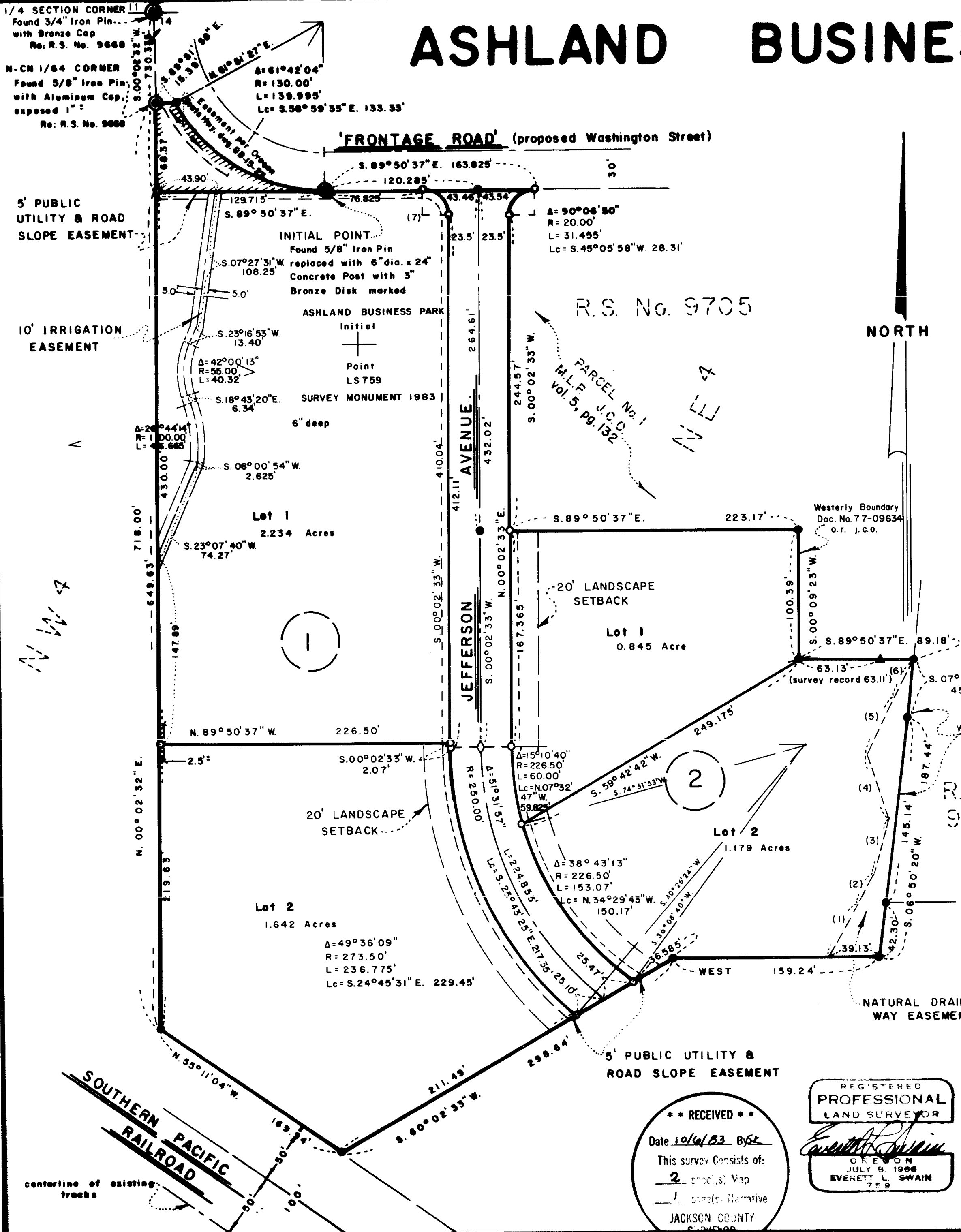


ASHLAND BUSINESS PARK



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

Everett L. Swain
Surveyor

SWAIN SURVEYING, INC.
27 1/2 NORTH MAIN STREET
SCALE: 1" = 60'
BASIS OF BEARING:

SEPTEMBER 12, 1983
ASHLAND, OREGON 97520

TRUE MERIDIAN AT N-S & SEC. 14
(derived from N.O.A.A. net)

- ⊙ FOUND MONUMENT AS SHOWN
- FOUND 5/8 INCH IRON PIN TAGGED SWAIN PER R.S. NO. 9668 AND 9705
- ▲ FOUND 5/8 INCH IRON PIN WITNESS CORNER. Re: R.S. No. 6905
- SET 5/8 x 30 INCH IRON PIN TAGGED SWAIN L5759
- ◇ DEFERRED MONUMENT
- ⊙ FOUND 5/8 INCH IRON PIN. Re: R.S. No. 6905

LEGEND

(1)	N. 28° 52' 55" E.	47.70'
(2)	N. 29° 10' 14" E.	26.07'
(3)	N. 14° 41' 37" E.	44.82'
(4)	N. 18° 27' 21" W.	51.99'
(5)	N. 25° 28' 05" E.	47.64'
(6)	N. 28° 00' 53" E.	34.80'
(7)	Δ = 89° 53' 10" R = 20.00' L = 31.375' Lc = S. 44° 54' 02" E. 28.255'	

POST MONUMENTATION CERTIFICATE

All monuments will be set on or before the 1st day of September, 1984. All monuments are now set, on this 26 day of APRIL 19 84. See document No. 84-06514 of the Official Records of Jackson County, Oregon.

Everett L. Swain
Surveyor 9936

**** RECEIVED ****
Date 10/6/83 By BS
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
REG. 2000

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Everett L. Swain
OREGON
JULY 8, 1966
EVERETT L. SWAIN
759

SURVEY NO. 9745

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Ashland Industrial Development Corporation
1983 Tamarack Place
Ashland, Oregon 97520

LOCATION: Situated in the Northeast quarter of Section 14, Township 39 South,
Range 1 East of the Willamette Base and Meridian, Jackson County,
Oregon.

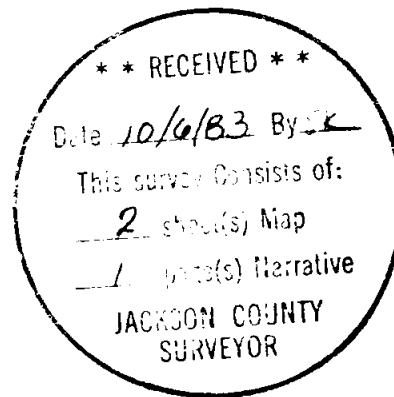
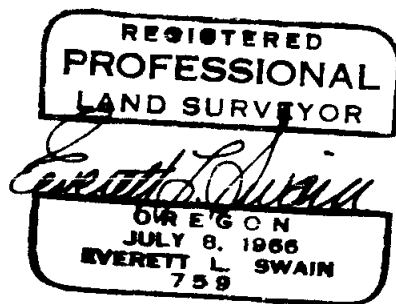
PURPOSE: To survey, monument and plat the Ashland Business Park, an
industrial subdivision, per request of client.

PROCEDURE: Utilizing the outer boundaries established in the course of Recorded
Surveys No. 9668 and 9705, proceeded to establish the various lots
within this subdivision as shown hereon. The remainder of the survey
is as shown on the accompanying map.

BASIS OF BEARING: True Meridian at the N-S centerline of Section 14 as derived from
the National Oceanic and Atmospheric Administration (formerly Coast
and Geodetic Survey) survey net established in 1968 and filed in
the office of the Jackson County Surveyor.

September 29, 1983

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



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

Everett L. Swain
Surveyor

ASHLAND BUSINESS PARK

TO THE CITY OF ASHLAND

Located in the NE 1/4 of Sec. 14, Twp. 39 S., R. 1 E. W. M., Jackson County, Oregon

Examined and approved this 21st day of September 1983.

James H. Olson
City Surveyor

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that

Barbara Peterson, also known as Barbara Peterson Young, is the owner in fee simple of the land as described hereon with Ashland Industrial Development Corporation, an Oregon corporation, being the contract purchaser and we have caused the same to be surveyed and platted into lots, blocks and streets as set forth hereon and that this plat is a correct representation of ASHLAND BUSINESS PARK, an industrial subdivision. We do hereby dedicate and convey to the public for public use that street area shown hereon as Jefferson Avenue and that "hatched" area Southwesterly of and contiguous to that 'Frontage Road' (proposed Washington Street) as shown hereon. Also, said subdivision shall be subject to public utility, irrigation and road slope easements as shown hereon. Mc Cow Cablevision shall be granted the right to use the 5 foot public utility easements as shown hereon. We hereby dedicate and convey to the City of Ashland a 'Natural Drainage Way' easement, variable in width, over and across Lot 2 of Block 2, as shown hereon. There shall be minimum landscape setbacks as hereon indicated. We do hereby designate this industrial subdivision as ASHLAND BUSINESS PARK, to the City of Ashland.

Examined and approved by the Talent Irrigation District in regular session this 13th day of September 1983.

Ronald M. Minear President
W.H. Hopfinger Secretary

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 29 day of Sept. 1983.

Ray Stewart Director of Assessment & Taxation
Hans Menden Deputy

Filed for record this 16th day of October 1983 at 9:07 o'clock A M. and recorded in Volume 15 of plat: at page 6 of records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk
Pauline E. McAmack Deputy

SURVEYOR'S CERTIFICATE

STATE OF OREGON
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 the quarter corner common to Sections 11 and 14, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon; thence S.00°02'32"W. along the North-South centerline of said Section 14, a distance of 730.335 feet to intersect the Westerly prolongation of the Southerly right of way, tangent section, of that 'Frontage Road' as set forth in Doc. No. 72-00467 of the Official Records of Jackson County, Oregon; thence leaving said North-South centerline of Section 14, S.89°50'37"E. along said Westerly prolongation of and the Southerly right of way of said 'Frontage Road', 129.715 feet to a 6 inch diameter by 24 inch long concrete post with a 3 inch diameter bronze disk for the Initial Point of ASHLAND BUSINESS PARK, an industrial subdivision; thence continuing S.89°50'37"E. along said Southerly right of way, 163.825 feet to intersect the Easterly right of way of Jefferson Avenue; thence leaving said Southerly right of way and along the Easterly right of way of Jefferson Avenue, along the arc of a 20.00 foot radius curve to the left, the radial bearings "in and out" are S.00°09'23"W. and N.89°57'27"W. (the central angle is 90 degrees 06 minutes and 50 seconds) 31.455 feet; thence S.00°02'33"W., 244.57 feet to a point in the Southerly boundary line of Parcel No. 1 of that Minor Land Partition filed for record the 15th day of August, 1983 at 2:37 o'clock P.M. and recorded in Volume 5 at page 132 of "Minor Land Partitions" in Jackson County, Oregon; thence leaving said Easterly right of way, S.89°50'37"E. along the Southerly boundary line of said Parcel No. 1, 223.17 feet to the Southeast corner thereof & being situated in the Westerly boundary line of that tract or parcel of land as set forth in Doc. No. 77-09634 of the Official Records of Jackson County, Oregon; thence S.00°09'23"W. along the Westerly boundary line of said tract or parcel of land as last referred to hereinabove, 100.39 feet to the Southwesterly corner thereof; thence S.89°50'37"E. along the Southerly boundary line of said tract or parcel of land last referred to hereinabove, 89.18 feet to the South-easterly corner thereof and being situated in the Westerly boundary line of that tract or parcel of land as set forth in Doc. No. 75-14182 of the Official Records of Jackson County, Oregon; thence S.07°40'02"W. along the Westerly boundary line of said tract or parcel of land as last referred to hereinabove, 45.23 feet; thence continuing along said Westerly boundary line S.06°50'20"W., 145.14 feet to the Southwesterly corner thereof; thence leaving the Westerly boundary line of the last referred to tract or parcel of land and continuing S.06°50'20"W., 42.30 feet; thence West, 159.24 feet; thence S.60°02'33"W., 298.64 feet to a point in the Northeastly right of way of the Southern Pacific Railroad, situated 100.0 feet Northeastly therefrom, when measured normal therefrom, the centerline of the existing railroad tracks; thence N.55°11'04"W. along said railroad right of way, 169.94 feet to a point in the North-South centerline of Section 14, said Township and Range; thence leaving said railroad right of way, N.00°02'32"E. along said North-South centerline of said section, 718.00 feet to the Northwest corner of the Southwest quarter of the Northwest quarter of the North-east quarter of said Section 14; thence leaving said North-South centerline of said section S.89°51'58"E. along the Northerly boundary line of the South half of the Northwest quarter of the Northeast quarter of said Section 14, a distance of 15.39 feet to a point in the Southwesterly right of way of that 'Frontage Road' as set forth in Doc. No. 72-00467 of the Official Records of Jackson County, Oregon; thence along said Southwesterly and Southerly right of way of said 'Frontage Road' along the arc of a 130.00 foot radius curve to the left, the radial bearings "in and out" are N.61°51'27"E. and S.00°09'23"W. (the central angle is 61 degrees 42 minutes and 04 seconds) 139.995 feet to the initial point.

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

IN WITNESS WHEREOF, I have set my hand and seal this 15 day of September 1983

Barbara Peterson
Barbara Peterson
(also known as Barbara Peterson Young)

STATE OF COLORADO
ss

County of Denver
September 15 A.D. 1983

Personally appeared the above named Barbara Peterson, also known as Barbara Peterson Young, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Lynne R. Doone
Notary Public for Colorado
My Commission expires Jan 21, 1987

IN WITNESS WHEREOF, we have set our hands and seals this 19 day of September

Marion G. Krebs
Marion G. Krebs, President

Richard C. Cottle
Richard C. Cottle, Secretary

STATE OF OREGON
ss

County of Jackson
September 19 A.D. 1983

Personally appeared the above named Marion G. Krebs, President and Richard C. Cottle, Secretary of Ashland Industrial Development Corporation, an Oregon corporation, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Florence Powell
Notary Public for Oregon
My Commission expires 4/5/87

APPROVAL

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of Jan 12 1983, the above plat is hereby approved. Dated this 20th day of Sept 1983.

[Signature]
President

[Signature]
Secretary

Everett L. Swain
WINONA G. SWAIN
NOTARY PUBLIC - OREGON
My Commission Expires 6-24-86

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 8, 1908
EVERETT L. SWAIN
759

Subscribed and sworn to before me this 22nd day of September 1983.

Everett L. Swain
Surveyor