

APPROVAL:

John McLaughlin 6/17/99
ASHLAND PLANNING DEPARTMENT
PA # 99-070
Property Line Adjustment

APPROVAL

Examined and Approved this 17th day of June, 1999.

James H. Olson
City Surveyor

LAND PARTITION SURVEY

PARTITION PLAT No. P-34-1999

LOCATED IN:

A Replat of a Portion of Parcel 1 of Partition Plat P-1-1997 and a Replat of Parcel 2 of Partition Plat P-21-1999 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:

Mike Mahar
815 Alder Creek Road
Medford, Oregon 97504

RECORDING

FILED FOR RECORD THIS THE 21 DAY OF June, 1999 AT 11:49 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P-34-1999 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 18, PAGE 34

Kathleen S. Beckett County Clerk
Quincy D. Walker Deputy

COUNTY SURVEYOR File No. 16181

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID. AS OF June 21, 1999.

Ron Ludwig Dept Assessor June 21, 1999
Lynda Abbott Deputy Tax Collector June 21, 1999

DECLARATION

KNOW ALL MEN BY THESE PRESENTS that Michael T. Mahar, Mountain Park Development, L.L.C., an Oregon Limited Liability Company and Green River Clinical Pathologists PC Profit Sharing Plan are the owners 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.

MICHAEL T. MAHAR DR. FANG YEH HONG DOUGLAS A. NEUMAN
TRUSTEE TRUSTEE (MANAGING MEMBER)
(GREEN RIVER CLINICAL (MOUNTAIN PARK
PATHOLOGISTS PC PROFIT SHARING PLAN) DEVELOPMENT L.L.C.)

STATE OF OREGON
COUNTY OF Jackson 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 17th DAY OF June, 1999
BEFORE ME: [Signature]

STATE OF OREGON
COUNTY OF Jackson ss.

PERSONALLY APPEARED THE ABOVE NAMED MICHAEL T. MAHAR, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

SIGNED THIS DAY OF June, 1999
BEFORE ME: [Signature]

STATE OF OREGON
COUNTY OF Jackson ss.

PERSONALLY APPEARED THE ABOVE NAMED DOUGLAS A. NEUMAN, MANAGING MEMBER, ON BEHALF OF MOUNTAIN PARK DEVELOPMENT, L.L.C., AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

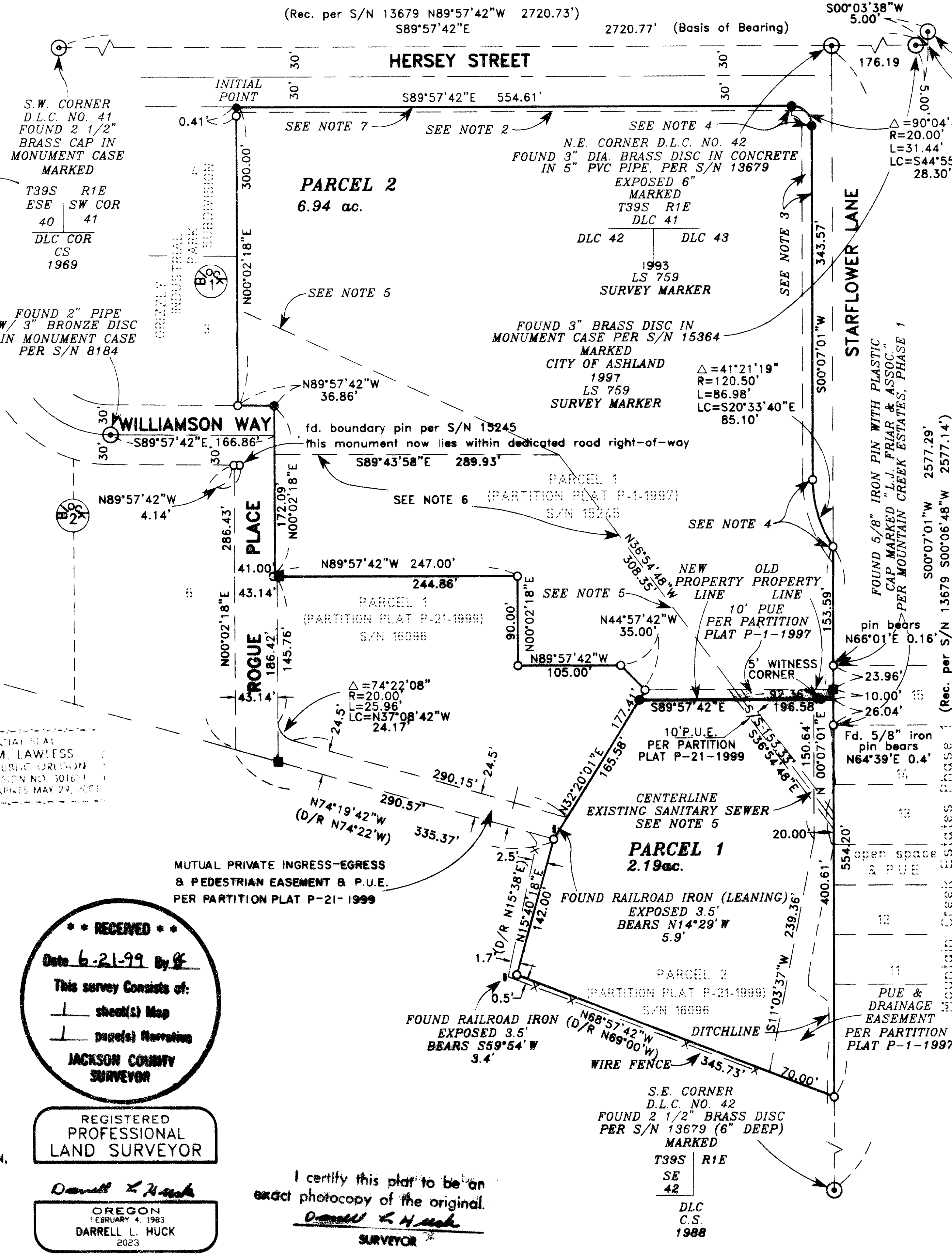
SIGNED THIS DAY OF June, 1999
BEFORE ME: [Signature]

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541)779-4641

BY: DARRELL L. HUCK PLS NO. 2023
SCALE: 1 INCH = 100 FEET May 28, 1999
BASIS OF BEARING: N.O.A.A. TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 9 AS DERIVED FROM THE 1988 N.O.A.A. SURVEY NET ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AND AS REFERENCED ON SURVEY NO. 13679

- Legend for symbols: O = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED... D. HUCK LS 2023 PER SURVEY NO. 15245... [Other symbols and descriptions]

- D/R = DEED RECORD PER INSTRUMENT NO. 89-28881, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, IRRIGATION, GAS, WATER, ELECTRIC, TELEPHONE AND SANITARY SEWER, CONSTRUCTION AND MAINTENANCE
-x-x- = FENCE LINE



FOUND 3" BRASS DISC IN MONUMENT CASE PER S/N 13679
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
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:
BEGINNING at the INITIAL POINT, being the Northeast Corner of Block 1 of GRIZZLY INDUSTRIAL PARK SUBDIVISION, according to the official plat thereof, now of record in Jackson County, Oregon; thence, along the southerly line of Hersey Street as described in Instrument No. 99-30438 of the official records of Jackson County, Oregon, South 89°57'42" East 554.61 feet; thence, along the arc of a 20.00 foot radius curve to the right (the long chord to which bears South 44°55'21" East 28.30 feet) a distance of 31.44 feet to a point on the westerly line of that tract of land described in Instrument No. 98-47951 of the official records of said Jackson County; thence along said westerly line, South 00°07'01" West 343.15 feet; thence along the arc of a 120.50 foot radius curve to the left (the long chord to which bears South 20°33'40" East 85.10 feet) a distance of 86.98 feet to the east line of Donation Land Claim No. 42 in Township 39 South, Range 1 East, Willamette Meridian in Jackson County, Oregon; thence along said east line, South 00°07'01" West 554.20 feet to the Southeast corner of Parcel 2 of land partition filed for record March 31, 1999 and recorded as Partition Plat No. P-21-1999 of the Records of Partition Plats in Jackson County, Oregon and is on file in the office of the Jackson County Surveyor as No. 16096; thence, along the southerly boundary of said Parcel 2, North 68°57'42" West 345.73 feet to the southwest corner thereof; thence, along the westerly line of said Parcel 2, North 15°40'18" East 142.00 feet; thence North 32°20'01" East 177.41 feet to the southerly boundary line of Parcel 1 of land partition 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 is filed in the office of the Jackson County Surveyor as No. 15245; thence, along said southerly boundary line, North 44°57'42" West 35.00 feet; thence North 89°57'42" West 105.00 feet; thence North 00°02'18" East 90.00 feet; thence North 89°57'42" West 247.00 feet to the southwest corner of the aforesaid Parcel 1; thence, along the westerly line of said Parcel 1, North 00°02'18" East 172.09 feet; thence North 89°57'42" West 36.86 feet to the easterly line of the aforesaid Grizzly Industrial Park Subdivision; thence, along said easterly line, North 00°02'18" East 300.00 feet to the point of beginning.

- NOTES:
1. EASEMENT FOR POWER LINE & DEDICATED ROAD RIGHT-OF-WAY PER VOLUME 289, PAGE 107, DEED RECORDS JACKSON COUNTY, OREGON (LOCATION NOT DEFINED)
2. A PERMANENT 5 FOOT EASEMENT FOR SLOPES, DRAINAGE FACILITIES, POWER AND TELEPHONE FACILITIES PER CIRCUIT COURT FINAL JUDGEMENT NO. 80-4372-J-2
3. A 10 FOOT PUBLIC UTILITY EASEMENT AND DEDICATED ROAD RIGHT-OF-WAY PER INSTRUMENT NO. 98-47951, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
4. FOUND 5/8" IRON PIN W/ PLASTIC CAP MARKED "L.J. FRIAR & ASSOC." PER SURVEY NO. 15919
5. A 5 FOOT SANITARY SEWER EASEMENT PER VOLUME 208, PAGE 354, DEED RECORDS, JACKSON COUNTY, OREGON EASEMENT RIGHTS HAVE BEEN RELEASED PER INSTRUMENT NO. 99-30439 OFFICAL RECORDS, JACKSON COUNTY, OREGON
6. EASEMENTS RIGHTS TO 10' PUE AS DEDICATED ON PARTION PLAT P-1-1997 HAVE BEEN RELEASED PER INSTRUMENT NO. 99-30439, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.
7. HERSEY STREET RIGHT-OF-WAY AND A 0.41' P.U.E. PER INSTRUMENT NO. 99-30438, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.

RECEIVED stamp: Date 6-21-99 By G. This survey consists of: sheet(s) Map, page(s) Narrative. JACSON COUNTY SURVEYOR. REGISTERED PROFESSIONAL LAND SURVEYOR. Darrell L. Huck, OREGON FEBRUARY 4, 1983 DARRELL L. HUCK 2023 Expires 6/30/99

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

SURVEY NO. 16181

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

SURVEY FOR: Mike Mahar
815 Alder Creek Road
Medford, Oregon 97504

LOCATION: A Replat of a portion of Parcel 1 of Partition Plat P-1-1997 and a Replat of Parcel 2 of Partition Plat P-21-1999 in the southeast one-quarter of Section 4 and in the Northeast one-quarter of Section 9, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon

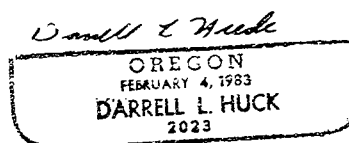
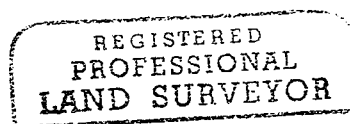
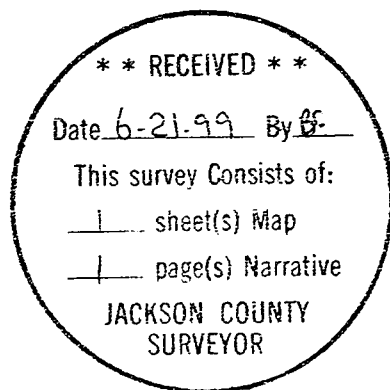
PURPOSE: To survey and monument a property line adjustment as approved by the City of Ashland Planning Department.

PROCEDURE: The parcels to which this property line adjustment pertain were previously surveyed and monumented per Survey's No. 15245 and 16096. Control established by this office to accomplish those two surveys was utilized also for this property line adjustment. The location of the adjusted property line was computed according to clients direction and monuments were set as shown 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: May 28, 1999



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

(99150.nar)