

APPROVAL: Bill Mohr
Ashland Planning Department
PA #96-069

8/13/96
Date

LAND PARTITION SURVEY

PARTITION PLAT NO. P-72-1996

In the S.W. 1/4 of Sec. 10, T.39 S., R.1 E., W.M.
City of Ashland Jackson County, Oregon

for
John J. Fox III
1927 Tamarack Place
Ashland, OR 97520

RECORDER'S CERTIFICATE
Filed for record this 21 day of August, 1996 at
11:01 o'clock A.M. and recorded as Partition Plat No. P-72-1996
of "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 7 Page 72

Kathleen S. Beckett County Clerk
Cheryl Auger Deputy

County Surveyor File No. 15078

TAX STATEMENT APPROVAL
ALL TAXES, FEES, ASSESSMENTS, or other charges as required by ORS 92.095 have
been paid as of August 21st, 1996.

Ron Lindberg Assessor
Carol Applegate Deputy Tax Collector

SURVEYOR'S CERTIFICATE

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY
CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PARTITION MADE BY ME, AND CONFORMS
WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH
BEING ACCURATELY DESCRIBED AS FOLLOWS:

Commencing at the intersection of the South line of Iowa Street and the West line
of Bridge Street in the City of Ashland, said point being North 89°49'43" West,
348.245 feet (record North 89°57' West, 348.3 feet) and South 0°05'49" West (record
SOUTH), 30.00 feet from the Southeast corner of Donation Land Claim No. 39,
Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon and
the INITIAL POINT OF BEGINNING; thence along the West line of Bridge Street,
South 0°05'49" West (record SOUTH), 119.33 feet; thence North 89°49'43" West
(record WEST), 114.00 feet; thence North 0°05'49" East (record NORTH), 119.33 feet
to the South line of said Iowa Street; thence along said South line, South 89°49'43"
East (record South 89°57' East), 114.00 feet to the INITIAL POINT OF BEGINNING.

James E. Hibbs
SURVEYOR

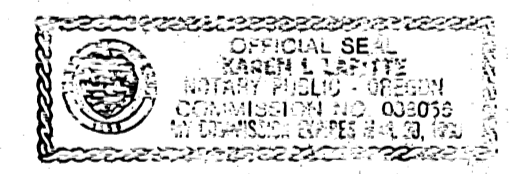
DECLARATION

Know all men by these presents that we, JOHN J. FOX III and CAROL S. FOX,
husband and wife, are the owners in fee simple of the land 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 hereon. We hereby dedicate to
the City of Ashland the Public Utility Easements (PUE) shown hereon, T.C.I.,
Cablevision, their assigns and/or successors in interest are hereby granted the
right to install and maintain TV cable lines over, across and through said PUE's,
as long as it does not interfere with the installation and maintenance of the City
of Ashland's utilities; We hereby establish the Mutual Access Easement shown hereon
for the benefit of both Parcels; Access to and from Bridge Street for both Parcels
shall be limited to the Mutual Access Easement. Emergency vehicles shall have the
right of ingress and egress over and across the Mutual Access Easement at all times
and as required.

John J. Fox III JOHN J. FOX III
Carol S. Fox CAROL S. FOX

STATE OF OREGON)
COUNTY OF JACKSON) ss.
PERSONALLY appeared the above named John J. Fox III and CAROL S. FOX, and
acknowledged the foregoing instrument to be their voluntary act and deed.
Dated this 20th day of July, 1996.

Before me: Karen L. Roberts
Notary Public of Oregon.



SURVEY BY:
L.J. Friar & Associates, P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, Oregon 97501
Phone: (541) 772-2782

- LEGEND:
- ⊙ - Fd centerline monument as shown. RE: RS6642.
 - ⊙ - Fd. 2.5" County Surveyors brass capped monument and accessories.
 - - Fd. 5/8" iron pin w/ plastic cap mkd. E.L. SWAIN RLS759 per RS6642.
 - - Fd. 1/2" iron pin w/ plastic cap mkd. E.L. SWAIN RLS759 per RS10843.
 - - Set 5/8" x 30" iron pin w/ plastic cap mkd. L.J. FRIAR & ASSOC.
 - () - Deed Record data as shown. RS - Recorded Survey *.
 - ORJCO - Official Records of Jackson County, Oregon. CL - Centerline.
 - JCDR - Jackson County Deed Records. PUE - Public Utility Easement.

BASIS OF BEARINGS: True Meridian of the N-S centerline of Sec. 10 as derived
from the NOAA net, established in 1968 and on file in the
Office of the Jackson County Surveyor. The reference line
for bearing control for this Survey was taken from monuments
along the centerline of Wightman Street as shown on Filed
Survey No. 6642 in the Office of the Jackson County Surveyor
and as shown hereon.

DATE: June 26, 1996 UNIT OF MEASUREMENT: Feet SCALE: 1" = 30'

APPROVAL: James H. Olson
City Surveyor

EXAMINED AND APPROVED this 24 day of August, 1996.

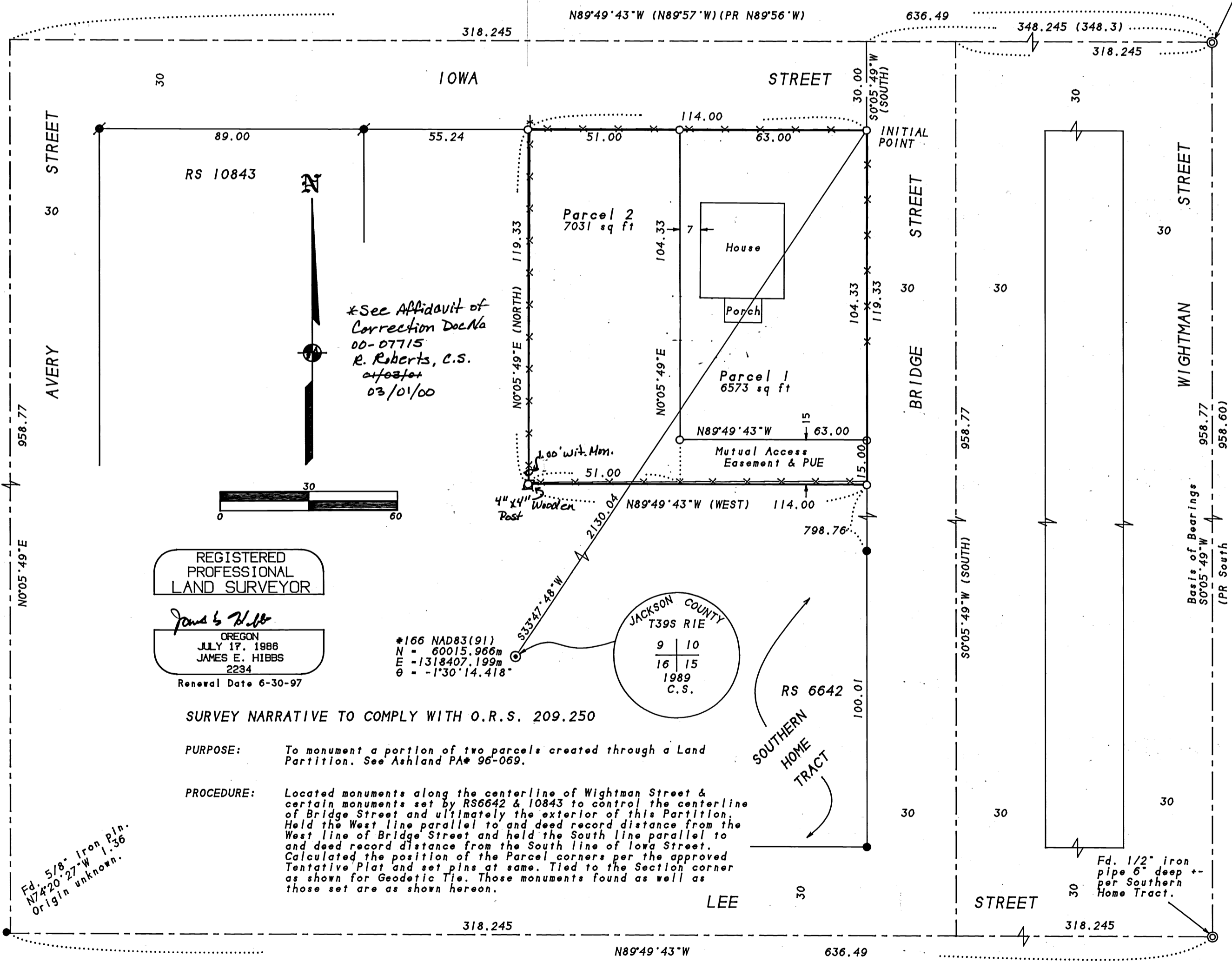
We certify that pursuant to authority granted to us by the Ashland Planning
Commission in open meeting JUNE 11, 1996 this plat is hereby approved.

Dated this 12th day of August, 1996.
Barbara R. Jenkins President
Bill Mohr Secretary

I hereby declare that this is an exact
copy of the original plat.
James E. Hibbs
Surveyor

AFFIDAVIT OF CONSENT
From Jesse T. Ferguson recorded as Doc. 96-28133, ORJCO.

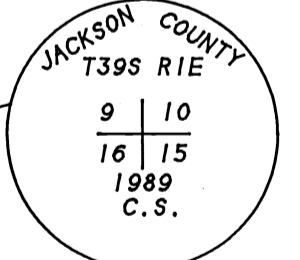
SE Cor., DLC #39,
Fd. 2.5" brass disk in mon.
case mkd. CITY OF ASHLAND
SURVEY MONUMENT



REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

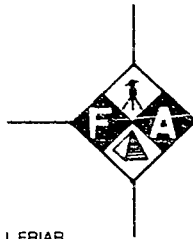
*166 NAD83(91)
N = 60015.966m
E = -1318407.199m
G = -1'30"14.418"



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

PURPOSE: To monument a portion of two parcels created through a Land
Partition. See Ashland PA# 96-069.

PROCEDURE: Located monuments along the centerline of Wightman Street &
certain monuments set by RS6642 & 10843 to control the centerline
of Bridge Street and ultimately the exterior of this Partition.
Held the West line parallel to and deep record distance from the
West line of Bridge Street and held the South line parallel to
and deep record distance from the South line of Iowa Street.
Calculated the position of the Parcel corners per the approved
Tentative Plat and set pins at same. Tied to the Section corner
as shown for Geodetic Tie. Those monuments found as well as
those set are as shown hereon.



L.J. FRIAR AND ASSOCIATES
CONSULTING LAND SURVEYORS

816 WEST 8TH STREET
MEDFORD, OREGON 97501

LARRY J. FRIAR
JAMES E. HIBBS

15078

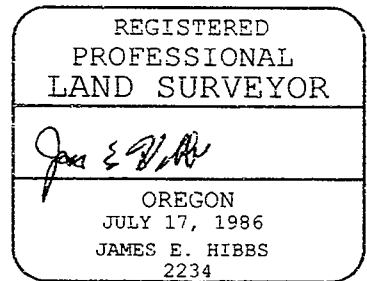
PHONE/FAX
541-772-2782

3.01
5
11
Sw 6

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

I, James E. Hibbs Registered Professional Land Surveyor of the State of Oregon No. 2234, do hereby state that I have discovered a drafting error on Partition Plat No. P-72-1996 being Survey No. 15078, for John Fox, III, filed August 21, 1996 in the Jackson County Surveyor's Office.

The Southwest corner of Parcel 2 was shown as being set. However, the true corner falls in a 4"x4" wood fence corner post. The map should show a 1.00 foot witness corner being set Northerly of the true corner position on the Westerly property line of Parcel 2.



RENEWAL DATE 6-30-01

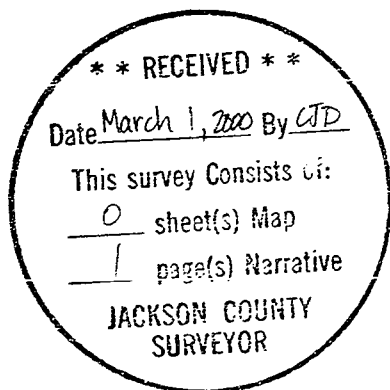
STATE OF OREGON)
) ss
COUNTY OF JACKSON)

Signed before me this 1st day of March, 20 2000.

Notary Public of Oregon

I, Roger R. Roberts, Jackson County Surveyor, hereby certify that I have examined this Affidavit of Correction, and that the changes are permitted in accordance with O.R.S. 209.255.

Roger R. Roberts, Jackson Co. Surveyor



Jackson County, Oregon
Recorded
OFFICIAL RECORDS
MAR 01 2000
3:01 PM

COUNTY CLERK