

APPROVAL:

ASHLAND PLANNING COMMISSION DATE PA # 95-098

APPROVAL

Examined and Approved this 27th 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 JUNE 11, 1996 this map is hereby approved.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that Erv Toney Construction, Co. an Oregon Corporation, is the owner of the real property represented on this partition plat and more particularly described in the SURVEYOR'S CERTIFICATE, and has caused the same to be partitioned into parcels as shown on the partition plat.

ERV TONEY CONSTRUCTION CO.:

STATE OF OREGON) COUNTY OF JACKSON)

Personally appeared the above named Erv Toney, to me personally known, did say that he is the President of Erv Toney Construction, Co., the within named corporation, and that the above stated declaration was signed on behalf of said corporation by authority of its Board of Director's and Erv Toney acknowledges said declaration to be the free act of said corporation.

before me:

OFFICIAL SEAL CHERYL A. FERNS NOTARY PUBLIC - OREGON COMMISSION NO. 029803 MY COMMISSION EXPIRES DEC. 23, 1997

Cheryl A. Ferns

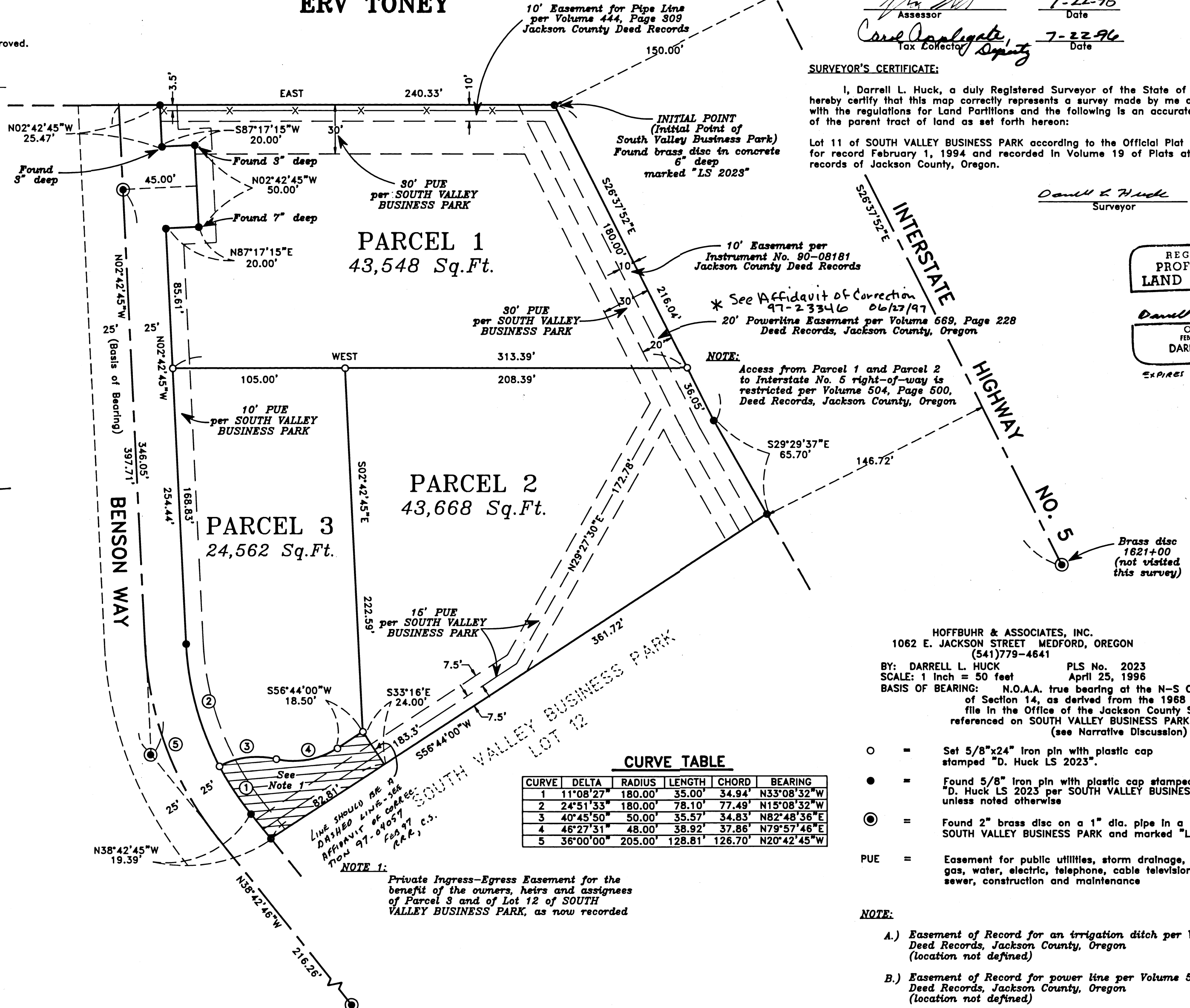
** RECEIVED ** Date 7-22-96 By [Signature] This survey consists of: 1 sheet(s) Map 1 page(s) Narrative JACKSON COUNTY SURVEYOR

I certify this plat to be an exact photocopy of the original. Darrell L. Huck SURVEYOR

LAND PARTITION SURVEY PARTITION PLAT No. P-60-1996

LOCATED IN Lot 11 of SOUTH VALLEY BUSINESS PARK in the S.E. 1/4 of Section 14, T.39S., R.1E., W.M. City of Ashland, Jackson County, Oregon

FOR ERV TONEY



CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, BEARING. Contains 5 curve entries.

RECORDING

Filed for record this the 22 day of July, 1996 at 2:51 o'clock P.M. and recorded as Partition Plat No. P-60-1996 of the Records of Jackson County, Oregon.

Index Volume 7, Page 60. Kathleen S. Beckett County Clerk, Glenda E. Bartlett Deputy

COUNTY SURVEYOR File No. 15034

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid, as of 7-22-96.

Assessor 7-22-96, Tax Collector 7-22-96

SURVEYOR'S CERTIFICATE:

I, Darrell L. Huck, 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:

Lot 11 of SOUTH VALLEY BUSINESS PARK according to the Official Plat thereof filed for record February 1, 1994 and recorded in Volume 19 of Plats at Page 4 of records of Jackson County, Oregon.

Darrell L. Huck Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck OREGON FEBRUARY 4, 1993 DARRELL L. HUCK 2023 EXPIRES 6-30-97

HOFFBUHR & ASSOCIATES, INC. 1062 E. JACKSON STREET MEDFORD, OREGON (541)779-4641

BY: DARRELL L. HUCK PLS No. 2023 SCALE: 1 Inch = 50 feet April 25, 1996 BASIS OF BEARING: N.O.A.A. true bearing at the N-S Centerline of Section 14, as derived from the 1988 N.O.A.A. Net on file in the Office of the Jackson County Surveyor and as referenced on SOUTH VALLEY BUSINESS PARK, as now recorded (see Narrative Discussion)

- Legend for symbols: Set 5/8"x24" Iron pin with plastic cap stamped "D. Huck LS 2023"; Found 5/8" Iron pin with plastic cap stamped "D. Huck LS 2023 per SOUTH VALLEY BUSINESS PARK unless noted otherwise"; Found 2" brass disc on a 1" dia. pipe in a monument case per SOUTH VALLEY BUSINESS PARK and marked "LS 2023"

PUE = Easement for public utilities, storm drainage, irrigation, sidewalk, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance

NOTE:

- A.) Easement of Record for an irrigation ditch per Volume 31, Page 21 Deed Records, Jackson County, Oregon (location not defined)
B.) Easement of Record for power line per Volume 518, Page 362 Deed Records, Jackson County, Oregon (location not defined)

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: Erv Toney
2870 Wedgewood Lane
Ashland, Oregon 97520

Location: In Lot 11 of SOUTH VALLEY BUSINESS PARK in the Southeast one-quarter (1/4) of Section 14, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon

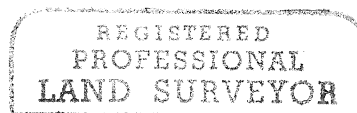
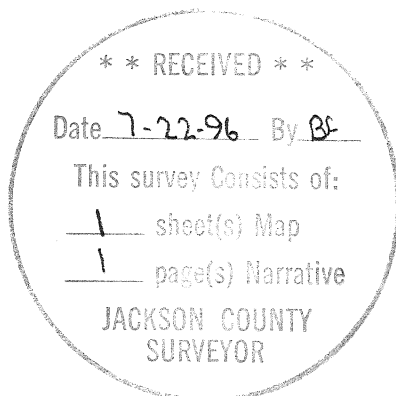
Purpose: To survey and monument a land partition as approved by City of Ashland Planning Action No. 95-098

Procedure: Survey control established by this office to accomplish SOUTH VALLEY BUSINESS PARK was used for this survey. Partition lines were computed as directed by client and monuments were set as shown on the attached map. A one-second theodolite with electronic distance measuring equipment was used for this survey.

An examination of successive, previously recorded surveys regarding the basis of bearing reveals that SOUTH VALLEY BUSINESS PARK derived its bearing base from OAK KNOLL MEADOWS, PHASE 2. OAK KNOLL MEADOWS, PHASE 2 has a stated basis of bearings as being "N.O.A.A. TRUE BEARING AT THE EAST LINE OF SEC. 14". That platted bearing corresponds to the bearing measured on the same East line on Survey No. 4847, which bearing is based on "N.O.A.A. TRUE BEARING AT THE NORTH-SOUTH CENTERLINE OF SEC. 14". Therefore it would appear that the East line of Section 14, as it appears on Survey No. 4847, was used as the reference line to define the bearing base of OAK KNOLL MEADOWS, PHASE 2. Then the centerline of Interstate Highway No. 5, as it appears on OAK KNOLL MEADOWS, PHASE 2, was used as the reference line to define the bearing base of SOUTH VALLEY BUSINESS PARK, all relating back to and based on Survey No. 4847.

Basis of Bearing: N.O.A.A. TRUE BEARING at the North-South centerline of Section 14, as derived from the 1968 N.O.A.A. Net on file in the Office of the Jackson County Surveyor, the reference line for this survey is the centerline of Benson Way as shown on SOUTH VALLEY BUSINESS PARK

Date: April 25, 1996



Darrell L Huck



Darrell L. Huck
L.S. 2023 - Oregon
Expires 6/30/97
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504

9:10 5.00
6.00

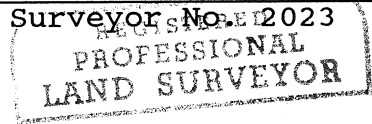
AFFIDAVIT OF CORRECTION
pursuant to O.R.S. 209.255

15034

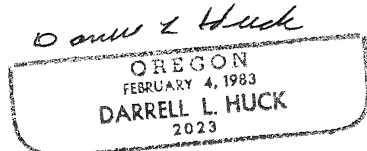
Be it hereby noted that on Partition Plat P-60-1996 as recorded in the records of Jackson County, Oregon and is on file in the Office of the Jackson County Surveyor as No. 15034, a drafting error was made affecting the Easterly boundary of that portion of Parcel 2 designated as Private Ingress-Egress easement. The Easterly boundary of said easement is marked with a solid line and noted with bearing and distance of S 33° 16' E 24.00'. Said solid line should have been drafted with a dashed line to indicate that the said easement area is part of and included in Parcel 2 of said Partition.

Date: January ³¹ ~~22~~, 1997

Darrell L. Huck



STATE OF OREGON)
County of Jackson) ss.

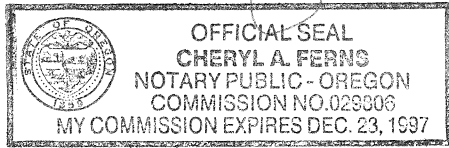


Expires 6/30/97

January 31 A.D. 1997

Personally appeared the above named Darrell L. Huck, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:

Cheryl Ferns



Jackson County, Oregon
Recorded
OFFICIAL RECORDS

FEB 06 1997
9:10 AM
Arthur S. Beckel
County Clerk

I, Roger R. Roberts, Jackson County Surveyor, do hereby certify that I have examined this Affidavit of Correction and that the changes are permitted in accordance with Chapter 209, Paragraph 255, Oregon Revised Statutes.

January 31, 1997
Date

Roger R. Roberts
Jackson County Surveyor

97-23346

11.06

5-
+6-

AFFIDAVIT OF CORRECTION
pursuant to O.R.S. 209.255

Be it hereby noted that certain drafting errors have been discovered on that certain land partition plat recorded July 22, 1996 as Partition Plat No. P-60-1996 of the records of Jackson County, Oregon filed as No. 15034 in the Office of the Jackson County Surveyor. The discovered error pertains to a "20' powerline easement per Volume 569, Page 228" and is shown as being the easterly 20 feet of Parcels 1 and 2 of said Partition Plat.

The location of the 20' easement should have been shown as being the westerly 20 feet of the easterly 30 feet of said Parcels 1 and 2, being parallel with the east property line of each parcel.

Date: June 13, 1997

Darrell L. Huck
Surveyor No. 2023
REGISTERED
PROFESSIONAL
LAND SURVEYOR

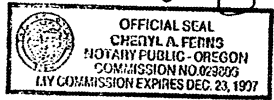
STATE OF OREGON)
County of Jackson) ss.

Darrell L. Huck
OREGON
FEBRUARY 4, 1993
DARRELL L. HUCK
2023
Expires 6/30/97

June 16 A.D. 1997

Personally appeared the above named Darrell L. Huck, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:

Cheryl A. Ferns



I, Roger R. Roberts, Jackson County Surveyor, do hereby certify that I have examined this Affidavit of Correction and that the changes are permitted in accordance with Chapter 209, Paragraph 255, Oregon Revised Statutes.

June 23 '97
Date

Roger R. Roberts
Jackson County Surveyor

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

(crrpart.dlh)

JUN 23 1997
11:06 AM
John W. Roberts
COUNTY CLERK

