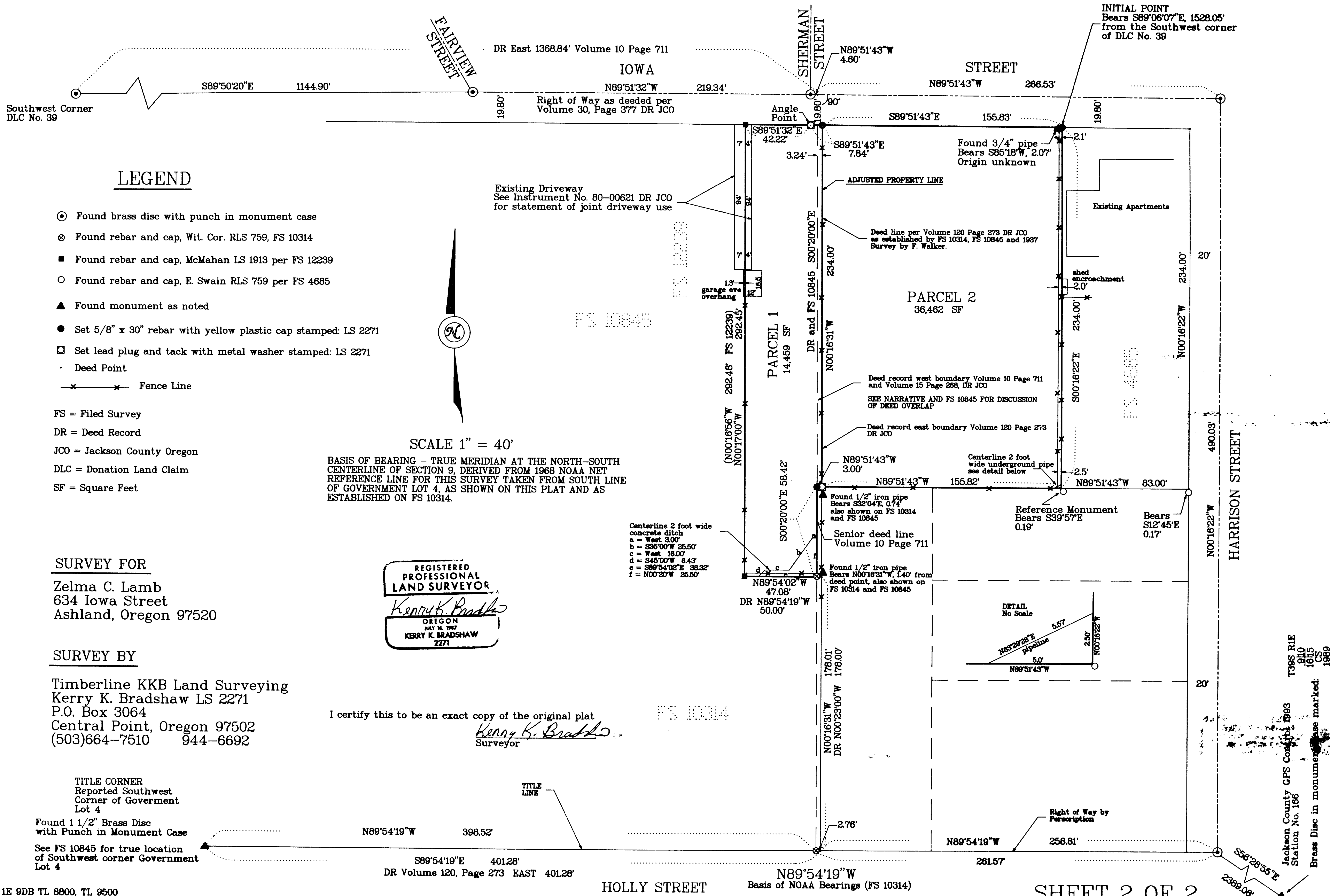


PARTITION PLAT NO. P-45-1995

Located in Government Lot 4, Southeast one-quarter of Section 9
Township 39 South, Range 1 East, Willamette Meridian, City of Ashland
Jackson County, Oregon
DECEMBER 5, 1994



LEGEND

- ⊙ Found brass disc with punch in monument case
- ⊗ Found rebar and cap, Wit. Cor. RLS 759, FS 10314
- Found rebar and cap, McMahan LS 1913 per FS 12239
- Found rebar and cap, E. Swain RLS 759 per FS 4685
- ▲ Found monument as noted
- Set 5/8" x 30" rebar with yellow plastic cap stamped: LS 2271
- Set lead plug and tack with metal washer stamped: LS 2271
- Deed Point
- x—x— Fence Line

FS = Filed Survey
 DR = Deed Record
 JCO = Jackson County Oregon
 DLC = Donation Land Claim
 SF = Square Feet

SCALE 1" = 40'

BASIS OF BEARING - TRUE MERIDIAN AT THE NORTH-SOUTH
 CENTERLINE OF SECTION 9, DERIVED FROM 1968 NOAA NET
 REFERENCE LINE FOR THIS SURVEY TAKEN FROM SOUTH LINE
 OF GOVERNMENT LOT 4, AS SHOWN ON THIS PLAT AND AS
 ESTABLISHED ON FS 10314.

SURVEY FOR

Zelma C. Lamb
 634 Iowa Street
 Ashland, Oregon 97520

SURVEY BY

Timberline KKB Land Surveying
 Kerry K. Bradshaw LS 2271
 P.O. Box 3064
 Central Point, Oregon 97502
 (503)664-7510 944-6692

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Kerry K. Bradshaw
 OREGON
 JULY 14, 1967
 KERRY K. BRADSHAW
 2271

I certify this to be an exact copy of the original plat

Kerry K. Bradshaw
 Surveyor

TITLE CORNER
 Reported Southwest
 Corner of Government
 Lot 4
 Found 1 1/2" Brass Disc
 with Punch in Monument Case
 See FS 10845 for true location
 of Southwest corner Government
 Lot 4

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Zelma C. Lamb
634 Iowa Street
Ashland, OR 97520

SURVEY BY: Timberline KKB Land Surveying
Kerry K. Bradshaw LS 2271
P.O. Box 3064
Central Point, OR 97502
(503) 664-7510 944-6692

LOCATION: Government Lot 4, Southeast one-quarter of Section 9, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon.

BASIS OF BEARING: True meridian at the north-south centerline of Section 9 as derived from NOAA net. Reference line from Filed Survey 10845, as shown on attached plat.

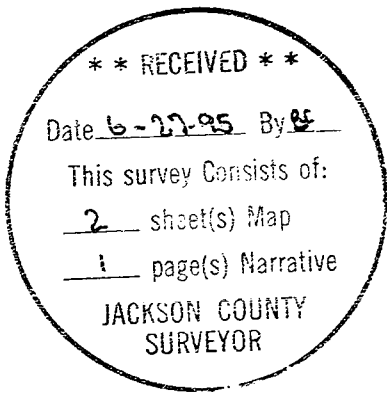
PURPOSE: To resolve a deed overlap between adjacent parcels using a property line adjustment (land partition) process in the City of Ashland.

PROCEDURE: A control traverse was established through the subject area utilizing a Pentax PTSIII total station and tying found monuments per Filed Surveys 4865, 10314, 10845, and 12239.

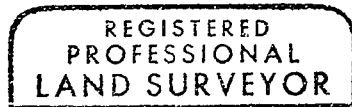
Filed Surveys 10314 and 10845 had revealed a deed overlap situation (see survey narratives for discussion of research and procedure) and through extensive research established junior-senior title rights. These surveys also developed a survey alignment for the overlapping deed lines, by use of said research and found monuments. This alignment was incorporated in this survey.

The most easterly of the overlapping deed lines was also accepted by both concerned parties as the adjusted property line along the portion common to both parcels. The remaining portion of the easterly line of Parcel 1, continuing southerly, was monumented along the senior deed line, being the most westerly of the overlapping deed lines. Found monuments per Surveys 10314 and 12239 conformed closely to deed record and were held as controlling for the south and west lines of Parcel 1. The east and south lines of Parcel 2 were located per deed record.

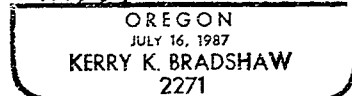
It should be noted that the deed call per Volume 10 Page 711, "calling for a point 20.74 chains East of the southwest corner of DLC No. 39", was located per the procedure used in previous surveys (FS 10314 and 10845), wherein a line from the DLC corner to the monumented centerline of Iowa Street at Fairview Street was first established, thence continued along said centerline, easterly, the prescribed deed distance. This procedure was utilized because evidence indicates that the present DLC corners do not reflect the true original DLC line and also this method maintains the integrity of existing street centerlines and previous surveys.



DATE: December 5, 1994



Kerry K. Bradshaw



PARTITION PLAT NO. P-45-1995

Located in Government Lot 4, Southeast one-quarter of Section 9
Township 39 South, Range 1 East, Willamette Meridan, City of Ashland
Jackson County, Oregon
DECEMBER 5, 1994

APPROVAL

Bill Hill
ASHLAND PLANNING DEPARTMENT
PA NO. 95-005

6/27/95
DATE

Property Line Adjustment

SURVEY BY

Timberline KKB Land Surveying
Kerry K. Bradshaw LS 2271
P.O. Box 3064
Central Point, Oregon 97502
(503)664-7510 944-6692

SURVEY FOR

James D. Lamb
634 Iowa Street
Ashland, Oregon 97520

RECORDING

Filed for record 27 day of June, 1995 at 1:26 O'clock P.M. and recorded as Partition Plat No. P-45-1995
of the Records of Partition Plats in Jackson County, Oregon.

INDEX VOLUME 6 PAGE 45

Kathleen S. Beck Cheryl Rogers
County Clerk Deputy

COUNTY SURVEYOR FILE NO. 14564

WATER RIGHTS STATEMENT

There are no water rights appurtenant to the parcels shown hereon.

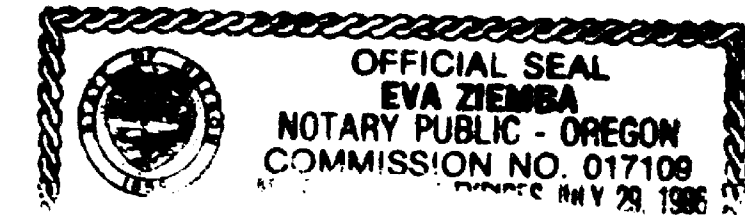
DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Ronald K. Cue and Alice Spencer Athanas, sole heir to Hazel A. Spencer, deceased, are the owners of the real property represented on this partition plat and more particularly described in the Surveyors Certificate and have caused the same to be partitioned into parcels as shown on the partition plat.

Ronald K. Cue
Ronald K. Cue

Alice Spencer Athanas
Alice Spencer Athanas, sole heir to Hazel A. Spencer, deceased
For affidavit of heirship and indemnity agreement see recorded instrument No. 95-05561

STATE OF OREGON }
COUNTY OF JACKSON } ss.



Personally appeared the above named Ronald K. Cue and acknowledged the foregoing instrument to be his voluntary act and deed before me this 27 day of June, 1995.



Personally appeared the above named Alice Spencer Athanas, sole heir to Hazel A. Spencer, and acknowledged the foregoing instrument to be her voluntary act and deed before me this 9 day of June, 1995.

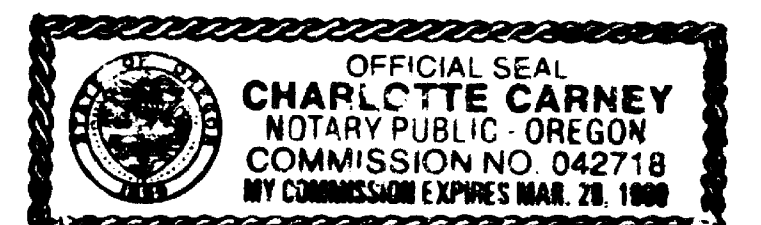
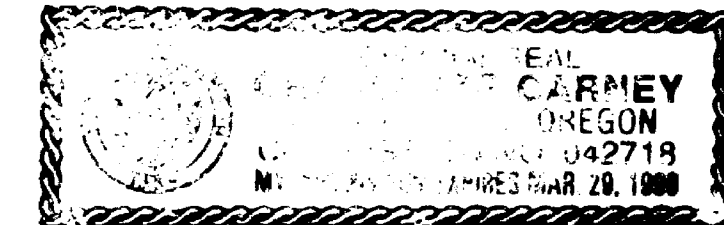
Eva Ziemba
Comm Expires: 7/29/96

We, Valley of the Rogue Bank, are the beneficiary of that certain Trust Deed recorded as Instrument No. 95-14477 of the Official Records of Jackson County, Oregon, which affects a portion of the lands described herein, and as such do hereby grant approval for the Property Line Adjustment as shown on this plat.

Signed this 22 day of June, 1995

Susan E. Eisdle
Authorized signature

Before me: Charlotte Carney



I, Julia C. Powell-Wayburn, am the vendee of that certain Land Sale Contract, a memorandum of which is recorded as Instrument No. 80-00621 of Official Records of Jackson County, Oregon, which affects a portion of the lands described herein, and as such do hereby grant approval for the Property Line Adjustment as shown on this plat.

For affidavit of consent and notarized signature see recorded instrument No. Julia C. Powell-Wayburn
6-20-95 Shelly D. Hensarling
Notary - comm. expires 9-24-98

We, The City of Ashland, are the beneficiary of that certain Trust Deed recorded as Instrument No. 85-01274 of the Official Records of Jackson County, Oregon, which affects a portion of the lands described herein, and as such do hereby grant approval for the Property Line Adjustment as shown on this plat.

Signed this 27 day of June, 1995

Barbara Christensen
Barbara Christensen, City Recorder

Before me:

APPROVAL

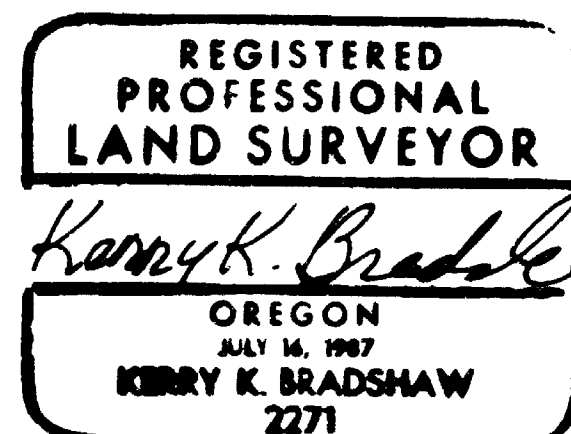
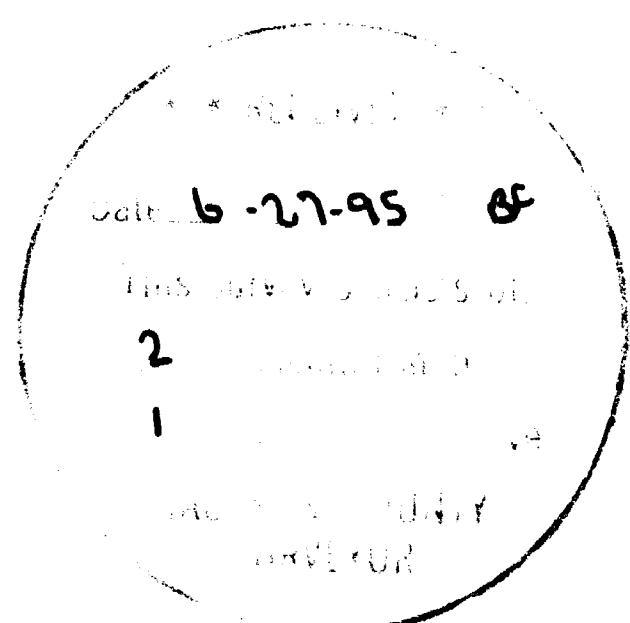
Examined and Approved this 27 day of June, 1995

James Hill
City Surveyor

SURVEYORS CERTIFICATE

I, Kerry K. Bradshaw, a duly registered surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and complies with the regulations for land partitions and the following is an accurate description of the parent tract of land as set forth hereon:

Commencing at the southwest corner of Donation Land Claim No. 39, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence South 89°06'07" East, 1528.05 feet to a point on the south line of Iowa Street and the northwest corner of that parcel described in Volume 59, Page 616 of Official Jackson County Records, said point also being the Initial Point of Beginning; thence South 00°16'22" East, 234.00 feet along the west line of said parcel to the southwest corner thereof; thence North 89°51'43" West, 155.82 feet along the north line of that parcel described in Volume 50, Page 572, said Official Records; thence continuing North 89°51'43" West, 3.00 feet to the west line of that parcel described in Volume 10, Page 711, said Official Records; thence South 00°20'00" East, 58.42 feet along said parcel line; thence North 89°54'02" West, 47.08 feet a 5/8" iron pin; thence North 00°17'00" West, 292.45 feet to the south line of Iowa Street; thence South 89°51'32" East, 42.22 feet along said south line to an angle point; thence continuing along said south line South 89°51'43" East, 7.85 feet; thence continuing South 89°51'43" East, 155.82 feet to the Initial Point of Beginning.



expiration date 12/31/95

TAX STATEMENT

All taxes, fees, assessments or other charges as required by ORS 92.100 have been paid as of:

Assessor Ron Lundberg, Deputy Date June 27, 1995

Tax Collector Colleen Skarjed Date June 27, 1995

I certify this to be an exact copy of the original plat

Kerry K. Bradshaw
Surveyor