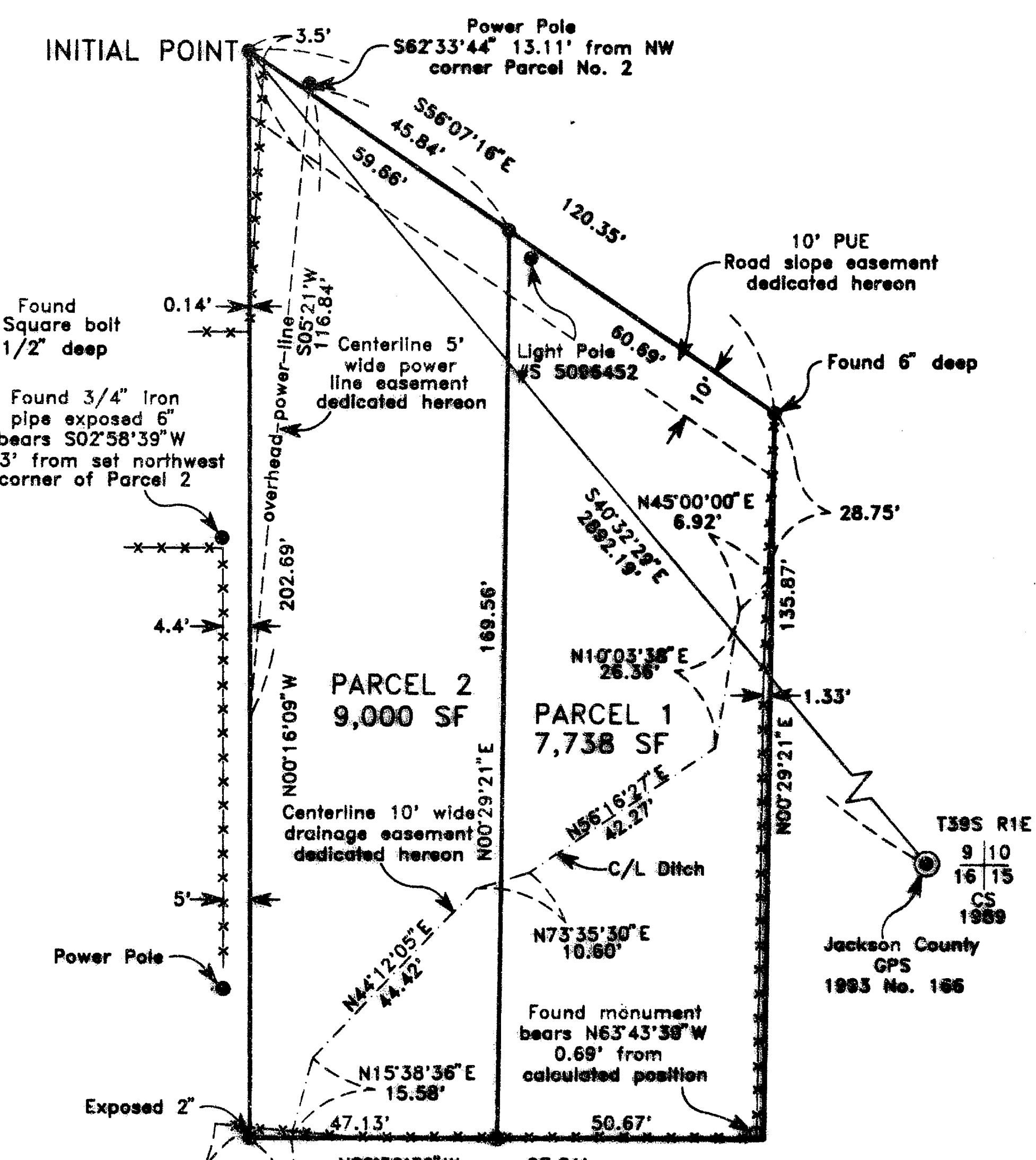
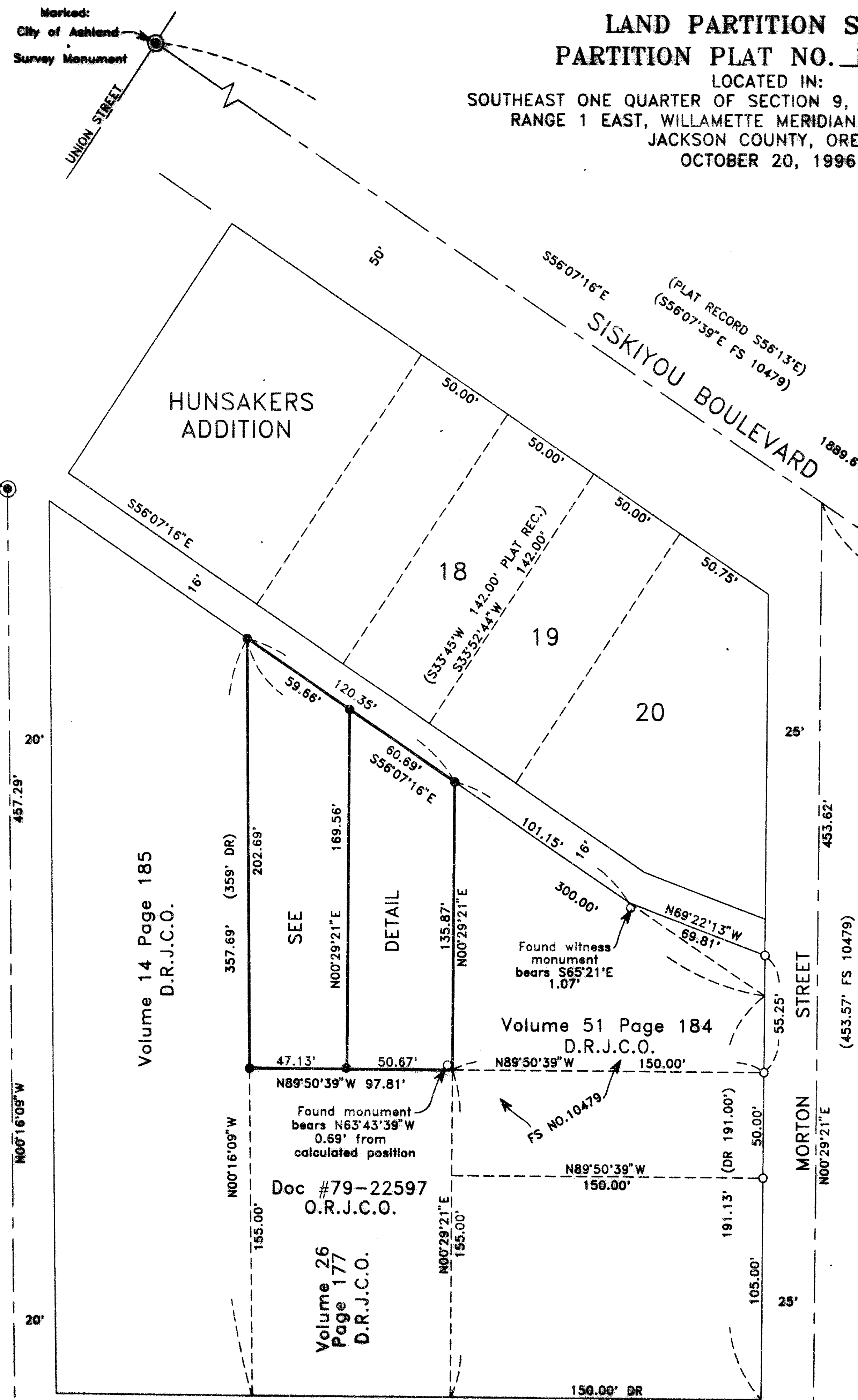


LAND PARTITION SURVEY PARTITION PLAT NO. P-99-1996

LOCATED IN:
SOUTHEAST ONE QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH,
RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF ASHLAND,
JACKSON COUNTY, OREGON.
OCTOBER 20, 1996

SURVEY FOR
ERIK A. WALLBANK
2300 BLACK OAK WAY
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 CELLULAR 944-6692



SCALE: 1" = 50'

SCALE: 1" = 30'

I CERTIFY THIS TO BE AN EXACT
PHOTOCOPY OF THE ORIGINAL PLAT.
Kerry K. Bradshaw
Surveyor

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kerry K. Bradshaw
OREGON
JULY 18, 1987
KERRY K. BRADSHAW
2271

- LEGEND**
- = Found brass disc in monument case
 - = Found 5/8" rebar with yellow plastic cap marked: "RLS 638" per FS 10479
 - = Set 5/8" rebar with yellow plastic cap marked: "Bradshaw LS 2271"
 - SF = Square feet
 - FS = File Survey, with Jackson County Surveyor Office
 - DR = Deed Record, per Official Records of Jackson County
 - (PLAT REC.) = Record data from the plat of Hunsaker Addition to the City of Ashland
 - D.R.J.C.O. = Deed records Jackson County Oregon
 - O.R.J.C. = Official record Jackson County Oregon

BASIS OF BEARING: True Meridian at the North-South centerline of Section 9, derived from 1968 NOAA net. Reference line for this survey is taken from centerline of Iowa Street, (Sherman Street to Harrison Street), established by Filed Survey 14625. This street centerline bearing (N89°51'43"W) was then rotated to conform to the bearings used on Filed Survey 10479 (N89°50'39"W)

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

SURVEY FOR: Erik Wallbank
2300 Black Oak Drive
Ashland, OR 97520

SURVEY BY: Timberline KKB Land Surveying
Kerry K. Bradshaw LS 2271
P.O. Box 3064
Central Point, OR 97502
(541)664-7510 or (541)944-6692 (Mobile)

DATE: October 20, 1996

LOCATION: Southeast 1/4 of Section 9, Township 39 South, Range 1 East,
Willamette Meridian, Jackson County, Oregon.

PURPOSE: To survey and monument the boundary of the subject parcel.
To establish a partition line and monument said line per
client instruction and staff report (PA-96-100) of the City
of Ashland.

PROCEDURE: Existing street centerline monuments, found monuments per
Field Survey No. 10479, and other found monuments were
incorporated in a field control traverse through the subject
area, using a Nikon AG 20 total station. Collected data was
analyzed and the boundary and partition line were monumented
as shown on the accompanying map.

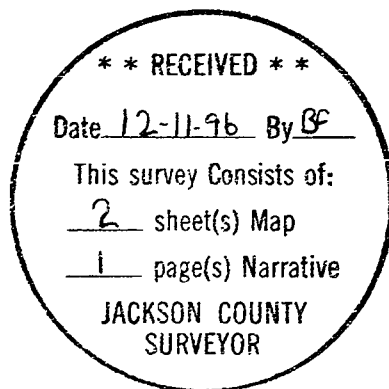
As indicated on the map, the northerly boundary was controlled by the alley location per Hunsakers Addition plat. The easterly and southerly lines were defined by parcels with "senior right or title".

The west boundary was not so concisely located, although the northerly end is anchored by the deed call of "300 feet along the south side line of the alley" (Hunsakers Addition). The direction of the west line was derived from a review of deeds of the parcels in the subject area and their parent tracts. These documents indicate that the parent tract to the west has senior right and the subsequent, individual deed documents suggests the east line of this senior parcel was intended to be parallel with Harrison Street. Thus, the west line of the subject parcel was held in alignment with Harrison Street also. However, as previously mentioned, the north end of said west line was limited by a call of "300 feet" thereby creating what appears to be a deed gap of approximately 1.6 feet.

The partition line was established per client instruction.

BASIS
OF BEARING

This survey was tied to control from a previous survey done by this office (Filed Survey 14564) and subsequently rotated to a common bearing with Filed Survey No. 10479 for ease of use and compatibility.



APPROVAL: Bill Mot 12/2/96
ASHLAND PLANNING DEPARTMENT DATE
PA # 96-100
Property Line Adjustment

APPROVAL
Examined and approved this 3rd day of December, 1996.
James Holman
City Surveyor

LAND PARTITION SURVEY
PARTITION PLAT NO. P-99-1996

LOCATED IN:
SOUTHEAST ONE QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH,
RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF ASHLAND,
JACKSON COUNTY, OREGON.

RECORDING

FILED FOR RECORD THIS 11 DAY OF December, 1996, AT 11:23 O'CLOCK,
A .M. AND RECORDED AS PARTITION PLAT NO. P-99-1996 OF "RECORDS OF
PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 7 PAGE 99)
Kathleen S. Beckett Shanda E. Bartlett
County Clerk Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR
AS NO. 15199

TAX STATEMENT APPROVAL

All taxes, fees, assessments or other charges as required
by O.R.S. 92.095 have been paid as of Dec. 10, 1996.

M. P. W. Math 12-10-96
Assessor Date
Imp. West 12-10-96
Tax Collector Date

SURVEY FOR
ERIK A. WALLBANK
2900 BLACK OAK WAY
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 CELLULAR 944-6692

DECLARATION

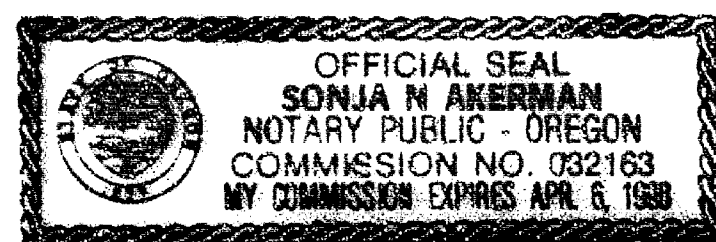
KNOW ALL MEN BY THESE PRESENTS that I, ERIK A. WALLBANK, am the owner of the
the real property represented on this partition plat and more particularly described in the
SURVEYOR'S CERTIFICATE and have caused the same to be partitioned into parcels
as shown hereon.
I hereby dedicate to the City of Ashland the 10 foot wide drainage way easement, the
5 foot wide powerline easement and the 10 foot wide road slope easement and Public
Utility Easement as shown hereon. 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 that Public Utility Easement as shown hereon, as long as it does not
interfere with the installation and maintenance of City of Ashland utilities.

Erik Wallbank
Erik A. Wallbank

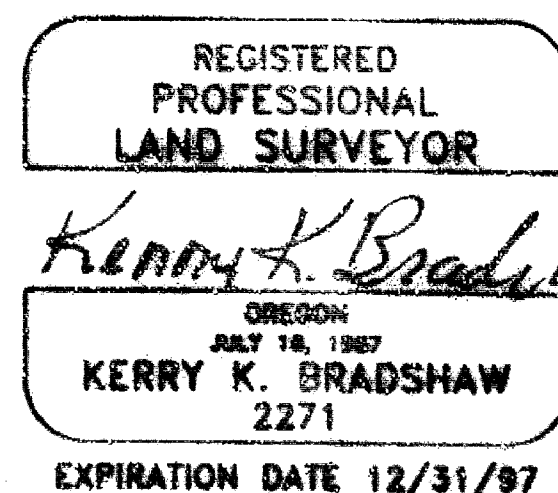
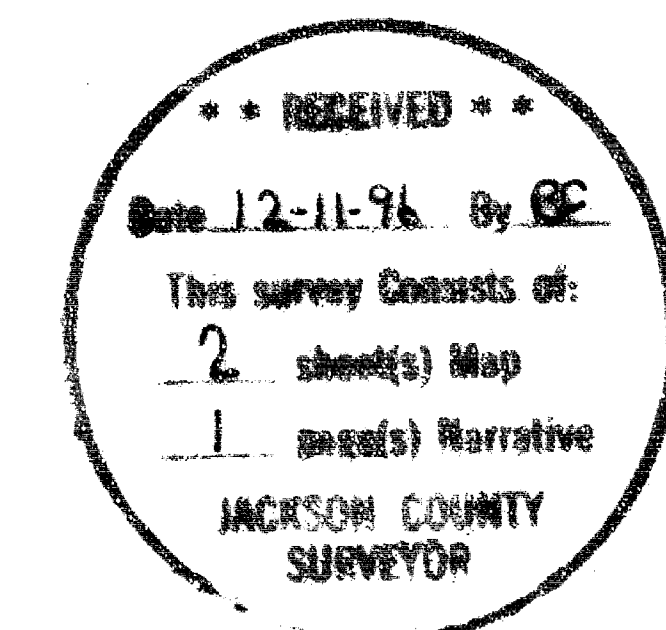
STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY APPEARED THE ABOVE NAMED ERIKA. WALLBANK AND ACKNOWLEDGED
THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED THIS 2nd DAY
OF December, 1996.

BEFORE ME:



Sonja N. Akerman
Notary



I CERTIFY THIS TO BE AN EXACT
PHOTOCOPY OF THE ORIGINAL PLAT.
Kerry K. Bradshaw
Surveyor

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 heron:

Commencing at the intersection of the north right of way line of Iowa Street and the West
right of way line of Marton Street, as shown of the official map of the City of Ashland,
Jackson County, Oregon, approved November 5, 1888, said point bears North 89°17'20" East,
1992.00 feet from the brass cap monument marking the the Southwest corner of Donation
Land Claim No. 39; thence North 00°29'21" East along said west right of way line, 191.13 feet
to the south line of that 16 foot alley established by Hunsakers Addition to the City of Ashland,
thence North 56°07'16" West, along said South line of alley, 300.00 feet to the Initial Point of
Beginning; thence South 00°16'09" East parallel to Harrison Street, 202.69 feet to the north
line of that parcel described in Instrument No. 79-22597 of the Official Records of Jackson
County, Oregon; thence South 89°50'39" East, along said north line 97.81 feet to the southwest
corner of that parcel described in Volume 51, Page 184, said Official Records, thence North
00°29'21" East along the west line of said Volume 51, Page 184, 135.87 feet to the south
line of the aforementioned 16 foot alley, thence North 56°07'16" West along said south line,
120.35 feet to the Point of Beginning.

Kerry K. Bradshaw
Surveyor

We, Valley of the Rogue Bank, are the undersigned beneficiaries of that certain
Trust Deed recorded June 18, 1996 as Instrument No. 96-20312, Official Records of
Jackson County, Oregon, affecting the land described hereon, hereby release from the
lien of said Trust Deed all property shown as dedicated to the public for public use.

Signed this 3rd day of December, 1996.

A. Billard
Authorized Signature

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY APPEARED THE ABOVE NAMED VALLEY OF THE ROGUE BANK AND ACKNOWLEDGED
THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED THIS 3 DAY
OF December, 1996.

BEFORE ME:



Karen Fay Thomas
Notary