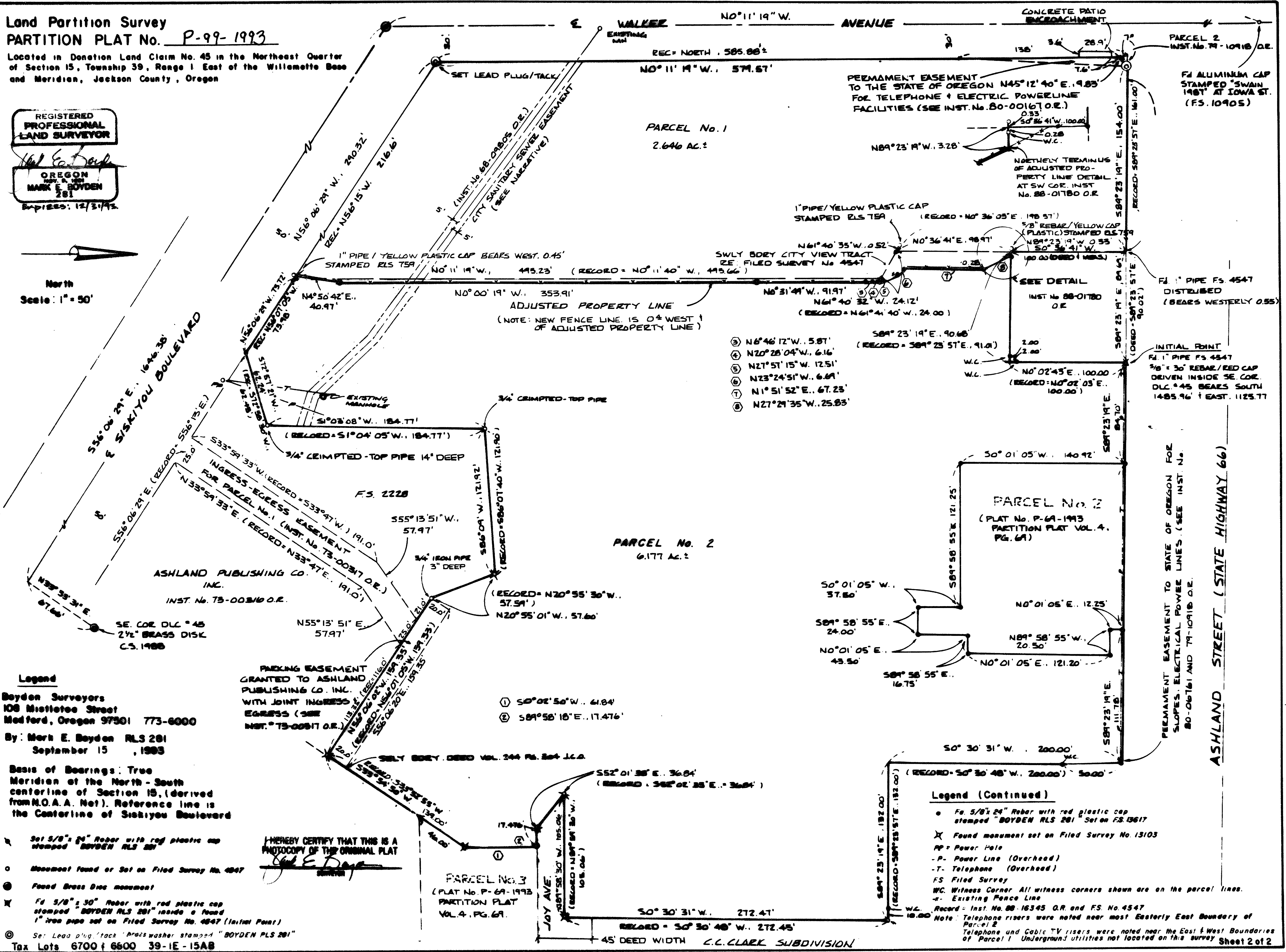


Land Partition Survey
PARTITION PLAT No. P-99-1993

Located in Donation Land Claim No. 45 in the Northeast Quarter of Section 15, Township 39, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon

REGISTERED PROFESSIONAL LAND SURVEYOR
Mark E. Boyden
OREGON
MARK E. BOYDEN
281
Exp. 12/31/93

North
Scale: 1" = 50'



Legend
Boyd Surveyors
108 Mistletree Street
Medford, Oregon 97501 773-6000
By: Mark E. Boyden RLS 281
September 15, 1993

Basis of Bearings: True Meridian at the North-South centerline of Section 15, (derived from N.O.A. Net). Reference line is the Centerline of Siskiyou Boulevard

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPIED COPY OF THE ORIGINAL PLAT
Mark E. Boyden
SURVEYOR

- Set 5/8" x 3/4" Rebar with red plastic cap stamped "BOYDEN RLS 281"
- Monument found or set on Filed Survey No. 4847
- Found Brass Disk monument
- 5/8" x 3/4" Rebar with red plastic cap stamped "BOYDEN RLS 281" inside a found 1" iron pipe set on Filed Survey No. 4847 (Initial Point)
- Set Lead plug/fack brass washer stamped "BOYDEN PLS 281"

Legend (Continued)

- 5/8" x 24" Rebar with red plastic cap stamped "BOYDEN RLS 281" Set on FS 13617
- X Found monument set on Filed Survey No. 13103
- MP = Power Pole
- P - Power Line (Overhead)
- T - Telephone (Overhead)
- FS Filed Survey
- WC Witness Corner All witness corners shown are on the parcel lines.
- E - Existing Fence Line
- W.C. Record - Inst. No. 88-16345 O.R. and FS. No. 4547

Note: Telephone risers were noted near most Easterly East Boundary of Parcel 2
Telephone and Cable TV risers were noted near the East & West Boundaries of Parcel 1. Underground utilities not located on this survey Sheet 2 of 2

ASHLAND STREET (STATE HIGHWAY 66)

SURVEY NO. 13722

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

A storm drain was noted running Northerly through Parcel 2 and lying near the Westerly boundary of Parcel 2, and running through the property described in Instrument No. 88-01780, Official Records and crossing Ashland Street.

Final parcel corners were then computed and monumented at positions shown on the Partition Plat.

** RECEIVED **
Date 11-22-93 By MB
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Mark E. Boyden
OREGON
NOV. 9, 1951
MARK E. BOYDEN
281
Expires 12/31/93.

Land Partition Survey PARTITION PLAT No. P-99-1993

Located in Donation Land Claim No. 45 in the Northeast Quarter of Section 15, Township 39, South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon

Russell E. Dale
585 Allison Street
Ashland, Oregon
97520

for
Seako Corporation
585 Allison Street
Ashland, Oregon
97520

Michael D. & Beverly Rydbom
1652 Ashland Street
Ashland, Oregon
97520

RECORDING

Filed for record this the 22 day of Nov 1993 at 10:06 O'Clock P.M. and recorded as Partition Plat No. P-99-1993 of the Records of Partition Plats in Jackson County, Oregon Index Volume 4, Page 99

Kathleen J. Beckett
County Clerk

Jay A. Smith
Deputy

County Surveyor File No. 13722

WATER RIGHTS STATEMENT

There are no water rights appurtenant to this property

APPROVAL
Bill Mohr
Ashland Planning Department
PA # 93-118
Property Line Adjustment

11/15/93
Date

APPROVAL
Examined and Approved this 24 day of Nov 1993

James H. Olson
City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting April 13, 1993 this map is hereby approved. Dated this 9th day of November, 1993.

Michael D. Rydbom
President

Bill Mohr
Secretary

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that we, Michael D. Rydbom, Beverly A. Rydbom, husband and wife, and Russell E. Dale and Seako Corporation, a Colorado Corporation, are the owners in fee simple of the lands hereon described and have caused the land to be partitioned and the property line adjusted between Parcel 1 and Parcel 2 as shown hereon, and the sizes of the parcels and the course and length of all lines are plainly set forth, and that this is a correct representation of the partition.

Michael D. Rydbom
Michael D. Rydbom

Russell E. Dale
Russell E. Dale

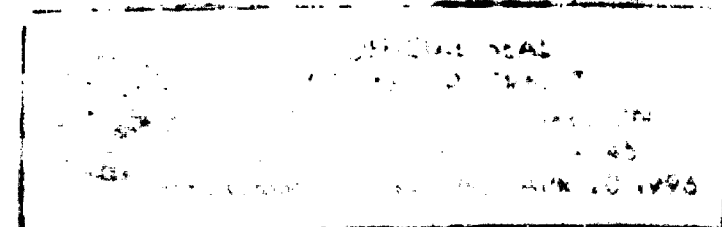
Beverly A. Rydbom
Beverly A. Rydbom

Russell E. Dale
Seako Corporation,
A Colorado Corporation
By Russell E. Dale
(Attorney in Fact)

STATE OF OREGON)
)ss
County of Jackson)

On this the 11th day of NOVEMBER, 1993, personally appeared before me Michael D. Rydbom, Beverly A. Rydbom, Russell E. Dale and Seako Corporation, A Colorado Corporation (Represented by Russell E. Dale, Attorney in Fact.

James H. Olson
Notary Public



*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
)ss
County of Jackson)

I, Mark E. Boyden, a Registered Surveyor of the State of Oregon, being first 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 said tract:

Commencing at the Southeast corner of Donation Land Claim No. 45 in Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence North, 1485.96 feet; thence West, 1125.77 feet to a 5/8" X 30" rebar with red plastic cap set inside a found 1" X 20" galvanized iron pipe at the most-Northerly Northwest corner of tract described as Parcel No. 1 in Instrument No. 88-16345 of the Official Records of said County, for the INITIAL POINT OF BEGINNING; thence along the Southerly right-of-way line of Ashland Street (State Highway 66) South 89° 23' 19" East, 84.70 feet to the Northwest corner of Parcel No. 2 as created by Partition Plat No. P-69-1993 of the Records of Partition Plats in Jackson County, Oregon Index Volume 4, Page 69; thence along the boundaries of said Parcel No. 2 as follows: South 0° 01' 05" West, 140.92 feet; thence South 89° 58' 55" East, 121.25 feet; thence South 0° 01' 05" West, 37.50 feet; thence South 89° 58' 55" East, 24.00 feet; thence North 0° 01' 05" East, 43.50 feet; thence South 89° 58' 55" East, 16.75 feet; thence North 0° 01' 05" East, 121.20 feet; thence North 89° 58' 55" West, 20.50 feet; thence North 0° 01' 05" East, 12.25 feet to the most-Northerly Northeast corner of said Parcel No. 2; thence along Southerly right-of-way line of Ashland Street (State Highway 66) South 89° 23' 19" East, 111.78 feet to the most-Northerly Northeast corner of said Parcel No. 1; thence along the Easterly boundary of said Parcel No. 1 as follows: South 0° 30' 31" West (Record = South 0° 30' 48" West), 200.00 feet; thence South 89° 23' 19" East (Record = South 89° 23' 57" East) 132.00 feet to the West boundary of C. C. CLARK SUBDIVISION in the City of Ashland as now recorded; thence along said subdivision boundary South 0° 30' 31" West, 272.47 feet (Record = South 0° 30' 48" West, 272.45 feet) to the Southwest corner of said subdivision; thence North 89° 58' 30" West (Record = North 89° 59' 30" West), 105.06 feet; thence South 52° 01' 38" East (Record = South 52° 02' 35" East), 36.84 feet to the Southerly right-of-way line of Joy Avenue in said City; thence leaving said Parcel No. 1 boundary and running along said avenue boundary South 89° 58' 18" East, (Record = South 89° 57' East) 17.476 feet to the Northwest corner of Parcel No. 3 as created by said Partition Plat No. P-69-1993 of said Index Volume 4, Page 69; thence South 0° 02' 50" West, 61.84 feet to an angle point on the Westerly boundary of said Parcel NO. 3; thence along the Southeasterly boundary of tract described in Volume 244, Page 304 of the Deed Records of Jackson County, Oregon, South

330 54' 50" West (Record = South 330 52' 55" West) 139.00 feet to a Southerly corner of aforesaid Parcel No. 1; thence along the Southerly boundaries of said Parcel No. 1 as follows: North 56° 06' 02" West, 159.35 feet (Record = North 56° 07' 05" West, 159.33 feet); thence North 20° 55' 01" West, 57.60 feet (Record = North 20° 55' 30" West, 57.59 feet); thence South 86° 09' West, 121.92 feet (Record = South 86° 07' 40" West, 121.90 feet); thence South 1° 03' 08" West, (Record = South 1° 04' 05" West), 184.77 feet; thence South 72° 57' 21" West, 62.24 feet (Record = South 72° 58' 30" West, 62.43 feet to the Northeasterly right-of-way line of Siskiyou Boulevard; thence along said boulevard line North 56° 06' 29" West, 290.32 feet (Record = North 56° 15' West) to intersect the East right-of-way line of Walker Avenue; thence along said avenue line, North 0° 11' 19" West (Record = North) 579.57 feet to the Southwest corner of Parcel 2 as described in Instrument No. 79-10918, Official Records; thence North 45° 12' 40" East, 9.83 feet to the Northeast corner of said Parcel 2; thence along the Southerly right-of-way line of Ashland Street (State Highway 66), South 89° 23' 19" East (Record = East), 154.00 feet to the Northwest corner of tract described in Instrument No. 88-01780, Official Records; thence South 0° 36' 41" West (Record = South 0° 36' 03" West), 100.00 feet to the Southwest corner thereof; thence South 89° 23' 19" East, 90.68 feet (Record = South 89° 23' 57" East, 91.01 feet) to the Southeast corner thereof; thence North 0° 02' 43" East, 100.00 feet (Record = North 0° 02' 03" East, 100.00 feet) to the INITIAL POINT OF BEGINNING.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Mark E. Boyden
OREGON
NOV. 6, 1981
MARK E. BOYDEN
281
Expires 12/31/95.

** RECEIVED **
Date 11-22-93 By *[Signature]*
This survey Consists of:
2 sheets Map
2 pages Narrative
JACKSON COUNTY
SURVEYOR

I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPY OF THE ORIGINAL PLAT
Mark E. Boyden
SURVEYOR