

Property Line Adjustment & Land Partition Survey  
**PARTITION PLAT No. P-4-1999**

located in  
**Donation Land Claim No. 42 in the Southwest One/Quarter of Section 4 Township 39 South of Range 1 East of the Willamette Base & Meridian JACKSON COUNTY OREGON**

for  
**John Fields**  
845 Oak Street  
Ashland, Oregon 97520

NE corner South one-half D.L.C. No. 40

**SURVEYOR**

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

SCALE: 1" = 40'  
BASIS OF BEARING:

January 4, 1999

phone (541) 488-2831  
**TRUE MERIDIAN at the N-S centerline Sec.4**

this "True Meridian" statement is a requirement of the City.

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

**REGISTERED PROFESSIONAL LAND SURVEYOR**

Martin C. Stewart

**OREGON JULY 15, 1983 MARTIN C. STEWART 2057**

Surveyor's Registration  
Renewal Date is June 30, 1998  
2000 MCS

Basis of Bearings  
**centerline Oak Street**  
N45°22'37"E  
413.19'

found: 3/4" iron pipe in monument case at the Centerline Angle point of Oak Street

Tax Lots 1500, 1600, & 1700 of assessor's map 39-1e-4cd

Engineer's sta. 34+55.21 PC see O.S.H.D. Drwg No.9b-16-28

NW corner D.L.C. No.42 found: 2.5" Jackson Co. bronze disk set flush with church sidewalk  
SW corner D.L.C. No.41 found: 2.5" Jackson Co. bronze disk 10" deep in monument case in Oak St. as shown on f.s.13679

found: 3" bronze disk marked: "City of Ashland Survey Monument No.128 6" deep in Oak St. mon. case  
found: centerline monument, tack in concrete 13" deep in monument case in Oak St. from which the computed centerline for Oak & Hersey Street bears N45°22'37"E 0.93'

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

Martin C. Stewart  
**SURVEYOR**

Northeast corner D.L.C. No.42 bears S89°57'42"E 2277.45' from this point  
2720.75' (2720.73' f.s.13679) (2720.64' fs 11856)  
S.E. corner D.L.C. No.41 as per references shown on f.s.13679 South Line D.L.C. No.41

S 89°57'49"E 184.79' (S89°50'E 185' McCall's 1888 Map of Ashland)  
North Line D.L.C. No.42

**Hersey Street**  
S 89°57'42"E

**centerline**

Parcel No.1  
16530 sq. feet (+/-)

Parcel No.2  
16889 sq. feet (+/-)

Parcel No.3  
8001 sq. feet (+/-)

**New Street to be vacated**

Parcel No.1  
16530 sq. feet (+/-)

Parcel No.2  
16889 sq. feet (+/-)

Parcel No.3  
8001 sq. feet (+/-)

Parcel No.4  
16530 sq. feet (+/-)

Parcel No.5  
16889 sq. feet (+/-)

Parcel No.6  
8001 sq. feet (+/-)

Parcel No.7  
16530 sq. feet (+/-)

Parcel No.8  
16889 sq. feet (+/-)

Parcel No.9  
8001 sq. feet (+/-)

Parcel No.10  
16530 sq. feet (+/-)

Parcel No.11  
16889 sq. feet (+/-)

Parcel No.12  
8001 sq. feet (+/-)

Parcel No.13  
16530 sq. feet (+/-)

Parcel No.14  
16889 sq. feet (+/-)

Parcel No.15  
8001 sq. feet (+/-)

Parcel No.16  
16530 sq. feet (+/-)

Parcel No.17  
16889 sq. feet (+/-)

Parcel No.18  
8001 sq. feet (+/-)

Parcel No.19  
16530 sq. feet (+/-)

Parcel No.20  
16889 sq. feet (+/-)

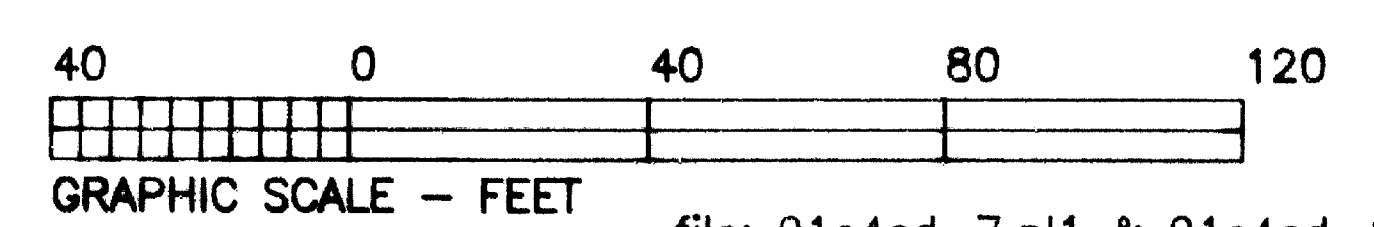
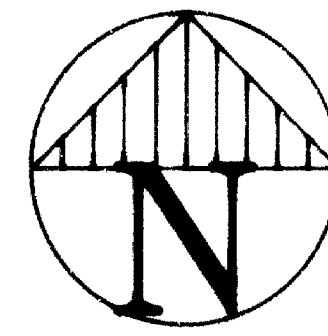
note: All of the interior Parcel lines are adjusted property lines

**Curve Data**

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
c-1	1145.92'	527.88'	26°23'38"	523.33'	S 76°44'48"E
c-2	1175.92'	221.04'	10°46'12"	220.72'	S 78°36'07"E
c-3	1180.92'	133.40'	6°28'21"	133.33'	S 76°19'16"E
c-4	1185.92'	92.74'	4°28'49"	92.71'	S 81°47'51"E
c-5	15.00'	25.29'	96°36'00"	22.40'	S 02°55'23"E
c-6	15.00'	21.86'	83°31'02"	19.98'	N 87°08'08"E
c-7	1175.92'	10.00'	0°29'14"	10.00'	N 83°44'37"W

**Legend**

- ⊙ set: 1" iron pipe with a 3" bronze disk centerline monument marked "SLS 2057 1998" in monument case.
  - found: Donation Land Claim survey monument, as noted
  - ⊠ found: City of Ashland street centerline monument
  - found: 1" iron pipe with a yellow plastic plug marked: "STEWART LS 2057", (flush) unless otherwise noted.
  - set: 3/4" X 32" iron pipe with a red plastic plug, flush & marked: "STEWART LS 2057", unless otherwise noted
  - △ computed location, nothing found, set, or re-established
  - surveyed boundary line
  - x-x- fence line, as noted
- D.R.J.C.= Deed Records of Jackson County, Oregon  
f.s. = filed survey found in the Jackson County Surveyor's Office



file: 91e4cd-7.pl1 & 91e4cd-1.crd  
job: JN-9815

sheet two of two

APPROVAL:

ASHLAND PLANNING DEPARTMENT DATE 2/4/99

P.A. #98-012 & #99-015

APPROVAL

Examined and Approved this 4th day of FEBRUARY, 1999.

Asst. City Surveyor

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that We and Robert D. Hodgins and Beverly A. Hodgins and 3 (Three)

John R. Fields, and Catherine Golden, as members of Golden-Fields Properties, LLC; and Loren Clear and Sheryl Clear, as members of Clear Concepts of Oregon LLC, are the owners in fee simple of that certain real property as set forth in the Surveyor's Certificate and as shown hereon. We do hereby create and establish parcels No.1(one) and 2(two), as set forth hereon, along with a mutual ACCESS easement to benefit both parcels, nonexclusive, for vehicular and pedestrian ingress, egress and customer parking over and across sidewalks, parking areas and the driveways; and mutual easement for use of other public amenities on both parcels. All cost of repairs concerning the mutual access easement caused by the acts or omissions of an owner or agent or employer or lessee of an owner of one of the subject parcels shall be borne by the owner of such parcel. Any repairs necessitated by the ordinary use of the mutual access easement shall be borne by the owners of Parcels No. 1 (one) and 2 (two) in equal shares. The parties reserve a nonexclusive mutual utility easement across both parcels for the benefit of each parcel five feet on each side of the property line common to Parcels 1(one) and Parcel 2(two) line for water, sewer, electric, gas, phone, cable, fiber optic and other utilities to be installed on the property. The parties also create and establish a 10.00 foot wide Public Utilities Easement and a 10 foot wide Drainage Easement, as shown hereon for the benefit of the City of Ashland.

John R. Fields, and Catherine Golden, as members of Golden-Fields Properties LLC; and Loren Clear and Sheryl Clear, as members of Clear Concepts of Oregon LLC, who are the above said owners in fee simple; and Robert D. Hodgins and Beverly A. Hodgins, as husband and wife are the owners in fee simple of that tract of land as set forth in Document No. 96-41987 of the Official Records of Jackson County, Oregon; all of whom dedicate to the City of Ashland a strip of land, 40 feet in width, to be utilized for city street purposes over, across, and through said strip of land as shown hereon as Clear Creek Drive.

Excepting therefrom a strip of land one(1) foot in width, adjacent to and contiguous with the Southeasterly boundary line thereof. This one foot wide strip of land is to be dedicated to the City of Ashland in fee simple. Upon approved dedication of the extension of said Clear Creek Drive, said one(1) foot wide reserve strip shall be dedicated by the City of Ashland for Public use as part of said Clear Creek Drive.

IN WITNESS WHEREOF, We have set our hands and seals this 4th day of February, 1999

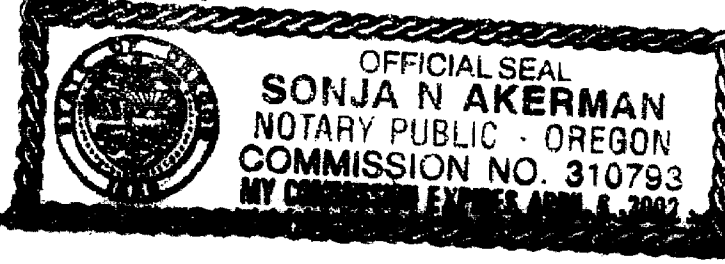
Catherine Golden, John R. Fields

STATE OF OREGON

County of Jackson Feb. 4 A.D. 19 99

Personally appeared the above named CATHERINE GOLDEN and JOHN R. FIELDS, as members of Golden-Fields Property Management, LLC and acknowledge the foregoing instrument to be their voluntary act and deed.

Before me: Sonja N. Akerman



IN WITNESS WHEREOF, We have set our hands and seals this 4th day of February, 1999 Date 2-5-99 By B

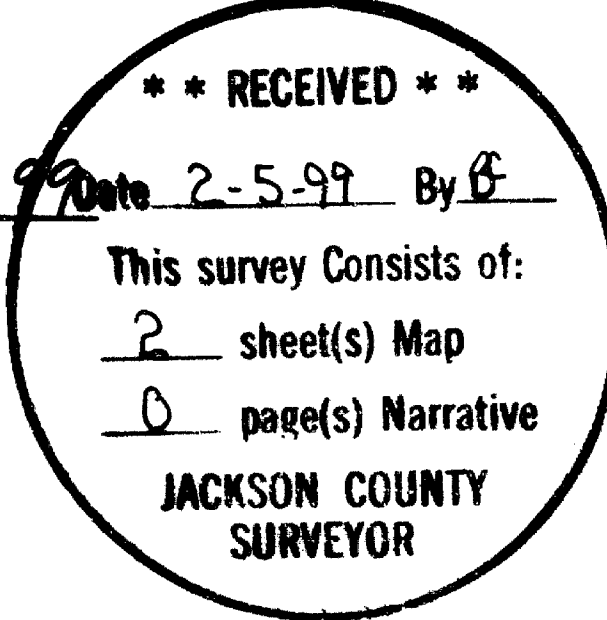
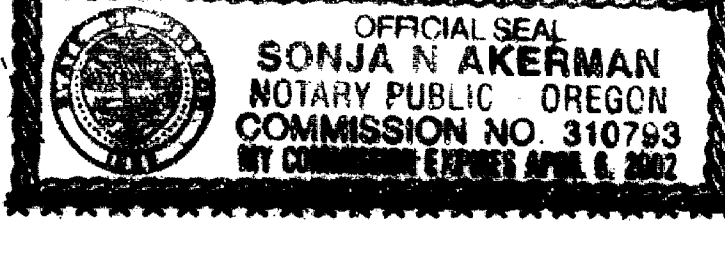
Loren Clear, Sheryl Clear

STATE OF OREGON

County of Jackson Feb. 4 A.D. 19 99

Personally appeared the above named LOREN CLEAR and SHERYL CLEAR, as members of Clear Concepts of Oregon, LLC and acknowledge the foregoing instrument to be their voluntary act and deed.

Before me: Sonja N. Akerman



Property Line Adjustment & Land Partition Survey

PARTITION PLAT No. P-4-1999

located in

Donation Land Claim No. 42 in the Southwest One/Quarter of Section 4 JACKSON COUNTY OREGON

John Fields

845 Oak Street Ashland, Oregon 97520

All taxes, assessments, or any other charges as required by OREGON REVISED STATUTE 92.095 have been paid as of the day of 19

William John Deputy Assessor, Department of Assessment; Lynda Abbott, Deputy Tax Collector

2-5-99 Date; 2-5-99 Date

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

Martin C. Stewart SURVEYOR

Narrative of Survey

Purpose: create a Partition Plat to facilitate a property line adjustment.

Procedure: Utilizing previous survey control stations, some of which were established in previous surveys the found monumentation was measured and evaluated as shown hereon. There were some errors found on f.s.14713 that this survey corrects, notably a bad bearing along the easterly line of these surveys. The lengthy narrative for f.s.14713 is worth mentioning as it discloses many of the discrepancies and confusion concerning the early deeds in this area some of which we were able to retrace with very satisfactory results. The adjusted property line was determined by proposed commercial building setbacks. As these buildings plan to share parking, utilities, and access; a "blanket" private utility and access easement was created to accommodate these anticipated uses.

IN WITNESS WHEREOF, We have set our hands and seals this 4 day of Feb. 1999

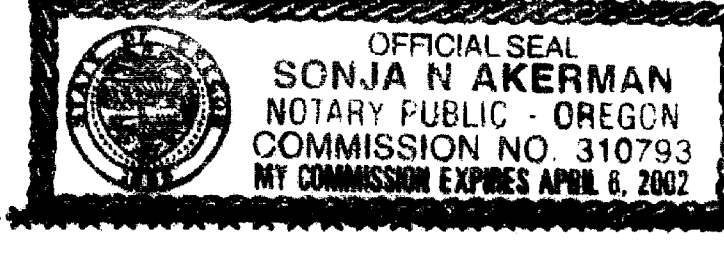
Robert D. Hodgins, Beverly A. Hodgins

STATE OF OREGON

County of Jackson Feb. 4 A.D. 19 99

Personally appeared the above named ROBERT D. HODGINS & BEVERLY A. HODGINS, as husband and wife and acknowledge the foregoing instrument to be their voluntary act and deed.

Before me: Sonja N. Akerman



RECORDING

FILED FOR RECORD THIS THE 05 DAY OF February, 1999 AT 10:03 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT No. P-4-1999 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON INDEX VOLUME 10, PAGE 4

Kathleen S. Buckett County Clerk; Geraldine Cuthing Deputy

COUNTY SURVEYOR File No. 16032

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:--

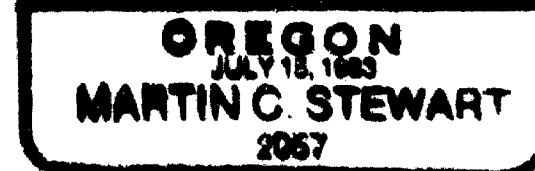
All of that tract or parcel of land situated in Donation Land Claim No.42 in the Southwest One/Quarter of Section 4, Township 39 South of Range 1 East of the Willamette Base and Meridian in Jackson County Oregon and being more specifically described as follows:

Commencing at a 2.5" bronze disk for the Northwest Corner of Donation Land Claim No.42 of said Township and Range; THENCE South 89 degrees 57 minutes 49 seconds East along the North line of said Donation Land Claim No.42 for a distance of 184.79 feet to a 2.5 inch bronze disk for the Southwest corner of Donation Land Claim No.41; THENCE continuing along said North Land Claim Line (also being the South Line of said Donation Land Claim No.41), South 89 degrees 57 minutes 42 seconds East for a distance of 60.85 feet (record: East 3.68 chains); THENCE South 45 degrees 22 minutes 37 seconds West (record: South 45 degrees West) for a distance of 14.37 feet to a 1 inch by 30 inch iron pipe for the INITIAL POINT OF BEGINNING and the Southeasterly corner of Hersey and Oak Streets in the City of Ashland of said County; THENCE along the Southeasterly right of way line of said Oak Street, South 45 degrees 22 minutes 37 seconds West (record: South 45 degrees West) for a distance of 259.61 feet to a 1 inch iron pipe situated at the Northwest corner of that tract of land as conveyed by W.W. Newlon et ux to City of Ashland in April of 1911 as set forth in Volume 88 Page 38 of the Deed Records of said County; THENCE leaving said right of way line, South 51 degrees 13 minutes 23 seconds East along the Northerly boundary line of said tract of land for a distance of 148.29 feet (record: North 51 degrees 17 minutes West 148.55 feet) to a 1 inch iron pipe; THENCE leaving said boundary line, North 45 degrees 02 minutes 18 seconds East along the Southeasterly boundary line of that tract of land as conveyed by Lindsey Applegate to E.W. Barnes in February of 1877 as set forth in Volume 7 Page 787 of said Deed Records for a distance of 256.11 feet (record: South 45 degrees West) to a 3/4 inch by 30 inch iron pipe; THENCE leaving last said boundary line, South 89 degrees 57 minutes 42 seconds East along the Southerly boundary line of that tract of land as conveyed by Lindsey Applegate to Tyra Stanley in September of 1883 as set forth in Volume 10 Page 764 of said Deed Records for a distance of 104.28 feet (record: West 1.58 chains) from which a 3/4 inch by 30 inch iron pipe WITNESS CORNER bears North 89 degrees 57 minutes 42 seconds West and 10.00 feet distant; THENCE leaving last said Southerly Boundary line, North 00 degrees 02 minutes 18 seconds East (record: North) along the Easterly line of last said tract of land for a distance of 50.71 feet to the Southwesterly right of way line for said Hersey Street from which a 3/4 inch by 30 inch iron pipe WITNESS CORNER is on a curve to the right having a radius of 1175.92 feet and an arc length of 10.00 feet, being subtended by a chord of North 83 degrees 44 minutes 37 seconds West for a distance of 10.00 feet; THENCE leaving said Easterly boundary line and along said Hersey Street right of way line on a curve to the right having a radius of 1175.92 feet and an arc length of 221.04 feet, being subtended by a chord of North 78 degrees 36 minutes 07 seconds West for a distance of 220.72 feet to the TRUE INITIAL POINT OF BEGINNING.

Together with and subject to conditions, restrictions, covenants and easements of record as well as those apparent on the land.



Martin C. Stewart



Surveyor's Registration Renewal Date is June 30, 2000

job: 9815

file: 91e4cd-1.crd & 91e4cd7c.pl1

sheet one of two