

APPROVAL:

ASHLAND CITY PLANNING: PA NO. 96-048

APPROVAL

Examined and approved this 3rd day of June, 1996.

James H. Olson City Surveyor

WE CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO US BY THE ASHLAND PLANNING COMMISSION IN OPEN MEETING 14 May 1996, THIS MAP IS HEREBY APPROVED.

Dated this 14th day of June 1996. [Signatures] PRESIDENT SECRETARY

DECLARATION

KNOW ALL MEN BY THESE PRESENTS that we, JONATHAN LANDES as to an undivided 60% interest and STEVE ROUSE AND LOUISE ROUSE, husband and wife, as undivided 40% interest, as tenants in common, are the owners of real property represented on this partition plat and more particularly described in the SURVEYOR'S CERTIFICATE and have caused the same to be partitioned into parcels as shown hereon.

[Signatures] LOUISE ROUSE STEVE ROUSE

[Signature] JONATHAN LANDES

STATE OF OREGON ) COUNTY OF JACKSON ) ss.

PERSONALLY APPEARED THE ABOVE NAMED LOUISE ROUSE, STEVE ROUSE and JONATHAN LANDES AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED THIS 31st DAY OF May, 1996.

BEFORE ME: [Signature]

SURVEYOR'S 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 northwest corner of the southwest quarter of the northwest quarter of Section 14, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence South 89°49'55" East along the north line of said southwest quarter of the northwest quarter, a distance of 210.00 feet to the east right of way line of Glendale Avenue, as shown on that Partition Map filed as Survey No. 11537 in the office of the Jackson County Surveyor; thence South 00°02'16" East along said right of way, 198.00 feet; thence South 89°49'55" East, 185.54 feet to a 5/8" x 30" rebar marking the southwest corner of that parcel described in Document No. 81-02432 of Official Jackson County Records, said corner also being the Initial Point of Beginning; thence South 89°49'55" East, 235.00 feet to the west right of way line of Clay Street; thence North 00°03'02" West along said west right of way line, 99.00 feet to the south line of that parcel described in Volume 42, Page 94, said Deed Records; thence North 89°49'55" West along said south line, 235.00 feet; thence South 00°03'02" East, parallel with the west right of way line of Clay Street, 99.00 feet to the Point of Beginning.

I CERTIFY THIS TO BE AN EXACT PHOTO COPY OF THE ORIGINAL PLAT [Signature] SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR [Signature] KERRY K. BRADSHAW 2271 EXPIRATION DATE 12/31/97

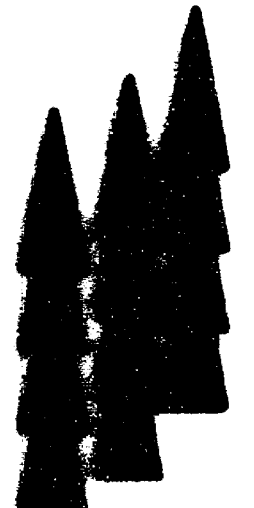
Found 2 1/2" Brass Disc T39S R1E 1/4 COR 1972 RLS 759

LAND PARTITION SURVEY PARTITION PLAT NO. P-52-1996

LOCATED IN: NORTHWEST ONE QUARTER OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON.

SURVEY FOR: JONATHAN LANDES 800 LIBERTY STREET ASHLAND, OREGON 97520

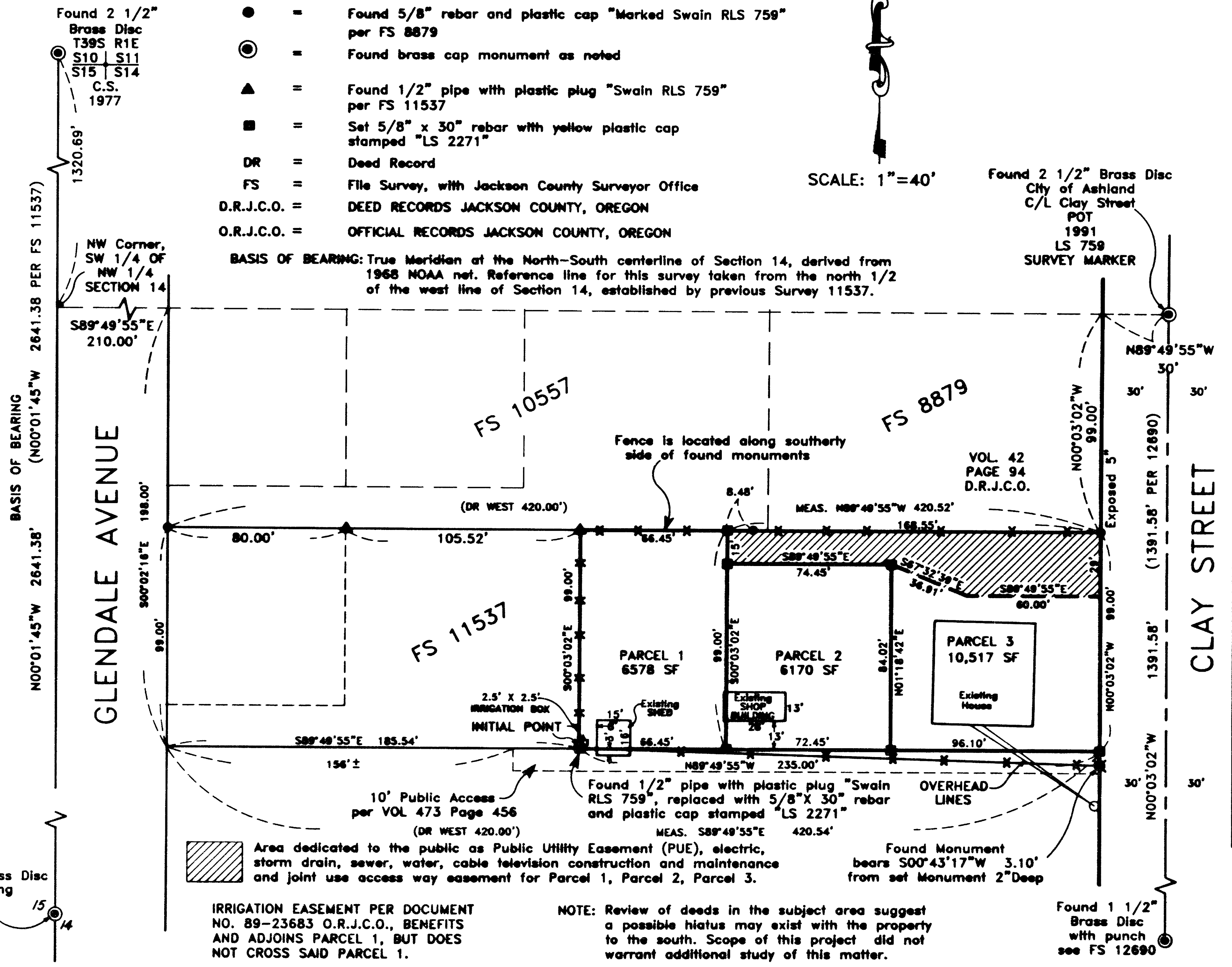
SURVEY BY: TIMBERLINE KKB LAND SURVEYING KERRY K. BRADSHAW LS 2271 P.O. BOX 3064 CENTRAL POINT, OR. 97502 (541) 664-7510 MOBILE 944-6692



LEGEND

- Found 5/8" rebar and plastic cap "Marked Swain RLS 759" per FS 4574
Found 5/8" rebar and plastic cap "Marked Swain RLS 759" per FS 8879
Found brass cap monument as noted
Found 1/2" pipe with plastic plug "Swain RLS 759" per FS 11537
Set 5/8" x 30" rebar with yellow plastic cap stamped "LS 2271"
Deed Record
File Survey, with Jackson County Surveyor Office
DEED RECORDS JACKSON COUNTY, OREGON
OFFICIAL RECORDS JACKSON COUNTY, OREGON

BASIS OF BEARING: True Meridian at the North-South centerline of Section 14, derived from 1968 NOAA net. Reference line for this survey taken from the north 1/2 of the west line of Section 14, established by previous Survey 11537.



Area dedicated to the public as Public Utility Easement (PUE), electric, storm drain, sewer, water, cable television construction and maintenance and joint use access way easement for Parcel 1, Parcel 2, Parcel 3.

IRRIGATION EASEMENT PER DOCUMENT NO. 89-23683 O.R.J.C.O., BENEFITS AND ADJOINS PARCEL 1, BUT DOES NOT CROSS SAID PARCEL 1.

NOTE: Review of deeds in the subject area suggest a possible hiatus may exist with the property to the south. Scope of this project did not warrant additional study of this matter.

RECORDING

FILED FOR RECORD THIS 24 DAY OF June 1996, AT 10:10 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-52-1996 OF "RECORDS OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 7 PAGE 52)

[Signatures] County Clerk Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 15009

TAX STATEMENT APPROVAL

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of June 21, 1996.

[Signature] Assessor Date

[Signature] Tax Collector Date

SCALE: 1"=40'

Found 2 1/2" Brass Disc City of Ashland C/L Clay Street POT 1991 LS 759 SURVEY MARKER

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

SURVEY FOR: Johnathon Landes  
800 Liberty St.  
Ashland, OR 97520

SURVEY BY: Timberline KKB Land Surveying  
Kerry K. Bradshaw LS 2271  
P.O. Box 3064  
Central Point, OR 97501  
(541) 664-7510 or (541) 944-6692 (Mobile)

LOCATION: Northwest 1/4 of Section 14, Township 39 South, Range 1 East,  
Willamette Meridian, City of Ashland, Jackson County, Oregon.

PURPOSE: To survey and partition into parcels the subject property, according  
to the tentative map approved by the City of Ashland Planning  
Department per planning action No. PA 96.

PROCEDURE: Using a Pentax PTS III total station, a control traverse was  
established through the subject area. The northwest corner and west  
1/4 corner of Section 14 were tied, as well as existing monuments  
from Filed Surveys 8879, 10557, 11537, and 12690. The previously  
noted surveys, all performed by long time surveyor Everett Swain,  
had established positions for the centerline of Clay Street and the  
exterior corners for the subject parcel. This survey was essentially a  
retracement of those earlier surveys, finding remarkably favorable  
comparisons, and thus existing monuments were held.

The subject parcel was then partitioned as shown on the attached  
map.

BASIS OF BEARING: True meridian at the north-south centerline of Section 14, derived  
from 1968 NOAA net, filed in the office of Jackson County Surveyor.  
Reference line for this survey taken from the north 1/2 of the west line  
of said Section 14.

DATE: April 20, 1996.

