

APPROVAL:

Bill Nolan

ASHLAND PLANNING DEPARTMENT DATE
PA #96-001

APPROVAL

Examined and Approved this 3rd day of Sept, 1996

James H. Olson
City Surveyor

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

Dated this 11th day of September 1996

Barbara R. Jenkins
President

Bill Nolan
Secretary

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that we

the HENRY KNEEBONE TRUST, UTD 2/2/87 and William Henry Kneebone, Trustee are the owners in fee simple of the real property as set forth in the Surveyor's Certificate and that we have caused the partitioning as shown hereon. We do hereby dedicate to the City of Ashland those easements shown hereon as PUBLIC UTILITY, ROAD SLOPE & ELECTRICAL EASEMENTS. TCI Cablevision, their assigns and/or successors in interest are hereby granted the right to install and maintain TV cable service over, across and through those PUBLIC UTILITY & ROAD SLOPE EASEMENTS, as shown hereon, as long as it does not interfere with the installation, maintenance or the placement of the City of Ashland's utilities. We hereby dedicated a NATURAL DRAINAGE WAY EASEMENT over and across that area shown hereon as "Natural Drainage Way" reserving unto ourselves, our heirs, assigns and successors in interest, the right to place storm water in said Natural Drainage Way so long as we comply with all City, County, State and Federal regulations in force as of this date. We do hereby dedicate to the City of Ashland that street area shown hereon as "TO BE DEDICATED". Further, we do hereby grant to the City of Ashland all our right, title and interest in and to those Street areas shown hereon as Westwood Street, Orchard Street and Sunnyview Street in order to confirm the intent of any previous conveyances, now of record, which may have been conveyed by William Henry Kneebone Jr. rather than William Henry Kneebone, Trustee, for the HENRY KNEEBONE TRUST, UTD 2/2/87.

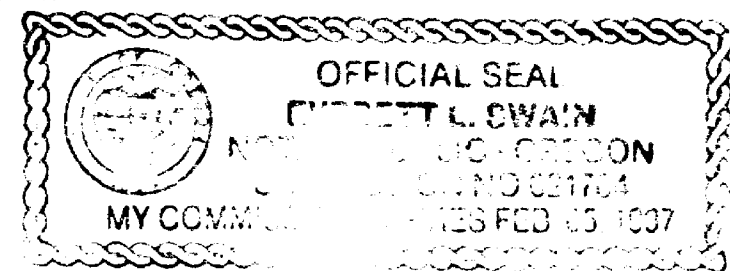
IN WITNESS WHEREOF, I, William Henry Kneebone, Trustee, for myself and on behalf of the HENRY KNEEBONE TRUST, UTD 2/2/87, do hereby set my hand and seal this 3 day of SEPT, 1996

William Henry Kneebone Trustee
William Henry Kneebone, Trustee

STATE of OREGON) SS
County of Jackson
3-SEPT. A.D. 1996

Personally appeared the above named Trustee, William Henry Kneebone and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: *Carroll L. Swain*



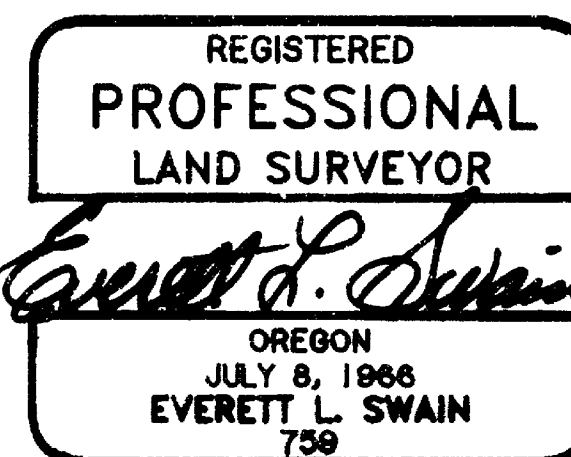
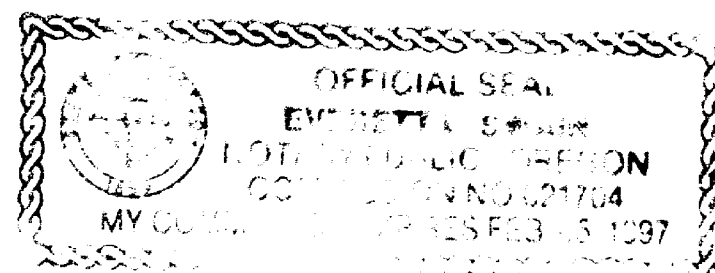
IN WITNESS WHEREOF, I, William Henry Kneebone Jr. declare that I have read the above DECLARATION and do confirm and consent to the subject matter therein and I do hereby set my hand and seal this 3 day of SEPT, 1996

William Henry Kneebone Jr.
William Henry Kneebone Jr.

STATE of OREGON) SS
County of Jackson
3-SEPT. A.D. 1996

Personally appeared the above named William Henry Kneebone Jr. and acknowledged the foregoing instrument to be his voluntary act and deed.

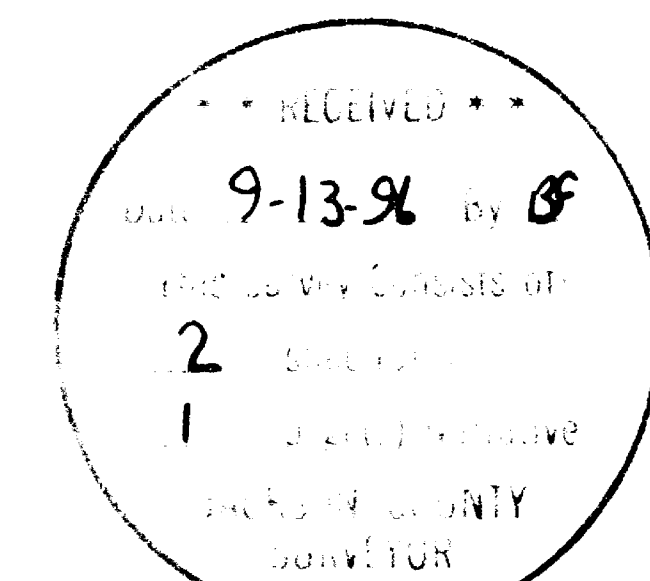
Before me: *Carroll L. Swain*



Surveyor's Registration
Renewal Date: June 30, 1998

I hereby certify that this plat is a CAD generated duplicate of the original.

Carroll L. Swain
SURVEYOR



Job: HK1441T
Screen File: HK1441TA

Land Partition Survey

PARTITION PLAT No. P-77-1996

located in

the Northwest Quarter and the Northeast Quarter of Section 8,
Township 39 South, Range 1 East of the Willamette Base and Meridian,
JACKSON COUNTY OREGON

HENRY KNEEBONE TRUST, UTD 2/2/87

c/o William Henry Kneebone, Trustee

449 Orchard Street
Ashland, Oregon 97520

RECORDING

FILED FOR RECORD THIS THE 13 DAY OF September 1996
AT 2:28 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT No. P-77-1996
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON
INDEX VOLUME 7, PAGE 77

Kathleen S. Beckett
County Clerk

John T. Kelly
Deputy

COUNTY SURVEYOR File No. 15106

TAX STATEMENT APPROVAL

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of September 13, 1996.

Ron Lundberg Deputy
ASSESSOR DATE Sept. 13, 96

Jynelle Admitt Deputy
TAX COLLECTOR DATE 9/13/96

SURVEYOR'S CERTIFICATE

I, Everett L. Swain, registered Professional Land Surveyor of the State of Oregon No. 759, hereby certify that this map is conformable to the field notes and the survey has been correctly executed within the requirements and regulations of the State of Oregon and the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:---

Commencing at the ACCEPTED Quarter section corner common to Sections 5 and 8, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon; THENCE South 89 degrees 43 minutes 23 seconds East along the section line common to said Sections for a distance of 23.545 feet to a 3/4 by 30 inch galvanized iron pipe situated in the Easterly boundary line of that strip of land as set forth in Document No. 89-00246 of the Official Records of Jackson County, Oregon and being the TRUE POINT OF BEGINNING; THENCE South 89 degrees 43 minutes 23 seconds East along said common section line for a distance of 223.695 feet to a found 5/8 inch Iron Rod situated at the beginning of that Boundary Line by Agreement recorded as Document No. 78-07062 of the Official Records of Jackson County, Oregon; THENCE South 00 degrees 27 minutes 03 seconds East along said Boundary Line by Agreement for a distance of 496.505 feet to a found 5/8 inch Iron Rod; THENCE continuing along said Boundary Line by Agreement, South 00 degrees 41 minutes 17 seconds East for a distance of 833.705 feet to a found 5/8 inch Iron Rod; THENCE continuing along said Boundary Line by Agreement, South 89 degrees 36 minutes 42 seconds West for a distance of 255.775 feet to a found 5/8 inch Iron Rod situated at the corner common to those Boundary Lines by Agreement recorded as Document Nos. 78-07062, 78-09396 and 78-11551 of the Official Records of Jackson County, Oregon; THENCE North 16 degrees 26 minutes 26 seconds West along that Boundary Line by Agreement recorded as Document No. 78-11551 of said Official Records, for a distance of 547.11 feet to an found 5/8 inch Iron Rod; THENCE continuing along said Boundary Line by Agreement, North 89 degrees 55 minutes 55 seconds West for a distance of 34.50 feet to a 3/4 by 30 inch galvanized Iron Pipe set, situated in the Easterly right of way line of Westwood Street; THENCE leaving said Boundary Line by Agreement, North 00 degrees 04 minutes 05 seconds East along said Easterly right of way line for a distance of 742.50 feet to a 3/4 by 30 inch galvanized Iron Pipe set; THENCE North 45 degrees 04 minutes 05 seconds East for a distance of 60.105 feet to a 3/4 by 30 inch galvanized Iron Pipe set, situated in the Southerly right of way line of Orchard Street, as said right of way line is described in Document No. 89-00246 of the Official Records of Jackson County, Oregon; THENCE South 89 degrees 55 minutes 55 seconds East along said Southerly right of way line for a distance of 164.28 feet to a 3/4 by 30 inch galvanized Iron Pipe set; THENCE North 00 degrees 30 minutes 30 seconds West for a distance of 23.42 feet to the point of beginning.

Together with and subject to covenants, easements, and restriction of record and those apparent on the land.

15106

Survey No. _____

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

SURVEY FOR: The HENRY KNEEBONE TRUST, UTD 2/2/87
c/o William Henry Kneebone, Trustee
449 Orchard Street
Ashland, Oregon 97520

LOCATION: Situated in the Northwest and the Northeast Quarter of
Section 8, Township 39 South, Range 1 East of the
Willamette Base and Meridian, Jackson County, Oregon.

PURPOSE: To survey into parcels, a street extension, and various
easements, that tract of land as shown on the
accompanying map. To clear the record in terms of a
street right of way conveyance made by William Henry
Kneebone, Jr. rather than by the HENRY KNEEBONE TRUST,
UTD 2/2/87 by William Henry Kneebone, Trustee, per
request of the clients representative.

PROCEDURE: Commenced this survey from control previously
established in the vicinity of Thornton Way, Grandview
Drive, Sunnyview, Westwood, and Orchard Streets.
Proceeded to monument said parcels as shown on the
accompanying map.

BASIS OF BEARING: True Meridian at the North-South centerline of Section
8 as derived from the National Oceanic and Atmospheric
Administration (formerly Coast and Geodetic Survey)
survey net established in 1968 and filed in the office
of the Jackson County Surveyor.

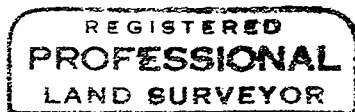
August 12, 1996

Swain Surveying, Inc.
2000 Verda Street
Ashland, Oregon 97520

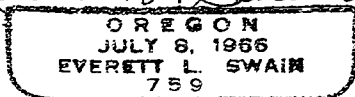
Ref: HK 1441T.nar

PA No. 96-001

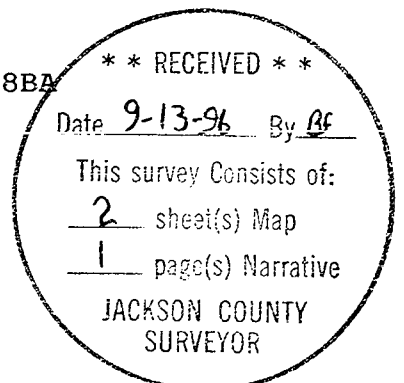
Tax Lot 100, 39-1E-08BA



Everett L. Swain



Renewal Date:
6/30/98



Land Partition Survey

PARTITION PLAT No. _____

located in the Northwest Quarter and the Northeast Quarter of Section 8, Township 39 South, Range 1 East of the Willamette Base and Meridian, JACKSON COUNTY OREGON

HENRY KNEEBONE TRUST, UTD 2/2/87 c/o William Henry Kneebone, Trustee

449 Orchard Street Ashland, Oregon 97520

STREET CENTERLINE 1/4 Cor. S 00°30'30"E 0.24' to P.C. P.C. S 00°30'30"E 33.09' to P.I. P.I. S 30°30'30"E 33.09' to P.T. P.T. S 30°30'30"E 1.00' to P.C.

Table with columns: CURVE, RADIUS, LENGTH, DELTA, CHORD, CH. BEARING. Contains 18 rows of curve data.

Table with columns: COURSE, BEARING, DISTANCE. Contains 7 rows of course data.

A. S 89°43'23" E, 20.52' & N 00°16'37" E, 0.05' from 1/4 Cor. 5/8. B. S 89°43'23" E, 31.43' & N 00°16'37" E, 0.43' from 1/4 Cor. 5/8. exposed 1.75"

Table with columns: CURVE, RADIUS, LENGTH, DELTA, CHORD, CH. BEARING. Contains 2 rows of curve data.

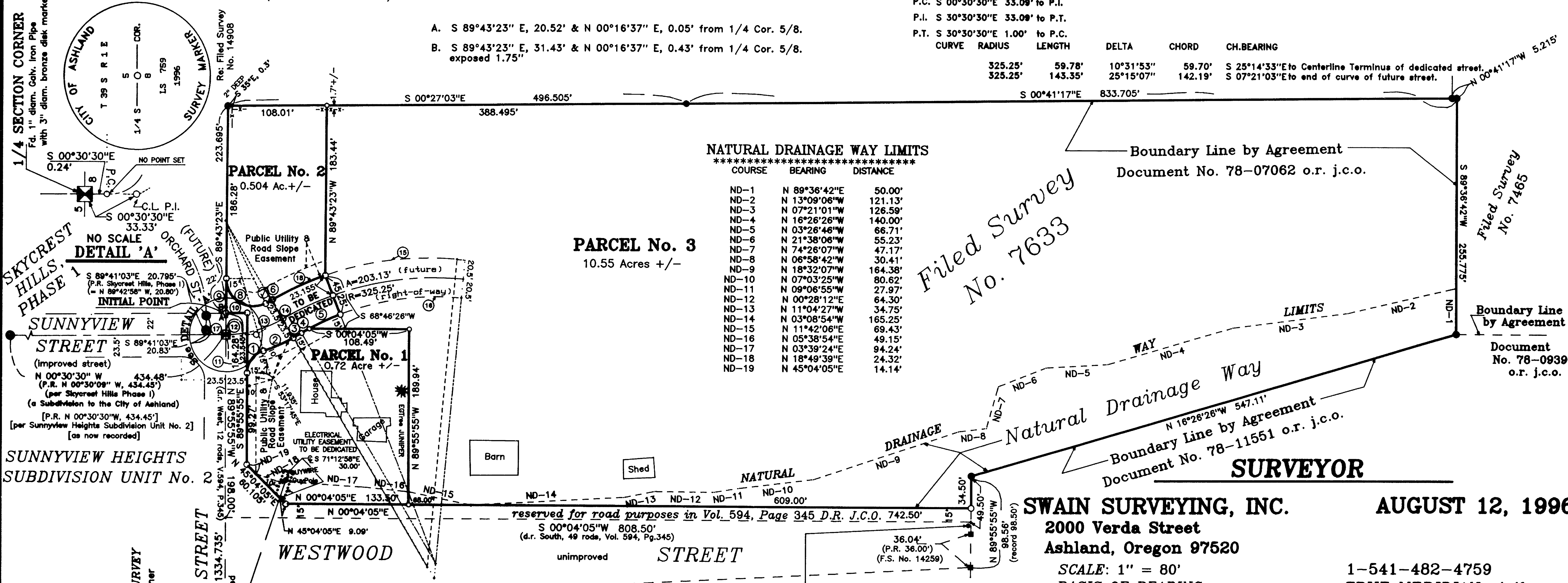
NATURAL DRAINAGE WAY LIMITS

Table with columns: COURSE, BEARING, DISTANCE. Lists 19 drainage way limits (ND-1 to ND-19).

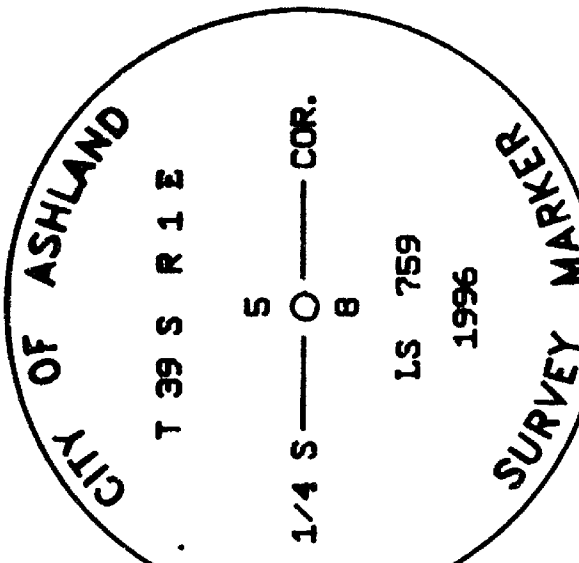
PARCEL No. 3 10.55 Acres +/-

PARCEL No. 2 0.504 Ac. +/-

PARCEL No. 1 0.72 Acre +/-



1/4 SECTION CORNER with 1" diam. Galv. Iron Pipe with 3" diam. bronze disk marked:



SKYCREST HILLS PHASE 1 SUNNYVIEW STREET (Improved street) N 00°30'30" W 434.45' (P.R. N 00°30'09" W, 434.45') (per Skycrest Hills Phase I) (a Subdivision to the City of Ashland) [P.R. N 00°30'30" W, 434.45'] [per Sunnyview Heights Subdivision Unit No. 2] [as now recorded]

SUNNYVIEW HEIGHTS SUBDIVISION UNIT No. 2

CORNER NOT VISITED THIS SURVEY West One-Sixteenth Section Corner 1 inch G.I. Pipe & Brass Cap Re: Filed Survey No. 4407

REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JULY 8, 1966 EVERETT L SWAIN 759

I hereby certify that this plat is a CAD generated duplicate of the original.

Signature of Everett L. Swain, SURVEYOR

SWAIN SURVEYING, INC. AUGUST 12, 1996

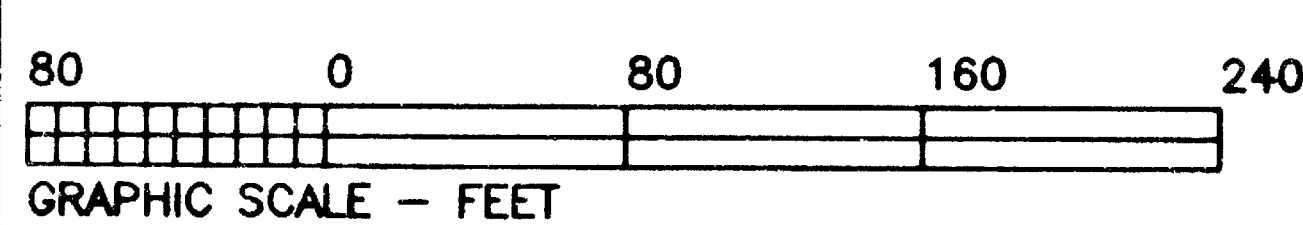
2000 Verda Street Ashland, Oregon 97520

SCALE: 1" = 80' BASIS OF BEARING:

1-541-482-4759 TRUE MERIDIAN at the N-S Centerline Sec. 8

- LEGEND: Found 2.5" diam. bronze disk mkd: LS 2349 in Monu. Case. Re: Skycrest Hills, Phase 1, a subdivision to the City of Ashland. Found 5/8" Iron Rod with red cap mkd: D. MINNECI LS 2349, flush to 1.75" exposed. Found 5/8" Iron Rod with yellow cap mkd: E.L. SWAIN RLS 759, unless otherwise shown. Re: F.S. No. 7633. Found 5/8" Iron Rod with red cap mkd: D.A. EDWARDS LS 2339, 1" TO 3" deep. Re: Filed Survey 14259. Set 24" long by 1/2" diam. Galv. Iron Pipe with yellow plastic plug mkd: SWAIN LS 759, exposed from 1 to 3 ins. Set 30" long by 3/4" diam. Galv. Iron Pipe with yellow plastic plug mkd: SWAIN LS 759. Monuments are from 2 inches deep to 2 inches exposed. F.S. Filed Survey P.U.E. Public Utility Easement

Job: HK1441T Screen File: HK1441T1



Assessor's Map 39-1E-08BA, Tax Lot 100

Surveyor's Registration Renewal Date: June 30, 1998