

LAND PARTITION SURVEY PARTITION PLAT NO. P-41-1996

RECORDING

FILED FOR RECORD THIS THE 4 DAY OF APRIL, 1996 AT 11:53 O'CLOCK
P. M. AND RECORDED AS PARTITION PLAT NO. P-41-1996 OF THE RECORDS
OF JACKSON COUNTY, OREGON. INDEX VOLUME 7, PAGE 41.

APPROVAL:

Jim Ryan President 4-2-96
ASHLAND PLANNING COMMISSION DATE
P.A. 96-004

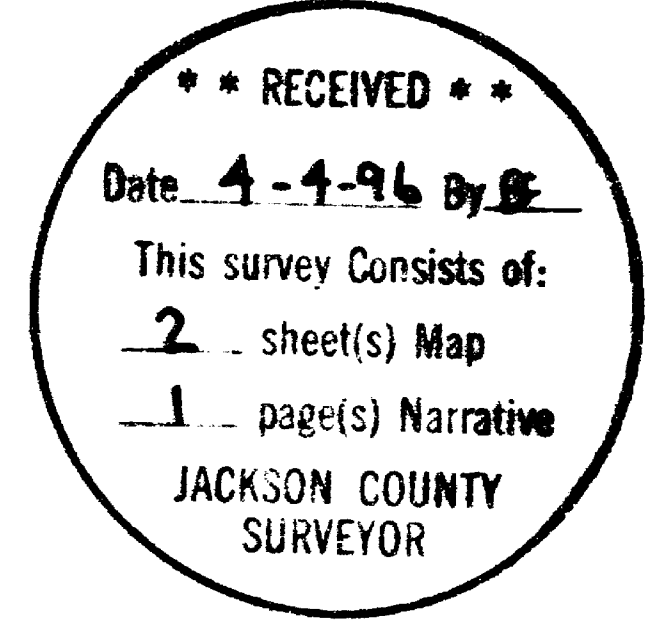
located in
Parcel 3, PARTITION PLAT NO. P-III-1994, and in
the NW 1/4 of Section 8, T. 39 S., R. 1 E., W.M.,
in the City of Ashland, Jackson County, Oregon.

for

Anna Hassell
25 Westwood Street
Ashland, Oregon 97520

KATHLEEN S. BECKETT Kerry Le Baron
County Clerk Deputy

COUNTY SURVEYOR FILE NO. 14917

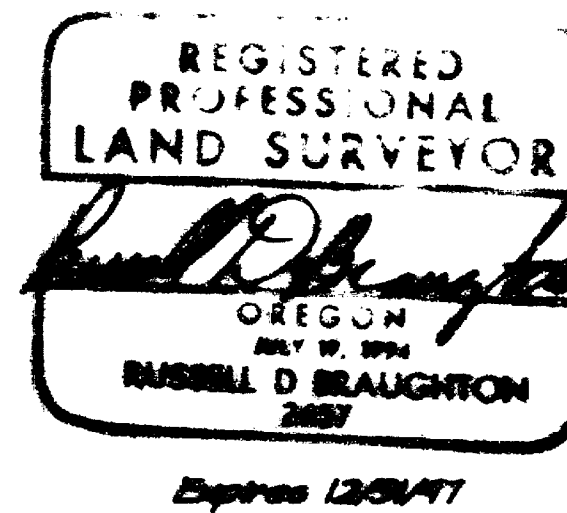


APPROVAL:

Examined and approved this 28th day of March, 1996.

James H. Olson
City Surveyor

SURVEYED BY: Edwards Surveying and Land Planning, Inc.
216 West 8th Street
Medford, Oregon 97501
Phone (503) 776-2513



I certify this plat to be an
exact photograph of the original.
Russell D. Broughton
SURVEYOR

TAX STATEMENT APPROVAL

All taxes, fees, assessments or other
charges as required by O.R.S. 92.095 have been paid as of April 3rd 1996

Ron Hubbey Assessor April 3, 1996 Date

Colleen Stuyfand Tax Collector April 3, 1996 Date

We certify that pursuant to authority granted to us by the Ashland Planning Commission in
open meeting of January 9, 1996, this map is hereby approved.

Dated this 2nd day of April, 1996.

Jim Ryan President Bill Wohl Secretary

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that we, Anna M. Hassell and
Janos P. Markus are the owners in fee simple of the lands described hereon
in the "Surveyor's Certificate" and that we have caused the partitioning
as shown hereon. That area of Parcel 1 designated as a "Mutual Private
Access" shall be utilized for mutual ingress and egress to Parcel 1 and
Parcel 2. Restrictions of any kind, maintenance of said "Mutual Private
Access", and to the extent these or other provisions that are felt necessary
by the declarant herein, shall be set forth as encumbrances in the deed
conveying said parcels to the landowners, their heirs, assigns or successors
in interest. Public and private emergency vehicles shall have the right of
ingress and egress over said "Mutual Private Access Easement". We do hereby
dedicate to the City of Ashland the Public Utility Easement so designated
hereon. TCI Cablevision or their successors in interest shall have the right
to install and maintain underground television cables in those "Public Utility
Easements" as shown hereon. US West Communications or their successors in
interest shall have the right to install and maintain underground telephone
cables in those "Public Utility Easements" as shown hereon. We do also hereby
make and create that 20 foot wide drainage way easement as shown hereon.

DATE: March 8, 1996

SURVEYOR'S CERTIFICATE

I, Russell D. Broughton, a Registered Professional Land Surveyor of the State of Oregon,
do hereby certify that I have correctly surveyed and marked with the proper monuments as
provided by law, the tract of land shown hereon and that this plat is a correct representation
of said tract and that the following is an accurate description of the boundary lines:

PARCEL 3 of Partition Plat Number P-III-1994 and recorded in Volume 5, Page III of
'Land Partitions' in Jackson County, Oregon, being more particularly described as follows:

Commencing at the Quarter Corner common to Sections 5 and 8, Township 39 South, Range 1 East
of the Willamette Meridian, Jackson County, Oregon; thence South 0° 14' 01" East 1332.00 feet to a
5/8 inch diameter iron rod monumenting the Northeast corner of that 'Major Land Partition' recorded
in Volume 2, Page 86 of 'Major Land Partitions' in Jackson County, Oregon; thence
North 89° 51' 53" West, along the North line of said partition, 366.00 feet to a 5/8 inch by 3/8 inch
iron rod monumenting the Southeast corner of above said PARCEL 3 for the INITIAL POINT; thence
continuing North 89° 51' 53" West, along said North line, 633.90 feet to a 5/8 inch diameter iron rod
monumenting the Northerly terminus of that agreement boundary line described in Boundary Line
Agreement recorded as Document Number 78-09397, Official Records for said County and State;
thence North 0° 14' 01" West 4.56 feet to a point on the South line of that tract described in Volume
302, Page 348, Deed Records for said County and State; thence South 89° 56' 35" West, along said
South line, 404.68 feet to the Southwest corner of last said tract, said corner also being the
Southwest corner of the above said PARCEL 3; thence North 2° 46' 24" East 520.02 feet to the
Northwest corner of said tract, being also a point on the South line of that tract described in Volume
61, Page 132, said Deed Records, said corner also being the Northwest corner of the above said
PARCEL 3; thence South 89° 55' 55" East, along last said South line, 964.72 feet the Northwest corner
of PARCEL 1 of the above said Partition Plat Number P-III-1994; thence South 0° 03' 39" West
140.02 feet the Southwest corner of said PARCEL 1; thence South 89° 56' 21" East, along the South
line of said PARCEL 1, 141.32 feet; thence continuing along said South line along the arc of 20.00 foot
radius curve to the left, being concave to the Northwest and having a long chord which bears
North 45° 03' 39" East 28.28 feet, a distance of 31.416 feet to a point on the Westerly right of way
line of Westwood Street per Document Number 94-31653, Official Records for said County and State,
said point also being the most Northeast corner of above said PARCEL 3; thence
South 0° 03' 39" West, along said right of way line, 223.35 feet; thence continuing along said right of
way line along the arc of 100.00 foot radius curve to the right, being concave to the Northwest and
having a long chord which bears South 29° 54' 40" West 99.55 feet, a distance of 104.20 feet;
thence South 59° 45' 41" West 14.99 feet; thence along the arc of 100.00 foot radius curve to the left,
being concave to the Southeast and having a long chord which bears South 29° 46' 09" West
99.98 feet, a distance of 104.69 feet to the Initial point.

Anna M. Hassell Janos P. Markus

STATE OF OREGON)
County of Jackson) ss March 28, 1996.

Personally appeared before me the hereon named Anna M. Hassell and Janos P. Markus,
who did acknowledge the foregoing instrument to be his voluntary act and deed.

Before me: Toni R. Clark
Notary Public - Oregon

Russell D. Broughton
Surveyor

Edwards Surveying & Land Planning Inc.

816 West 8th Street
Medford, OR 97501
Tel.: (503) 776-2313
FAX: (503) 776-9978



598 NE "E" Street, Suite B
Grants Pass, OR 97526
Tel.: (503) 471-7059
FAX: (503) 471-7809

SURVEYING • ENGINEERING • PLANNING

SURVEY NUMBER 14917

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,
OREGON REVISED STATUTES

SURVEY FOR: Anna Hassell
25 Westwood Street
Ashland, Oregon 97520

LOCATION: Parcel 3, PARTITION PLAT NO. P-111-1994 and in the
Northwest 1/4 of Section 8, T. 39 S., R. 1 E.,
W.M., in the City of Ashland, Jackson County,
Oregon.

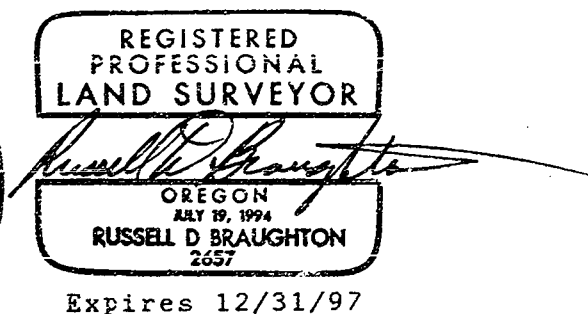
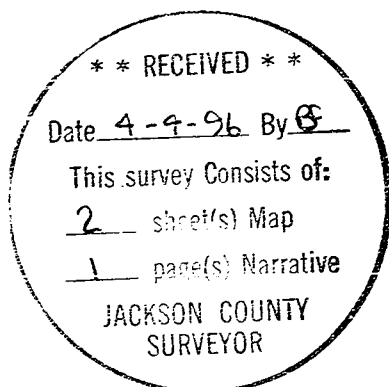
PURPOSE: LAND PARTITION; Planning Dept. File No.
P.A. 95-121: To locate and monument the new
boundaries between Parcels 1, and 2 as shown on the
accompanying plat and to prepare and record said
plat for the purpose of creating said Parcels.

PROCEDURE: Utilizing for control: the found monuments as
shown per PARTITION PLAT NO. P-111-1994. The
partition lines were then monumented as shown.
Monuments set on this survey consist of a 5/8" x
24" steel pin with red plastic caps mkd.
"R.BRAUGHTON-LS 2657" as indicated on the
accompanying plat.

BASIS OF
BEARINGS: True Meridian at the North-South center line of
Section 8 as derived from the 1968 Jackson County
Surveyor N.O.A.A. net. Reference bearing for this
survey taken from the East-West center line of
Section 8 as shown on S.N. 10852 through the use of
existing control per PARTITION PLAT NO. P-111-1994
(S.N. 14259) filed by this office.

EQUIPMENT: Nikon DTM-A5 Electronic Total Station.

DATE
COMPLETED: March 8, 1996



Expires 12/31/97

LAND PARTITION SURVEY

PARTITION PLAT NO. P-41-1996

located in
 Parcel 3, PARTITION PLAT NO. P-III-1994, and in the NW 1/4 of Section 8,
 T. 34 S., R. 1 E., W.M., in the City of Ashland, Jackson County, Oregon.

for
Anna Hassell
 25 Westwood Street
 Ashland, Oregon 97520

I certify this plot to be an
 exact photograph of the original.
Russell D Braughton
 SURVEYOR

DRAINAGE WAY EASEMENT
 DATA TABLE

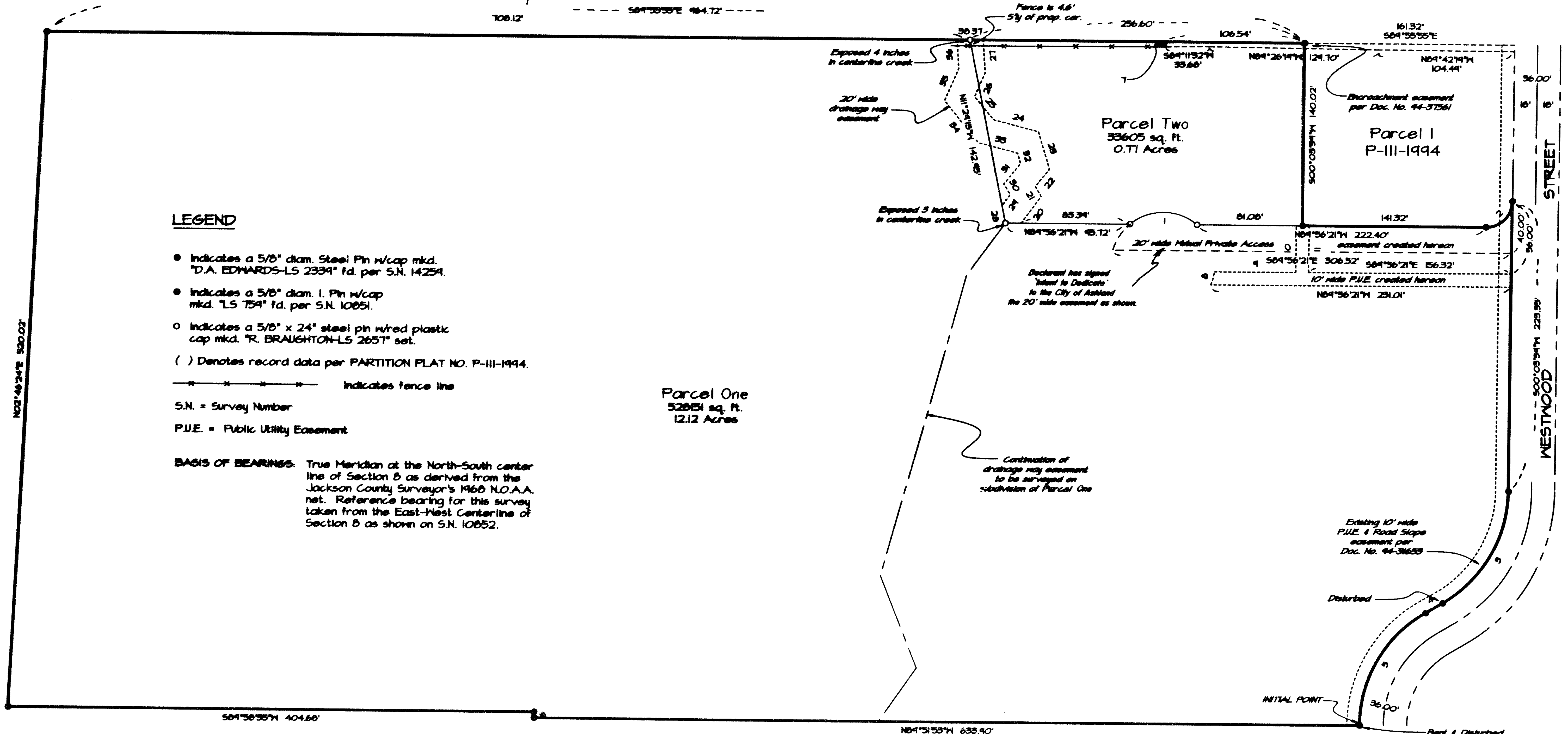
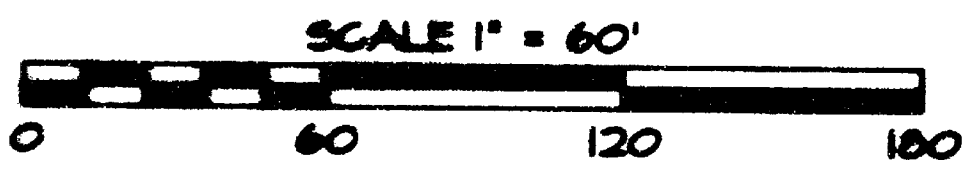
| No. | BEARING | DISTANCE |
|-----|-------------|----------|
| 20 | N85°38'15"E | 25.54' |
| 21 | S80°15'38"E | 8.88' |
| 22 | N86°38'36"E | 16.44' |
| 23 | N77°02'55"W | 30.05' |
| 24 | N75°24'22"W | 35.71' |
| 25 | N84°36'36"W | 22.85' |
| 26 | N23°46'57"E | 14.34' |
| 27 | N03°54'56"W | 25.60' |
| 28 | S11°24'15"E | 19.60' |
| 29 | N85°38'15"E | 10.38' |
| 30 | N80°15'50"W | 4.62' |
| 31 | S36°58'38"W | 20.16' |
| 32 | N77°02'56"W | 8.25' |
| 33 | N75°24'22"W | 30.44' |
| 34 | S84°36'36"E | 41.67' |
| 35 | S23°46'56"W | 26.85' |
| 36 | S03°54'56"E | 22.13' |
| 37 | N84°36'36"W | 10.02' |
| 38 | N84°36'36"W | 10.02' |

SURVEYED BY: *Edwards Surveying and Land Planning, Inc.*
 816 West 8th Street
 Medford, Oregon 97501
 Phone (503) 716-2313

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Russell D Braughton
 OREGON
 MAY 19, 1994
 RUSSELL D BRAUGHTON
 2657
 Expires 12/31/97

LINE AND CURVE DATA TABLE

| No. | CHORD BEARING | CHORD | DELTA | RADIUS | ARC |
|-----|---------------|--------|-----------|---------|---------|
| 1 | N84°36'21"W | 51.16' | 71°32'50" | 40.00' | 55.55' |
| 2 | N85°08'39"E | 28.28' | 40°00'00" | 20.00' | 31.42' |
| 3 | S84°34'40"W | 41.53' | 54°42'02" | 100.00' | 104.20' |
| 4 | S84°46'41"W | 14.44' | | | |
| 5 | S27°46'10"W | 41.48' | 54°54'05" | 100.00' | 104.64' |
| 6 | N00°14'01"W | 4.56' | | | |
| 7 | N00°08'48"E | 3.47' | | | |
| 8 | N85°02'32"E | 10.35' | 14°52'12" | 40.00' | 10.38' |
| 9 | N84°36'20"W | 62.02' | | | |
| 10 | S00°08'39"W | 36.00' | | | |
| 11 | N00°08'39"E | 36.00' | | | |



LEGEND

- Indicates a 5/8" diam. Steel Pin w/cap mkd. "D.A. EDWARDS-LS 2334" fd. per S.N. 14254.
 - Indicates a 5/8" diam. I. Pin w/cap mkd. "LS 754" fd. per S.N. 10051.
 - Indicates a 5/8" x 24" steel pin w/red plastic cap mkd. "R. BRAUGHTON-LS 2657" set.
 - () Denotes record data per PARTITION PLAT NO. P-III-1994.
 - Indicates fence line
 - S.N. = Survey Number
 - P.U.E. = Public Utility Easement
- BASIS OF BEARINGS:** True Meridian at the North-South center line of Section 8 as derived from the Jackson County Surveyor's 1968 N.O.A.A. net. Reference bearing for this survey taken from the East-West Centerline of Section 8 as shown on S.N. 10052.