

APPROVAL:

ASHLAND PLANNING DEPARTMENT
Planning Action 99-005

APPROVAL:

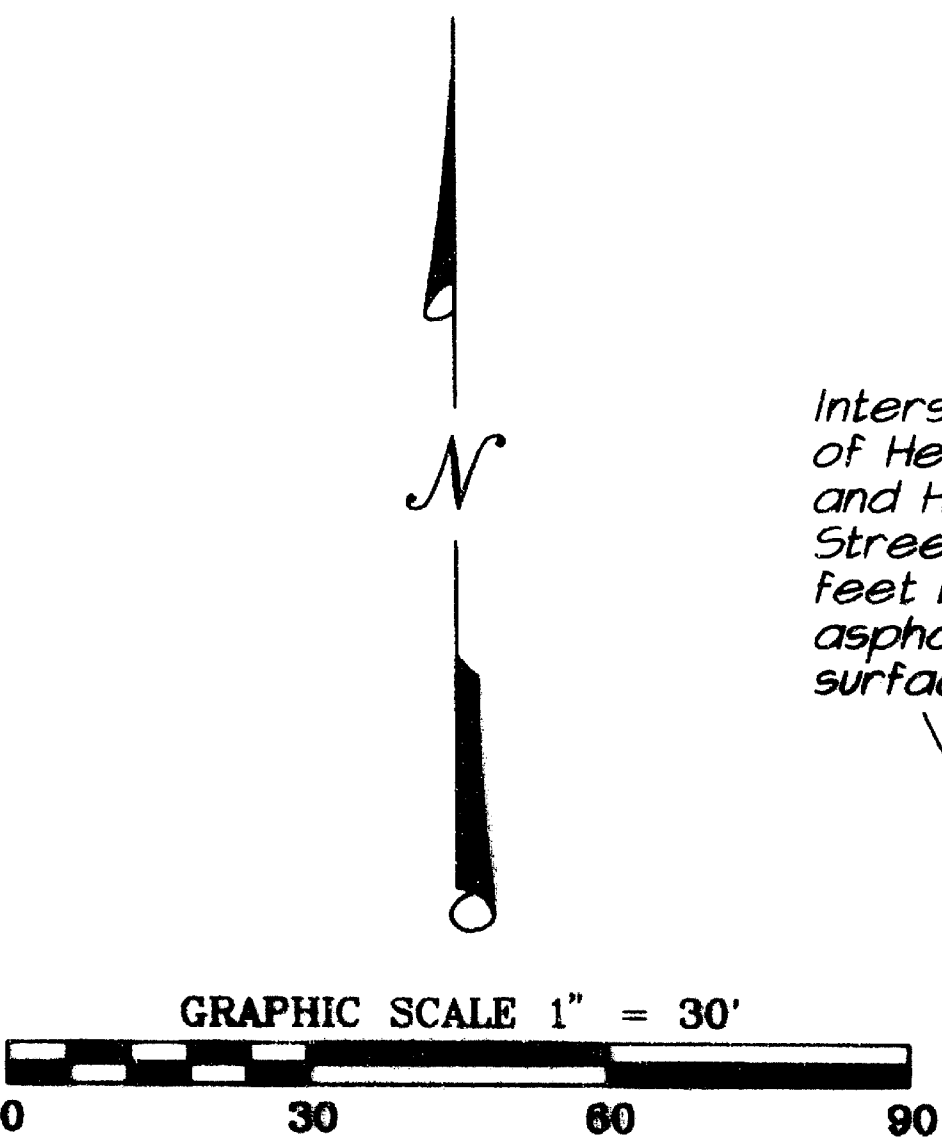
Examined and approved this 10th day of March, 1999.

SURVEYOR'S CERTIFICATE

I, Robert V. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments, as provided by law, the tract of land shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

Beginning at a 5/8 inch iron pin with a red plastic cap marked "D.A. EDWARDS, L5 2334", set at the intersection of the easterly right-of-way of Helman Street and the south boundary of Parcel 2 of Partition Plat Number P-101-1992, as recorded October 2, 1992, in the Records of Partition Plats of Jackson County, Oregon and filed as Survey Number 13172 in the Office of the Jackson County Surveyor, from which Jackson County GPS Point Number 163 bears South 41°12'12" West, 1641.09 feet, being the Initial Point; thence North 25°34'52" East, along said right of way, a distance of 113.13 feet to a 5/8 inch iron pin with a red plastic cap marked "D.A. EDWARDS L5 2334", set at the northwest corner of said Parcel 2; thence South 63°42'48" East, along the north line of said Parcel 2, a distance of 239.65 feet, (Record is South 63°32'30" East a distance of 239.65 feet), from which a 5/8 inch iron pin with red plastic cap marked "D.A. EDWARDS, L5 2334", reference monument, bears North 03°11'26" West, a distance of 0.21 feet; thence South 30°15'12" West, along the east line of said Parcel 2, a distance of 113.43 feet to a 5/8 inch iron pin with a red plastic cap marked "D.A. EDWARDS, L5 2334", set at the southeast corner of said Parcel 2; thence North 63°42'15" West, along the south line of said Parcel 2, a distance of 230.40 feet to the Initial Point and the Point of Beginning.

Robert V. Neathamer
Surveyor



FOUND 1-1/2" DIAMETER ALUMINUM CAP FLUSH WITH BACK OF SIDEWALK AT THE SOUTHEASTERLY CORNER OF BUSH STREET AND MAIN STREET MARKED: JACKSON COUNTY GPS 163 C.S. ->

Assessor's Map T39 IE 04 CD Tax Lot 900

LAND PARTITION SURVEY
PARTITION PLAT No. P-11-1999

A Replat of Parcel 2, of Partition Plat P-101-1992, Filed Survey Number 13172, as filed in the Jackson County Surveyor's Office, Jackson County, Oregon and located within Donation Land Claim Number 40, in the Southwest One-quarter of Section 4, Township 39 South, Range 1 East of the Willamette Meridian, City of Ashland, Jackson County, Oregon.

Prepared For:

Gaylord S. and Robert V. Vestal
364 Helman Street
Ashland, Oregon 97520

RECEIVED
Date 3-11-99 By [Signature]
This survey consists of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

Narrative

Purpose: To survey and monument Client's property pursuant to the conditionally approved Land Partition, Planning Action Number 99-005, as approved by the City of Ashland Planning Commission on January 12, 1999.

Procedure: Utilizing a Nikon DTM-420 Total Station, and a Husky FS-2 Data Collector with TDS software, all found monuments, as depicted hereon, were tied in a closed loop traverse.

Based on said traverse, Surveys Numbered 5770, 8097, 12907 and 13172, all on file in the Jackson County Surveyor's Office, and said approved Land Partition Application, the resultant boundaries were computed and monumented as depicted hereon.

Notes:

This partition subject to an agreement with the City of Ashland, Oregon, regarding Helman Street sidewalk improvements, recorded October 9, 1992, as Document Number 92-30790, Official Records of Jackson County, Oregon.

This partition subject to an easement and right-of-way for sewer and rights in connection therewith, granted to the City of Ashland, a municipal corporation in Jackson County, Oregon, recorded November 28, 1906 in Volume 57, page 241 and recorded August 29, 1916 in Volume 112, page 146 of the Deed Records of Jackson County, Oregon. Said easements are not specific in width, only partially locatable and intended to encompass existing facilities. Easement D dedicated hereon is intended to establish a width and location for said easement contained in Volume 57, page 241. Easement B dedicated hereon is intended to replace said easement contained in Volume 112, page 146.

The following statement is contained as an exception in that certain Preliminary Title Report prepared for the subject property by Jackson County Title Company dated February 22, 1999, Order Number 85272 pg: "The rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation and other rights of the public or governmental bodies in and to the waters of Ashland Creek".

RECORDING
FILED FOR RECORD THIS THE 11 DAY OF March, 1999 AT 1:16 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-11-1999 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 10 PAGE 11

Nathaniel J. Beckett COUNTY CLERK
Geraldine Cutting DEPUTY

COUNTY SURVEYOR FILE NO. 16065

TAX STATEMENT APPROVAL

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF March 11, 1999.

Ron Lindsey Assessor
Spida Christ Deputy

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that we, Gaylord S. Vestal and Robert V. Vestal, as tenants in common, are the owners in fee simple of the lands as described in the Surveyor's Certificate herewith, and that we have caused the same to be partitioned into Parcels 1 and 2, as shown hereon, and hereby dedicate to the City of Ashland, a 10.00 foot wide public utility easement, as depicted in Detail A hereon, and a 15.00 wide sanitary sewer easement over existing facilities, including the right of ingress and egress for maintenance thereof, depicted hereon as Easement B. In consideration for granting said sanitary sewer easement, the City of Ashland and the declarants will undertake to release the dedicated 10 foot wide sanitary sewer easement as set forth on Partition Plat Number P-101-1992 and filed as Survey Number 13172 in the office of the Jackson County Surveyor. The declarants further create a variable width ingress and egress easement for the mutual benefit of Parcels 1 and 2 hereon, with each parcel equally sharing in the cost and responsibility of maintenance of said easement, and further stipulate that no parking is to be allowed that would impair the access to said parcels at all times, and the right of public and private emergency vehicles to use said easement at all times, as required, said easement depicted hereon as Easement C.

Gaylord S. Vestal Robert V. Vestal
Gaylord S. Vestal Robert V. Vestal
DATED: 9th OF March 1999.

STATE OF OREGON }
County of Jackson } ss

Personally appeared before me the above named Gaylord S. Vestal and Robert V. Vestal and acknowledge the foregoing instrument to be their voluntary act and deed.

Before me: Patricia Gray
Notary Public - Oregon

EASEMENT C LINE TABLE

LINE	BEARING	DISTANCE
L7	S63°42'15"E	57.89'
L8	N25°06'08"E	23.04'
L9	S63°42'48"E	30.00'
L10	S25°06'08"W	18.00'
L11	S63°42'48"E	10.00'
L12	S25°06'08"E	20.00'

LEGEND

- Indicates a 5/8 diameter by 24 inch long rebar, with yellow plastic cap marked "NEATHAMER L5 2675", the top set flush with the surface, or as noted.
- Indicates a found 5/8 inch diameter iron pin with red plastic cap marked "D.A. EDWARDS L5 2334", as per S/N 13172, or as noted.
- Indicates a found 5/8 inch diameter iron pin and yellow plastic cap marked "NEATHAMER L5 2675". Refer to S/N 16034.
- Indicates a found 3/4 inch diameter brass cap in a monument case, with a drill hole, and marked "CITY OF ASHLAND", Refer to S/N 5770 and 13172.
- △ Indicates a found monument as depicted hereon.
- () Indicates record information as per S/N 13172.
- OHU- Indicates an existing overhead electric line.
- ⊙ Indicates a sanitary sewer manhole.
- S/N Indicates a survey filed by number in the office of the Jackson County Surveyor.

Basis of Bearings:

N.O.A.A. True Meridian at the North-South Centerline of Section 4, as derived from the N.O.A.A. Net, established in 1968, and on file in the office of the Jackson County Surveyor. Bearing reference line taken from Filed Survey Number 5770, as applied to the Centerline of Helman Street, and as depicted hereon.

I hereby certify that this is an exact copy of the original.

Robert V. Neathamer
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert V. Neathamer
OREGON JULY 18, 1984
ROBERT V. NEATHAMER 2875
Renewal Date 12/31/00

PREPARED BY: Neathamer Surveying, Inc.
145 South Grape Street
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 98034 DATE: March 9, 1999

Sheet 1 of 1

DRAWING D: KUTKENDALL-VESTAL/PARTITN/PRO