

Land Partition Survey PARTITION PLAT No. P-60-1998

A replat of a portion of Parcel No. 2 of that partition plat filed for record the 22nd day of Nov. 1993 and recorded as Partition Plat No. P-99-1993 as the Record of Partition Plats in Jackson County, Oregon, Index Volume 4, Page 99, Filed as No. 13722 in the Office of the County Surveyor.

Located in Donation Land Claim No. 45 in the Northeast Quarter of Section 15, Township 39 South, Range 1 East of the Willamette Base and Meridian, City of Ashland, Jackson County, Oregon

Fd. 2 1/2" BR DISK IN CONC. MON. CASE STAMPED "No. CITY OF ASHLAND LS759 1992 SURVEY MONUMENT"

WALKER AVENUE S0'11'19"E 2474.6'

Fd. ALUM CAP 0.13" DIAM CAP STAMPED "SWAIN 1987" (F.S. 10905)

PROFESSIONAL LAND SURVEYOR
Mark E. Boyden
MARK E. BOYDEN
No. 2181
Expires: 12/31/99.

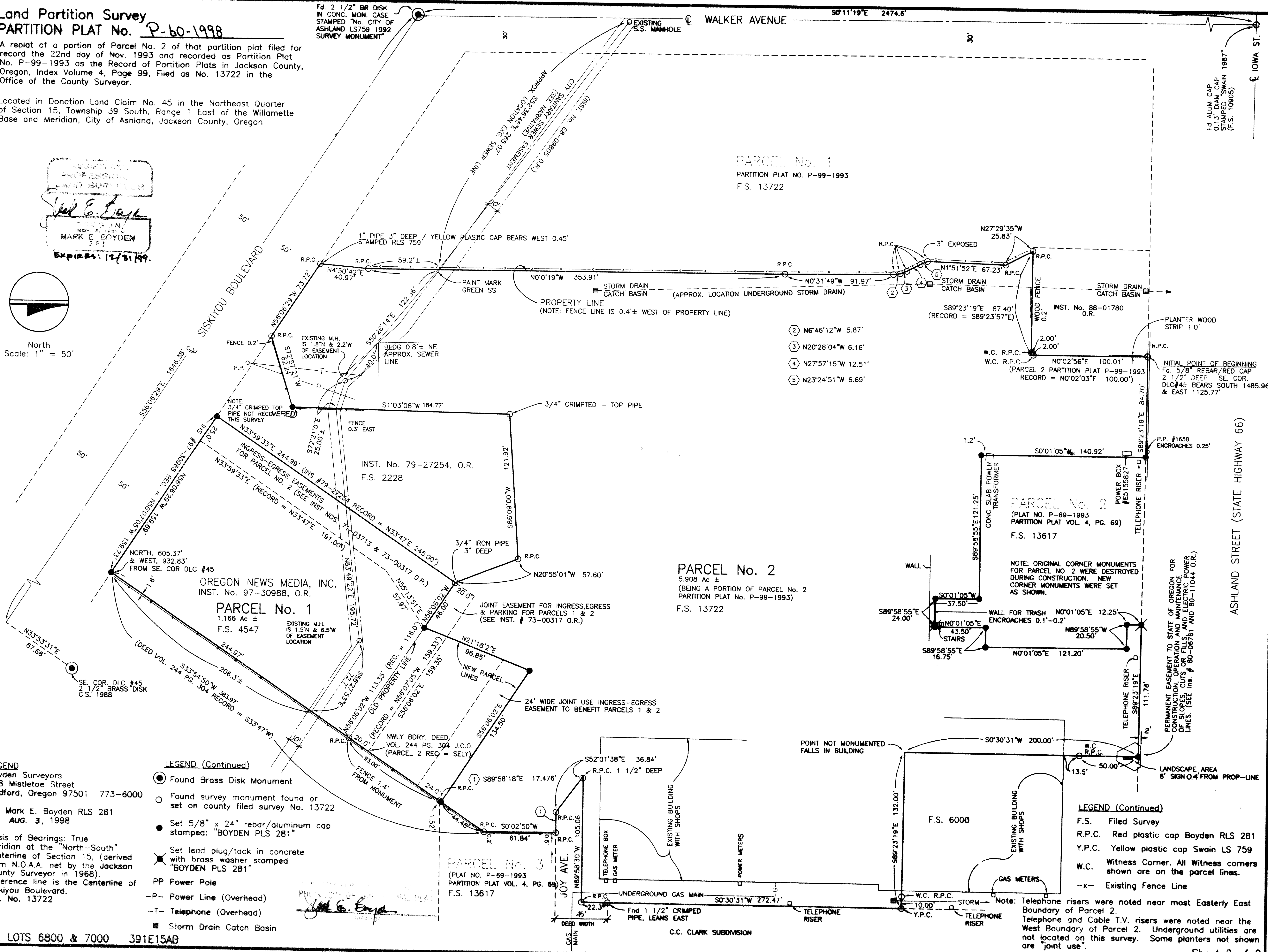
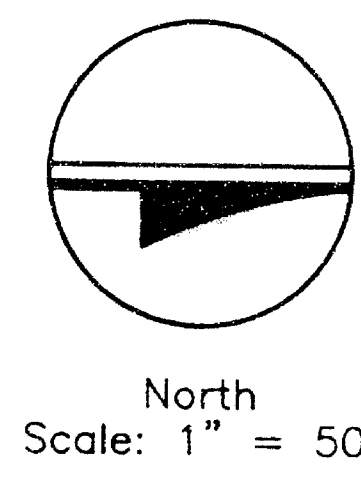
PARCEL No. 1
PARTITION PLAT NO. P-99-1993
F.S. 13722

PARCEL No. 2
5.908 Ac ±
(BEING A PORTION OF PARCEL No. 2
PARTITION PLAT NO. P-99-1993)
F.S. 13722

PARCEL No. 2
(PLAT NO. P-69-1993
PARTITION PLAT VOL. 4, PG. 69)
F.S. 13617

OREGON NEWS MEDIA, INC.
INST. No. 97-30988, O.R.
PARCEL No. 1
1.166 Ac ±
F.S. 4547

PARCEL No. 3
(PLAT NO. P-69-1993
PARTITION PLAT VOL. 4, PG. 69)
F.S. 13617



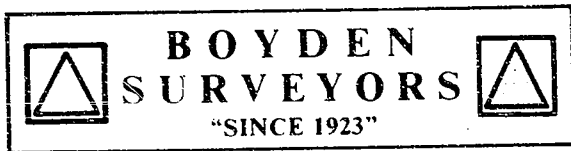
LEGEND
Boyd Surveyors
108 Mistletoe Street
Medford, Oregon 97501 773-6000
By: Mark E. Boyden RLS 281
AUG. 3, 1998

LEGEND (Continued)
● Found Brass Disk Monument
○ Found survey monument found or set on county filed survey No. 13722
● Set 5/8" x 24" rebar/aluminum cap stamped: "BOYDEN PLS 281"
● Set lead plug/tack in concrete with brass washer stamped "BOYDEN PLS 281"
PP Power Pole
-P- Power Line (Overhead)
-T- Telephone (Overhead)
■ Storm Drain Catch Basin

LEGEND (Continued)
F.S. Filed Survey
R.P.C. Red plastic cap Boyden RLS 281
Y.P.C. Yellow plastic cap Swain LS 759
W.C. Witness Corner. All Witness corners shown are on the parcel lines.
-x- Existing Fence Line

Note: Telephone risers were noted near most Easterly East Boundary of Parcel 2. Telephone and Cable T.V. risers were noted near the West Boundary of Parcel 2. Underground utilities are not located on this survey. Some planters not shown are "joint use".

TAX LOTS 6800 & 7000 391E15AB



MARK E. BOYDEN
R.P.L.S. ORE. 281
108 MISTLETOE ST., MEDFORD, OREGON 97501
PHONE (503) 773-6000

SURVEY NO. 15883

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

SURVEY FOR: MICHAEL D. OREGON NEWS MEDIA, INC.
& BEVERLY RYDBOM &
1652 ASHLAND ST. P. O. BOX 130
ASHLAND, OR 97520 ALBANY, OR 97321

SURVEY BY: BOYDEN SURVEYORS
108 MISTLETOE STREET
MEDFORD, OR 97501

LOCATION: NE 1/4, Sec. 15, T. 39 S., R. 1E., W.M.
CITY OF ASHLAND, JACKSON COUNTY, OREGON

BASIS OF BEARINGS: True Meridian at the "North-South" centerline of Section 15
(derived from N.O.A.A. net by Jackson County Surveyor in 1968).
See Filed Survey Nos. 5581,, 8586, 10905 13095, 13617 & 13722.
(Centerline Siskiyou Boulevard) on Filed Survey No. 13722.

DATE: AUGUST 3, 1998

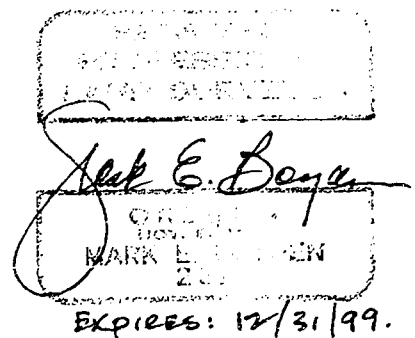
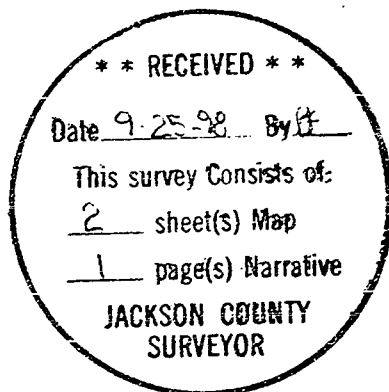
PURPOSE: To verify & re-monument property corners previously destroyed.
Monument the new division line and prepare Partition Plat for
recording with the County Clerk & County Surveyor.

PROCEDURE: From previous Filed Survey No. 13722 monuments found, re-set
those monuments destroyed during construction on Parcel No. 2, Plat No. 69-1993 and
set monuments for the new division line between Parcel 1 & Parcel 2.

E.D.M. closures were made on the parcels monumented on this survey.

Note: the 10-foot wide easement for sanitary sewer (Ins. #68-09805, O.R.) was
located with respect to the manholes found as shown. Any new construction near this
existing sewer line should have said sewer line more accurately located.

Boyden monuments stamped "RLS" or "PLS" vary somewhat from the present
requirement of "LS". However, these monuments shown hereon have been monumented
by Mark E. Boyden, Oregon License No. 281.



APPROVAL

[Signature]
Ashland Planning Department
PA #98-064
Property Line Adjustment

9/3/98
Date

Land Partition Survey
PARTITION PLAT No. P-60-1998

RECORDING

Filed for record this the 25 day of September 1998
at 3:13 O'Clock P.M. and recorded as Partition Plat
NO. P-60-1998 of the Records of Partition Plats in
Jackson County, Oregon Index Volume 9, Page 60

APPROVAL

Examined and Approved this 2nd day of SEPT. 1998

A replat of a portion of Parcel No. 2 of that partition plat filed for record
the 22nd day of Nov. 1993 and recorded as Partition Plat No. P-99-1993
as the record of partition plats in Jackson County, Oregon, index volume 4,
page 99, filed as No. 13722 in the office of the county surveyor.

Kathleen S. Beckett [Signature]
County Clerk Deputy

[Signature]
ASST. City Surveyor

County Surveyor File No. 15883

Located in Donation Land Claim No. 45 in the Northeast Quarter
of Section 15, Township 39, South, Range 1 East of the Willamette Base
and Meridian, City of Ashland, Jackson County, Oregon
for

TAX STATEMENT APPROVAL

All taxes, fees, assessments, or other charges as required
by O.R.S. 92.095 have been paid as of 9-25, 1998.

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, That we, Michael D. Rydbom, Beverly A.
Rydbom, husband and wife, and Oregon News Media, Inc., a Delaware
Corporation, are the Owners in fee simple, of the lands hereon described and
have caused the land to be partitioned and the property line adjusted between
Parcel 1, and Parcel 2 as shown hereon, and the sizes of the parcels and
the course and length of all lines are plainly set forth, and that this is a
correct representation of the partition.

Michael D. & Beverly Rydbom
1652 Ashland Street
Ashland, Oregon
97520

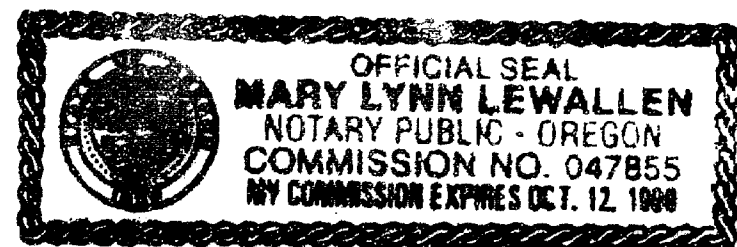
Oregon News Media, Inc.,
P.O. Box 130
Albany, Oregon
97321

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
) ss
County of Jackson)

[Signature]
Michael D. Rydbom

[Signature]
Beverly A. Rydbom



STATE OF OREGON)
County of Jackson) ss

On this the 2nd day of September, 1998, personally
appeared before me Michael D. Rydbom, Beverly A. Rydbom

I, Mark E. Boyden, a Registered Surveyor of the State of Oregon, being first duly
sworn, do hereby certify that I have correctly surveyed and marked with the proper
monuments as provided by law the tract of land hereon shown and the plat is a correct
representation of the same, and the following is an accurate description of said tract:

Commencing at the Southeast corner of Donation Land Claim No. 45 in Township 39
South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence
North, 1485.96 feet; thence West 1125.77 feet to a 5/8" x 30" rebar with red plastic cap
set inside a found 1" x 20" galvanized iron pipe at the most-Northerly Northwest corner
of tract described as Parcel No. 2 of that partition plat filed for record the 22nd day of
November 1993 and recorded as Partition Plat No. P-99-1993 of the Record of Partition
Plats in Jackson County, Oregon, Index Volume 4, Page 99 for the INITIAL POINT OF
BEGINNING; thence along the Southerly right-of-way line of Ashland Street (State
Highway 66) South 89° 23' 19" East, 84.70 feet to the Northwest corner of Parcel No. 2
as created by Partition Plat No. P-69-1993 of the Records of Partition Plats in Jackson
County, Oregon index Volume 4, Page 69, thence along the boundaries of said Parcel
No. 2 as follows: South 0° 01' 05" West, 140.92 feet; thence South 89° 58' 55" East,
121.25 feet; thence South 0° 01' 05" West, 37.50 feet; thence South 89° 58' 55" East,
24.00 feet; thence North 0° 01' 05" East, 43.50 feet; thence South 89° 58' 55" East, 16.75
feet; thence North 0° 01' 05" East, 121.20 feet; thence North 89° 58' 55" West, 20.50 feet;
thence North 0° 01' 05" East, 12.25 feet to the most-Northerly Northeast corner of Parcel
No. 2 recorded as Partition Plat No. P-69-1993; thence along Southerly right-of-way line
of Ashland Street (State Highway 66) South 89° 23' 19" East, 111.78 feet to the most
Northerly-Northeast corner of the Parcel No. 2 of said Partition Plat No. P-99-1993;
thence along the Easterly boundary of aforesaid Parcel No. 2 as follows: South 0°
30' 31" West, 200.00 feet; thence South 89° 23' 19" East, 132.00 feet to the West
boundary of C. C. CLARK SUBDIVISION in the City of Ashland as now recorded;
thence along said subdivision boundary and the Easterly boundary of aforesaid Parcel
No. 2, South 0° 30' 31" West, 272.47 feet to the Southwest corner of said subdivision;
thence North 89° 58' 30" West along the Southerly boundary of aforesaid Parcel No. 2,
105.06 feet; thence South 52° 01' 38" East, 36.84 feet to the Southerly right-of-way line
of Joy Avenue in said city; thence running along said avenue boundary South 89° 58' 18"
East, (Record = South 89° 57' East), 17,476 feet to the Northwest corner of Parcel No. 3
as created by said Partition Plat No. P-69-1993 of said Index Volume No. 4, Page 69;
thence South 0° 02' 50" West, 61.84 feet to an angle point on the Westerly boundary of
said Parcel No. 3; thence along the Northwesterly (aforesaid Parcel No. 2 Record =
Southeasterly) boundary of tract described in Volume 244, Page 304 of the Deed Records
of Jackson County, Oregon, South 33° 54' 50" West (Deed Vol. 244, Page 304, Record =
South 33° 47' West), 383.97 feet to the most-Westerly corner of said tract, being also the
most-Southerly corner of tract described Instrument No. 97-30988 of said Official
Records, thence North 56° 06' 29" West along the Northeasterly right-of-way line of
Siskiyou Boulevard, 159.69 feet (Record = North 56° 07' 05" West, 159.73 feet) to the
Southeast corner of tract described in Instrument No. 79-27254, said Official Records (as

the same was monumented on County Filed Survey No. 2228); thence along
Southeasterly boundary of said tract, North 33° 59' 33" East, 244.99 feet (Deed Record
Ins. No. 79-27254 = North 33° 47' East, 245.00 feet) to a 3/4" iron pipe found set for
the most-Easterly corner of said tract; thence along the Southerly boundaries of said
Parcel No. 2 of said Partition Plat No. P-99-1993, North 20° 55' 01" West, 57.60 feet;
thence South 86° 09' West, 121.92 feet; thence South 1° 03' 08" West, 184.77 feet;
thence South 72° 57' 21" West, 62.24 feet to the Northeasterly right-of-way line of
Siskiyou Boulevard; thence along said boulevard line North 56° 06' 29" West, 73.72 feet
to the Southwest corner of aforesaid Parcel No. 2 of Partition Plat No. P-99-1993 and
filed as County Survey No. 13722 in the office of the Jackson County Surveyor; thence
along the Westerly boundary of aforesaid Parcel No. 2 of said Partition Plat No. P-
99-1993, as follows: North 4° 50' 42" East, 40.97 feet; thence North 0° 00' 19" West,
353.91 feet; thence North 0° 31' 49" West, 91.97 feet; thence North 6° 46' 12" West,
5.87 feet; thence North 20° 28' 04" West, 6.16 feet; thence North 27° 57' 15"
West, 12.51 feet; thence North 23° 24' 51" West, 6.69 feet; thence North 1° 51' 52"
East, 67.23 feet; thence North 27° 29' 35" West, 25.83 feet to the most-Westerly corner
of Parcel No. 2 of said Partition Plat No. P-99-1993; thence along the North boundary of
said Parcel No. 2 of said Partition Plat No. P-99-1993, being also the South boundary of
tract described in Instrument No. 88-01780, said Official Records, South 89° 23' 19"
East, (Record = South 89° 23' 57" East), 87.40 feet to the Southeast corner of said tract
described in Instrument No. 88-01780, said Official Records; thence North 0° 02' 56"
East, 100.01 feet (Record = North 0° 02' 03" East, 100.00 feet) to the INITIAL POINT
OF BEGINNING.

[Signature]
Assessor

9-25-1998
Date

[Signature]
Tax Collector

9-25-98
Date

[Signature]
Notary Public



STATE OF OREGON, County of Benton

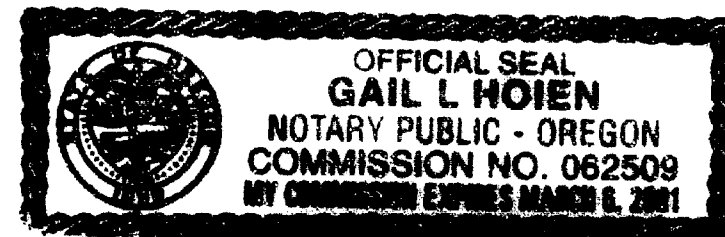
This instrument was acknowledged executed by before me on August 26, 1998

by: [Signature]
Officer of Oregon News, Inc., A Delaware Corporation,
Media

STATE OF OREGON)
County of BENTON) ss

On this the 31st day of August, 1998, personally
appeared before me [Signature]

Notary Public



AFFIDAVIT APPROVAL OF DECLARATION

For fee owner, vendor or mortgage or trust deed holder, complying
with O.R.S. 92.075 (4) See document No. _____
Official Records, Jackson County, Oregon

[Signature]
Mark E. Boyden

