

APPROVAL: [Signature] 8/15/95  
 Ashland Planning Department  
 PA 95-041 Land Partition Date

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting May 9, 1995 this Plat is hereby approved. Dated this 15th day of August, 1995.

Barbara A. Jarvis President  
[Signature] Secretary

APPROVAL: EXAMINED AND APPROVED this 4th day of August, 1995.

[Signature] City Surveyor

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of Aug 17 7A, 1995.

[Signature] Collector  
[Signature] Assessor

EASEMENTS OF RECORD

1) Right of Way for the "Helman Ditch" per V.27, P.243. JCDR cannot be accurately depicted hereon.  
 2) Rights of Way for Pacific Telephone & Telegraph Company per V.133, Pgs.75-82 cannot be accurately depicted hereon.

# LAND PARTITION SURVEY

PARTITION PLAT NO. P-61-1995  
 Located in the S.W. 1/4 of Section 4,  
 T.39 S., R.1 E., W.M. City of Ashland  
 Jackson County, Oregon  
 for  
Mary Lou Gross  
 240 Hersey Street  
 Ashland, OR 97520

RECORDING

Filed for record this 17 day of August, 1995 at 1:37 o'clock P. M., and recorded as Partition Plat No. P-61-1995 in "Record of Partition Plats" of Jackson County, Oregon.  
 Index Volume 6, Page 61.

8-11-95 By [Signature]  
 County Clerk  
Kathleen S. Beckett Deputy  
 County Surveyor File No. 14631

WATER RIGHTS STATEMENT

Water rights appurtenant to this property according to information from the Jackson County Watermaster's Office is under Certificate No. 16026

SURVEYOR'S CERTIFICATE

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND COMPLIES WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Commencing at the Northwest corner of Donation Land Claim No. 42 in Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence North, 477.24 feet; thence West, 646.68 feet to the Northerly line of Hersey Street in the City of Ashland, Oregon; thence along said Northerly line, North 63°43'19" West, 714.18 feet (record North 63°45' West) to a 5/8 inch iron pin at the Southeast corner of that tract described in Volume 27, Page 243, Jackson County Deed Records and the INITIAL POINT OF BEGINNING; thence North 63°43'19" West, 258.30 feet (record North 63°45' West, 257.5 feet) to a 5/8 inch iron pin at the Southeast corner of that tract described in Volume 113, Page 40, said Deed Records; thence along the Southeasterly line of said tract, North 25°36'41" East, 149.39 feet (record North 25°35' East) to a 5/8 inch iron pin on the Southwesterly right-of-way of the Central Oregon & Pacific Railroad (formerly Southern Pacific Railroad) main track; thence along said right-of-way line, South 33°50'48" East, 299.89 feet to the INITIAL POINT OF BEGINNING.

DECLARATION

Know all men by these presents that I, Mary Lou Gross, am the owner in fee of the lands shown on this Partition Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be Partitioned into the Parcels as shown hereon and that I hereby dedicate to the public for public use that area shown hereon labeled as Public Utility Easement (PUE). I do hereby establish that area shown hereon labeled as Irrigation Easement as well as the Mutual Access Easement to provide access to Hersey Street for Parcels 1 and 2. Ingress to and egress from Parcels 1 and 2 is restricted to the Mutual Access Easement.

Mary Lou Gross  
 Mary Lou Gross

STATE OF OREGON)  
 COUNTY OF JACKSON)

PERSONALLY appeared the above named Mary Lou Gross, and acknowledged the foregoing instrument to be her voluntary act and deed.

Dated this 4th day of August, 1995.

Before me: [Signature]  
 Notary Public of Oregon.

OFFICIAL SEAL  
 JULIE ANNE THOMAS  
 NOTARY PUBLIC-OREGON  
 COMMISSION NO. 82878  
 MY COMMISSION EXPIRES JUN. 21, 1998

AFFIDAVIT OF CONSENT from ASSOCIATES FINANCIAL SERVICES COMPANY recorded as Doc. 95-22918, ORJCO.

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

PURPOSE: To survey and monument three Parcels created by a Land Partition. See Ashland PA# 95-041.

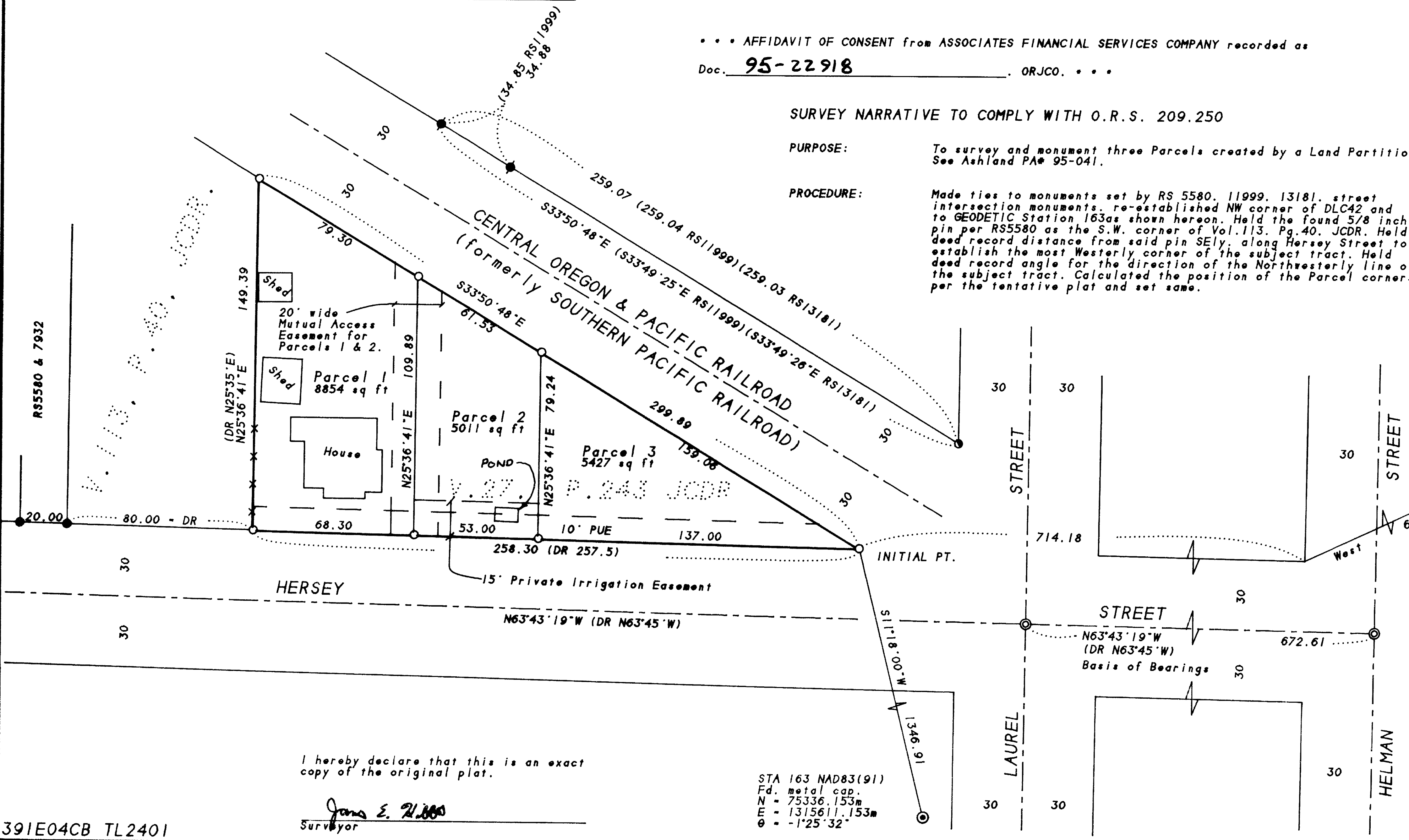
PROCEDURE: Made ties to monuments set by RS 5580, 11999, 13181, street intersection monuments, re-established NW corner of DLC42 and to GEODETIC Station 163as shown hereon. Held the found 5/8 inch pin per R55580 as the S.W. corner of Vol.113, Pg.40, JCDR. Held deed record distance from said pin Sely, along Hersey Street to establish the most Westerly corner of the subject tract. Held deed record angle for the direction of the Northwesterly line of the subject tract. Calculated the position of the Parcel corners per the tentative plat and set same.

SURVEY BY:  
 L.J. Friar & Associates, P.C.  
 Consulting Land Surveyors  
 304 South Holly Street  
 Medford, Oregon 97501  
 Phone: (503) 772-2782

LEGEND:  
 ⊙ - Fd. County Surveyor's brass capped monument or as noted.  
 ● - Fd. 5/8" iron pin w/ plastic cap mkd. SWAIN RLS759 per R55580 or 7932.  
 ⊙ - Fd. 5/8" iron pin w/ Alum. cap mkd. INITIAL POINT PLS2189 per RS13181.  
 ⊙ - Fd. 5/8" iron pin w/ plastic cap mkd. SPERO LS2309 per RS11999.  
 ⊙ - Fd. 3" City of Ashland brass capped iron pipe in monument case.  
 ○ - Set 5/8" x 30" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.  
 DR - Deed Record. ORJCO - Official Records of Jackson County, Oregon.  
 ( ) - Record data as shown. JCDR - Jackson County Deed Records.  
 RS - Recorded Survey \*.

BASIS OF BEARINGS: True bearings as derived from the 1968 NOAA net per RS7932 as shown hereon.

DATE: July 13, 1995 UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'



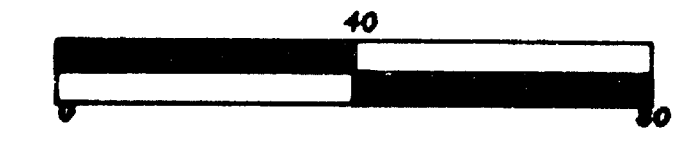
I hereby declare that this is an exact copy of the original plat.

[Signature]  
 Surveyor

STA 163 NAD83(91)  
 Fd. metal cap  
 N = 75336.153m  
 E = 1315611.153m  
 θ = -1°25'32"

REGISTERED PROFESSIONAL LAND SURVEYOR  
[Signature]  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 Renewal Date 6-30-97

T39S R1E  
 DLC  
 NW  
 42  
 C.S.  
 1989



Sheet 1 of 1