

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

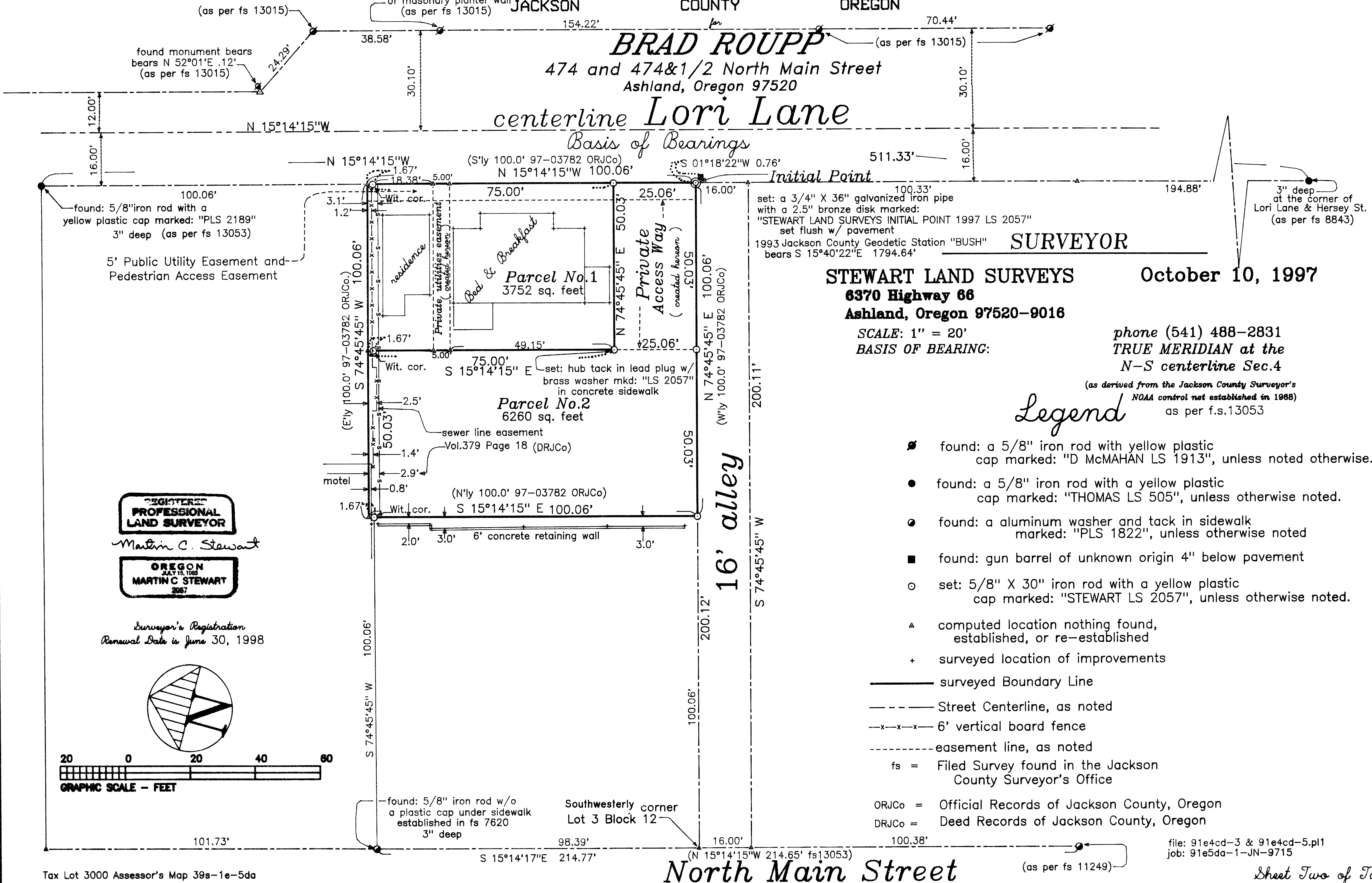
Martin C. Stewart SURVEYOR

LAND PARTITION SURVEY PARTITION PLAT No. P-66-1997

located in Donation Land Claim No. 40 in the Southeast One Quarter of Section 5, Township 39 South of Range 1 East of the Willamette Base and Meridian, JACKSON COUNTY OREGON

BRAD ROUPP 474 and 474 1/2 North Main Street Ashland, Oregon 97520

centerline Lori Lane Basis of Bearings



Initial Point set: a 3/4\" X 36\" galvanized iron pipe with a 2.5\" bronze disk marked: \"STEWART LAND SURVEYS INITIAL POINT 1997 LS 2057\" set flush w/ pavement 1993 Jackson County Geodetic Station \"BUSH\" bears S 15°40'22\"E 1794.64'

STEWART LAND SURVEYS 6370 Highway 66 Ashland, Oregon 97520-9016

October 10, 1997

SCALE: 1\" = 20' BASIS OF BEARING:

phone (541) 488-2831 TRUE MERIDIAN at the N-S centerline Sec.4

(as derived from the Jackson County Surveyor's NOAA control net established in 1988) as per f.s.13053

Legend

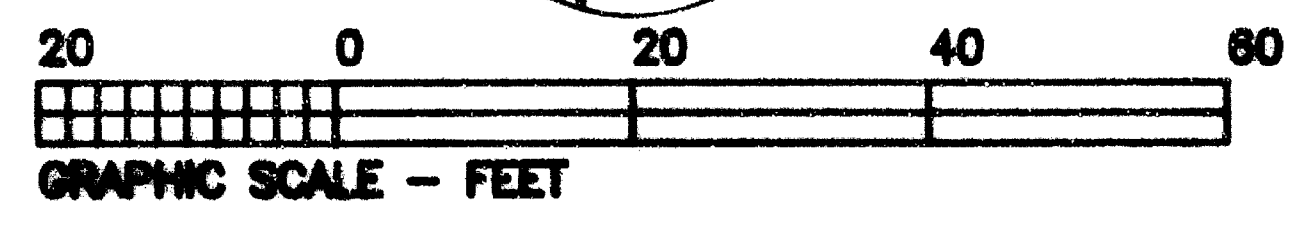
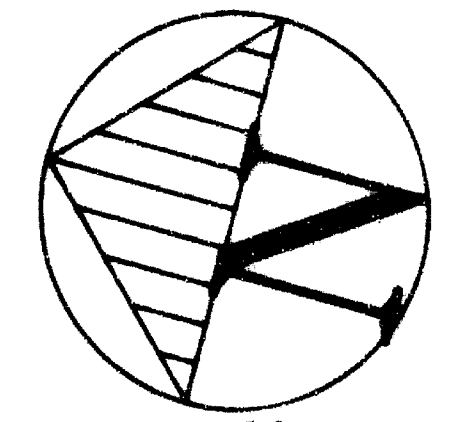
- found: a 5/8\" iron rod with yellow plastic cap marked: \"D McMAHAN LS 1913\", unless noted otherwise.
found: a 5/8\" iron rod with a yellow plastic cap marked: \"THOMAS LS 505\", unless otherwise noted.
found: a aluminum washer and tack in sidewalk marked: \"PLS 1822\", unless otherwise noted
found: gun barrel of unknown origin 4\" below pavement
set: 5/8\" X 30\" iron rod with a yellow plastic cap marked: \"STEWART LS 2057\", unless otherwise noted.
computed location nothing found, established, or re-established
surveyed location of improvements
surveyed Boundary Line
Street Centerline, as noted
6\" vertical board fence
easement line, as noted
fs = Filed Survey found in the Jackson County Surveyor's Office

REGISTERED PROFESSIONAL LAND SURVEYOR

Martin C. Stewart

OREGON JULY 15, 1983 MARTIN C STEWART 2067

Surveyor's Registration Renewal Date is June 30, 1998



Tax Lot 3000 Assessor's Map 39s-1e-5da

North Main Street

Sheet Two of Two

**STEWART LAND SURVEYS**

**6370 Highway 66  
Ashland, Oregon 97520  
phone (541) 488- 2831**

**NARRATIVE of SURVEY  
to COMPLY with PARAGRAPH 209.250 of the  
OREGON REVISED STATUTES**

**SURVEY No. 15552**

**SURVEY FOR:** Brad Roupp  
474 and 474&1/2 North Main Street  
Ashland, Oregon 97520

**LOCATION:** Donation Land Claim No.40 in the Southeast One/Quarter  
of Section 5, Township 39 South of Range 1 East of the  
Willamette Base and Meridian in Jackson County,  
Oregon.

**PURPOSE:** To create a Partition Plat

**DATE:** October 10, 1997

**BASIS of  
BEARINGS:** Filed Survey No.13053 in the Jackson County Surveyor's  
Office.

**PROCEDURE:** Utilizing a Nikon DTM-A10LG total station, the control  
traverse was incorporated into an existing control network. The  
existing monumentation established in filed surveys Nos.7620, 8843,  
12249, 13015 and 13053 were measured and evaluated. All monuments  
were found to be within acceptable positional tolerances with  
exception to the monument established in filed survey No.13015 which  
was found flush with the driveway pavement and slightly out of  
position. Monument locations and easements were created at the  
directions of my client.

**\*\* RECEIVED \*\***  
Date 10-30-97 By MS  
This survey Consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

*Martin C. Stewart*  
**OREGON  
JULY 15, 1983  
MARTIN C STEWART  
2057**

file: C:\msworks\mstext\nrtv9715.wps

Surveyor's Registration  
renewal date is  
June 30, 1998

LAND PARTITION SURVEY  
PARTITION PLAT No. P-66-1997

located in  
Donation Land Claim No. 40 in the  
Southeast One/Quarter of Section 5, Township 39 South of Range 1 East of the  
Willamette Base and Meridian,  
JACKSON COUNTY OREGON

**APPROVAL:**

Bill Rob 10/29/97  
ASHLAND PLANNING DEPARTMENT DATE  
P.A. #97-098

for  
**BRAD ROUPP**  
474 and 474&1/2 North Main Street  
Ashland, Oregon 97520

**RECORDING**

FILED FOR RECORD THIS THE 30 DAY OF OCTOBER, 19 97  
AT 10:10 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT No. P-66-1997  
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON  
INDEX VOLUME 8, PAGE 66

Kathleen S. Beckett Rubin Kelley  
County Clerk Deputy

COUNTY SURVEYOR File No. 5552

**APPROVAL**

Examined and Approved this 28 day of October, 19 97.

Jan Holson  
City Surveyor

\*\*\*\*\*  
All taxes, assessments, or any other charges as required by  
OREGON REVISED STATUTE 92.095 have been paid as of  
the 30<sup>TH</sup> day of October, 19 97.

Ron Lundberg Deputy  
Assessor, Department of Assessment

10-30-1997  
Date

H. Servatius  
Tax Collector

10-30-97  
Date

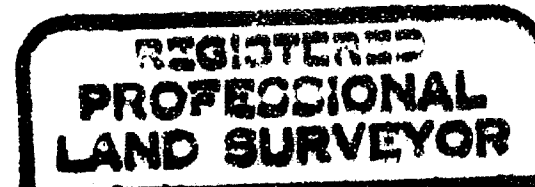
**DECLARATION**

**KNOW ALL MEN BY THESE PRESENTS, that I**

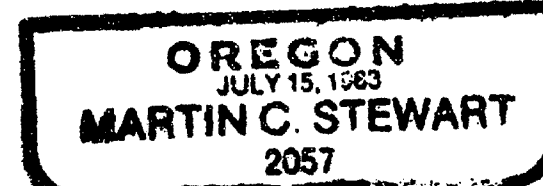
Brad Roupp, as owner in fee simple of that certain real property, as set forth in the Surveyor's Certificate and as shown hereon, do hereby consent to this Land Partitioning. I create a 5 foot PUBLIC UTILITIES EASEMENT AND PEDESTRIAN ACCESS EASEMENT over, across, and through that respective strip of land as set forth hereon and I create a private 5 foot PRIVATE UTILITIES EASEMENT over, across, and through that respective strip of land as set forth hereon for the installation, maintenance and repair of buried utility lines serving Parcel No.2(two). We do hereby create and establish Parcels No. 1(one) and 2(two), as set forth hereon, along with a 25.06 foot wide PRIVATE ACCESS WAY to be utilized by the owners of Parcels Nos. 1(one) & 2(two), but not limited exclusively thereto, for vehicular and pedestrian Ingress and Egress over and across Parcel No. 2(two), as shown hereon. Guest and resident parking of vehicles will be permitted in the PRIVATE ACCESS WAY within the designated parking areas. Public and private emergency vehicles shall have the right of Ingress and Egress over and across said PRIVATE ACCESS WAY, as required. All cost of repair of the roadway to be located within the PRIVATE ACCESS WAY caused by the acts or omissions of an owner of one of the subject Parcels, or one of the users of an easement, shall be borne by the persons causing the need for such repair. Any repair necessitated by the ordinary use of the subject roadway shall be borne by the owners of Parcels No. 1(one) and 2(two) in equal shares. Any further Covenants, Conditions, Restrictions, and/or Maintenance Agreements, that are to encumber these Parcels of land, will be set forth in either separate instruments or in deeds conveying said Parcels to the new owners thereof.

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

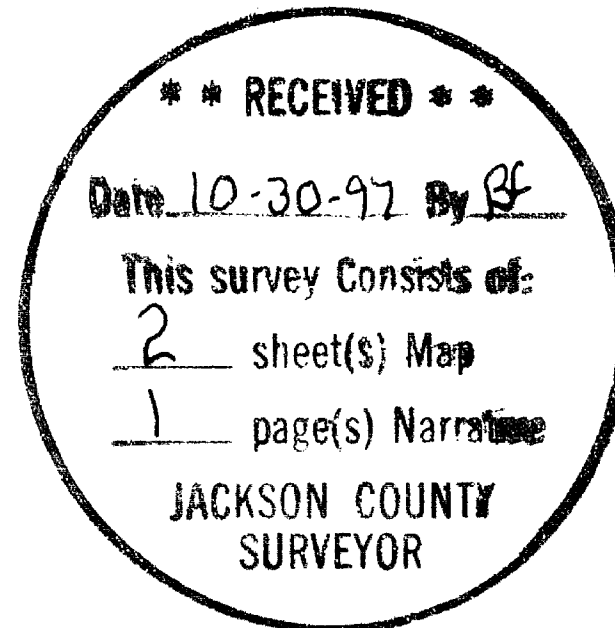
Martin C. Stewart  
SURVEYOR



Martin C. Stewart



Surveyor's Registration  
Renewal Date is June 30, 1998

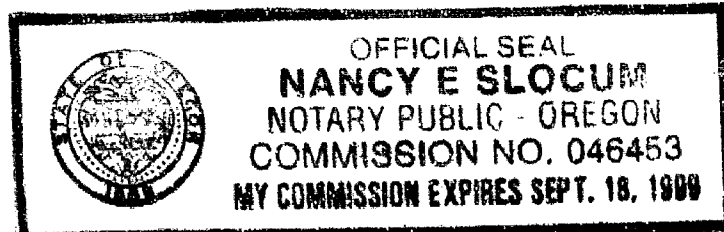


IN WITNESS WHEREOF, I have set my hand and seal this 28<sup>TH</sup> day of October, 19 97

BRAD ROUPP  
BRAD ROUPP

**STATE OF OREGON**

County of Jackson ) ss  
Oct 28 A.D. 1997



Personally appeared the above named Brad Roupp, as owner in fee simple, and acknowledge the foregoing instrument to be his voluntary act and deed.

Before me: Nancy E Slocum

\*\*\*\*\*

**SURVEYOR'S CERTIFICATE**

I, Martin C. Stewart, registered Professional Land Surveyor of the State of Oregon No. 2057, hereby certify that this plat 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:---

All that tract or parcel of land situated in Donation Land Claim No.40 in the Southeast One/Quarter of Section 5, Township 39 South of Range 1 East of the Willamette Base & Meridian in Jackson County, Oregon and being more fully described as follows: COMMENCING at the Southwesterly corner of Lot 3 in Block 12 of the City of Ashland, Jackson County, Oregon, according to the Official Plat dated the 5th day of November, 1888 and now of record; THENCE North 74 degrees 45 minutes 45 seconds East for a distance of 200.10 feet to a 3/4 inch by 36 inch galvanized iron pipe with a 2.5 inch bronze disk for the INITIAL POINT OF BEGINNING and situated at the Southeasterly corner of said Lot 3; THENCE North 15 degrees 14 minutes 15 seconds West for a distance of 100.06 feet to the Northeasterly corner thereof from which a 5/8 inch by 30 inch iron rod Witness Corner bears South 15 degrees 14 minutes 15 seconds East for a distance of 1.67 feet; THENCE South 74 degrees 45 minutes 45 seconds West along the Northwesterly boundary line for said Lot 3 for a distance of 100.06 feet from which a 5/8 inch by 30 inch iron rod Witness Corner bears South 15 degrees 14 minutes 15 seconds East for a distance of 1.67 feet; THENCE leaving said Northwesterly boundary line, South 15 degrees 14 minutes 15 seconds East for a distance of 100.06 feet to a 5/8 inch by 30 inch iron rod; THENCE North 74 degrees 45 minutes 45 seconds East along the Southeasterly boundary line for said Lot 3 a distance of 100.06 feet to the INITIAL POINT OF BEGINNING.

job: 91e5da-1-JN-97:5  
file: 91e4cd-3.crd & 91e4cd5a.pl1