

APPROVAL

Bill [Signature]  
Ashland Planning Department  
PA #98-074 Land Partition

10/14/98  
Date

LAND PARTITION SURVEY

PARTITION PLAT NO. P-68-1998

A replat of Parcel 2 per Partition Plat No. P-42-1996,  
Located in the N.W. 1/4 of Section 13,  
T.39 S., R.1 E., W.M. City of Ashland  
Jackson County, Oregon

RECORDING

EXAMINED AND APPROVED this 2nd day of October, 19 98.

Jan H. Olson  
City Surveyor

for  
Page Two Partners  
2895 Highway 66  
Ashland, OR 97520

Filed for record this 20 day of October, 19 98 at  
2:47 o'clock P.m. and recorded as Partition Plat No. P-68-1998  
in "Record of Partition Plats" of Jackson County, Oregon.

Index Volume 9, Page 68.

Kathleen S. Berrett County Clerk  
Glenda E. Berrett Deputy

County Surveyor File No. 15912.

TAX STATEMENT

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 92.095 have been  
paid as of October 20, 19 98.

Linda Adsett, Deputy Collector Date October 20, 1998  
Ron Lundberg, Assessor Date

DECLARATION

Know all men by these presents that PAGE TWO PARTNERS, an Oregon General Partnership,  
consisting of General Partners Harry D. Page and the King Children's Trust UDO  
August 15, 1995, John R. King and Feather W. King, Trustees, is the owner in fee of  
the lands shown on this Partition Plat, more particularly described in the Surveyor's  
Certificate, and have caused the same to be Partitioned into the Parcels as shown on  
the Partition Plat and does hereby dedicate to the City of Ashland the Public Utility  
Easement (PUE) shown on Sheet 2, and does hereby establish the easement shown on Sheet  
2 labeled Mutual Access Easements Shown on Sheet 2 to be used by the respective Parcels  
for shared driveway access to Applegate Way, with the condition the Emergency Vehicles  
shall have the right to use said Mutual Access Easements at all times.

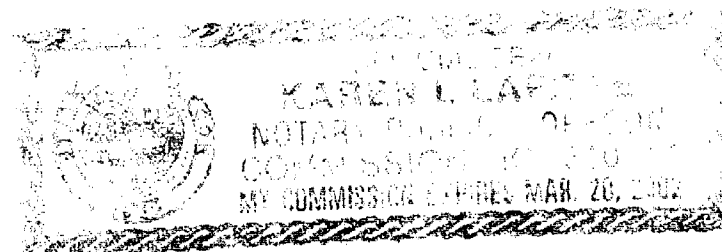
John R. King  
JOHN R. KING  
General Partner, Page Two Partners  
Trustee of the King Children's Trust UDO August 15, 1995

STATE OF OREGON)  
COUNTY OF JACKSON)

PERSONALLY appeared the above named John R. King, General Partner of Page Two Partners,  
and Trustee of the King Children's Trust UDO August 15, 1995 and acknowledged the  
foregoing instrument to be his voluntary act and deed.

Dated this 25th day of September, 19 98.

Before me: Karen L. [Signature]  
Notary Public of Oregon.



SURVEYOR'S CERTIFICATE

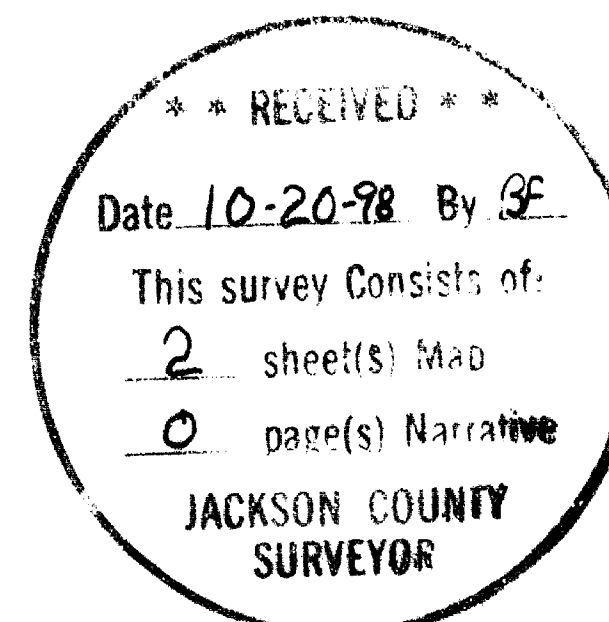
I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY  
CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND COMPLIES  
WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF  
WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Parcel No. 2 per Partition Plat No. P-42-1996, according to the official plat  
thereof, now of record, in Volume 7, Page 42 of "Record of Partition Plats" in  
Jackson County, Oregon and filed as Survey No. 14931 in the Office of the  
Jackson County Surveyor.

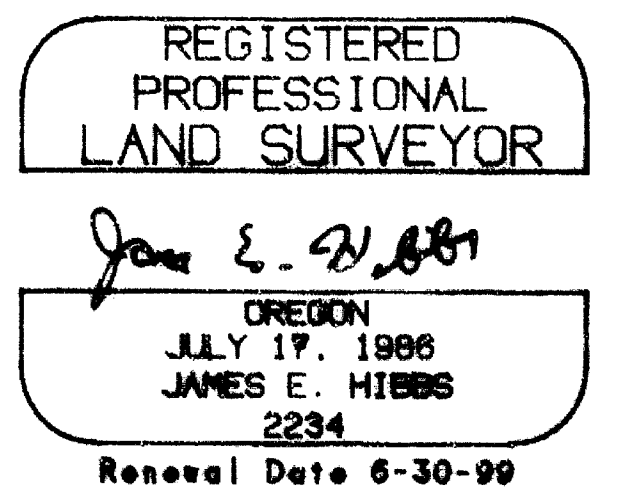
James E. Hibbs  
SURVEYOR

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

PURPOSE: To survey and monument three parcels per the client's tentative  
map. See Ashland PA # 98-074.  
PROCEDURE: From control established by this office during RS14931 & RS15675,  
set pins at the locations shown on Sheet 2. Those monuments found  
as well as those set are as shown on Sheet 2.



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

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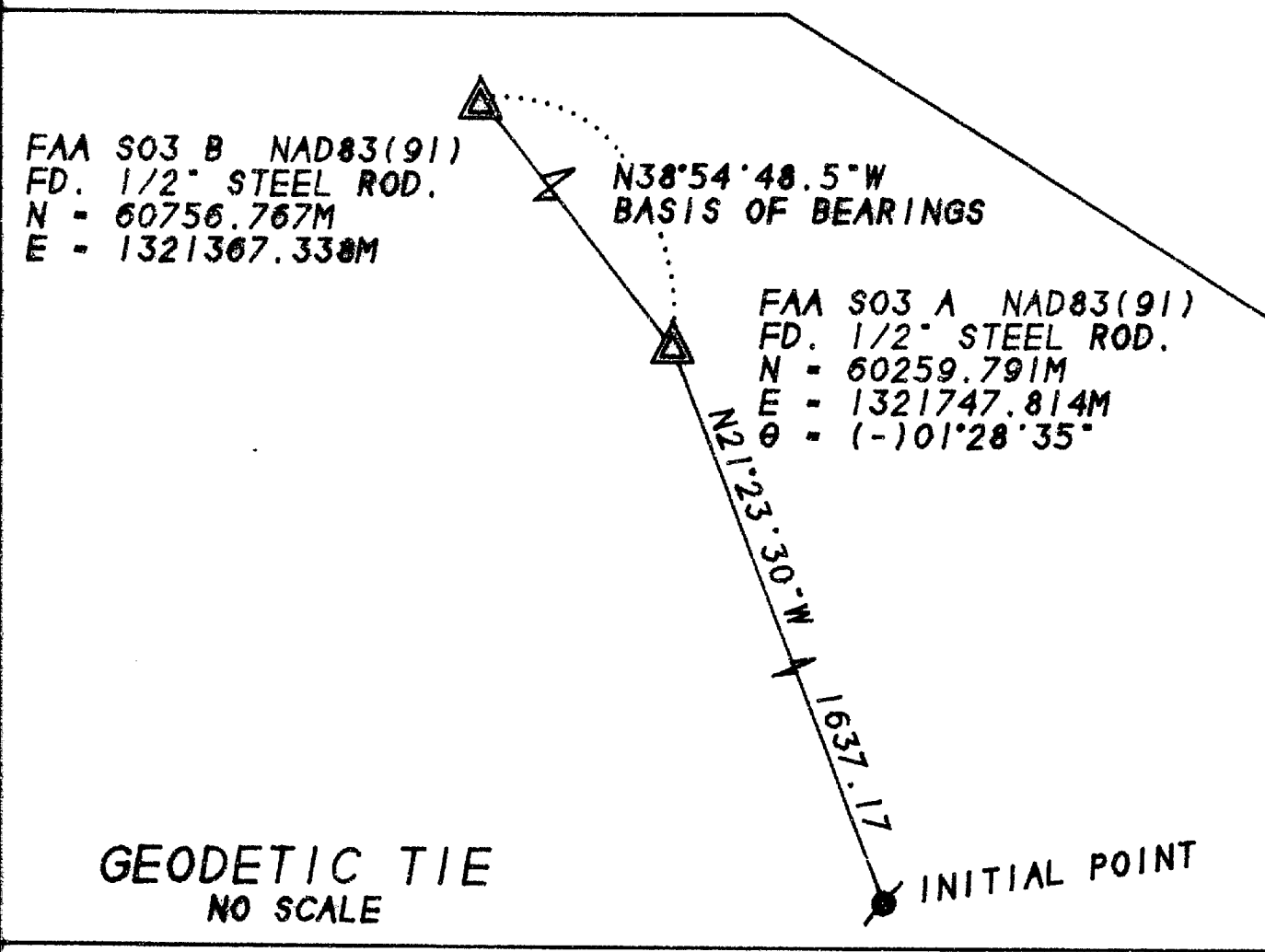
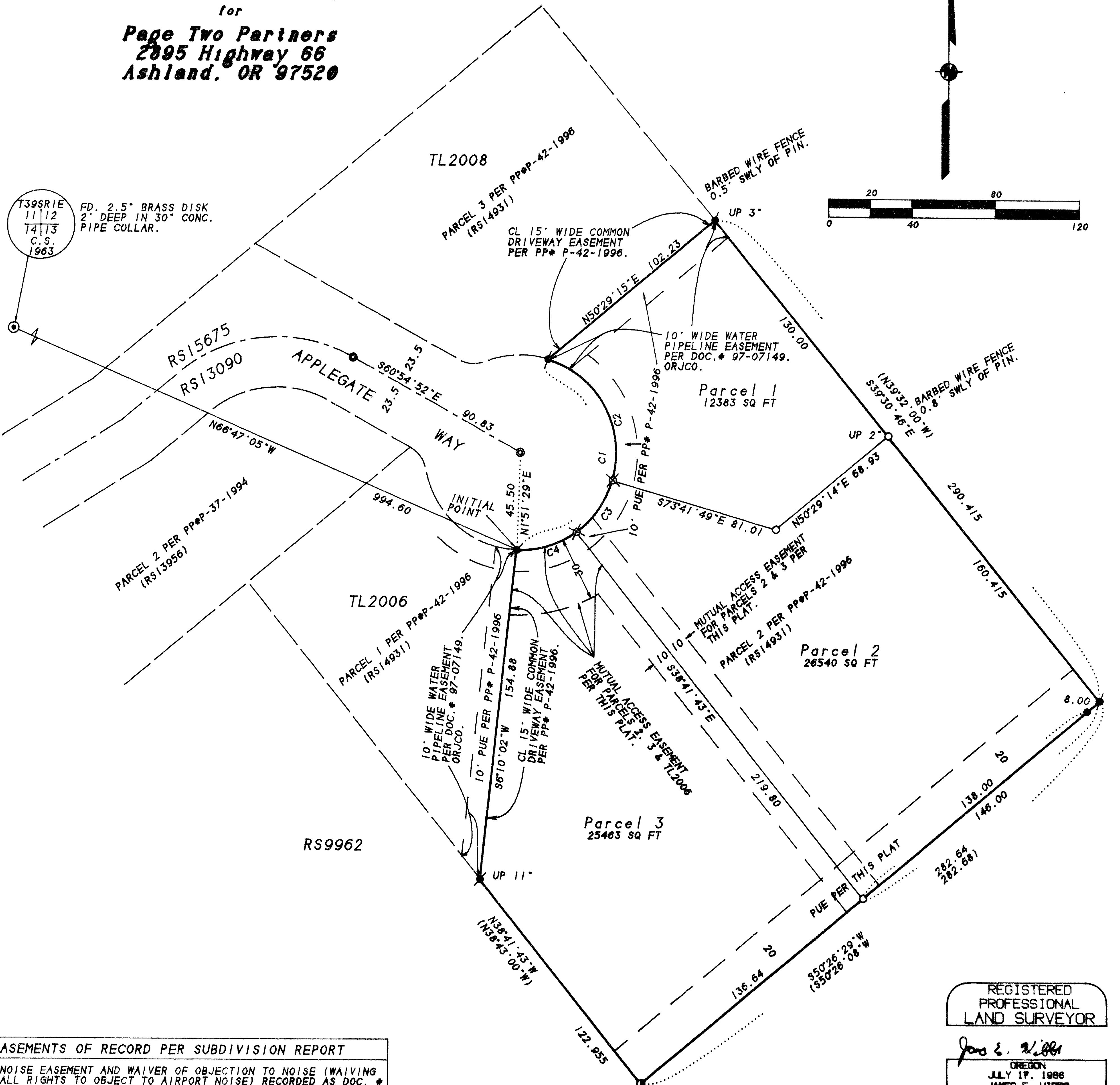
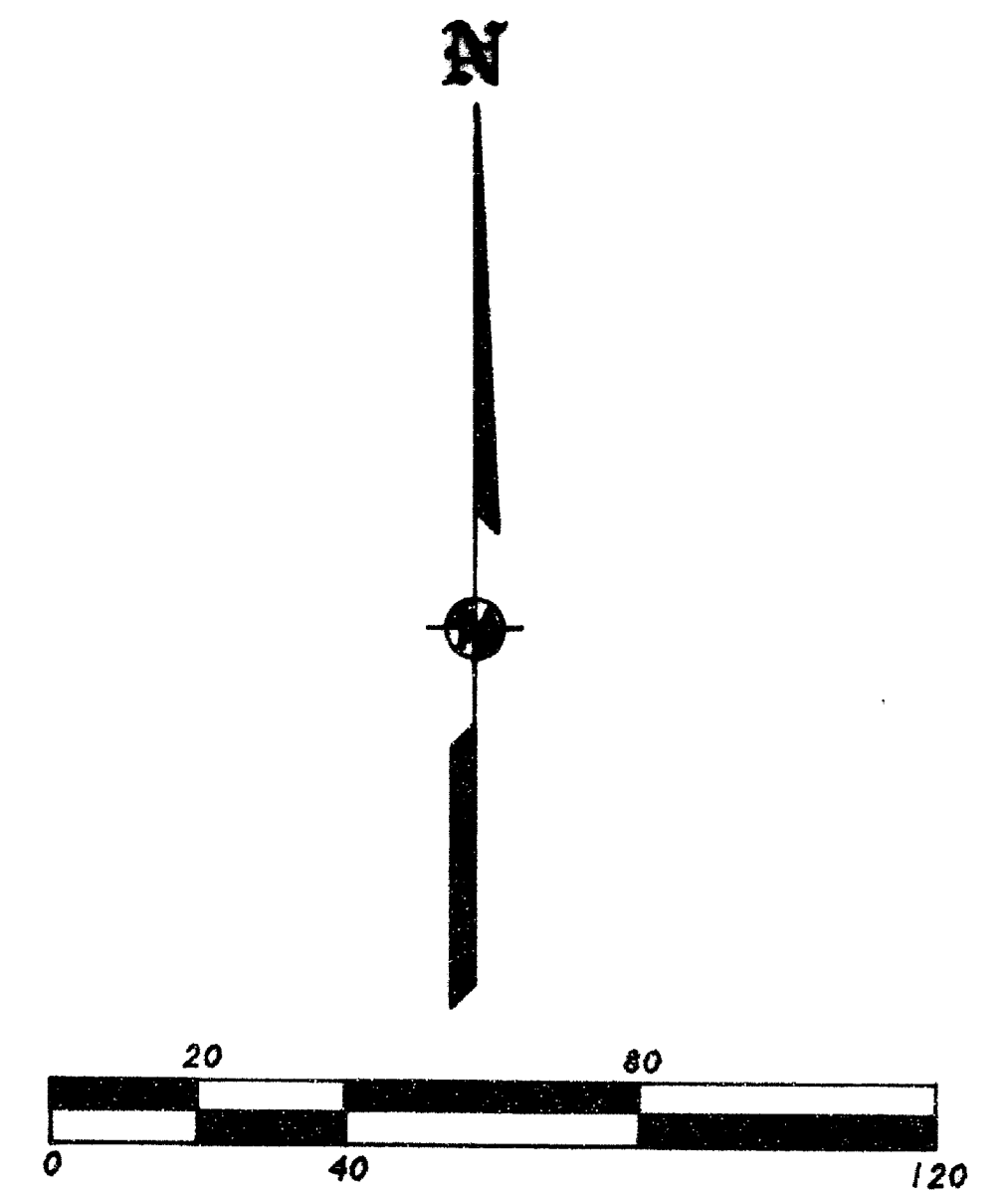
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for  
**Page Two Partners**  
**2895 Highway 66**  
**Ashland, OR 97520**

- LEGEND:**
- ⊙ - FOUND COUNTY SURVEYOR BRASS CAPPED MONUMENT IN CONCRETE MKD. AS SHOWN.
  - - FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. BURRELL RLS638 PER RS9962.
  - - FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. R.ROBERTS LSI656 PER RS13956.
  - - FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER RS14931.
  - ⊙ - FD. 1" IRON PIPE W/ 2.5" BRASS DISK MKD. L.J. FRIAR & ASSOC. IN WELL PER RS15675.
  - - SET 5/8" x 30" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC.
  - ⊗ - SET BRASS WASHER MKD. LS2234 IN LEAD PLUG IN CONCRETE SIDEWALK.
  - PUE - PUBLIC UTILITY EASEMENT. RS - RECORDED SURVEY #. CI - SEE COURSE DATA TABLE.
  - PP# - PARTITION PLAT NO. ( ) - RECORD DATA PER RS13956. -X-X- - FENCE.

**BASIS OF BEARINGS:**  
 TRUE MERIDIAN AS DERIVED FROM THE NGS MONUMENTS FAA S03 A & FAA S03 B ESTABLISHED IN 1992 AND ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE AND AS SHOWN HEREON.

DATE: AUG. 18, 1998 SCALE: 1" = 40' UNIT OF MEASUREMENT: FEET.



CURVE DATA TABLE				
NO.	RADIUS	DELTA	LENGTH	LONG CHORD
C1	45.50	165°13'40"	131.21	S09°14'39"W 90.24
C2	45.50	89°40'29"	71.21	N28°32'00"W 64.16
C3	45.50	37°46'39"	30.00	N35°11'31"E 29.46
C4	45.50	37°46'39"	30.00	N72°58'10"E 29.46

**EASEMENTS OF RECORD PER SUBDIVISION REPORT**

- 1) NOISE EASEMENT AND WAIVER OF OBJECTION TO NOISE (WAIVING ALL RIGHTS TO OBJECT TO AIRPORT NOISE) RECORDED AS DOC. # 92-25475. ORJCO. AFFECTS TOTAL TRACT.
- 2) RESTRICTIVE COVENANT TO WAIVE RIGHT OF REMONSTRANCE FOR IMPROVEMENT OF HIGHWAY NO. 66 PER DOC. # 94-11784. ORJCO. AFFECTS TOTAL TRACT.
- 3) RECENTLY DUG DRAINAGE DITCH & SHADED AREA OFTEN FLOODED BY RUNOFF FROM WELLS-WALKER TRUE DITCH IRRIGATION ASSOC. AS SHOWN ON PP# P-37-1994 (RS13956) HAS BEEN REPLACED BY WATER PIPELINE & EASEMENT PER DOC. 97-07149. ORJCO.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*James E. Hibbs*  
 SURVEYOR

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*James E. Hibbs*  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 Renewal Date 6-30-99