 feet to a 5/8 inch iron pin Witness Corner; thence continuing S.78°32'20"W., 38.44 feet to a point in the average centerline of an irrigation ditch commonly referred to as the Ashland Lateral; thence along the average centerline of said Ashland Lateral the following courses: along the arc of a 180.00 foot radius curve to the right (the central angle is 11 degrees 18 minutes and 15 seconds and the long chord bears N.15°56'38.5"E., 35.455 feet) 35.51

feet; thence N.21°35'46"E., 72.67 feet; thence along the arc of a 160.00 foot radius curve to the left (the central angle is 61 degrees 42 minutes and 21 seconds and the long chord bears N.09°15'24.5"W., 164.105 feet) 172.32 feet; thence N.40°06'35"W. 116.24 feet; thence along the arc of a 60.00 foot radius curve to the left (the central angle is 64 degrees 19 minutes and 24 seconds and the long chord bears N.72°16'17"W., 63.875 feet) 67.36 feet; thence S.75°34'01"W., 19.23 feet; thence along the arc of a 165.00 foot radius curve to the left (the central angle is 31 degrees 58 minutes and 36 seconds and the long chord bears S.59°34'43"W., 90.895 feet) 92.09 feet; thence S.43°35'25"W., 92.96 feet; thence along the arc of a 80.00 foot radius curve to the left (the central angle is 14 degrees 01 minutes and 24 seconds and the long chord bears S.36°34'43"W., 19.53 feet) 19.58 feet; thence S.29°34'01"W., 10.89 feet; thence along the arc of a 500.00 foot radius curve to the left (the central angle is 10 degrees 43 minutes and 18 seconds and the long chord bears S.24°12'22"W., 93.43 feet) 93.56 feet; thence S.18°50'43"W., 78.84 feet; thence along the arc of a 327.00 foot radius curve to the left (the central angle is 13 degrees 15 minutes and 18 seconds and the long chord bears S.12°13'04"W., 75.48 feet) 75.65 feet; thence S.05°35'25"W., 8.42 feet; thence along the arc of a 192.00 foot radius curve to the right (the central angle is 13 degrees 32 minutes and 50 seconds and the long chord bears S.12°21'50"W., 45.29 feet) 45.40 feet; thence S.19°08'15"W., 80.20 feet; thence along the arc of a 115.00 foot radius curve to the left (the central angle is 30 degrees 03 minutes and 10 seconds and the long chord bears S.04°06'40"W., 59.63 feet) 60.32 feet; thence S.10°54'55"E., 10.61 feet; thence along the arc of a 190.00 foot radius curve to the right (the central angle is 37 degrees 40 minutes and 00 seconds and the long chord bears S.07°55'05"W., 122.67 feet) 124.91 feet; thence N.64°24'25"W., 1.67 feet to the centerline of that perpetual right of way and easement as set forth as Parcel No. 5 of Tract 426 in Volume 487, page 128 of the Deed Records of Jackson County, Oregon; thence along the centerline of said Parcel No. 5, S.25°35'36"W., 50.00 feet; thence along the arc of a 15.00 foot radius curve to the right (the central angle is 88 degrees 34 minutes and 00 seconds and the long chord bears S.69°52'36"W., 20.945 feet) 23.19 feet; thence N.65°50'24"W., 144.08 feet; thence N.12°58'24"W., 57.03 feet to the Northwesterly boundary line of said Parcel No. 5; thence leaving said Parcel No. 5 and continuing N.12°58'24"W. along the average centerline of said Ashland Lateral, 60.68 feet; thence along the arc of a 100.00 foot radius curve to the left (the central angle is 106 degrees 00 minutes and 23 seconds and the long chord bears N.65°58'35.5"W., 159.735 feet) 185.02 feet; thence S.61°01'13"W., 52.11 feet; thence along the arc of a 20.00 foot radius curve to the right (the central angle is 123 degrees 23 minutes and 12 seconds and the long chord bears N.57°17'11"W., 35.215 feet) 43.07 feet; thence N.04°24'25"E., 69.72 feet; thence along the arc of a 55.00 foot radius curve to the left (the central angle is 74 degrees 30 minutes and 35 seconds and the long chord bears N.32°50'52.5"W., 66.59 feet) 71.52 feet; thence N.70°06'10"W., 11.65 feet; thence along the arc of a 50.00 foot radius curve to the right (the central angle is 64 degrees 02 minutes and 01 seconds and the long chord bears N.38°05'09.5"W., 53.015 feet) 55.88 feet; thence N.06°04'09"W., 57.30 feet; thence along the arc of a 40.00 foot radius curve to the right (the central angle is 23 degrees 15 minutes and 16 seconds and the long chord bears N.05°33'29"E., 16.125 feet) 16.23 feet; thence N.17°11'07"E., 6.36 feet; thence along the arc of a 50.00 foot radius curve to the left (the central angle is 80 degrees 26 minutes and 26 seconds and the long chord bears N.23°02'06"W., 64.575 feet) 70.20 feet; thence N.63°15'19"W., 56.84 feet; thence along the arc of a 155.00 foot radius curve to the left (the central angle is 12 degrees 53 minutes and 41 seconds and the long chord bears N.69°42'09.5"W., 34.81 feet) 34.88 feet; thence N.76°09'00"W., 16.65 feet; thence leaving the average centerline of the irrigation ditch commonly referred to as the Ashland Lateral, N.00°37'02"W., 15.00 feet to a 5/8 inch iron pin Witness Corner; thence continuing N.00°37'02"W., 235.63 feet to the initial point.

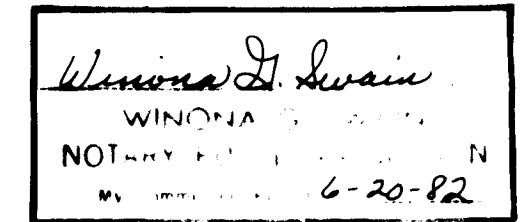
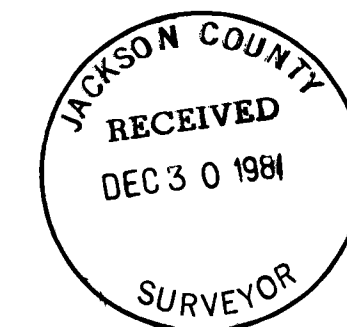
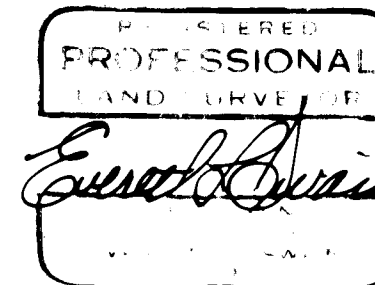
I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT.

*Everett L. Swain*  
SURVEYOR

Subject to any and/or easements and/or rights of way of record and those apparent on the land.

*Everett L. Swain*  
Surveyor

Subscribed and sworn to before me this 21st day of September 1981.



SUNNY OAKS SUBDIVISION