

APPROVAL:

John M. Fugall 12-6-96
Ashland Planning Department
PA(96-059) Lead Partition Date

LAND PARTITION SURVEY

PARTITION PLAT NO. P-102-1996
Being Parcel 2 per Partition Plat No. P-62-1995 in the N.W. 1/4 of Section 14, T.38 S., R.1 E., W.M. City of Ashland Jackson County, Oregon for

RECORDING

Filed for record this 13 day of December, 1996 at 2:33 o'clock P.M. and recorded as Partition Plat No. P-102-1996 in "Record of Partition Plats" of Jackson County, Oregon.

Index Volume 7 Page 102

APPROVAL:

EXAMINED AND APPROVED this 20th day of November, 1996.

James H. Olson
City Surveyor

Doug Neuman
702 Clay Street
Ashland, OR 97520

Kathleen J. Beckett Glendon E. Barthett
County Clerk Deputy
County Surveyor File No. 15211

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of DECEMBER 13, 1996.

Carole Applegate, Deputy M. M.
Tax Collector Assessor

SURVEYOR'S CERTIFICATE

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

Parcel 2 per Partition Plat No. P-62-1995, according to the official plat thereof, now of record, in Volume 6, Page 62 of "Record of Partition Plats" in Jackson County, Oregon and filed as Survey No. 14632 in the Office of the Jackson County Surveyor.

James E. Hibbs
SURVEYOR

DECLARATION

Know all men by these presents that MOUNTAIN PARK DEVELOPMENT, LLC, (1) is the owner in fee of the lands 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, and (2) does hereby dedicate to the City of Ashland the Drainage Way Easement as well as the Public Utility Easement (PUE) over, across and through that portion of Parcels 1 & 2 as shown on Sheet 2, with the condition that 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 said PUE, as long as it does not interfere with the installation and maintenance of the City of Ashland's utilities, and (3) hereby establishes that Mutual Access Easement over and across that portion of Parcel 1 as shown on Sheet 2, to provide ingress and egress for Parcels 1 & 2 to Clay Street, with the condition that said Mutual Access Easement may be used by Private and Public Emergency Vehicles for ingress and egress at all times and as required, and (4) hereby establishes that Private Power Easement over and across that portion of Parcel 1 as shown on Sheet 2, to provide power to the existing well for the benefit of Parcel 1 as shown on Partition Plat No. P-62-1995.

Doug Neuman
DOUG NEUMAN, Managing Member
MOUNTAIN PARK DEVELOPMENT, LLC

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

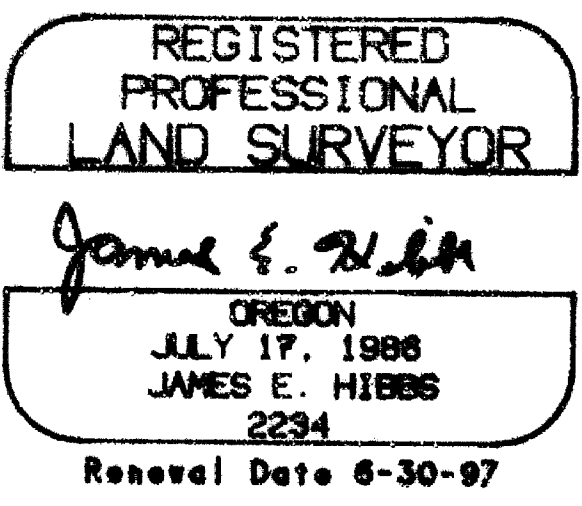
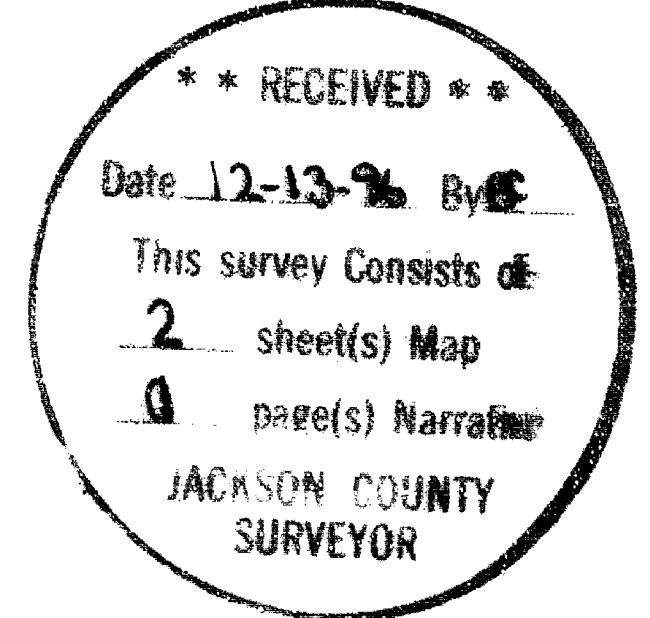
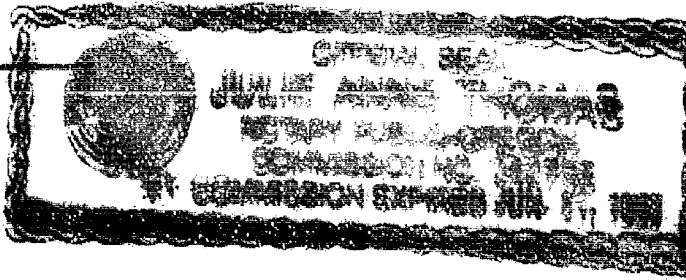
PURPOSE: To survey and monument two Parcels created by a Lead Partition. See Ashland PA# 96-059.
PROCEDURE: The parent Parcel was monumented by this office during Survey No. 14632. From these monuments calculated and set the Parcel's corners per the approved tentative plat. Those monuments found as well as those set are as shown on Sheet 2.

STATE OF OREGON) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named Doug Neuman, and acknowledged the foregoing instrument to be his voluntary act and deed. Doug Neuman further acknowledges that the foregoing instrument was signed on behalf of MOUNTAIN PARK DEVELOPMENT, LLC.

Dated this 19th day of November, 1996.

Before me: J. Anne Thomas
Notary Public of Oregon.



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

EASEMENTS OF RECORD

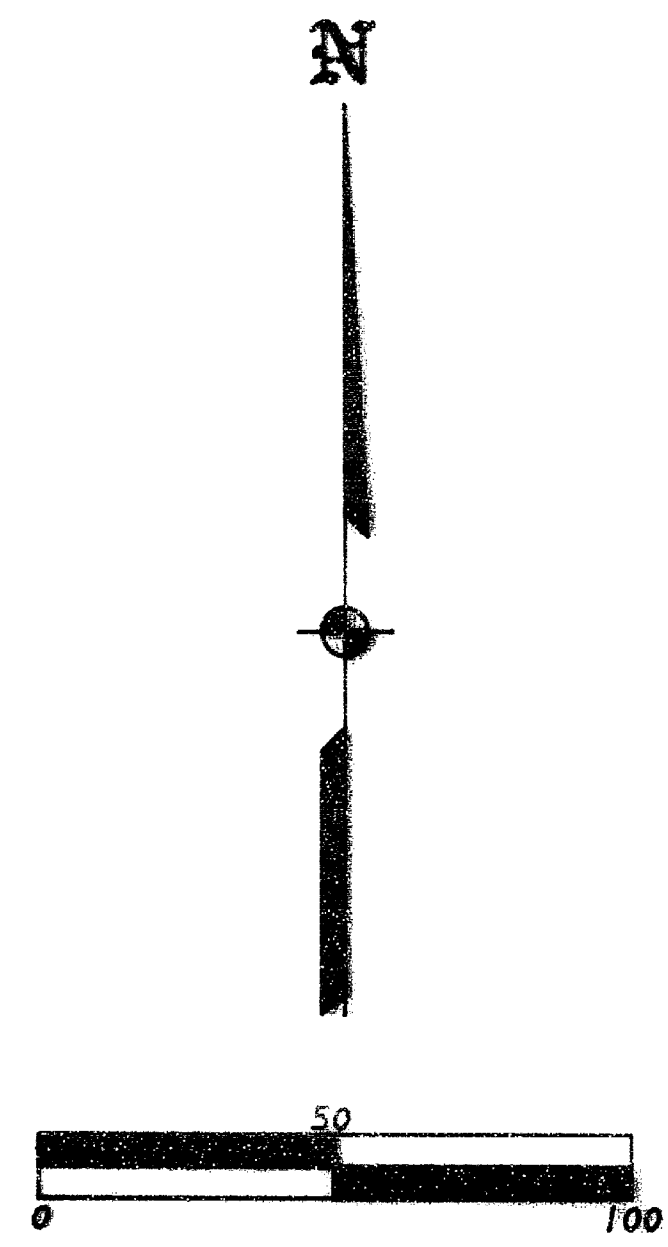
- 1) Rights of way for transmission and distribution of electricity per V.244, P.51 & V.502, P.445. JCDR are general area descriptions and cannot be depicted.
- 2) Right of way for transmission of irrigation water per Dec. 86-05921 & 88-27698. ORJCO effects this property but cannot be definitely located by deed description or ground search.

LAND PARTITION SURVEY

PARTITION PLAT NO. P-102-1996
 Being Parcel 2 per Partition Plat No. P-62-1995 in the N.W. 1/4 of Section 14, T.39 S., R.1 E., W.M. City of Ashland Jackson County, Oregon

Fd. 5/8" pin w/ L.J. FRIAR & ASSOC. cap per RS 13586.

for
 Doug Neuman
 702 Clay Street
 Ashland, OR 97520



CITY OF ASHLAND
 CL CLAY ST
 No.

P.O.T.
 1991
 LS 759
 SURVEY MARKER

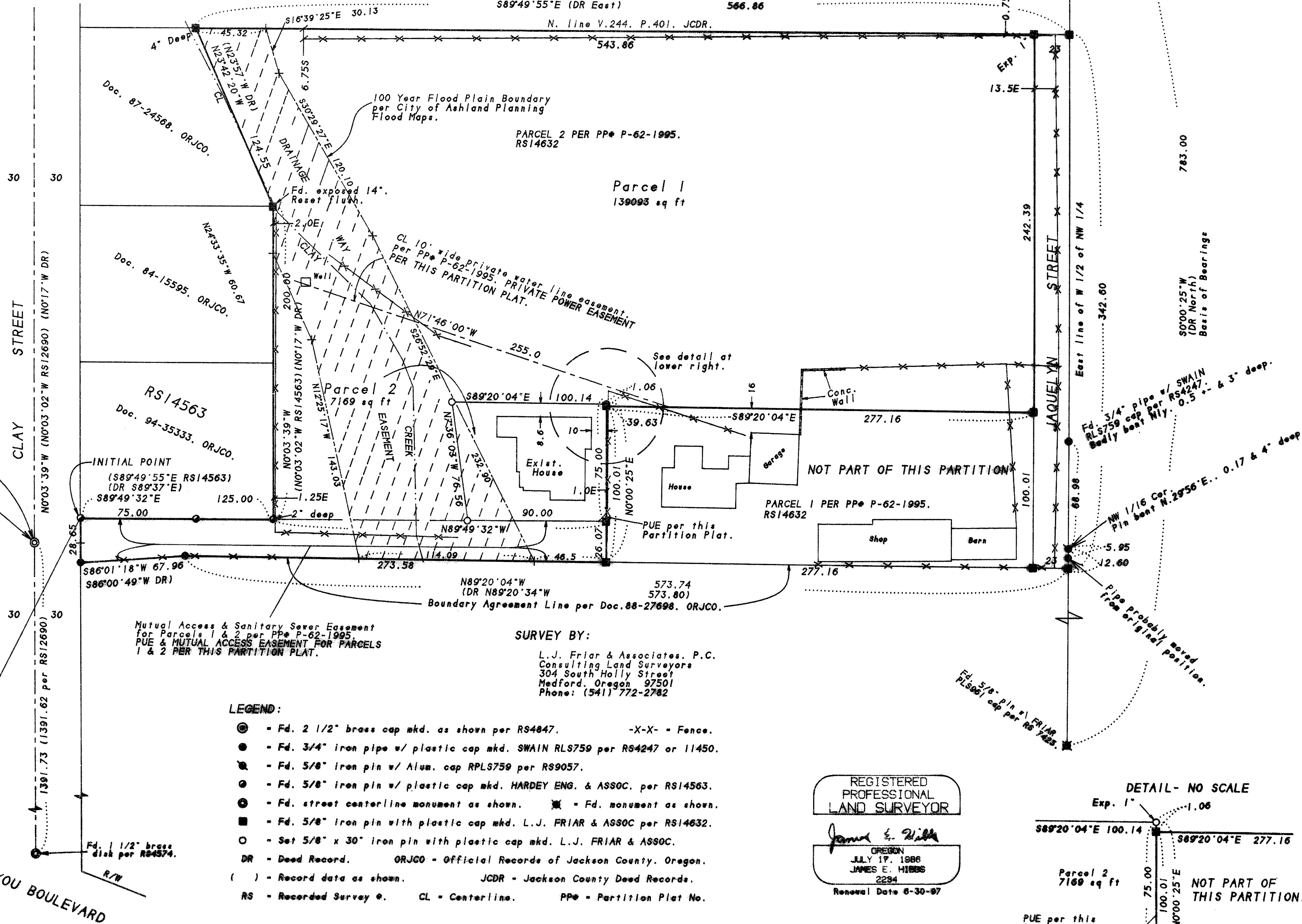
Fd. 3" brass disk in mon. case per RS12690.

I hereby declare that this is an exact copy of the original plat.

James E. Hibbs
 Surveyor

Swain Surveying
 T396 RIE
 1/4 S15 S14 Cor
 1972
 RLS 759

W. 1/4 Sec. 14



Mutual Access & Sanitary Sewer Easement for Parcels 1 & 2 per PPE P-62-1995
 PUE & MUTUAL ACCESS EASEMENT FOR PARCELS 1 & 2 PER THIS PARTITION PLAT.

SURVEY BY:

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

LEGEND:

- - Fd. 2 1/2" brass cap mkd. as shown per RS4847. -X-X- = Fence.
- - Fd. 3/4" iron pipe w/ plastic cap mkd. SWAIN RLS759 per RS4247 or 11450.
- - Fd. 5/8" iron pin w/ Alum. cap RPLS759 per RS9057.
- - Fd. 5/8" iron pin w/ plastic cap mkd. HARDEY ENG. & ASSOC. per RS14563.
- - Fd. street centerline monument as shown. ■ = Fd. monument as shown.
- - Fd. 5/8" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC per RS14632.
- - Set 5/8" x 30" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
- DR - Deed Record. ORJCO - Official Records of Jackson County, Oregon.
- () - Record data as shown. JCDR - Jackson County Deed Records.
- RS - Recorded Survey. CL - Centerline. PPE - Partition Plat No.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

James E. Hibbs
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 Renewal Date 6-30-97

BASIS OF BEARINGS: NOAA true bearing of the North line of Sec. 14 per RS7423.
 DATE: Oct. 11, 1996 UNIT OF MEASUREMENT: FEET SCALE: 1" = 50'

