

APPROVAL:

Bill Moh 11/5/96
ASHLAND PLANNING DEPARTMENT
PA # 96-122

(PROPERTY LINE ADJUSTMENT)

APPROVAL

Examined and Approved this 30th day of October, 1996.

James H. Olson
City Surveyor

LAND PARTITION
PARTITION PLAT No. P-1-1997

LOCATED IN

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

FOR

LEW AYTES
415 Williamson Way, suite 8
ASHLAND, OREGON 97520

(Rec. per S/N 13679 N89°57'42"W 2720.73')



RECORDING

Filed for record this the 13 day of January, 1997
at 3:12 o'clock P.M. and recorded as Partition Plat No.
P-1-1997 of the Records of Partition Plats in Jackson
County, Oregon. Index Volume 18, Page 1.

Kathleen S. Beckett
County Clerk
Suzanne S. Cutting
Deputy

COUNTY SURVEYOR File No. 15245

All taxes, fees, assessments or other charges as required
by O.R.S. 92.095 have been paid, as of Jan. 13, 1997.

Madeline Mott
Assessor
1-13-97
Date

Lynda Schmitt
Tax Collector
1-13-97
Date

SURVEYORS CERTIFICATE:

I 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:

Commencing at the Northeast corner of Donation Land Claim No. 42 in Township
39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence,
along the East line of said claim, South 00°07'01" West 60.41 feet to the POINT OF
BEGINNING; Thence, continue along said East line, South 00°07'01" West 997.04 feet
to a point that is 440.49 feet Northerly, as measured along said East line, from its
intersection with the originally located center line of the main track of the Central Oregon
and Pacific Railroad Company (formerly known as Southern Pacific Company); thence,
leaving said East line, North 88°57'42" West 345.73 feet; thence North 15°40'18" East
142.00 feet; thence North 74°19'42" West 335.37 feet to the East line of Grizzly Industrial
Park Subdivision, according to the Official Plat thereof, now of record in Jackson County,
Oregon; thence, along said East line, North 00°02'18" East 286.43 feet; thence South
89°57'42" East 4.14 feet; thence North 00°02'18" East 359.59 feet; thence, leaving said
East line, South 89°57'42" East 604.68 feet to the Point of Beginning.

Darrell L. Huck
Surveyor

Found 3" brass disc in
monument case per S/N 13679
marked
CITY OF ASHLAND
1993
LS 759
SURVEY MARKER

NOTES:

- 1.) Computed Engineer's Centerline per Circuit Court Final Judgement No. 80-4372-J-2
- 2.) Computed South right-of-way line of Hersey St. per Circuit Court Final Judgement No. 80-4372-J-2
- 3.) A permanent easement for slopes, drainage facilities, power and telephone facilities per Circuit Court Final Judgement No. 80-4372-J-2
- 4.) Easement for power line per Volume 289, Page 107, Deed Records, Jackson County, Oregon (location not defined)

HOFFBUHR & ASSOCIATES, INC.
1082 E. JACKSON STREET MEDFORD, OREGON
(541)770-4641

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 Inch = 100 feet September 11, 1996
BASIS OF BEARING: N.O.A.A. TRUE MERIDIAN of the N-S centerline
of Section 9 as derived from the 1988 N.O.A.A.
SURVEY NET on file in the Office of the Jackson
County Surveyor and as referenced on Survey No. 15679

- = Set 5/8"x24" Iron pin with plastic cap stamped "D. Huck LS 2023".
- ⊗ = Set 5/8"x30" Iron pin with plastic cap stamped "D. Huck LS 2023".
- = Found monument as noted
- ⊙ = Found 5/8" iron pin w/plastic cap marked "Broughton LS 2657" (Survey in progress)
- ⊙ = Found brass cap monument
- D/R = Deed Record per Instrument No. 88-28681, Official Records, Jackson County, Oregon
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck

OREGON
FEBRUARY 4, 1993
DARRELL L. HUCK
2023

Expires 6/30/97

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

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that M, M & S PROPERTIES, a general partnership; is
the owner of the real property represented on this partition plat and more particularly described in
the SURVEYOR'S CERTIFICATE, and has caused the same to be partitioned into parcels as shown on the
partition plat. We hereby dedicate to the public, for public use, the streets shown hereon. Together
with those easements labeled as public utility easements.

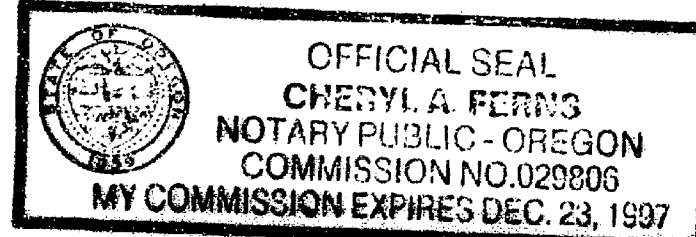
Michael T. Mahor Partner
Louis F. Mahor Partner
David Sumner Partner

STATE OF OREGON } ss.
COUNTY OF JACKSON }

Personally appeared the above named Michael T. Mahor, a partner of M, M & S
PROPERTIES, a General Partnership, and acknowledged the foregoing instrument
to be his voluntary act and deed.

Signed this 28th day of OCTOBER, 1996

Before me:



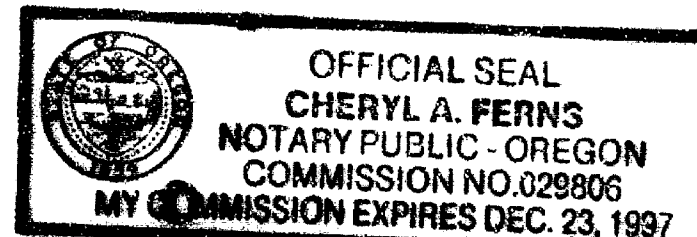
Cheryl A. Ferns

STATE OF OREGON } ss.
COUNTY OF JACKSON }

Personally appeared the above named Louis F. Mahor, a partner of M, M & S
PROPERTIES, a General Partnership, and acknowledged the foregoing instrument
to be his voluntary act and deed.

Signed this 29th day of OCTOBER, 1996

Before me:



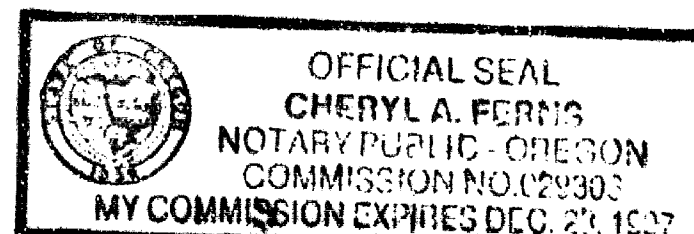
Cheryl A. Ferns

STATE OF OREGON } ss.
COUNTY OF JACKSON }

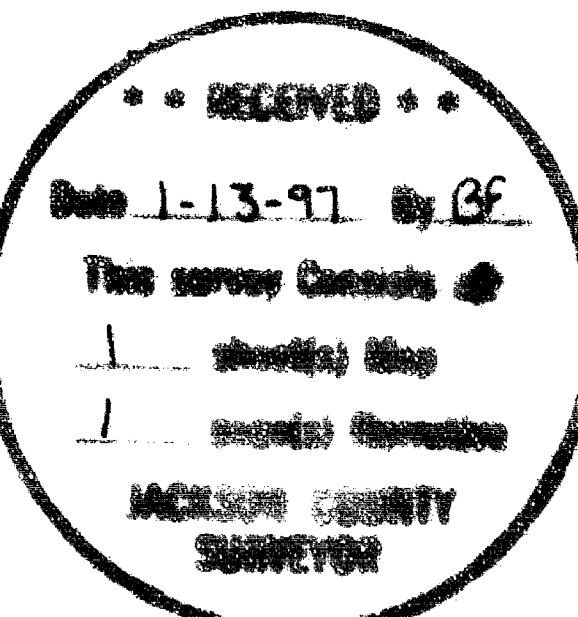
Personally appeared the above named David Sumner, a partner of M, M & S
PROPERTIES, a General Partnership, and acknowledged the foregoing instrument
to be his voluntary act and deed.

Signed this 31st day of OCTOBER, 1996

Before me:



Cheryl A. Ferns



39 1E 04DC, TL 3501
39 1E 04DC, TL 3502
39 1E 04DC, TL 3600
39 1E 09AB, TL 6400

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

Survey for: Lou Aytes
415 Williamson Way, Suite B
Ashland, Oregon 97520

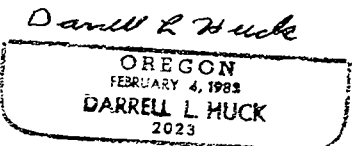
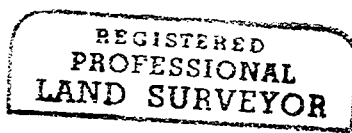
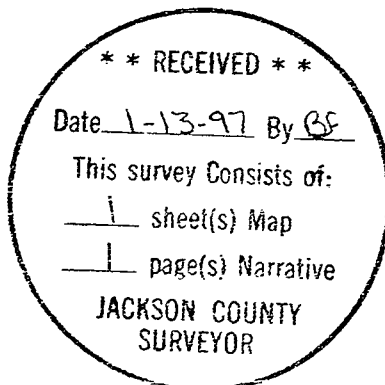
Location: The Southeast One-Quarter (1/4) of Section 4 and
the Northeast One-Quarter (1/4) of Section 9,
Township 39 South, Range 1 East, Willamette Meridi-
an, City of Ashland, Jackson County, Oregon

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

Procedure: Utilizing a one-second theodolite with electronic
distance measuring equipment, a control traverse
was run tying found monuments as shown on the
attached map. The West property line is controlled
by Grizzly Industrial Park Subdivision, the East
boundary is on the East line of Donation Land Claim
No. 42. Hersey Street right-of-way was computed
from description cited in Circuit Court Final
Judgement No. 80-4372-J-2. The South boundary was
surveyed per deed description from Instrument No.
89-28681, Official Records, Jackson County, Oregon.
The newly adjusted property line was computed per
client's request and monuments were set as shown.

Basis of
Bearing: N.O.A.A. TRUE BEARING at the North-South centerline
of Section 9 as derived from the 1968 N.O.A.A.
Survey Net on file in the Office of the Jackson
County Surveyor as referenced on Survey No. 13679.

Date: September 11, 1996



Darrell L. Huck
L.S. 2023 - Oregon
Expires 6/30/97
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504