

LAND PARTITION

PARTITION PLAT No. P-91-1996

LOCATED IN

Parcels 2, 3 and 4 of Partition Plat No. P-77-1995 in Block 17, Original Town of Ashland

Re: Official 1888 map

in the N.W. 1/4 Section 9, T.39S., R.1E., W.M. City of Ashland, Jackson County, Oregon

FOR

LLOYD HAINES

51 Water Street Suite 222 ASHLAND, OREGON 97520

APPROVAL:

Bill Moh... 10/25/96 ASHLAND PLANNING DEPARTMENT DATE PA # 26-118 (PROPERTY LINE ADJUSTMENT)

APPROVAL

Examined and Approved this 24th day of October, 1996.

James H. Olson City Surveyor

RECEIVED... This survey consists of: 1. Survey Map 2. Narrative JACSON COUNTY SURVEYOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that Lloyd Haines and ICE BEAR INC., an Alaska Corporation are the owners of the 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 on the partition plat. We hereby grant a private ingress-egress easement over Parcel 1 for the benefit of the owners, their heirs and assigns of Parcel 3. Public and private emergency vehicles shall have the right of ingress-egress over and across said easement at all times. We also, do hereby grant a 10' storm sewer easement over Parcel 1 for the benefit of the owners, their heirs and assigns of Parcel 2. We also, do hereby grant a 10' sanitary sewer easement over and across Parcel 1 and Parcel 2 for the benefit of the owners, their heirs and assigns of Parcel 1 of Partition Plat P-77-1995 recorded October 18, 1995 in the records of Jackson County, Oregon, and also, for the benefit of the owners, their heirs and assigns of Parcel 2 of this plat. We, also, do hereby dedicate to the public, for public use, those easements labeled as public utility easements. We, also, do hereby grant a pedestrian ingress-egress easement over Parcel 2 for the benefit of the owners, their heirs and assigns of Parcel 1 of Partition Plat P-77-1995 recorded October 18, 1995 in the records of Jackson County, Oregon.

STATE OF OREGON } COUNTY OF JACKSON }

Personally appeared the above named Lloyd Haines; the owner of the real property and acknowledged the foregoing instrument to be his voluntary act and deed.

Signed this 24th day of October, 1996 Before me:

OFFICIAL SEAL M MICHAEL DOYLE NOTARY PUBLIC - OREGON COMMISSION NO. 049833

AFFIDAVIT OF CONSENT FOR LAND PARTITION

From ICE BEAR INC., an Alaska Corporation, as fee owner, recorded as Instrument No. 96-34357 Official Records, Jackson County, Oregon.

LINE TABLE

Table with 4 columns: LINE, BEARING, DISTANCE, BEARING. Lists lines L1 through L15 with their respective bearings and distances.

All taxes, fees, assessments or other charges as required by O.R.S. 92.093 have been paid. as of Oct 24, 96.

Ron Family Dept... 10/29/96... Tax Collector

Note: This 5/8" iron pin with plastic cap stamped "D. HUCK LS 2023" is also a 4.27" witness monument to the right-of-way P.C. which is inaccessible because it falls within the waterway.

RECORDING

Filed for record this the 29 day of October, 1996 at 3:13 o'clock P.M. and recorded as Partition Plat No. P-91-1996 of the Records of Partition Plats in Jackson County, Oregon. Index Volume 7, Page 91. Kathleen S. Beckwith County Clerk Kelly LeBoon Deputy

COUNTY SURVEYOR File No. 15156

VALLEY OF THE ROGUE BANK is the undersigned beneficiary of a certain Trust Deed recorded July 28, 1996, as Document No. 96-25172 Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed that property designated as Private Ingress-Egress Easement as shown hereon, and these public utility easements as shown hereon.

Signed this 24 day of October, 1996. Before me: M MICHAEL DOYLE NOTARY PUBLIC - OREGON COMMISSION NO. 049833

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck OREGON FEBRUARY 4, 1983 DARRELL L. HUCK 2023 Expires 6-30-97

7' of 10' foot easement as dedicated on Partition Plat P-77-1995 has been deeded back by the City of Ashland per Instrument No. 96-34100 Official Records, Jackson County, Oregon

HOFFBUHR & ASSOCIATES, INC. 1062 E. JACKSON STREET MEDFORD, OREGON (541)778-4641 BY: DARRELL L. HUCK PLS No. 2023 SCALE: 1 inch = 50 feet August 13, 1998 BASIS OF BEARING: N.O.A.A. True Bearing of the North-South Centerline of Section 4 as referenced on Recorded Survey No. 8279

- Legend for survey markers: Set 5/8"x24" iron pin with plastic cap stamped "D. Huck LS 2023", Found 5/8"x24" iron pin with plastic cap stamped "D. Huck LS 2023", Found 5/8" iron pin with plastic cap marked "D. McMahan LS 1913", Easement for public utilities, storm drainage, irrigation, sidewalk gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance.

INITIAL POINT - Found lead tack w/ brass washer marked "LS 2023" per S/N 14698

SURVEYORS CERTIFICATE: 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:

Beginning at the Northwest corner of Block 17 in the City of Ashland, Jackson County, Oregon, according to the Official map of said City adopted November 5, 1888, now of record, said point being the intersection at the Easterly right-of-way line of Helman Street and the Southerly right-of-way line of Central Street (also known as Factory Street) in said City; thence, along the North line of said Block 17, South 63°45'33" East 293.34 feet to the Westerly right-of-way line of Water Street; thence, along said right-of-way line, South 23°47'07" West 321.63 feet to the Northeast corner of that tract of land described in Volume 67, Page 51 of Deed Records in said Jackson County; thence, along the Northerly line of said tract, and its Westerly extension North 58°49'53" West 68.14 feet; thence South 35°48'22" West 138.43 feet to the Northerly right-of-way line of Lithia Way; thence, along said right-of-way line, along the arc of a 388.10 foot radius non-tangent curve to the left (the long chord to which bears North 68°11'04" West 37.91 feet) a distance of 37.93 feet; thence, North 68°50'03" West 4.27 feet; thence North 18°27'07" East 18.40 feet; thence North 58°57'13" East 92.93 feet; thence North 64°27'38" West 217.25 feet to the Easterly right-of-way line of Helman Street; thence, along said right-of-way line, North 25°32'22" East 361.23 feet to the Point of Beginning.

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

SURVEY NO. 15156

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

Survey for: Lloyd Haines
51 Water Street, Suite 222
Ashland, Or. 97520

Location: Parcels No. 2, 3 and 4 of Partition Plat P-77-1995
in Block 17 of the ORIGINAL TOWN OF ASHLAND, Offi-
cial 1888 Map, in the Northwest One-Quarter (1/4)
of Section 9, Township 39 South, Range 1 East,
Willamette Meridian, Jackson County, Oregon

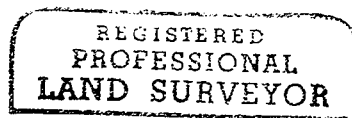
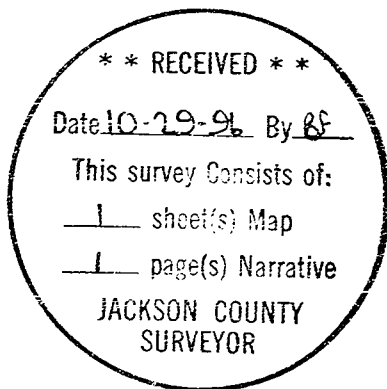
Purpose: To survey and monument a property line adjustment
as approved by the City of Ashland Planning Depart-
ment

Procedure: The same control that was used to accomplish Survey
No. 13225 and Survey No. 14698 was used for this
survey. The location of the new, adjusted property
lines was computed as directed by client and monu-
ments were set as shown.

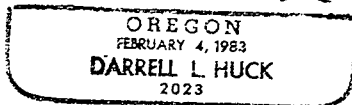
Survey No. 14698 is Partition Plat P-77-1995 on
which a 10 foot slope and public utility easement
is shown as being dedicated along Water Street. A
portion of that easement has been reduced to 3 feet
wide. The City of Ashland has released its inter-
est in 7 feet of the easement, leaving a 3 foot
slope and utility easement. Survey No. 14698 also
showed a power line encroachment. That power line
has been removed, therefore, that encroachment no
longer exists.

Basis of
Bearing: N.O.A.A. TRUE BEARING at the North-South centerline
of Section 4 as referenced on Survey No. 8279.

Date: August 13, 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