

APPROVAL:

ASHLAND PLANNING DEPARTMENT PA # 97-074 DATE 11/24/97 (PROPERTY LINE ADJUSTMENT)

LAND PARTITION SURVEY PARTITION PLAT No. P-70-1997

A replat of Parcels 1 and 2 of Minor Land Partition recorded in Volume 5 at Page 189 and Parcels 1, 3 and 4 and a portion of Parcel 2 of Minor Land Partition recorded in Volume 10 at Page 7 of "Minor Land Partitions" in Jackson County, Oregon

RECORDING

Filed for record this the 24th day of NOVEMBER, 1997 at 1:23 o'clock P.M. and recorded as Partition Plat No. P-70-1997 of the Records of Partition Plats in Jackson County, Oregon. Index Volume 8, Page 70. Kathleen S. Beckwith County Clerk, Kirby LeBaron Deputy

APPROVAL

Examined and Approved this 21st day of NOVEMBER, 1997. Everett R. Swain Asst City Surveyor

LOCATED IN THE N.W. 1/4 OF SECTION 14, T.39S., R.1W., W.M. City of Ashland, Jackson County, Oregon FOR INDEPENDENT PRINTING CO. INC. 640 TOLMAN CREEK ROAD ASHLAND, OREGON 97520

COUNTY SURVEYOR File No. 15567

DECLARATION

KNOW TO ALL MEN BY THESE PRESENTS, that INDEPENDENT PRINTING CO. INC., a California corporation; 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 grant to the owners, heirs, and assignees of parcels 1, 2, and 4 the use of the 25' wide easement for ingress & egress as shown hereon. We also hereby grant to Talent Irrigation District an easement as shown hereon, and we also hereby grant to the City of Ashland a Natural Drainage Way/Conservation Easement as shown hereon.

INDEPENDENT PRINTING CO. INC.

Zach Brombacher ZACH BROMBACHER, PRESIDENT

IN WITNESS WHEREOF, signed this 21st day of NOVEMBER 1997.

STATE OF OREGON) COUNTY OF JACKSON)ss

The foregoing instrument was acknowledged before me this 21st day of NOV., 1997, by ZACH BROMBACHER known to me as the person who executed the within instrument on behalf of INDEPENDENT PRINTING CO. INC. Before me:

Cheryl A. Ferns NOTARY



C/L of TOLMAN CREEK ROAD

TAX STATEMENT APPROVAL:

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid, as of 11-24-97.

Assessor: Anne E. Caska Dep. 11-24-97 Date; Tax Collector: Lynda Schmitt-Wilgus 11-24-97 Date

NATURAL DRAINAGE WAY/ CONSERVATION EASEMENT

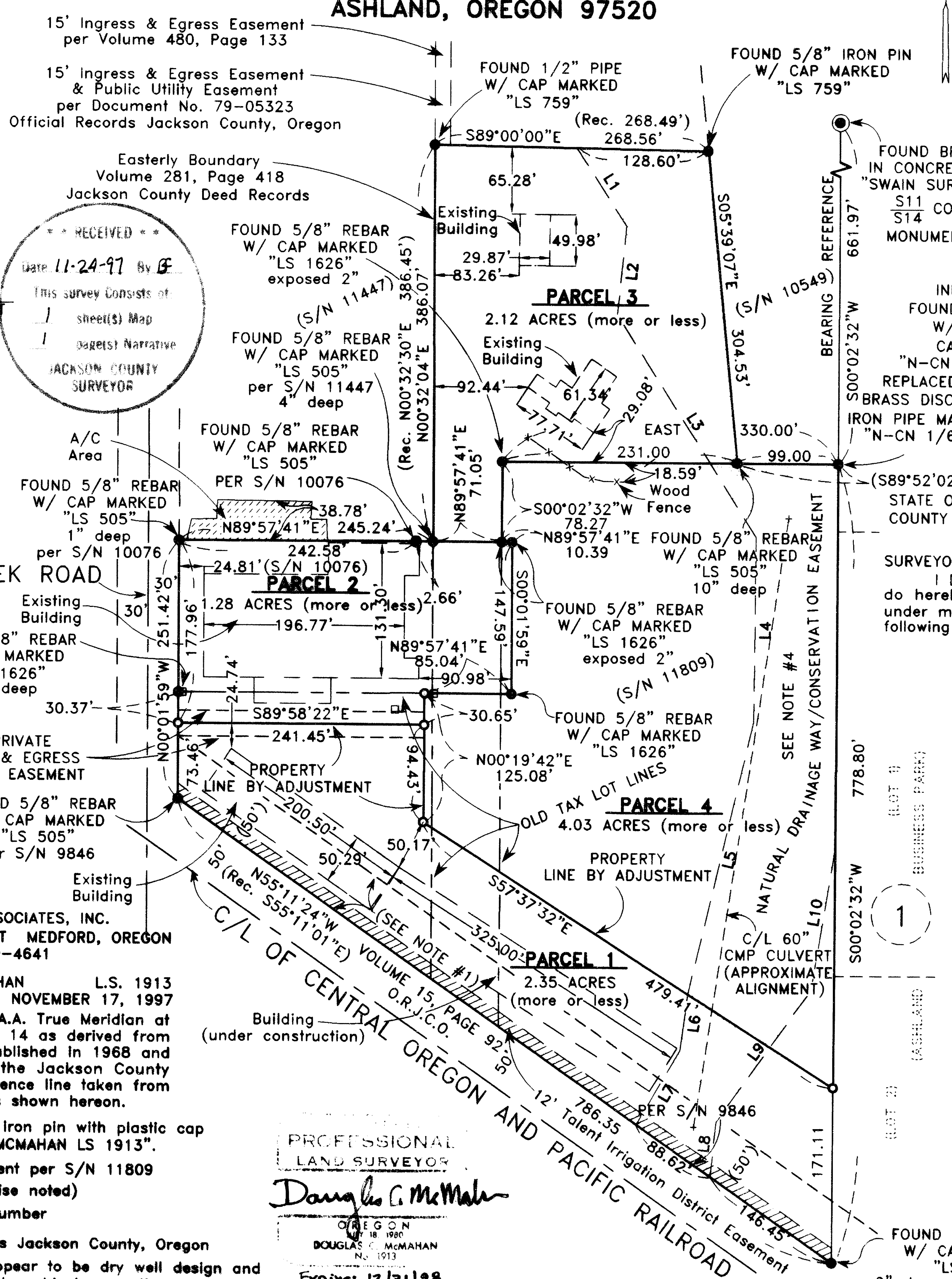
Table with 3 columns: LINE, LENGTH, BEARING. Rows L1 through L10.

HOFFBUHR & ASSOCIATES, INC. 1062 E. JACKSON STREET MEDFORD, OREGON (541) 779-4641

BY: DOUGLAS C. MCMAHAN L.S. 1913 SCALE: 1" = 100' NOVEMBER 17, 1997 BASIS OF BEARING: N.O.A.A. True Meridian at N-S center line Section 14 as derived from N.O.A.A. survey net established in 1968 and filed in the Office of the Jackson County Surveyor. Bearing reference line taken from File Survey No. 9668 as shown hereon.

- Legend for symbols: Set 5/8"x24" iron pin with plastic cap stamped "D. MCMAHAN LS 1913"; Found monument per S/N 11809; Filed Survey Number; Official Records Jackson County, Oregon; Catchbasins appear to be dry well design and drain only on to subject properties.

PROFESSIONAL LAND SURVEYOR Douglas C. McMahon Expires 12/31/98



I certify this plat to be an exact photocopy of the original. Douglas C. McMahon SURVEYOR

- NOTES: #1. A RIGHT-OF-WAY IN FAVOR OF THE CENTRAL OREGON AND PACIFIC RAILROAD COMPANY... #2. PROPERTY MAY BE AFFECTED BY RIGHTS OF WAY FOR PACIFIC POWER & LIGHT COMPANY... #3. THE EFFECT OF SAID PROPERTY, OR ANY PART THEREOF... #4. LOCATION OF HAMILTON CREEK NATURAL DRAINAGE WAY AND CONSERVATION EASEMENT...

SURVEYORS CERTIFICATE: I DOUGLAS C. MCMAHAN, a duly Registered Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me or under my supervision and complies with the regulations for land partition and the following is an accurate description of the parent tract of land as set forth hereon:

Commencing at the quarter corner common to Sections 11 and 14 in Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence South 00° 02' 32" West along the North-South centerline of said Section 14, a distance of 661.97 feet to a point for the Northeast corner of tract described in Instrument No. 94-22818, Jackson County Deed Records, said point being marked with a brass disc set in a 1 inch iron pipe for the INITIAL POINT OF BEGINNING; thence continue South 00° 02' 32" West (Record SOUTH) along the Easterly boundary of said tract, 778.80 feet (Record 784 feet, more or less) to a point on the Northeastly right-of-way line of the Central Oregon and Pacific Railroad Company as said right-of-way was granted per Volume 15, Page 92 of the Official Records of Jackson County, Oregon; thence along said right-of-way line, North 55° 11' 24" West 786.35 feet to a point on the Easterly right-of-way line of Tolman Creek Road; thence North 00° 01' 59" West (Record North 0° 23' East) along said right-of-way line, 251.42 feet to a 5/8 inch iron pin; thence North 89° 57' 41" East 245.24 feet to a point on the Easterly boundary of tract described in Volume 281, Page 418, Jackson County Deed Records; thence North 00° 32' 04" East (Record North 0° 32' 30" East) 386.07 feet to the Northwest corner of tract described in Instrument No. 80-25776, Jackson County Deed Records; thence South 89° 00' 00" East 268.56 feet (Record 268.49 feet) to a point on the Westerly boundary of tract described in Volume 216, Page 485, said Deed Records; thence South 05° 39' 07" East (Record South 05° 42' East) along said Westerly boundary, 304.53 feet to a point on the Northerly boundary of the aforementioned tract described in Instrument No. 94-22818, Jackson County Deed Records; thence EAST along said boundary, 99.00 feet to the Initial Point of Beginning.

Douglas C. McMahon SURVEYOR

97-44982

HOFFBUHR & ASSOCIATES, INC.
1062 E. Jackson Street
Medford, Oregon 97504-7027

(503) 779-4641

15567

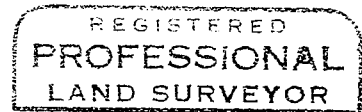
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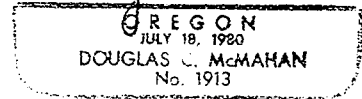
AFFIDAVIT OF CORRECTION
pursuant to O.R.S. 209.255

I, Douglas C. McMahan, Registered Professional Land Surveyor of the State of Oregon, No. 1913, do hereby state that I have discovered a drafting error on my Plat of Land Partition No. P-70-1997, filed for record the 24th day of November, 1997 and recorded in Office of Jackson County Surveyor as: County Surveyor File No. 15567. There is also an error on the Narrative sheet accompanying the plat in said County Surveyor's file.

Douglas C. McMahan, L.S. 1913



Douglas C. McMahan

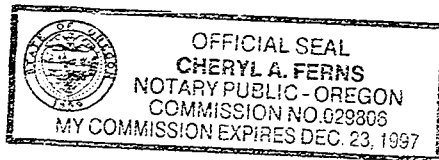


STATE OF OREGON)
County of Jackson) ss.

Expires 12/31/98

NOVEMBER 26 A.D. 1997

Personally appeared the above named Douglas C. McMahan, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:



Cheryl A. Ferns

The correction is: (wrong Range in Location)

On Plat - As filed: " T.39S., R.1W., "
Change to: " T.39S., R.1E., "
On Narrative - As filed: " Range 1 West "
Change to: " Range 1 East "

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

DEC 02 1997

8:40 AM

Arthur S. Reed
COUNTY CLERK

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

Dec 1, 1997
Date

Arthur S. Reed
Jackson County Surveyor

SURVEY NO. 15567

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

Survey for: Independent Printing Co., Inc.
640 Tolman Creek Road
Ashland, Oregon 97520

Location: A replat of Parcels 1 and 2 of minor land partition recorded in Volume 5 at Page 189 and Parcels 1, 3 and 4 and a portion of Parcel 2 of minor land partition recorded in Volume 10 at Page 7 of "Minor Land Partitions" in Jackson County, Oregon, in the Northwest One-Quarter (1/4) of Section 14, Township 39 South, Range 1 ~~West~~ ^{EAST}, Willamette Meridian, City of Ashland, Jackson County, Oregon. (AFFID. OF CORRECTION
97-44982 RRR, c.s.)

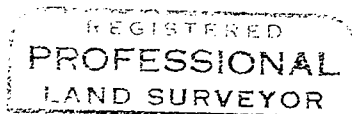
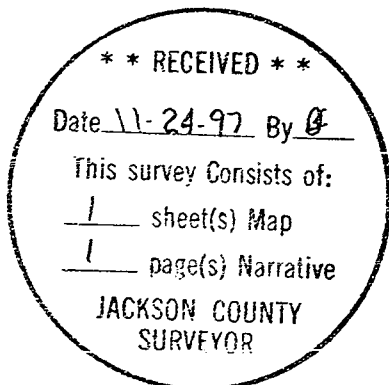
Purpose: To survey, monument and prepare plat for a land partition and a property line adjustment per City of Ashland Planning Action No. 97-074 and per client's request.

Procedure: Utilizing found monuments from filed Survey Numbers 9668, 10076, 10549, 11809 and 11447 for control, I established monuments as shown on the accompanying map. The railroad right-of-way controversy, concerning the right-of-way width on each side of the centerline of the existing tracks, is still an area of question. The existing recorded deeds indicate a right-of-way width of 50 feet each side of the centerline of the tracks. Previously, in other locations, Southern Pacific Railroad has claimed and prevailed that they own 100 feet on each side of the centerline of the existing tracks. The right-of-way line at 50 feet from centerline of tracks as shown on filed Surveys No. 3840 and 9846 indicates monuments at the line 50 feet from centerline of tracks and the minor land partitions that are a part of this replat also indicate the Southwesterly boundary as the same line. Note, as shown on the accompanying plat, a right-of-way, in favor of the Central Oregon and Pacific Railroad Company (Successor in interest to the Oregon and California Railroad Company) and/or the United States by reason of the Act of Congress, dated July 25, 1866, as disclosed by deed to Central Oregon and Pacific Railroad Company, recorded April 9, 1996 as Instrument No. 96-22818 of the Official Records of Jackson County, Oregon. It is not the intent of this survey to try and resolve this issue, but to show existing conditions. As in previous situations of this nature, some sort of agreement needs to be reached or settled between the railroad company and my client to end this controversy.

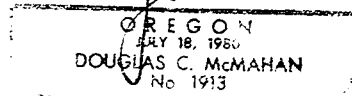
Basis of

Bearing: N.O.A.A. True Meridian at North-South centerline of Section 14 as derived from N.O.A.A. Survey Net established in 1968 and filed in the Office of the Jackson County Surveyor. Bearing reference line taken from filed Survey No. 9668 as shown hereon.

Date: November 17, 1997



Douglas C. McMahan



Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/98
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504