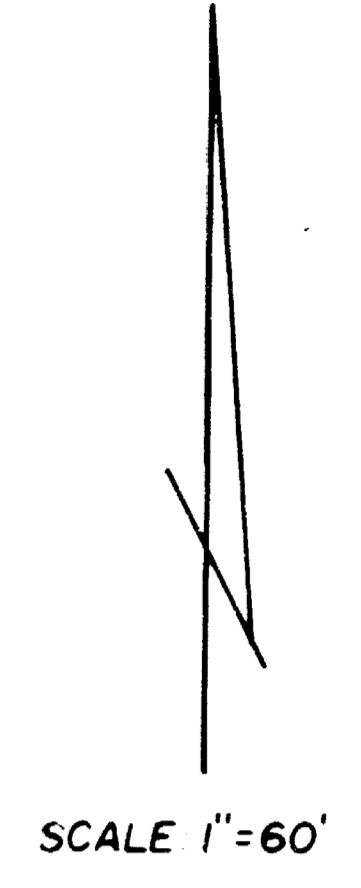


MINOR LAND PARTITION

PARTITION PLAT NO. P-72-1991

LOCATED IN
Southwest Quarter of Section 11, Township 39 South, Range 1 East of the
Willamette Base and Meridian,
JACKSON COUNTY OREGON

FOR
JAMES R. WATSON
2305 Ashland Street
Ashland, Oregon 97520



MONUMENT FOUND RECORD

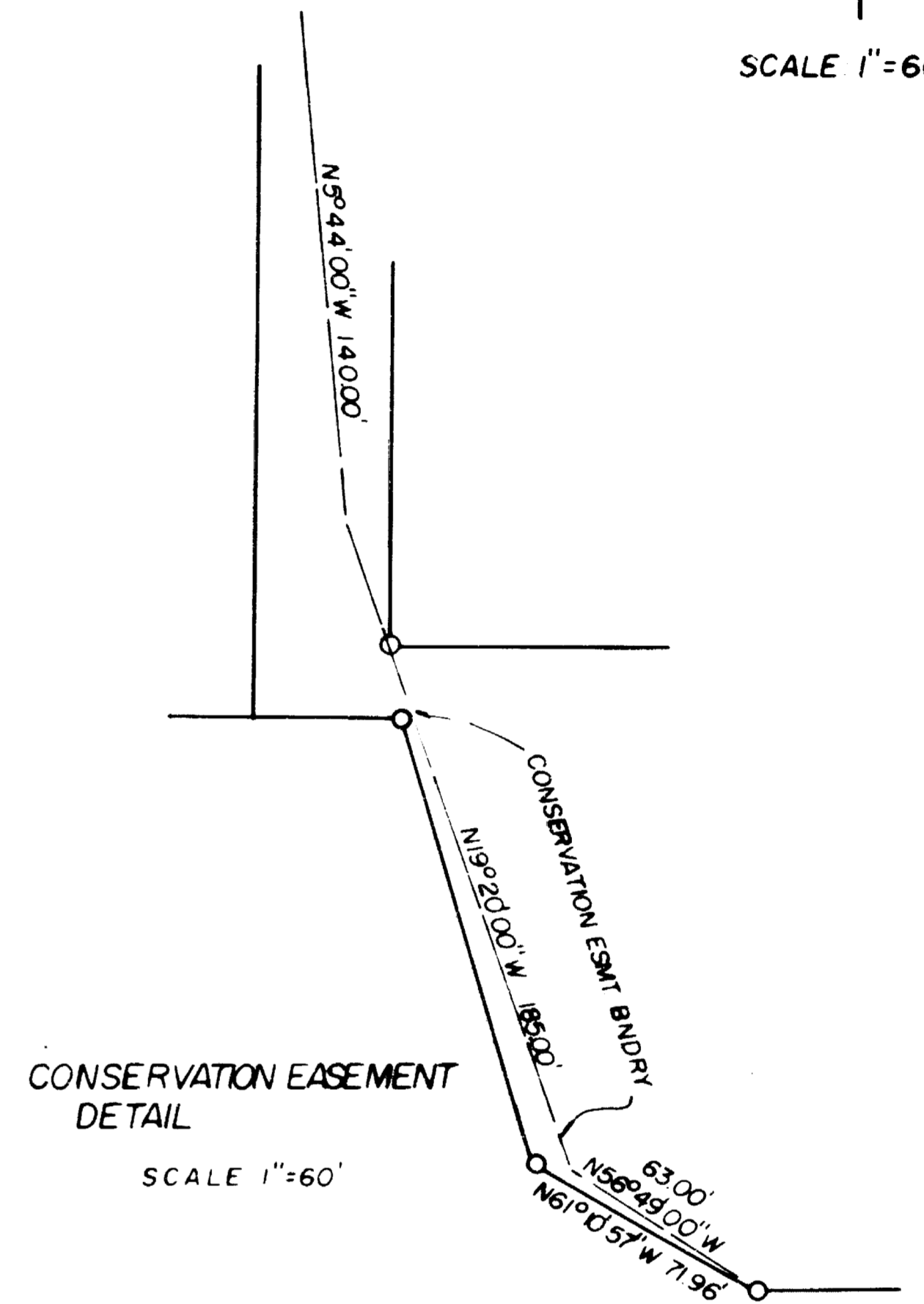
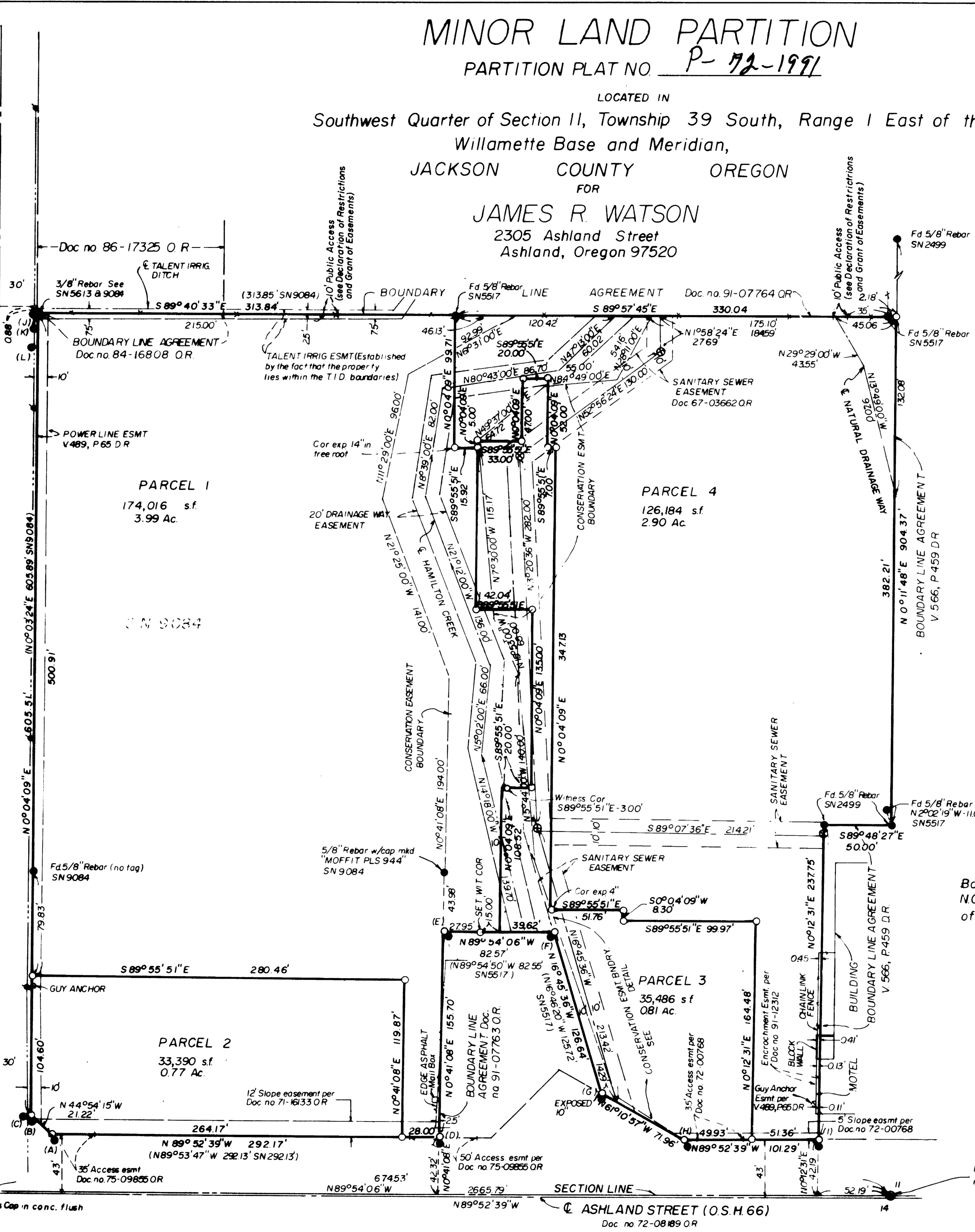
- (A) 5/8" Rebar w/cap mtd. "MOFFIT PLS 944" S36°55'24"E 0.66' SN 9084
- (B) 5/8" Rebar w/cap mtd. "MOFFIT PLS 944" S9°00'43"E 0.36' SN 9084
- (C) 5/8" Rebar w/cap mtd. "O.S.H.D." S86°57'56"W 3.64'
- (D) 5/8" Rebar w/cap mtd. "MOFFIT PLS 944" S0°41'08"W 0.19' SN 9084
- (E) 5/8" Rebar S7°08'30"E 0.16' SN 5517-26' deep
- (F) 5/8" Rebar S38°15'47"W 0.24' SN 5517
- (G) 5/8" Rebar w/cap mtd. "D. McMahan LS 1913" S0°09'43"W 0.21' SN 12451
- (H) 5/8" Rebar w/alum. cap mtd. O.S.H.D. S34°39'21"E 0.18'
- (I) 5/8" Rebar w/cap mtd. "D. McMahan LS 1913" SN 12451 S0°12'31"E 0.14'
- (J) 5/8" Rebar exposed 10' S39°00'34"W, 0.42' origin unknown.
- (K) 5/8" Rebar exposed 8' S0°38'25"E 1.67' from NW cor. Parcel 1, origin unknown
- (L) 5/8" Rebar exposed 10' S3°02'30"W 28.91' from NW cor. Parcel 1, origin unknown.

LEGEND

- = FOUND MONUMENT AS SHOWN
- = SET 5/8" x 24" Rebar w/cap mtd. "ANDREWS LS 1626"
- () = RECORD DATA AS SHOWN
- O.R. = OFFICIAL RECORDS
- = EXISTING MANHOLE
- D.R. = DEED RECORDS

- Existing fence line
- Overhead Power Line
- ⚡ = POWER POLE

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Andrews
OREGON
JAMES E. ANDREWS



I certify that this is a true and exact copy of the original map.
James E. Andrews
Surveyor

Basis of Bearings-True Meridian at the N-S C. of Section 11 derived from the N.O.A. net. Bearing control for this survey determined from the south line of Section 11 per SN 9812.

SURVEYED BY
JAMES ANDREWS
837 E JACKSON
MEDFORD, OREGON 97504
PH 503-773-8866
APRIL 16, 1991

SURVEYED FOR
JAMES R. WATSON
101 MAIN STREET, SUITE A
SEAL BEACH, CALIFORNIA 90740
PH 213-430-0503

SWAIN SURVEYING
1/4 S11 COR
LS 759
SURVEY MONUMENT 1983

12541

SURVEY NO. _____

SURVEY NARRATIVE TO COMPLY WITH O.R.S 205.290

SURVEY FOR: Watson and Associates
P.O. Box 2599
Roseville, California 97546

DATE: April 16, 1991

LOCATION: Southwest Quarter of Section 11, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon.

PURPOSE: To divide the tract of land as shown and prepare a map to meet the requirements of City of Ashland Planning Action #91-004.

PROCEDURE: I tied control established in Surveys No. 9812, 9084, 5613, 5517, 2499, and 12451. I established the centerline of Ashland Street (Oregon State Highway no. 66) per Document no. 72-08189 Official Records. The north line was set by Boundary Line Agreements existing and created this survey as proposed in previous surveys. I set boundary corners as shown on the attached map.

BASIS OF BEARINGS: The Basis of Bearings is the True Meridian at the North-South centerline of Section 11, derived from the N.O.A.A. net. Bearing control for this survey determined from the south line of Section 11 per Survey no. 9812.

SURVEYED BY: James Andrews
837 E. Jackson
Medford, Oregon 97504

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 14, 1859
JAMES E. ANDREWS
1828

** RECEIVED **

Date 7-25-91 By JA

This survey Consists of:

2 sheet(s) Map

1 page(s) Narrative

JACKSON COUNTY
SURVEYOR

APPROVAL:

John M. ...
ASHLAND PLANNING COMMISSION
Boundary Line Adjustment
DATE 6-18-91

APPROVAL

Examined and Approved this 13th day of June, 1991.

James H. Olson
City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting March 12, 1991, this map is hereby approved.

Dated this 18 day of June, 1991.

Najla Benson President
John Ferguson Secretary

I certify that this is a true and exact copy of the original map.

James R. Andrews
Surveyor

SURVEYOR'S CERTIFICATE

I, James Andrews, certify that I am a duly Registered Professional Land Surveyor in the State of Oregon, License No. 1626, being first duly sworn, do hereby certify that this plat correctly represents a survey made by me and that I have correctly surveyed and marked with proper monuments the tract of land shown hereon, and that said plat and survey conform with the Ordinances of the City of Ashland, and Jackson County, and the Statutes of the State of Oregon and that the following is an accurate survey and title description of the boundaries of said tract:

Commencing at the South Quarter corner of Section 11, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence along the south line of said Section 11, North 89' 54' 06" West, 52.19 feet; thence leaving said section line, North 0' 12' 31" East, 42.19 feet to a point on the north line of Ashland Street (relocated Oregon State Highway No. 66) for the True Point of Beginning; thence along the said north line, North 89' 52' 39" West, 101.29 feet; thence North 61' 10' 57" West, 71.96 feet to the southeast corner of that tract of land described in Document no. 87-22707, Official Records, Jackson County, Oregon; thence along the east line of said tract, North 16' 45' 36" West, 126.64 feet to the northeast corner of said tract; thence along the north line of said tract and its westerly extension, North 89' 54' 06" West, 82.57 feet to a point on that Boundary Line Agreement as recorded in Document no. 91-07763, Official Records, Jackson County, Oregon; thence along the said Boundary Line Agreement, South 0' 41' 08" West, 155.70 feet to the said north line of Ashland Street; thence along the said north line, North 89' 52' 39" West, 292.17 feet; thence North 44' 54' 15" West, 21.22 feet to the east line of Tolman Creek Road; thence along the said east line of Tolman Creek Road North 0' 04' 09" East, 605.51 feet to a 3/8 inch rebar on that Boundary Line Agreement Recorded in Document No. 84-16808, Official Records, Jackson County Oregon; thence along said Boundary Line Agreement and a Boundary Line Agreement recorded in Document No. 91-07764, Official Records, Jackson County, Oregon, South 89' 40' 33" East, 313.84 feet to a 5/8 inch rebar; thence South 89' 57' 45" East, 330.04 feet to intersect that Boundary Line Agreement as described in Volume 566, Page 459, Deed Records, Jackson County, Oregon; thence along the said Boundary Line Agreement, South 0' 11' 48" West, 382.21 feet to a 5/8 inch rebar; thence North 89' 48' 27" West, 50.00 feet to a 5/8 inch rebar; thence South 0' 12' 31" West, 237.75 feet to the True Point of Beginning.

Subscribed and sworn to before me this 6 day of June, 1991.

OFFICIAL SEAL
REBECCA A. BROOKS
NOTARY PUBLIC - OREGON
COMMISSION NO. 008894
MY COMMISSION EXPIRES MAY 20, 1995

Rebecca A. Brooks

James R. Andrews
Surveyor

RECEIVED
Date 7-25-91 By BC
This survey consists of 2 lots of 1 acre each
JACKSON COUNTY SURVEYOR

SURVEYED BY
JAMES ANDREWS
837 E. JACKSON
MEDFORD, OREGON 97504
APRIL 16, 1991

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JAMES E. ANDREWS

MINOR LAND PARTITION

PARTITION PLAT NO. P-72-1991

LOCATED IN

Southwest Quarter of Section 11, Township 39 South, Range 1 East of the Willamette Base and Meridian
JACKSON COUNTY OREGON

FOR
JAMES R WATSON
2305 Ashland Street
Ashland, Oregon 97520

RECORDING

FILED FOR RECORD THIS THE 25 DAY OF July 1991 AT 12:15 O'CLOCK P M, AND RECORDED AS PARTITION PLAT NO. P-72-1991 OF THE RECORDS OF JACKSON COUNTY, OREGON.
INDEX VOLUME 2, PAGE 72

Kathleen S. Burkett County Clerk
Joy A. Rameter Deputy

COUNTY SURVEYOR File No. 12541

WATER RIGHTS STATEMENT:

See Document No. 91-17252 of the Official Records of Jackson County, Oregon.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that I, James R. Watson, am the owner in fee simple of the lands shown hereon and designated as Parcels 1, 2, 3, and 4 and that I have caused the partitioning as shown hereon, and I do hereby dedicate to the City of Ashland a Conservation Easement and Drainage Way Easement across a portion of Parcels 1, 3, and 4 as shown hereon. EXCEPT therefrom that drainage way that goes across the northeast corner of Parcel 4.

James R. Watson
James R. Watson

STATE OF California)
COUNTY OF Orange)ss

Personally appeared the above named James R. Watson and acknowledged the foregoing instrument to be his voluntary act and deed.

OFFICIAL SEAL
DEBORAH S. LINDBLOM
Notary Public - California
ORANGE COUNTY
My Comm Expires APR 25, 1994

Deborah S. Lindblom
June 7, 1991

DECLARATION OF RESTRICTIONS & GRANT OF EASEMENTS

See Document No. 91-17253 of the Official Records, Jackson County, Oregon.