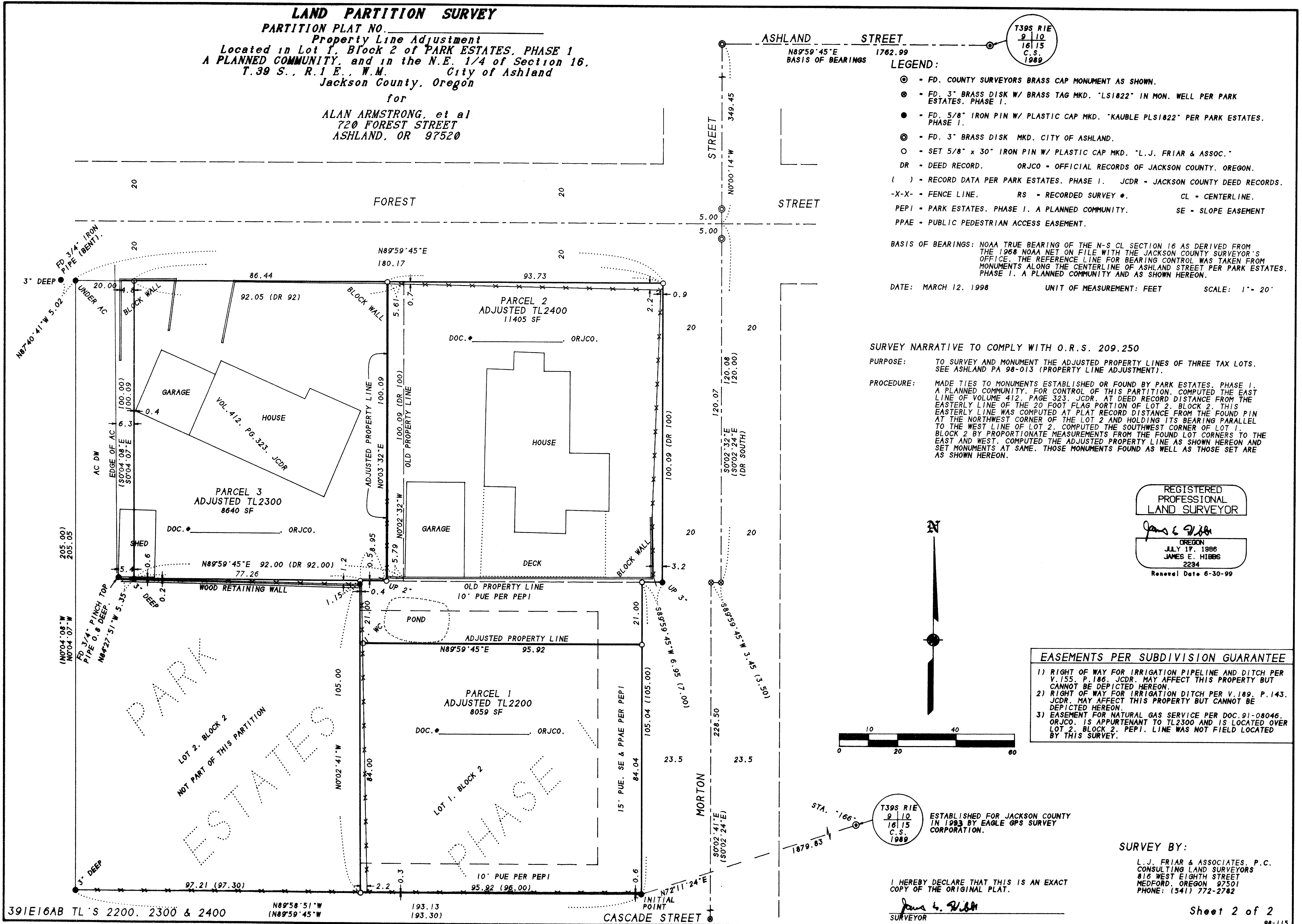


LAND PARTITION SURVEY

PARTITION PLAT NO. _____
Property Line Adjustment
Located in Lot 1, Block 2 of PARK ESTATES, PHASE 1
A PLANNED COMMUNITY, and in the N.E. 1/4 of Section 16,
T.39 S., R.1 E., W.M. City of Ashland
Jackson County, Oregon

for
ALAN ARMSTRONG, et al
720 FOREST STREET
ASHLAND, OR 97520



LEGEND:

- ⊙ - FD. COUNTY SURVEYORS BRASS CAP MONUMENT AS SHOWN.
- ⊗ - FD. 3" BRASS DISK W/ BRASS TAG MKD. "LS1822" IN MON. WELL PER PARK ESTATES, PHASE 1.
- - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. "KAUBLE PLS1822" PER PARK ESTATES, PHASE 1.
- ⊙ - FD. 3" BRASS DISK MKD. CITY OF ASHLAND.
- - SET 5/8" x 30" IRON PIN W/ PLASTIC CAP MKD. "L.J. FRIAR & ASSOC."
- DR - DEED RECORD. ORJCO - OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- () - RECORD DATA PER PARK ESTATES, PHASE 1. JCDR - JACKSON COUNTY DEED RECORDS.
- X-X- - FENCE LINE. RS - RECORDED SURVEY *.
- PEPI - PARK ESTATES, PHASE 1, A PLANNED COMMUNITY. SE - SLOPE EASEMENT
- PPAE - PUBLIC PEDESTRIAN ACCESS EASEMENT.

BASIS OF BEARINGS: NOAA TRUE BEARING OF THE N-S CL SECTION 16 AS DERIVED FROM THE 1968 NOAA NET ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN FROM MONUMENTS ALONG THE CENTERLINE OF ASHLAND STREET PER PARK ESTATES, PHASE 1, A PLANNED COMMUNITY AND AS SHOWN HEREON.

DATE: MARCH 12, 1998 UNIT OF MEASUREMENT: FEET SCALE: 1" = 20'

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

PURPOSE: TO SURVEY AND MONUMENT THE ADJUSTED PROPERTY LINES OF THREE TAX LOTS. SEE ASHLAND PA 98-013 (PROPERTY LINE ADJUSTMENT).

PROCEDURE: MADE TIES TO MONUMENTS ESTABLISHED OR FOUND BY PARK ESTATES, PHASE 1, A PLANNED COMMUNITY. FOR CONTROL OF THIS PARTITION, COMPUTED THE EAST LINE OF VOLUME 412, PAGE 323, JCDR, AT DEED RECORD DISTANCE FROM THE EASTERLY LINE OF THE 20 FOOT FLAG PORTION OF LOT 2, BLOCK 2. THIS EASTERLY LINE WAS COMPUTED AT PLAT RECORD DISTANCE FROM THE FOUND PIN TO THE WEST LINE OF LOT 2 AND HOLDING ITS BEARING PARALLEL TO THE WEST LINE OF LOT 2, COMPUTED THE SOUTHWEST CORNER OF LOT 1 BLOCK 2 BY PROPORTIONATE MEASUREMENTS FROM THE FOUND LOT CORNERS TO THE EAST AND WEST. COMPUTED THE ADJUSTED PROPERTY LINE AS SHOWN HEREON AND SET MONUMENTS AT SAME. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN HEREON.

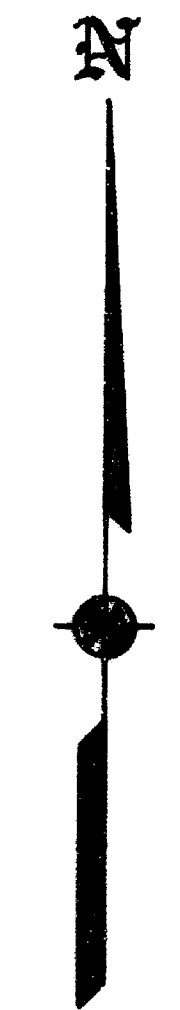
REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs

OREGON
JULY 17, 1986
JAMES E. HIBBS
2294
Renewal Date 6-30-99

EASEMENTS PER SUBDIVISION GUARANTEE

- 1) RIGHT OF WAY FOR IRRIGATION PIPELINE AND DITCH PER V.155, P.186, JCDR. MAY AFFECT THIS PROPERTY BUT CANNOT BE DEPICTED HEREON.
- 2) RIGHT OF WAY FOR IRRIGATION DITCH PER V.189, P.143, JCDR. MAY AFFECT THIS PROPERTY BUT CANNOT BE DEPICTED HEREON.
- 3) EASEMENT FOR NATURAL GAS SERVICE PER DOC. 91-08046, ORJCO, IS APPURTENANT TO TL2300 AND IS LOCATED OVER LOT 2, BLOCK 2, PEPI. LINE WAS NOT FIELD LOCATED BY THIS SURVEY.



ESTABLISHED FOR JACKSON COUNTY IN 1993 BY EAGLE GPS SURVEY CORPORATION.

T39S R1E
9 10
16 15
C.S.
1989

STA. -166-
1879.83

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs
SURVEYOR

APPROVAL:

Bill Moh 5/26/98
Ashland Planning Department Date
PA #98-013 Property Line Adjustment

LAND PARTITION SURVEY

PARTITION PLAT NO. P-31-1998

Property Line Adjustment

Located in Lot 1, Block 2 of PARK ESTATES, PHASE 1
A PLANNED COMMUNITY, and in the N.E. 1/4 of Section 16,
T.39 S., R.1 E., W.M. City of Ashland
Jackson County, Oregon

APPROVAL:

EXAMINED AND APPROVED this 22nd day of May, 1998.

Joan H Olson
City Surveyor

for

ALAN ARMSTRONG, et al
720 FOREST STREET
ASHLAND, OR 97520

RECORDING

Filed for record this 2 day of JUNE, 1998 at
11:37 o'clock A m., and recorded as Partition Plat No. P-31-1998
in "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 9 Page 31.

Kathleen S. Beckett Kirk B. LeBarron
County Clerk Deputy
County Surveyor File No. 15753

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT ALAN ARMSTRONG, VICTORIA STURTEVANT, CAROL A. STURTEVANT, BRADFORD STURTEVANT AND SIDNEY MORRISON, ARE THE OWNERS IN FEE OF THE REAL PROPERTY SHOWN HEREON, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE PARTITIONED THE SAME INTO THE PARCELS AS SHOWN HEREON.

Alan Armstrong Victoria E Sturtevant
ALAN ARMSTRONG VICTORIA E. STURTEVANT
Carol E Sturtevant by Victoria E Sturtevant Bradford Sturtevant by Victoria E Sturtevant
CAROL E. STURTEVANT BRADFORD STURTEVANT
BY VICTORIA E. STURTEVANT, ATTORNEY IN FACT
Sidney Morrison
SIDNEY MORRISON

TAX STATEMENT

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of June 2nd, 1998.

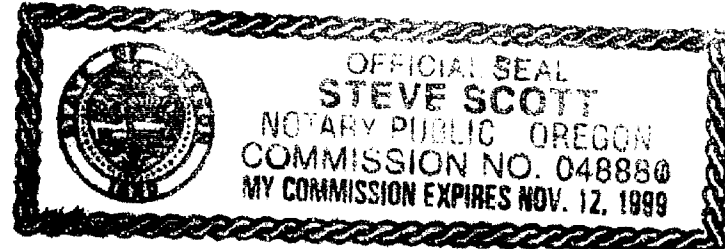
J. Seriatius 6-2-98 Ron Lundberg 6-2-1998
Tax Collector Date Assessor Date

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY APPEARED THE ABOVE NAMED ALAN ARMSTRONG AND VICTORIA E. STURTEVANT AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED, VICTORIA E. STURTEVANT FURTHER ACKNOWLEDGED THE FOREGOING INSTRUMENT WAS SIGNED BY HER ON BEHALF OF CAROL E. STURTEVANT AND BRADFORD STURTEVANT.

DATED THIS 5th DAY OF May, 1998.

BEFORE ME: Steve Scott
NOTARY PUBLIC OF OREGON.

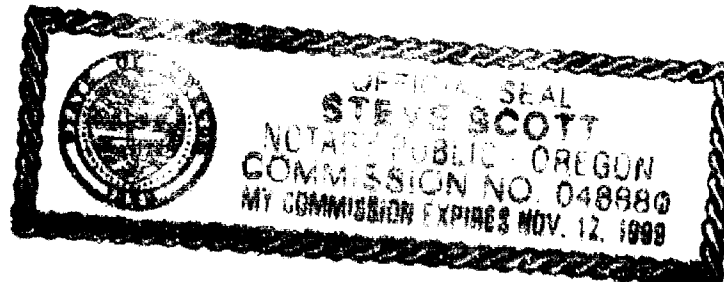


STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY APPEARED THE ABOVE NAMED SIDNEY MORRISON AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 5th DAY OF May, 1998.

BEFORE ME: Steve Scott
NOTARY PUBLIC OF OREGON.



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:

Beginning at the Southeast corner of Lot 1, Block 2 of PARK ESTATES, PHASE 1, A PLANNED COMMUNITY, according to the official plat thereof, now of record, in Jackson County, Oregon, said point being the INITIAL POINT OF BEGINNING: thence along the South line of said Lot 1, North 89°58'51" West, 95.92 feet (record North 89°59'54" West, 96.00 feet) to the Southwest corner thereof; thence along the West line thereof, North 00°02'41" West (record North 00°02'24" West), 105.00 feet to the Northwest corner thereof; thence along the South line of that tract described in Volume 412, Page 323, Jackson County Deed Records, South 89°59'45" West, 77.26 feet to a 5/8 inch iron pin at the Southwest corner thereof; thence along the West line of said tract, North 00°04'07" West, 100.09 feet to the South line of Forest Street; thence along said South line, North 89°59'45" East, 180.17 feet to the West line of Morton Street; thence along said West line, South 00°02'32" East, 100.09 feet (record 100 feet) to an angle point; thence continue along said West line, South 89°59'45" West, 6.95 feet (record 7.00 feet) to an angle point; thence continue along said West line, South 00°02'41" East, 105.04 feet (record South 00°02'24" East, 105.00 feet) to the INITIAL POINT OF BEGINNING.

James E. Hibbs
SURVEYOR

** RECEIVED **
Date 6-2-98 By B
This survey consists of:
2 sheets; Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2294
Renewal Date 6-30-99

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs
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SURVEY BY:
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