

APPROVAL:

Signature of John M. [unclear] dated 2-1-1996, ASHLAND PLANNING DEPARTMENT, PA #96-027, Property Line Adjustment

APPROVAL

Examined and Approved this 1st day of Feb, 1996.

Signature of James H. Olson, City Surveyor

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that we

Jere H. Hudson and Roberta L. Hudson, husband and wife, Albert Edward Ratcliffe and Helen G. Ratcliffe, husband and wife and Laurence R. Snyder, who took title as Laurence H. Snyder and Susan H. Snyder, husband and wife are the owners in fee simple of the real property as described in the Surveyor's Certificate with the State of Oregon through the Director of Veterans' Affairs retaining a NOTE AND MORTGAGE as disclosed by Document No. 80-13825 and No. 81-19744 of the Official Records of Jackson County, Oregon, for a portion of the above referred to real property, and we have caused the property line adjustments to be made between our respective ownerships, as shown hereon, and designated as Parcels 1, 2 and 3. We do hereby make and establish a Driveway Easement over and across Parcel No. 2, as shown hereon, for the non-exclusive use of Jere H. Hudson and Roberta L. Hudson, their heirs, assigns and successors in interest. We do hereby make and establish a Private Street Easement over and across Parcel No. 2, as shown hereon, to provide 'ingress and egress' for Parcel No. 3, but not limited exclusively thereto. Public and Private emergency vehicles shall have the right of ingress and egress over and across said Private Street Easement. We do hereby make and establish Private Utility Easements over, across and through that strip of land shown hereon as "Private Street Easement" as well as a strip of land 10.0 feet in width leading from the Southwest corner of Parcel No. 3, as shown hereon, to the aforementioned Private Street Easement. Laurence R. Snyder and Susan H. Snyder, their heirs, successors and assigns, shall have a non-exclusive right to enter upon these Private Utility Easements to install, maintain, repair, replace and inspect water, sanitary sewer, storm water, electrical, telephone, gas lines and all other necessary related facilities, as required. TCI Cablevision, their assigns and/or successors in interest are hereby granted the right to install and maintain TV cable service over, across and through those Private Utility Easements, as shown hereon, as long as it does not interfere with the installation, maintenance or the placement of water, sanitary sewer, storm water, electrical, telephone, and gas lines. We do hereby reserve unto the City of Ashland, the right to dedicate this Private Street Easement and Private Utility Easements to public use at any time in the future and at the sole discretion of the City of Ashland. In consideration of the Private Street Easement being made and established, as set forth hereinabove, we do hereby, release all our interest in and to that perpetual non-exclusive easement for ingress and egress, 30 feet in width, and make null and void those deeds recorded as No. 80-05839 and No. 80-08286 of the Official Records of Jackson County, Oregon. Said easement is also shown on that MINOR LAND PARTITION filed for record the 18th day of January, 1980 and recorded in Volume 3 at Page 33 of "MINOR LAND PARTITIONS" in Jackson County, Oregon. In consideration of the Private Utility Easements made and established, as set forth hereinabove, we do hereby release and make null and void that Grant of Utility Easement recorded as No. 95-03098 of the Official Records of Jackson County, Oregon. The intent of this Land Partition, Property Line Adjustment is to create Parcel No. 2 which will become a part of the 'Open Space Development' plan in the City of Ashland. The benefits and obligations of these covenants shall run with the land described and shall bind the respective parties, their heirs, legal representatives, and assigns.

IN WITNESS WHEREOF, we have set our hands and seals this 30 day of Jan, 1996.

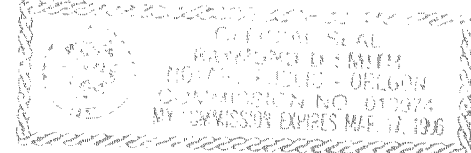
Signatures of Jere H. Hudson and Roberta L. Hudson

STATE OF OREGON

County of Jackson, ss, 01-30 A.D. 1996

Personally appeared the above named Jere H. Hudson and Roberta L. Hudson, husband & wife and acknowledge the foregoing instrument to be their voluntary act and deed.

Before me: Signature of Notary



IN WITNESS WHEREOF, we have set our hands and seals this 29 day of January, 1996.

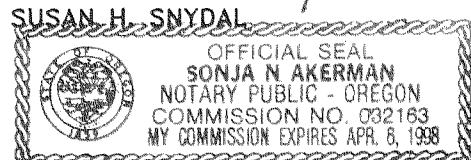
Signatures of Laurence R. Snyder and Susan H. Snyder

STATE OF OREGON

County of Jackson, ss, Jan. 29 A.D. 1996

Personally appeared the above named Laurence R. Snyder, who took title as Laurence H. Snyder, and Susan H. Snyder, husband & wife and acknowledge the foregoing instrument to be their voluntary act and deed.

Before me: Signature of Notary



Surveyor's Registration, Renewal Date: June 30, 1996

AFFIDAVIT APPROVAL OF DECLARATION

For fee owner, vendor or the mortgage or trust deed holder, complying with ORS 92.075 (4), see Document

No(s) 96-03920

Official Records, Jackson County, Oregon.

Job: C95T21 File: C95T21AA

LAND PARTITION SURVEY PARTITION PLAT No. P-15-1996

located in Northeast Quarter of Section 8, Township 39 South, Range 1 East of the Willamette Base and Meridian, JACKSON COUNTY OREGON

City of Ashland 20 East Main Street Ashland, Oregon 97520

RECORDING

FILED FOR RECORD THIS THE 6 DAY OF February 1996 AT 4:22 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT No. P-15-1996 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON INDEX VOLUME 7, PAGE 15

County Clerk: Kathleen S. Beckett, Deputy: Glenda E. Bartlett

COUNTY SURVEYOR File No. 14837

TAX STATEMENT APPROVAL

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 6 day of February, 1996.

Collector: Colleen Stanford, Assessor: Mark A. Olson, Date: 2/6/1996

SURVEYOR'S CERTIFICATE

I, Everett L. Swain, registered Professional Land Surveyor of the State of Oregon No. 759, hereby certify that this map is conformable to the field notes and the survey has been correctly executed within the requirements and regulations of the State of Oregon and the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:---

I hereby certify that this plat is a CAD generated duplicate of the original.

Signature of Everett L. Swain, Surveyor

Commencing at the ACCEPTED Quarter corner common to Sections 5 and 8, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon being monumented with a 1 inch diameter galvanized iron pipe with 2.5 inch diameter brass cap; THENCE South 00 degrees 13 minutes 53 seconds East for a distance of 1333.07 feet to a 5/8 inch iron rod situated at a point common to those Boundary Lines by Agreement recorded as Document Nos. 78-11551, 78-09396 and 78-07062 of the Official Records of Jackson County, Oregon; THENCE North 89 degrees 36 minutes 42 seconds East along that Boundary Line by Agreement last referred to hereinabove for a distance of 255.775 feet to a 5/8 inch iron rod; THENCE continuing along said Boundary Line by Agreement, North 00 degrees 41 minutes 17 seconds West for a distance of 5.215 feet to a 5/8 inch iron rod situated in the East-West centerline of the Northeast quarter of Section 8, said Township and Range; THENCE South 89 degrees 56 minutes 07 seconds East along said East-West centerline of the Northeast quarter of Section 8, for a distance of 296.44 feet to a found 5/8 inch iron rod situated at the Northwest corner of Parcel No. 2 of that MINOR LAND PARTITION filed for record the 25th day of October, 1978 and recorded in Volume 2 at Page 55 of "MINOR LAND PARTITIONS" in Jackson County, Oregon and being the TRUE POINT OF BEGINNING; THENCE continuing South 89 degrees 56 minutes 07 seconds East along said East-West centerline of the Northeast quarter of said section for a distance of 697.93 feet to a found 5/8 inch iron rod situated in the Northwesterly right of way line of Ditch Road as established and set forth on that MINOR LAND PARTITION filed for record on the 25th day of October, 1978 and recorded in Volume 2 at Page 55 of "MINOR LAND PARTITIONS" in Jackson County, Oregon; THENCE along said Northwesterly and Westerly right of way line, South 38 degrees 30 minutes 35 seconds West for a distance of 37.36 feet to a found 5/8 inch iron rod; THENCE along a curve to the right having a radius of 100.000 feet, a central angle of 23 degrees 36 minutes and 00 seconds and an arc length of 41.19 feet, being subtended by a chord of South 50 degrees 18 minutes 35 seconds West for a distance of 40.90 feet to a found 5/8 inch iron rod; THENCE South 62 degrees 06 minutes 35 seconds West for a distance of 3.02 feet to a found 5/8 inch iron rod; THENCE along a curve to the left having a radius of 61.000 feet, a central angle of 63 degrees 28 minutes and 00 seconds and an arc length of 67.57 feet, being subtended by a chord of South 30 degrees 22 minutes 35 seconds West for a distance of 64.16 feet to a found 5/8 inch iron rod; THENCE South 01 degrees 21 minutes 25 seconds East for a distance of 96.54 feet to a found 5/8 inch iron rod; THENCE along a curve to the right having a radius of 300.000 feet, a central angle of 12 degrees 11 minutes and 00 seconds and an arc length of 63.79 feet, being subtended by a chord of South 04 degrees 44 minutes 05 seconds West for a distance of 63.67 feet to a found 5/8 inch iron rod; THENCE South 10 degrees 49 minutes 35 seconds West for a distance of 102.895 feet to a found 5/8 inch iron rod; THENCE along a curve to the right having a radius of 200.000 feet, a central angle of 12 degrees 16 minutes and 00 seconds and an arc length of 42.815 feet, being subtended by a chord of South 16 degrees 57 minutes 35 seconds West for a distance of 42.74 feet to a found 5/8 inch iron rod; THENCE South 23 degrees 05 minutes 35 seconds West for a distance of 31.035 feet to a found 5/8 inch iron rod; THENCE along a curve to the left having a radius of 150.000 feet, a central angle of 26 degrees 22 minutes 00 seconds and an arc length of 69.025 feet, being subtended by a chord of South 09 degrees 54 minutes 35 seconds West for a distance of 68.42 feet to a found 5/8 inch iron rod; THENCE South 03 degrees 16 minutes 25 seconds East for a distance of 64.01 feet to a found 3/4 inch galvanized iron pipe situated at the Northeast corner of that half acre tract of land as deed by Jere H. Hudson and Roberta L. Hudson, husband and wife to the City of Ashland on the 25th day of November, 1991 and recorded January 09, 1992 as Document No. 92-00566 of the Official Records of Jackson County, Oregon; THENCE leaving the Westerly right of way line of Ditch Road, North 89 degrees 54 minutes 40 seconds West along the Northerly property line of said half acre tract for a distance of 258.22 feet to a found 3/4 inch galvanized iron pipe situated in the Northeastly right of way line of Strawberry Lane, as said right of way was established on that MINOR LAND PARTITION filed the 25th day of October, 1978 and recorded in Volume 2 at Page 55 of "MINOR LAND PARTITIONS" in Jackson County, Oregon; THENCE along said Northeastly, Northerly and Northwesterly right of way line, along a curve to the left having a radius of 97.000 feet, a central angle of 57 degrees 11 minutes 45 seconds and an arc length of 96.83 feet, being subtended by a chord of North 44 degrees 54 minutes 08 seconds West for a distance of 92.86 feet to a found 5/8 inch iron rod; THENCE North 73 degrees 30 minutes 00 seconds West for a distance of 150.74 feet to a 5/8 inch iron rod; THENCE along a curve to the left having a radius of 247.000 feet, a central angle of 22 degrees 20 minutes and 00 seconds and an arc length of 96.28 feet, being subtended by a chord of North 84 degrees 40 minutes 00 seconds West for a distance of 95.67 feet to a 5/8 inch iron rod; THENCE South 84 degrees 10 minutes 00 seconds West for a distance of 5.025 feet to a 1 inch diameter galvanized iron pipe; THENCE leaving the right of way line of Strawberry Lane, North 01 degrees 56 minutes 46 seconds East for a distance of 457.575 feet to the point of beginning. Together with and subject to covenants, easements, and restrictions of record and those apparent on the land.



**SURVEYOR**

**CITY of ASHLAND**  
Engineering Division  
City Hall  
Ashland, Oregon 97520  
SCALE: 1" = 50'  
BASIS OF BEARING:

**JANUARY 22, 1996**  
Everett L. Swain, P.L.S.  
Assistant City Surveyor

Telephone: 488-5347  
True Meridian  
N-S Centerline of Sec. 8  
(derived from Jackson County Surveyor's)  
(N.O.A.A. net established in 1968)

**LAND PARTITION SURVEY**

**PARTITION PLAT No. P-15-1996**

located in  
Northeast Quarter of Section 8,  
Township 39 South, Range 1 East of the Willamette Base and Meridian,  
JACKSON COUNTY OREGON

for  
**City of Ashland**

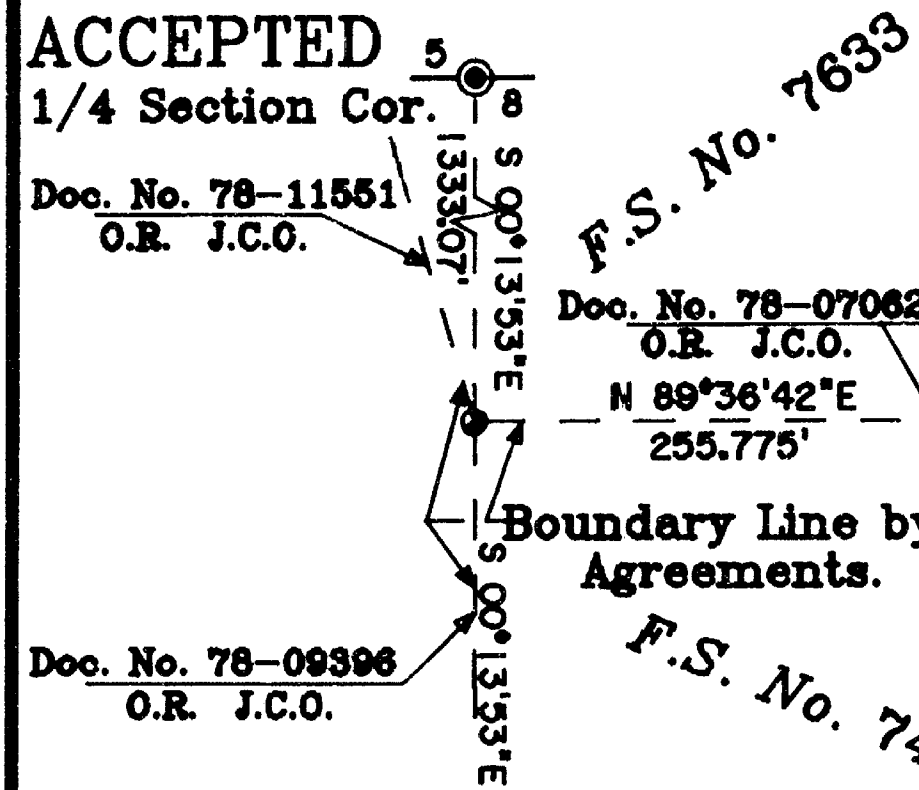
20 East Main Street  
Ashland, Oregon 97520

**ENCUMBRANCES of RECORD:**

1. Rights of way for water pipe lines, and rights in connection therewith, granted to the City of Ashland, Oregon by instruments recorded in Volume 21, Page 147 and Volume 96, Page 20 of the Deed Records of Jackson County, Oregon. There is no specific location but general in nature over the total tracts of land as described in the documents.
2. Other encumbrances as disclosed by Preliminary Title Reports is as shown hereon.

I hereby certify that this plat is a CAD generated duplicate of the original.

*Everett L. Swain*  
SURVEYOR



**LEGEND:**

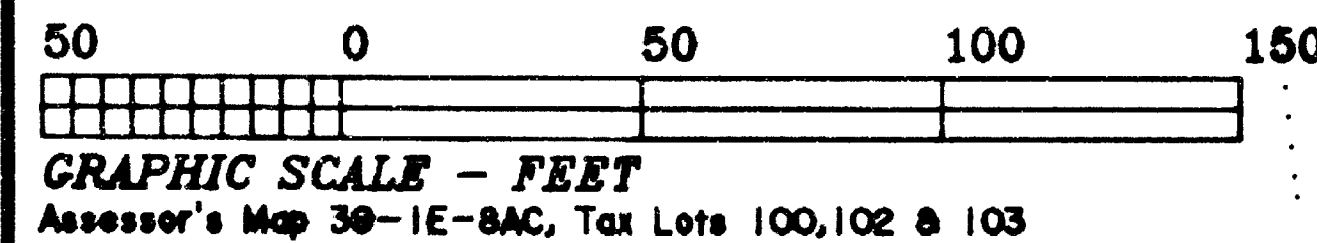
- Found 1 inch Iron Pipe with 2.5 inch diam. bronze cap mkt: T395 RIE In Monu. Case, 1/4S
  - Found 5/8 inch Iron Rod with yellow plastic cap mkt: THOMAS LS 505 unless otherwise shown. Re: F.S. No. 8189
  - Found 5/8 inch Iron Rod with yellow plastic cap mkt: E.L. SWAIN RLS 759, unless otherwise shown. Re: F.S. No. 7465
  - Found 3/4 inch diam. galvanized iron pipe with yellow plastic plug mkt: SWAIN LS 759, unless otherwise shown. Re: F.S. No. 12712
  - Set 5/8 x 30 inch Iron Rod with yellow plastic cap marked: SWAIN LS 759, unless otherwise shown.
- F.S. Filed Survey  
No. Number  
O.R. Official Record  
J.C.O. Jackson County Oregon  
I.D. Identification  
w/ with  
y.p.c. yellow plastic cap  
I.R. Iron Rod  
--- Centerline  
brs. bears  
M.L.P. Minor Land Partition

**MINOR LAND**  
Volume 2  
M.L.P.

**MINOR**  
Volume 3  
M.L.P.

**MINOR LAND**  
Volume 2  
M.L.P.  
F.d. 5/8 inch Iron Rod with yellow plastic cap driven down over Iron Rod. Replaced with 1 by 30 inch galvanized iron pipe with yellow plastic plug mkt: SWAIN LS 759, exposed 2' +/-  
Road Slope Easement  
Public Utility & Road Slope Easement

Minor Land Partition  
filed for record the 31st day of May, 1989  
& recorded in Vol. 9, Pg. 43 of  
M.L.P. J.C.O.  
F.S. No. 11,630



Initial Point

S 89°56'07"E

N 00°41'17"W

5.215'

20.00'

60.00'

196.00'

421.93'

697.93'

S 89°56'07"E

N 22°10'31"W

16.12'

97.33'

137.955'

135.045'

S 89°56'07"E

N 89°56'07"W

135.045'

S 89°56'07"E

N 89°56'07"E

88.25'

109.83'

S 89°56'07"E

N 22°10'31"W

16.12'

97.33'

137.955'

135.045'

S 89°56'07"E

N 89°56'07"W

135.045'

S 89°56'07"E

N 89°56'07"E

88.25'

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88.25'

109.83'

S 89°56'07"E

N 22°10'31"W

16.12'

97.33'

137.955'

135.045'

S 89°56'07"E

N 89°56'07"W

135.045'

**Parcel No. 3**  
Snydal Parcel  
0.53 Acre

**Parcel No. 2**  
5.67 Acres

**Parcel No. 1**  
Hudson Parcel  
1.16 Acres

**PARTITION**  
Page 55  
J.C.O.

**LAND PARTITION**  
Page 33  
J.C.O.

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH-BEARING
DW-1	33.50'	71.57'	122°24'21"	58.71'	S 89°54'40"E
C-1	100.00'	41.19'	23°36'00"	40.90'	S 50°18'35"W
C-2	61.00'	67.57'	63°28'00"	64.17'	S 30°22'35"W
C-3	300.00'	63.79'	12°11'00"	63.67'	S 04°44'05"W
C-4	200.00'	42.815'	12°16'00"	42.74'	S 16°57'35"W
C-5	150.00'	69.025'	26°22'00"	68.42'	S 09°54'35"W
C-6	97.00'	38.33'	23°13'47"	39.06'	N 27°55'08"W
C-7	97.00'	57.50'	33°57'58"	56.67'	N 56°31'01"W
C-8	247.00'	96.28'	22°20'00"	95.67'	N 84°40'00"W
C-9	247.00'	44.28'	10°15'59"	44.20'	S 89°18'00"W
C-10	20.00'	30.55'	87°30'47"	27.66'	N 41°48'37"W
C-11	73.50'	80.28'	62°34'00"	76.33'	N 42°13'00"W
C-12	123.50'	134.86'	62°34'00"	128.28'	N 42°13'00"W
C-13	155.68'	80.68'	22°20'00"	80.30'	N 84°40'00"W
C-14	155.68'	52.24'	19°13'41"	52.00'	N 83°08'51"W
C-15	97.00'	96.83'	57°11'48"	92.86'	N 44°54'06"W

COURSE	BEARING	DISTANCE
A	S 50°22'E	0.34'
B	N 83°55'E	0.09'
C	N 64°23'E	0.14'
D	N 77°51'E	0.33'
E	N 40°13'W	0.07'

REGISTERED  
**PROFESSIONAL**  
LAND SURVEYOR

*Everett L. Swain*  
OREGON  
JULY 8, 1966  
EVERETT L. SWAIN  
759

Surveyor's Registration  
Renewal Date: June 30, 1996

Job: C95T21  
File: C95T21AA

14837

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250**  
Oregon Revised Statutes  
Page 2

**BASIS OF BEARING:**

True Meridian at the North-South centerline of Section 8 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.

**City Survey Crew:**

Everett L. Swain, P.L.S.  
Crew Chief

Martin C. Stewart, P.L.S.  
Engineering Tech. II

Rick Taylor  
Engineering Tech. I

**Equipment used:**

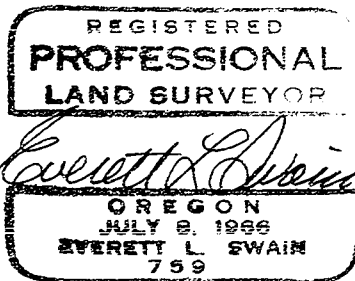
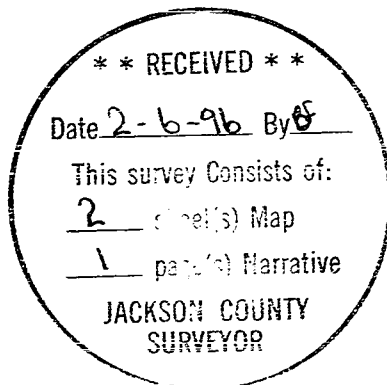
Wild T-2  
H-P 3805A EDM  
Topcon DM-S1 EDM  
Lietz Set 4  
Steel tape

All in good adjustment

January 22, 1996

City of Ashland  
Everett L. Swain, P.L.S.  
Assistant City Surveyor  
City Hall  
Ashland, Oregon 97520

ref: C95T21.nar



Surveyor's Registration  
Renewal Date: June 30, 1996