

APPROVAL: *[Signature]* 8/25/98
ASHLAND PLANNING DEPARTMENT
PA 98-026 LAND PARTITION DATE

LAND PARTITION SURVEY

PARTITION PLAT NO. P-61-1998
Located in the N.W. 1/4 of Section 14,
T.39 S., R.1 E., W.M. City of Ashland
Jackson County, Oregon

RECORDING
FILED FOR RECORD THIS 28 DAY OF September 19 98 AT
11:05 CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P-61-1998
IN "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 9 PAGE 61

APPROVAL:
EXAMINED AND APPROVED THIS 24th DAY OF August 1998.
[Signature]
ASST. CITY SURVEYOR

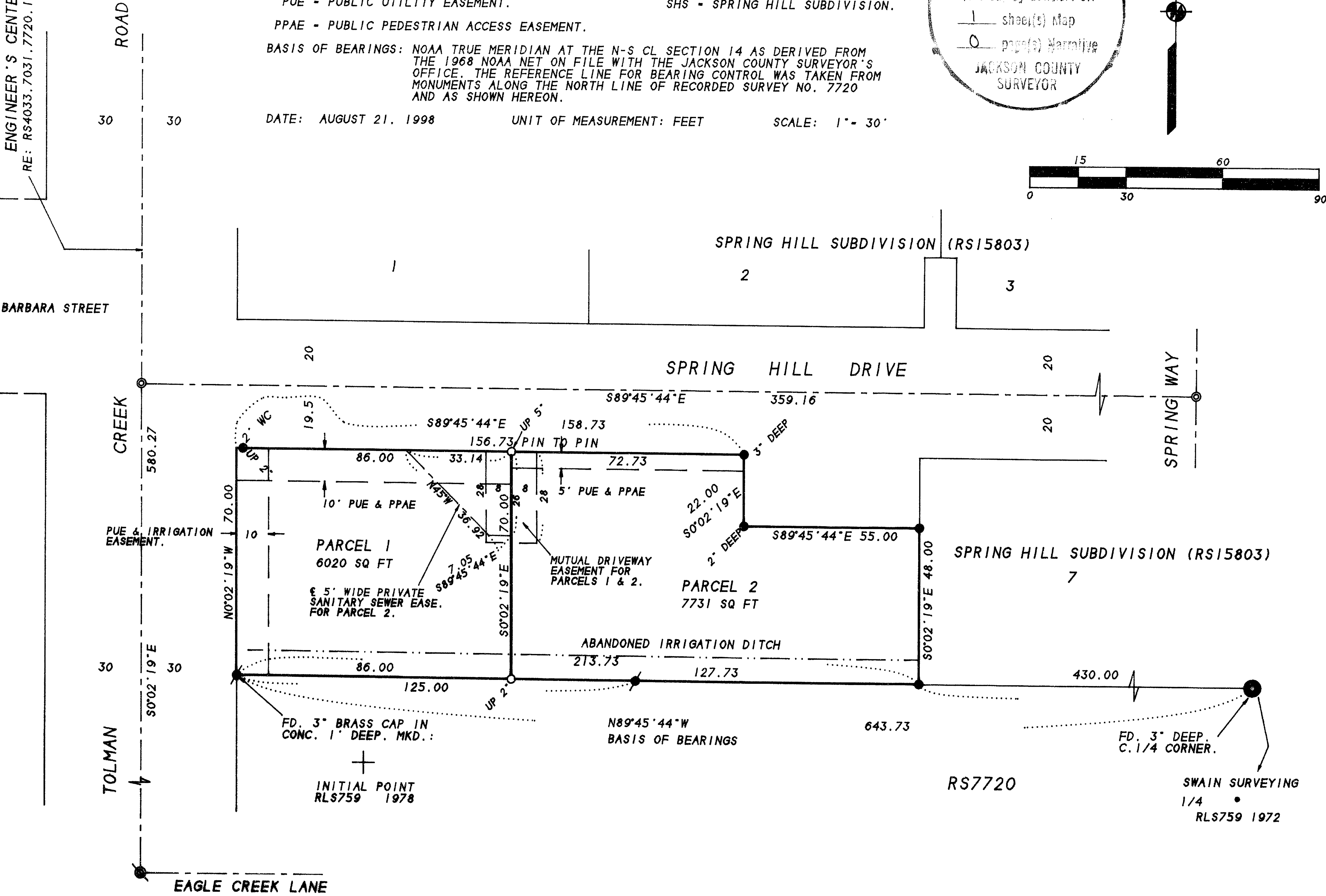
[Signature] COUNTY CLERK
[Signature] DEPUTY
COUNTY SURVEYOR FILE NO. 15884

for
Mark Jernigan
2301 Siskiyou Blvd., #131
Ashland, OR 97520

TAX STATEMENT
ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE
BEEN PAID AS OF September 28 19 98.
[Signature] TAX COLLECTOR
[Signature] ASSESSOR
DATE DATE

- LEGEND
- - FD. 2.5" BRASS CAP MKD. SWAIN RLS759. SEE RS7031.
 - - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. SWAIN RLS759 PER RS7720 OR RS7031 OR AS NOTED.
 - - FD. 5/8" IRON PIN MKD. L.J. FRIAR & ASSOC. PER RS15634.
 - ⊙ - FD. 1" IRON PIPE W/ 2.5" BRASS CAP MKD. L.J. FRIAR & ASSOC. IN MON. WELL PER SPRING HILL SUBD. (RS15803).
 - - 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 AS SHOWN. JCDR - JACKSON COUNTY DEED RECORDS.
 - RS - RECORDED SURVEY *. CL - CENTERLINE. WC - WITNESS CORNER.
 - PUE - PUBLIC UTILITY EASEMENT. SHS - SPRING HILL SUBDIVISION.
 - PPAE - PUBLIC PEDESTRIAN ACCESS EASEMENT.
- BASIS OF BEARINGS: NOAA TRUE MERIDIAN AT THE N-S CL SECTION 14 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 NORTH LINE OF RECORDED SURVEY NO. 7720 AND AS SHOWN HEREON.
- DATE: AUGUST 21, 1998 UNIT OF MEASUREMENT: FEET SCALE: 1" = 30'

ENGINEER'S CENTERLINE
RE: RS4033, 7031, 7720, 14367, 15634 & 15803



FD. 2" BRASS DISK IN MONUMENT CASE PER EAGLE CREEK SUBDIVISION. MKD.:
INITIAL POINT RLS759 1978
EAGLE CREEK LANE
TOLMAN CREEK
BARBARA STREET
391E14BD TL900

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
SURVEYOR

EASEMENTS OF RECORD PER SUBDIVISION GUARANTEE
EASEMENTS FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER VOL. 312, PGS. 327 & 348 & VOL. 328, PG. 71. JCDR ARE BLANKET EASEMENTS & CANNOT BE DEPICTED HEREON.

DECLARATION
KNOW ALL MEN BY THESE PRESENTS THAT I, SUSAN LYNN DUGGAN, AM THE OWNER 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 AND HEREBY DEDICATE TO THE CITY OF ASHLAND THOSE EASEMENTS SHOWN HEREON LABELED PUBLIC PEDESTRIAN ACCESS EASEMENT (PPAE) AND PUBLIC UTILITY EASEMENT (PUE), WITH THE CONDITION THAT TCI CABLEVISION, ITS SUCCESSORS OR ASSIGNS IN INTEREST ARE GRANTED THE RIGHT TO USE SAID PUE FOR THE PLACEMENT AND MAINTENANCE OF CABLE TV LINES AS LONG AS THEY DO NOT INTERFERE WITH THE PLACEMENT AND MAINTENANCE OF CITY OF ASHLAND UTILITIES. I DO HEREBY ESTABLISH THE MUTUAL DRIVEWAY EASEMENT SHOWN HEREON, WITH THE CONDITION THAT EMERGENCY VEHICLES SHALL HAVE THE RIGHT TO USE SAID MUTUAL DRIVEWAY EASEMENT AT ALL TIMES. I DO HEREBY ESTABLISH THE PRIVATE SANITARY SEWER EASEMENT SHOWN HEREON FOR THE BENEFIT OF PARCEL 2. I DO HEREBY ESTABLISH THE IRRIGATION EASEMENT SHOWN HEREON FOR THE BENEFIT OF TALENT IRRIGATION DISTRICT FOR THE TRANSPORTATION OF DISTRICT IRRIGATION WATER.

[Signature] SUSAN LYNN DUGGAN
STATE OF OREGON) AKA SUSAN R. DUGGAN
COUNTY OF JACKSON) AKA SUSAN LYNN DUGGAN
PERSONALLY APPEARED THE ABOVE NAMED SUSAN LYNN DUGGAN AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.
DATED THIS 24th DAY OF August 19 98.
BEFORE ME: *[Signature]*
NOTARY PUBLIC OF OREGON.

AFFIDAVIT OF CONSENT
FROM NATIONS BANK MORTGAGE RECORDED AS DOC. 98-44618 ORJCO.

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:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE ALONG THE SOUTH LINE THEREOF, NORTH 89°45'44" WEST, 643.73 FEET TO A BRASS DISK IN CONCRETE ON THE EAST LINE OF TOLMAN CREEK ROAD AND THE INITIAL POINT OF BEGINNING; THENCE ALONG SAID EAST LINE, NORTH 00°02'19" WEST, 70.00 FEET TO THE SOUTH LINE OF SPRING HILL DRIVE; THENCE ALONG SAID SOUTH LINE, SOUTH 89°45'44" EAST, 158.73 FEET TO AN ANGLE POINT; THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 00°02'19" EAST, 22.00 FEET TO AN ANGLE POINT; THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 89°45'44" EAST, 55.00 FEET TO THE WEST LINE OF LOT 7, SPRING HILL SUBDIVISION, ACCORDING TO THE OFFICIAL SOUTH 00°02'19" EAST, 48.00 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID SOUTH LINE, NORTH 89°45'44" WEST, 213.73 FEET TO THE INITIAL POINT OF BEGINNING.

[Signature] SURVEYOR
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250
PURPOSE: TO SURVEY AND MONUMENT TWO PARCELS CREATED THROUGH A LAND PARTITION. SEE ASHLAND PA# 98-026.
PROCEDURE: THE EXTERIOR OF THIS PARTITION WAS MONUMENTED OR FOUND BY THIS OFFICE DURING RS15634 AND SPRING HILL SUBDIVISION (RS15803). CALCULATED THE POSITION OF AND SET PINS AT THE PARCEL CORNERS SHOWN HEREON. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
JULY 17, 1986
JAMES E. HIBBS
2234
Renewal Date 6-30-99

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