

APPROVAL [Signature] 5/10/96  
Ashland Planning Department  
PA #95-071 Land Partition & Lot Line Adjustment

APPROVAL:  
EXAMINED AND APPROVED this 8th day of May 1996.

[Signature]  
City Surveyor  
EXAMINED AND APPROVED as required by ORS 92.100 as of 14 May 1996.  
[Signature]  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS, or other charges as required by ORS 92.095 have been paid as of 14 May 1996.  
[Signature]  
Tax Collector

# LAND PARTITION SURVEY

PARTITION PLAT NO. P-47-1996  
Being a portion of D.L.C. No. 41 in the N.W. 1/4 of Sec. 4, T.39 S., R.1 E., W.M. City of Ashland Jackson County, Oregon.

for  
**AB & B INVESTMENTS**  
P.O. Box 1084  
Medford, OR 97501  
**CITY OF ASHLAND**  
& 20 East Main Street  
Ashland, OR 97520

..... RECORDING .....

Filed for record this 14 day of May 1996 at 11:41 o'clock A. and recorded as Partition Plat No. P-47-1996 of "Record of Partition Plats" of Jackson County, Oregon.  
Index Volume 7 Page 47  
[Signature] [Signature]  
County Clerk Deputy  
County Surveyor File No. 14964

..... DECLARATION .....

Know all men by these presents that the CITY OF ASHLAND, a Municipal Corporation and DAN E. BUNN, are the owners 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 on Sheet 2. DAN E. BUNN does hereby establish the 5' wide Water Line Easement as well as the 10' Wide Ingress-Egress Easement as shown on Sheet 2 for the benefit of Parcel 1. DAN E. BUNN does hereby establish the Porch Easement, Ingress-Egress Easement and Easement for Landscape Maintenance as shown on Sheet 2 for the benefit of TL103.

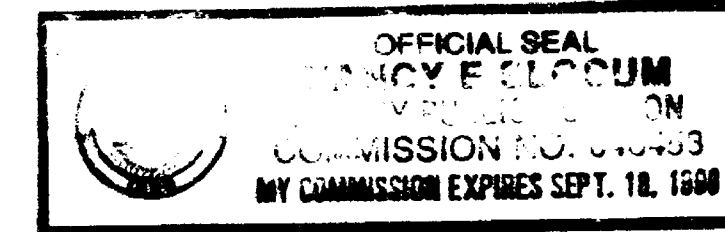
[Signature] [Signature] [Signature]  
Catherine Golden Barbara Christensen Dan E. Bunn  
Ashland City Mayor Ashland City Recorder

STATE OF OREGON)  
) ss.  
COUNTY OF JACKSON)

PERSONALLY appeared the above named Catherine Golden, Ashland City Mayor, and Barbara Christensen, Ashland City Recorder, and acknowledged the foregoing instrument to be their voluntary act and deed, and further acknowledged that the foregoing instrument was signed on behalf of the City of Ashland.

Dated this 8th day of May 1996.

Before me: [Signature]  
Notary Public of Oregon.

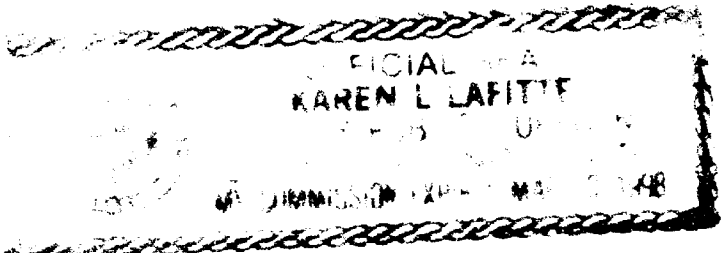


STATE OF OREGON)  
) ss.  
COUNTY OF JACKSON)

PERSONALLY appeared the above named Dan E. Bunn and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 25th day of January 1996.

Before me: [Signature]  
Notary Public of Oregon.



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

PURPOSE: To survey and monument the corners of two parcels created through a Land Partition and to monument adjusted property lines. See Ashland PA #95-071.

PROCEDURE: The exterior of the Partition was monumented by this office during RS Nos. 13190, 13476 and 13852. Calculated the position of and set the corners of the two Parcels and adjusted property lines according to the tentative map. Those monuments found as well as those set are as shown on Sheet 2.

### ..... AFFIDAVITS OF CONSENT .....

From Daniel P. Shepherd, David Glenn Shepherd and Kathryn L. Shepherd recorded as Doc. 96-15590 ORJCO.

From Ray D. Smith and Judith C. Smith recorded as Doc. 96-15589 ORJCO.

\* Affidavit of Correction,  
Inst. No 96-24828 O.R.  
RRR, C.S.  
8/28/96

REGISTERED PROFESSIONAL LAND SURVEYOR

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

5-14-96  
2  
0

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

[Signature]  
SURVEYOR

SHEET 1 OF 2



# LAND PARTITION SURVEY

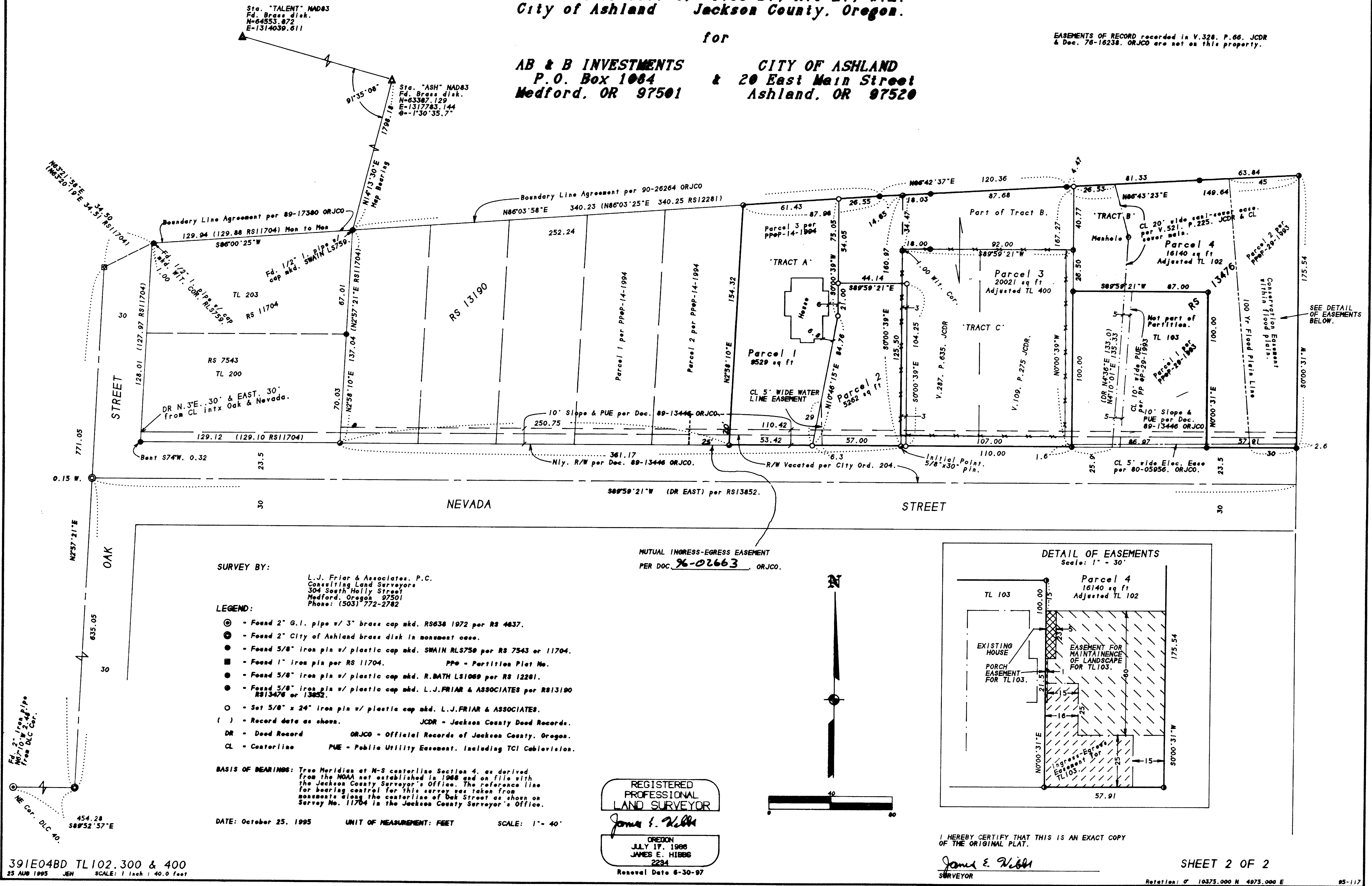
PARTITION PLAT NO. P-47-1996  
Being a portion of D.L.C. No. 41 in the  
N.W. 1/4 of Sec. 4, T.39 S., R.1 E., W.M.  
City of Ashland Jackson County, Oregon.

for

**AB & B INVESTMENTS**  
P.O. Box 1084  
Medford, OR 97501

**CITY OF ASHLAND**  
& 20 East Main Street  
Ashland, OR 97520

EASEMENTS OF RECORD recorded in V.328, P.66, JCDR  
& Dec. 76-16238, ORJCO are not on this property.



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

**LEGEND:**

- ⊙ - Found 2" G.I. pipe w/ 3" brass cap mkd. RS638 1972 per RS 4837.
- ⊙ - Found 2" City of Ashland brass disk in monument case.
- ⊙ - Found 5/8" iron pin w/ plastic cap mkd. SWAIN RLS759 per RS 7543 or 11704.
- ⊙ - Found 1" iron pin per RS 11704. P.P.P. - Partition Plat No.
- ⊙ - Found 5/8" iron pin w/ plastic cap mkd. R.BATH LS1069 per RS 12281.
- ⊙ - Found 5/8" iron pin w/ plastic cap mkd. L.J.FRIAR & ASSOCIATES per RS13190 RS13476 or 13852.
- - Set 5/8" x 24" iron pin w/ plastic cap mkd. L.J.FRIAR & ASSOCIATES.
- ( ) - Record data as shown. JCDR - Jackson County Deed Records.
- DR - Deed Record ORJCO - Official Records of Jackson County, Oregon.
- CL - Centerline PUE - Public Utility Easement, including TCI Cablevision.

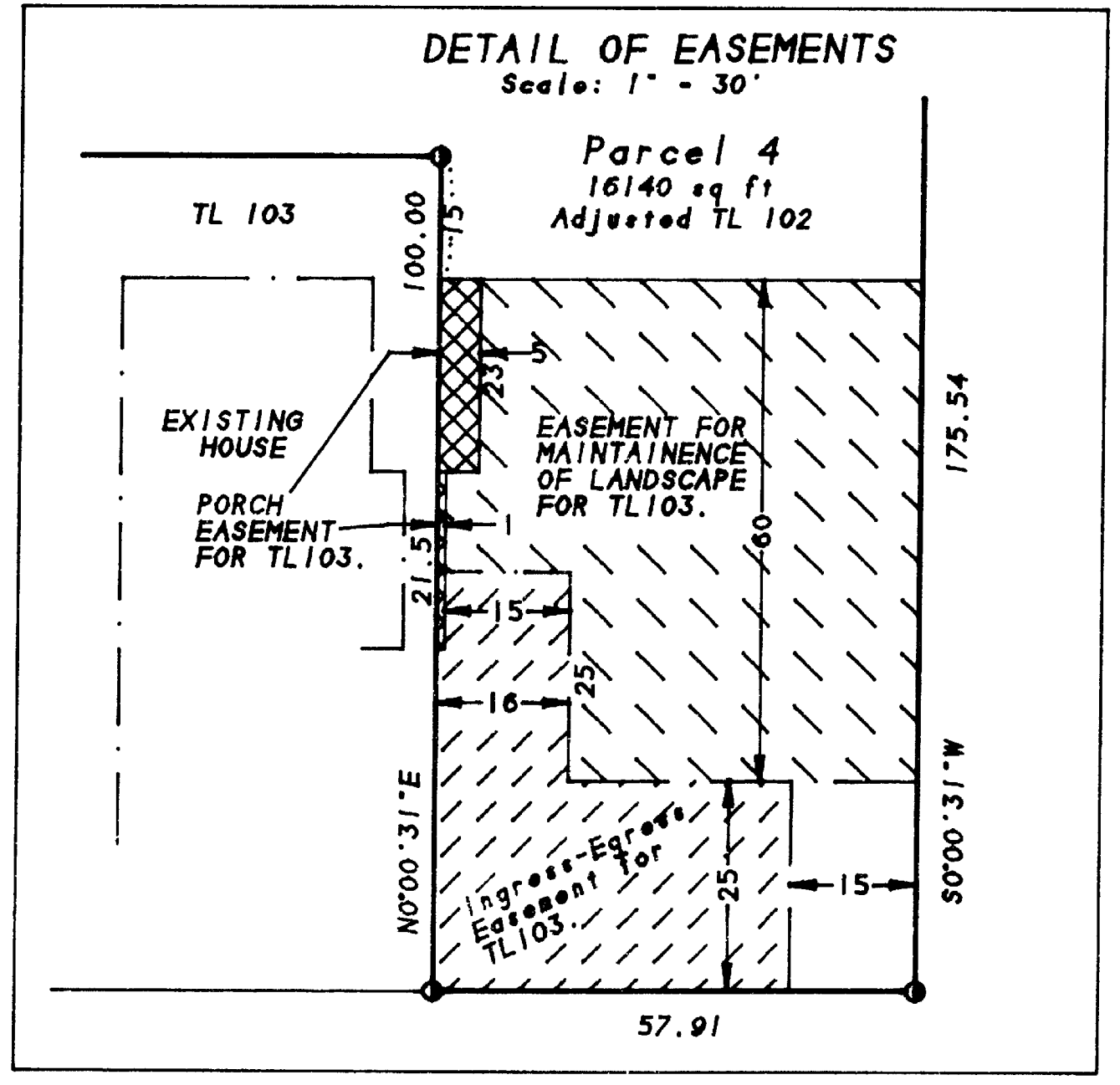
**BASIS OF BEARINGS:** True Meridian at N-S centerline Section 4, as derived from the NOAA not established in 1968 and on file with the Jackson County Surveyor's Office. The reference line for bearing control for this survey was taken from monuments along the centerline of Oak Street as shown on Survey No. 11704 in the Jackson County Surveyor's Office.

**DATE:** October 25, 1995 **UNIT OF MEASUREMENT:** FEET **SCALE:** 1" = 40'

MUTUAL INGRESS-EGRESS EASEMENT  
PER DOC. 96-02663 ORJCO.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

James E. Hibbs  
OREGON  
JULY 17, 1988  
JAMES E. HIBBS  
2234  
Renewal Date 6-30-97



I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs  
SURVEYOR