

APPROVAL:

Bill Hol 3/30/98
ASHLAND PLANNING DEPARTMENT DATE

P.A. #97-055

APPROVAL

Examined and Approved this 23 day of March, 1998.

Jan Olson
City Surveyor

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that We

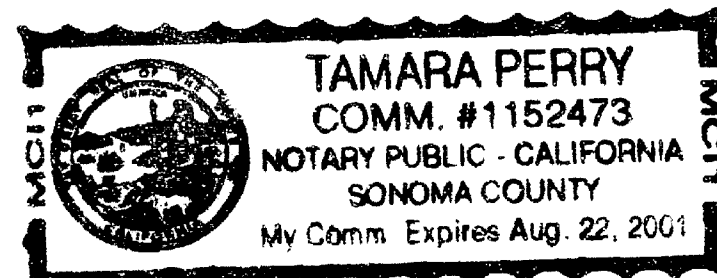
Wesley D. Vail and Lucinda Marie Vail, as husband and wife, and Fred Roberts, as President, and Ruth Roberts, as Secretary of the Bagley Canning Company, an Oregon corporation, are the owners in fee simple of that certain real property as set forth in the SURVEYOR'S CERTIFICATE and as shown hereon; and Ronald Clifton Hobson and Marcia Jill Hobson, as husband and wife, are purchasers of that certain Memorandum of Contract of Sale dated July 22, 1996 (recorded as document No. 96-26254 of the Official Records of Jackson County, Oregon) do hereby consent to the land partitioning as shown hereon. We have created and established Parcels No.1 (one) and No.2 (two) as shown hereon. Any additional Covenants, Conditions, Restrictions, and/or Maintenance Agreements that are to encumber these Parcels of land shall be set forth in separate instruments or in the deeds conveying said parcels to the new landowners thereof.

IN WITNESS WHEREOF, We have set our hands and seals this 16 day of December, 1997

Wesley D. Vail *Lucinda Marie Vail*
WESLEY D. VAIL LUCINDA MARIE VAIL

State of California) ss
County of Sonoma
December 16 A.D. 1997

Personally appeared the above named Wesley D. Vail and Lucinda Marie Vail, as husband and wife, personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity and that by their signatures on the instrument the persons or the entity upon behalf of which the persons acted, executed the instrument.



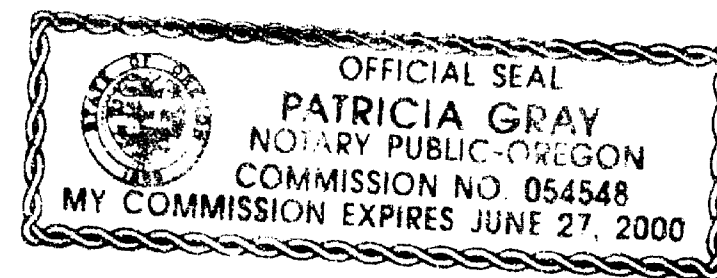
WITNESS my hand and official seal: *Tamara Perry*

IN WITNESS WHEREOF, We have set our hands and seals this 29 day of Dec, 1997

Fred Roberts *Ruth Roberts*
FRED ROBERTS, PRESIDENT RUTH ROBERTS, SECRETARY

State of Oregon) ss
County of Jackson
Dec 29 A.D. 1997

Personally appeared the above named Fred Roberts, as President and Ruth Roberts, as Secretary, of the Bagley Canning Company, personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity and that by their signatures on the instrument the persons or the entity upon behalf of which the persons acted, executed the instrument.

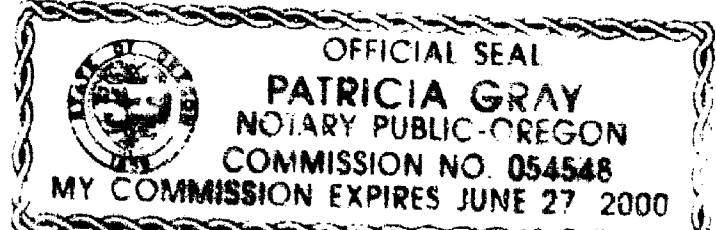


WITNESS my hand and official seal: *Patricia Gray*

IN WITNESS WHEREOF, We have set our hands and seals this 30 day of Dec, 1997

Ronald Clifton Hobson *Marcia Jill Hobson*
RONALD CLIFTON HOBSON MARCIA JILL HOBSON

STATE OF OREGON) ss
County of Jackson
Dec 30 A.D. 1997



Personally appeared the above named Ronald Clifton Hobson and Marcia Jill Hobson, as husband and wife, and acknowledge the foregoing instrument to be their voluntary act and deed.

Before me: *Patricia Gray*

LAND PARTITION SURVEY
PARTITION PLAT No. P-21-1998

located in
Donation Land Claim No. 40
in the Southwest One/Quarter of Section 4
Township 39 South of Range 1 East of the Willamette Base and Meridian
JACKSON COUNTY OREGON

for
Wesley D. & Lucinda Marie Vail
1425 Pacific Ave.
Santa Rosa, California 95404-3505

RECORDING

FILED FOR RECORD THIS THE 23 DAY OF April, 1998
AT 2:02 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT No. P-21-1998
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON
INDEX VOLUME 9, PAGE 21

Kathleen S. Beckett *Geraldine Cutting*
County Clerk Deputy

COUNTY SURVEYOR File No. 1577

All taxes, assessments, or any other charges as required by OREGON REVISED STATUTE 92.095 have been paid as of the 23RD day of April, 1998

Ron Lindberg *Case Applegate*
Assessor, Department of Assessment Tax Collector
4-23-1998 4-28-98
Date Date

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:---

Parcel No. 3 of that certain Minor Land Partition filed for record on April 2, 1992 at 1:35 p.m. as Partition Plat No. P-35-1992 of the Partition Plat Records of Jackson County, Oregon and filed in the Surveyor's Office of said Jackson County as Survey No. 12923.

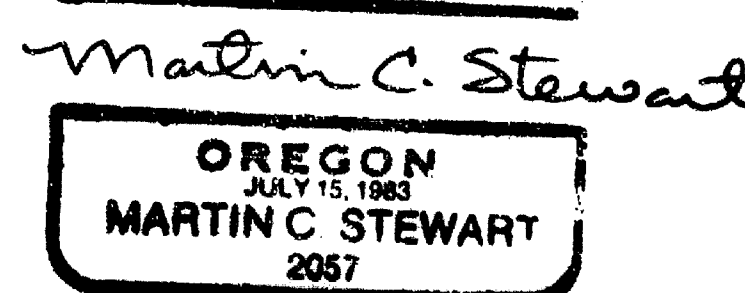
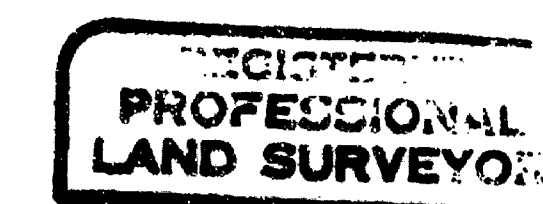
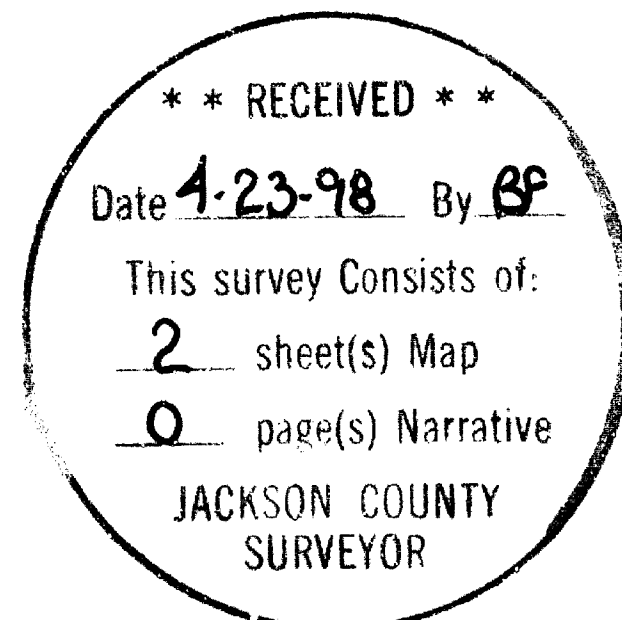
Narrative of Survey

Purpose: create a Partition Plat

Procedure: Utilizing previous control stations, some of which were established in filed survey No.14714 (done in 1993 & 1994) a best fit solution was used relative to the remaining evidence of the old track locations and to the Southern Pacific Railroad map dated July 25, 1913 for the retracement of the abandoned railroad spur. It originally served the uptown depot located in the area of the Plaza. It is very probable that these old ties and rails were not in the location of the tracks in 1913. However, this still remains the best available evidence to date of the former location of this demolished spur track. Volume 52 Page 487 of the Deed Records of Jackson County, Oregon creates a reversionary interest for the heirs of the Ashland Iron Works, i.e. the Bagley Canning Company, should the tracks be "disused and abandoned and said track torn up" to "revest" to the grantors. Accordingly, the old right of way line is shown for graphical purposes only and is not considered a boundary at this time.

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

Martin C. Stewart
SURVEYOR



Surveyor's Registration
Renewal Date is June 30, 1998

Tax Lots 1901 & 1900 of Assessor's Map 39s-1e-4cc

Sheet One of Two
file: 91e4cd6a.pl1 & 91e4cd-3.crd jn-9716

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

LAND PARTITION SURVEY PARTITION PLAT No. P-21-1998

located in
Donation Land Claim No. 40
In the Southwest One/Quarter of Section 4
Township 39 South of Range 1 East of the Willamette Base and Meridian
JACKSON COUNTY OREGON

Wesley D. & Lucinda Marie Vail

1425 Pacific Ave.
Santa Rosa, California 95404-3505

found: 3/4" iron pipe in monument case

SURVEYOR

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

November 25, 1997

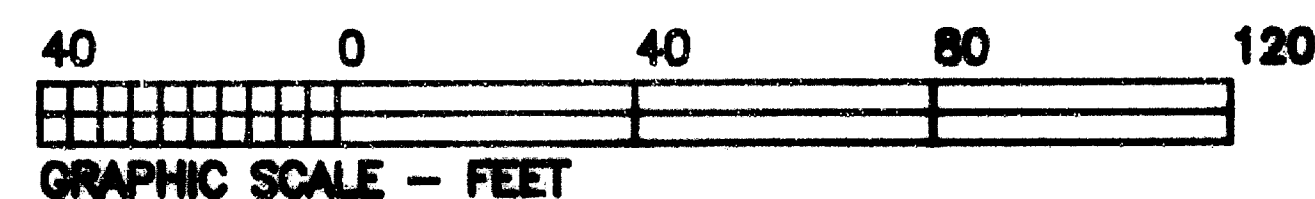
SCALE: 1" = 40'
BASIS OF BEARING:

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

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

Legend

- found: 3" bronze disk in a monument case marked: "CITY OF ASHLAND SURVEY MONUMENT NO. 1992"
 - found: 5/8" iron rod with a red plastic cap marked: "D.A.EDWARDS LS 2339"
 - found: 1/2" iron pipe with a yellow plastic plug marked: "STEWART LS 2057"
 - set: 5/8" X 30" iron rod with a yellow plastic cap marked: "STEWART LS 2057"
 - ⊙ set: 1" X 36" iron pipe with a 2.5" bronze disk marked: "STEWART LAND SURVEYS INITIAL POINT 1997 LS 2057"
 - ▲ computed location nothing found, established, or re-established
 - + surveyed location of railroad tracks
 - surveyed Boundary Line
 - - - Street Centerline, as noted
 - ==== buried irrigation pipeline
 - - - - - easement line, as noted
- fs = Filed Survey found in the Jackson County Surveyor's Office
- O.R.J.Co. = Official Records of Jackson County, Oregon
D.R.J.Co. = Deed Records of Jackson County, Oregon
- * from which the 1993 Jackson County Surveyor's G.P.S. Station "Bush" No.163 bears S 53°52'52"W 931.38' being a found 1" metal disk in the concrete sidewalk at the Southeastly corner of Bush Street & North Main



Railroad Curve Data

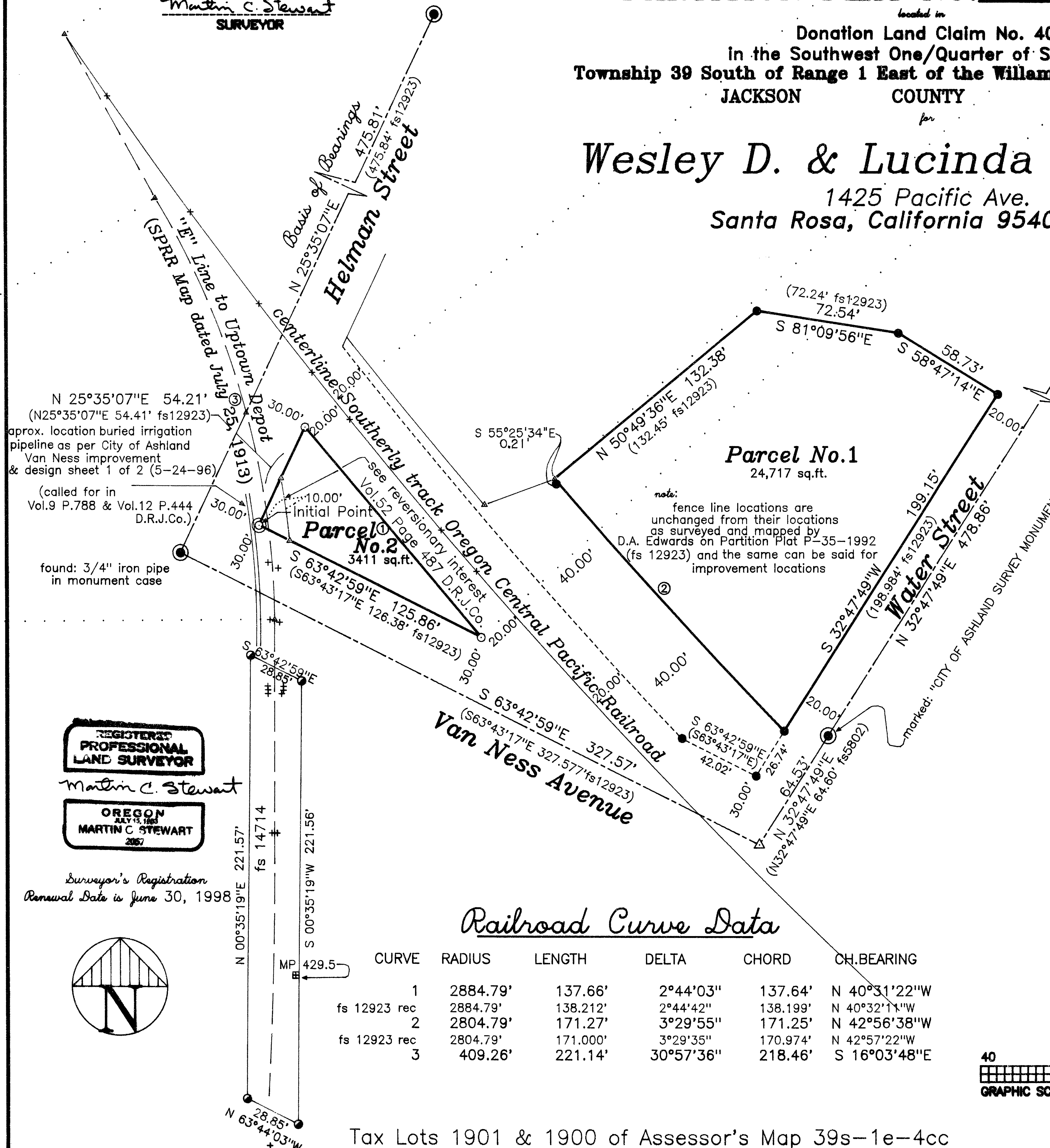
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
1	2884.79'	137.66'	2°44'03"	137.64'	N 40°31'22"W
fs 12923 rec	2884.79'	138.212'	2°44'42"	138.199'	N 40°32'11"W
2	2804.79'	171.27'	3°29'55"	171.25'	N 42°56'38"W
fs 12923 rec	2804.79'	171.000'	3°29'35"	170.974'	N 42°57'22"W
3	409.26'	221.14'	30°57'36"	218.46'	S 16°03'48"E

Tax Lots 1901 & 1900 of Assessor's Map 39s-1e-4cc

jn-9716 file: 91e4cd-3.crd & 91e4cd-6.pl1

Sheet Two of Two

Martin C. Stewart
SURVEYOR



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Martin C. Stewart

OREGON
MAY 15, 1983
MARTIN C. STEWART
2057

Surveyor's Registration
Renewal Date is June 30, 1998

