

APPROVAL:

*Bill Cook* 3/17/99  
ASHLAND PLANNING DEPARTMENT DATE  
PA # 98-124

LAND PARTITION SURVEY

PARTITION PLAT No. P-21-1999

LOCATED IN

A Replat of Parcel 2 of Partition Plat P-1-1997 in the S.E. 1/4 of Section 4 and in the N.E. 1/4 of Section 9, T.39S., R.1E., W.M. City of Ashland, Jackson County, Oregon

FOR  
GREEN RIVER CLINICAL PATHOLOGISTS  
PC PROFIT SHARING PLAN  
P.O. BOX 706  
GRANTS PASS, OREGON 97528

(Rec. per S/N 13679 N89°57'42"W 2720.73')  
589°57'42"E 2720.77' (Basis of Bearing)

RECORDING

FILED FOR RECORD THIS THE 31 DAY OF March, 1999  
AT 10:51 O'CLOCK 9 A.M. AND RECORDED AS PARTITION PLAT NO. P-21-1999 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 10 PAGE 21  
Kathleen S. Seckert COUNTY CLERK  
Deputy

COUNTY SURVEYOR File No. 16096

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID. AS OF March 31, 1999.

APPROVAL

Examined and Approved this 9th day of March, 1999.

*James H. Chan*  
City Surveyor

*Jeffrey D. Hark* 3-31-99  
TAX COLLECTOR DATE  
*Lynda D. Hark* 3-31-99  
DATE

SURVEYORS CERTIFICATE:  
I DARRELL L. HUCK, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

PARCEL 2 OF PARTITION PLAT FILED FOR RECORD JANUARY 13, 1997 AND RECORDED AS PARTITION PLAT NO. P-1-1997 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON AND FILED AS NO. 15245 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT GREEN RIVER CLINICAL PATHOLOGISTS PC PROFIT SHARING PLAN, IS THE OWNER OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON AND DOES HEREBY GRANT AN INGRESS-EGRESS AND PEDESTRIAN EASEMENT OVER AND ACROSS PARCEL 1 AS SHOWN HEREON, FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCEL 2. PUBLIC AND PRIVATE EMERGENCY VEHICLES SHALL HAVE RIGHT OF INGRESS-EGRESS OVER AND ACROSS SAID EASEMENT AT ALL TIMES. THIS EASEMENT WILL PROVIDE FOR THE MUTUAL ACCESS OF PARCEL 1 AND PARCEL 2. VEHICLE PARKING WILL NOT BE ALLOWED WITHIN SAID EASEMENT AT ANY TIME. THE RESPONSIBILITY FOR ADMINISTRATION OF MAINTENANCE OF SAID INGRESS-EGRESS AND PEDESTRIAN EASEMENT WILL BE THE OWNER OF PARCEL 2; HOWEVER, THE ACTUAL COST OF MAINTENANCE AND REPAIR OF SAID EASEMENT WILL BE SHARED 20% BY THE OWNER OF PARCEL 1 AND 80% BY THE OWNER OF PARCEL 2. IN THE EVENT OF FUTURE DIVISION OF SAID PARCEL 2, THE 80% SHARE OF THE MAINTENANCE WILL BE SHARED IN PROPORTION TO THE SQUARE FOOTAGE OF THE DIVIDED PARCELS, AND THE RESPONSIBILITY FOR ADMINISTRATION OF MAINTENANCE WILL BE THE OWNER OF THE LARGEST OF THE DIVIDED PARCELS. THE REMEDIES FOR FAILURE TO MAINTAIN THE EASEMENT OR TO PAY THE SHARED COSTS ARE AS SET FORTH IN O.R.S. 105.180. WE HEREBY DEDICATE TO THE CITY OF ASHLAND, FOR PUBLIC USE, THE STREETS SHOWN HEREON, TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. FALCON CABLEVISION, THEIR ASSIGNS AND/OR SUCCESSORS IN INTEREST ARE HEREBY GRANTED THE RIGHT TO INSTALL AND MAINTAIN T.V. CABLE SERVICE OVER, ACROSS AND THROUGH THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, AS LONG AS IT DOES NOT INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF CITY OF ASHLAND'S UTILITIES. WE HEREBY GRANT TO THE CITY OF ASHLAND, IN FEE SIMPLE, THAT AREA DESIGNATED AS A 1 FOOT STREET PLUG. BY IT'S APPROVAL OF THIS PLAT, THE CITY OF ASHLAND UNDERTAKES THAT UPON APPROVED DEDICATION OF THE EXTENSION OF THE AFFECTED STREET, IT WILL DEED THE STREET PLUG FOR PUBLIC STREET PURPOSES. AS A CONDITION OF APPROVAL OF THIS PLAT, THE CITY OF ASHLAND HAS REQUIRED THAT THE FOLLOWING STATEMENT BE INCLUDED IN THE DECLARATION: AT SUCH TIME IN THE FUTURE THAT ROGUE PLACE, RIGHT-OF-WAY IS EXTENDED SOUTHERLY, THE RIGHT-OF-WAY WIDTH OF THE EXTENDED ROGUE PLACE WILL BE CREATED OR DEDICATED IN INCREMENTS OF EVEN FEET. ANY PROPOSED RIGHT-OF-WAY WIDTH THAT WILL RESULT IN A WIDTH WITH A FRACTIONAL FOOT WILL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE ASHLAND PLANNING COMMISSION.

S.W. CORNER D.L.C. NO. 41 FOUND 2 1/2" BRASS CAP IN MONUMENT CASE MARKED  
T39S R1E ESE SW COR 40 41  
DLC COR CS 1969

500°03'38"W 5.00'

FOUND 3" BRASS DISC IN MONUMENT CASE PER S/N 13679 MARKED  
CITY OF ASHLAND  
1993  
LS 759  
SURVEY MARKER

SOUTHEAST CORNER D.L.C. NO. 41  
PUNCH HOLE IN SANITARY SEWER MANHOLE LID, STRAD INTERSECTION OF 4 PUNCH & CHISEL MARKS IN RIM OF MANHOLE, PER S/N 15364

NOTES:  
EASEMENT FOR POWER LINE PER VOLUME 289, PAGE 107, DEED RECORDS, JACKSON COUNTY, OREGON (LOCATION NOT DEFINED)

HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON STREET MEDFORD, OREGON (541)779-4641  
BY: DARRELL L. HUCK PLS NO. 2023  
SCALE: 1 INCH = 100 FEET JANUARY 7, 1999  
BASIS OF BEARING: N.O.A.A. TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 9 AS DERIVED FROM THE 1968 N.O.A.A. SURVEY NET ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AND AS REFERENCED ON SURVEY NO. 13679

○ = FOUND 5/8"x24" IRON PIN WITH PLASTIC CAP STAMPED "D. HUCK LS 2023" PER SURVEY NO. 15245  
■ = SET 5/8"x30" IRON PIN WITH PLASTIC CAP STAMPED "D. HUCK LS 2023".  
○ = FOUND 5/8" IRON PIN WITH PLASTIC CAP MARKED "L. J. FRIAR & ASSOC." PER MOUNTAIN CREEK ESTATES, PHASE 1, UNLESS NOTED OTHERWISE  
○ = FOUND BRASS DISC MONUMENT  
D/R = DEED RECORD PER INSTRUMENT NO. 89-28681, OFFICIAL RECORDS, JACKSON COUNTY, OREGON  
PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, IRRIGATION, GAS, WATER, ELECTRIC, TELEPHONE AND SANITARY SEWER, CONSTRUCTION AND MAINTENANCE  
- - - = FENCE LINE

REGISTERED PROFESSIONAL LAND SURVEYOR

*Darrell L. Huck*  
OREGON  
FEBRUARY 4, 1990  
DARRELL L. HUCK  
2023  
Expires 6/30/99

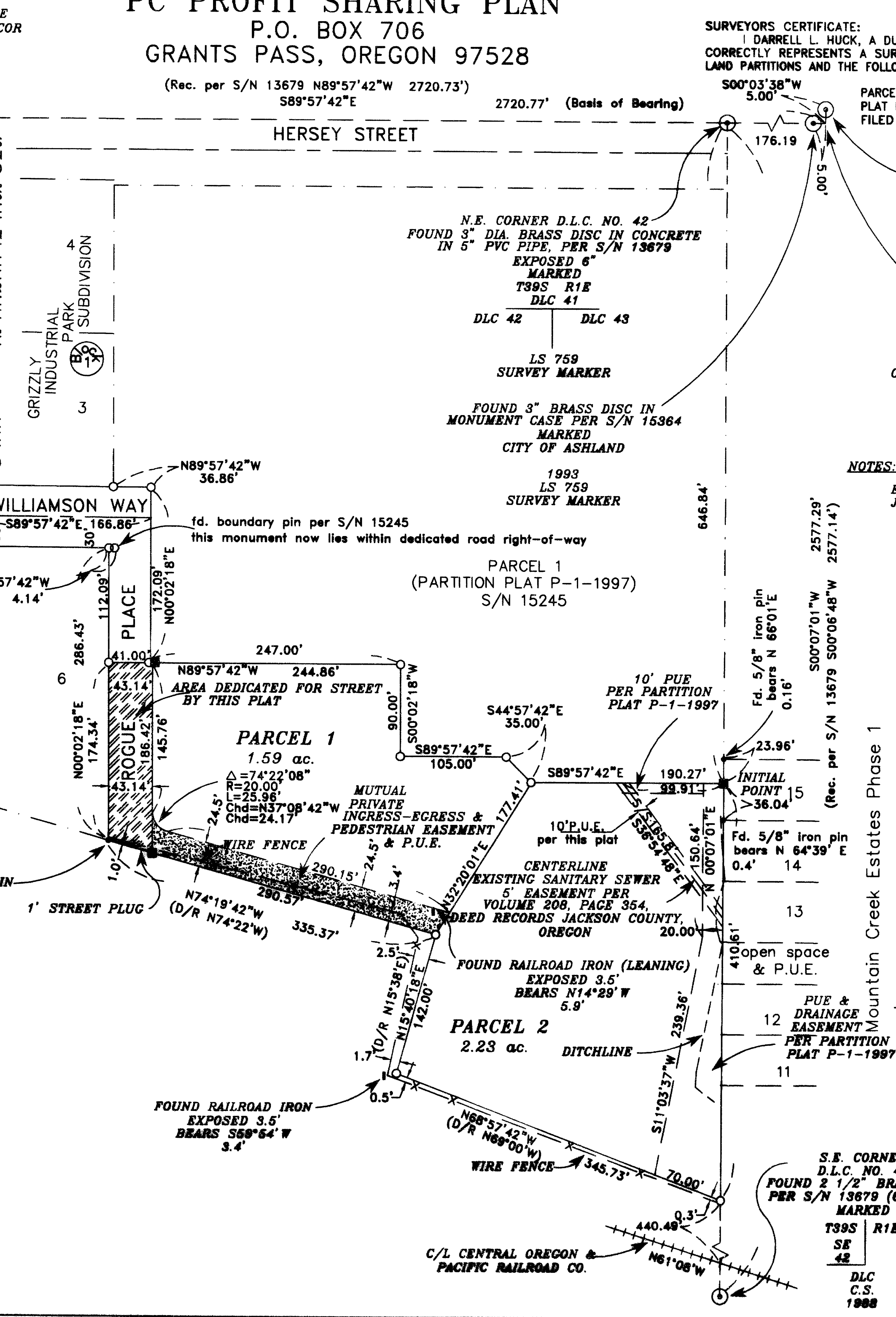
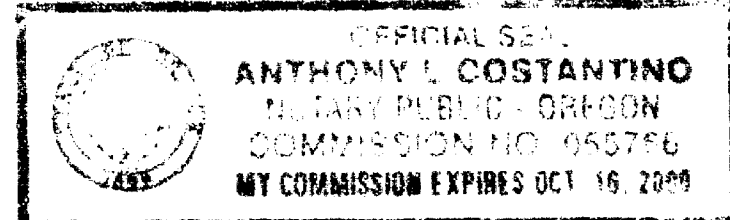
Date 4-31-99  
This survey consists of:  
1 sheet(s) map  
1 page(s) narrative  
JACKSON COUNTY SURVEYOR

I certify this plat to be an exact photocopy of the original  
*Darrell L. Huck*  
SURVEYOR

STATE OF OREGON  
COUNTY OF Josephine } SS.

PERSONALLY APPEARED THE ABOVE NAMED DR. FANG YEH HONG, TRUSTEE OF GREEN RIVER CLINICAL PATHOLOGISTS PC PROFIT SHARING PLAN, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

SIGNED THIS 25th DAY OF February, 1999  
BEFORE ME: *Anthony P. Stanton*



SURVEY NO. 16096

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES**

SURVEY FOR: Green River Clinical Pathologists PC Profit Sharing Plan  
P.O. Box 706  
Grants Pass, OR. 97528

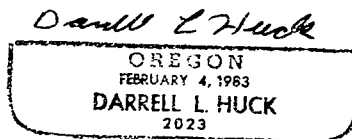
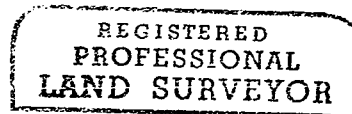
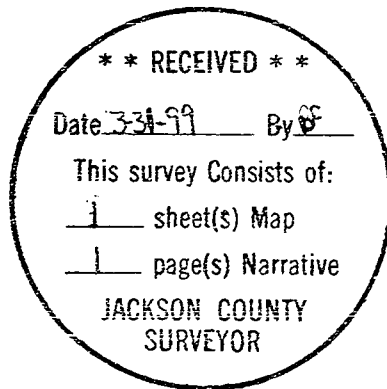
LOCATION: A replat of Parcel 2 of Partition Plat P-1-1997 in the Southeast One-Quarter (1/4) of Section 4 and the Northeast One-Quarter (1/4) of Section 9, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon

PURPOSE: To survey and monument a land partition as approved by the City of Ashland Planning Department.

PROCEDURE: The tract of land being partitioned by this survey was previously surveyed and monumented by this office per Survey No. 15245. Monuments per that survey were recovered and new monuments were set for the east right-of-way of Rogue Place as dedicated on the attached plat.

BASIS OF BEARING: N.O.A.A. TRUE MERIDIAN at the North-South centerline of Section 9 as derived from the 1968 N.O.A.A. Survey Net on file in the Office of the Jackson County Surveyor and as referenced on Survey No. 13679.

DATE: January 7, 1999



Darrell L. Huck  
L.S. 2023 - Oregon  
Expires 6/30/99  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, Oregon 97504