

APPROVAL:

ASHLAND PLANNING DEPARTMENT DATE 10/1/99 PA # 99-047

(PROPERTY LINE ADJUSTMENT)

Examined and Approved this 27th day of September, 1999.

James H. Olson City Surveyor

DECLARATION

KNOW ALL MEN BY THESE PRESENTS that Bernard L. Stoffel, Deidra A. Kramer and Ruth Noemi Sultan are the owners of the real property represented on this partition plat and more particularly described in the surveyor's certificate and have caused the same to be partitioned into parcels as shown hereon. We do hereby make and create a 20 foot wide common private access easement over and across that portion of Parcel 2 and Parcel 3 as shown hereon for the benefit of the owners, their heirs, assigns or successor's in interest of Parcel's 1, 2 and 3. Maintenance of said common private access easement shall be set forth in separate documents. There shall be no parking in or obstructing said common private access easement. Public and private emergency vehicles shall have the right to utilize the common access easement for emergency access. Also, those public utility easements as shown on partition plat filed for record October 31, 1990 as Partition Plat No. P-122-1990 of "Record of Partition Plats in Jackson County, Oregon are to remain as originally created.

Bernard L. Stoffel Bernard L. Stoffel

Deidra A. Kramer Deidra A. Kramer

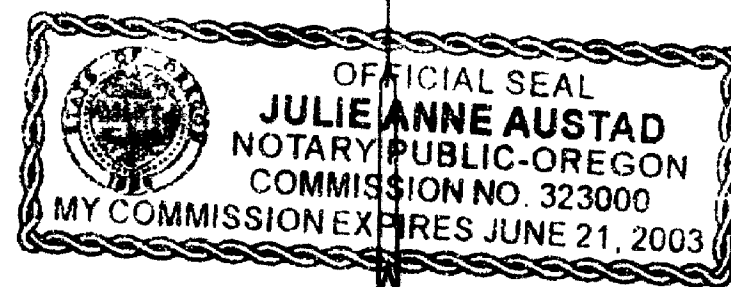
Ruth Noemi Sultan Ruth Noemi Sultan

State of Oregon } County of Jackson } ss.

Personally appeared the above named Bernard L. Stoffel, and acknowledged the foregoing instrument to be his voluntary act and deed.

Signed this 18th day of Sept, 1999

Before Me: Julie Anne Austed

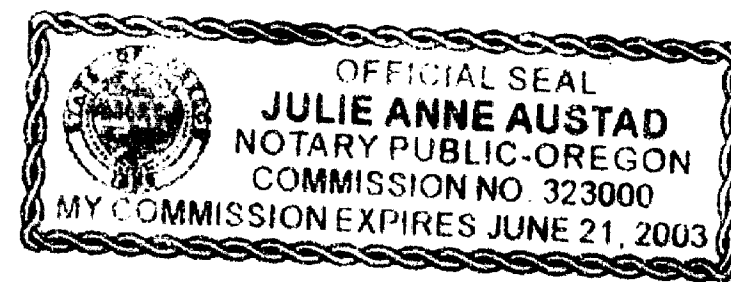


State of Oregon } County of Jackson } ss.

Personally appeared the above named Deidra A. Kramer, and acknowledged the foregoing instrument to be her voluntary act and deed.

Signed this 18th day of Sept, 1999

Before Me: Julie Anne Austed

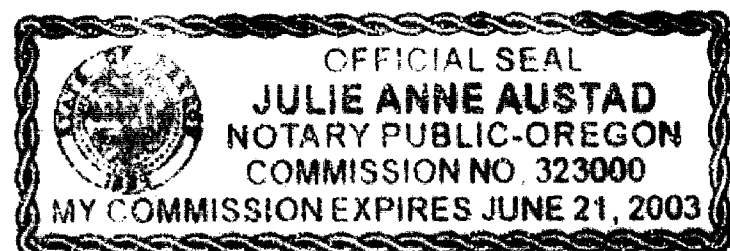


State of Oregon } County of Jackson } ss.

Personally appeared the above named Ruth Noemi Sultan, and acknowledged the foregoing instrument to be her voluntary act and deed.

Signed this 18th day of Sept, 1999

Before Me: Julie Anne Austed



REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck Oregon February 4, 1993 Darrell L. Huck

Expires 6/30/2001

LAND PARTITION SURVEY

PARTITION PLAT No. P-65-1999

Including A REPLAT OF PARTITION PLAT NO. P-122-1990 LOCATED IN

The S.E. 1/4 of Section 5, T.39S., R.1E., W.M.

City of Ashland, Jackson County, Oregon

FOR LARRY ARTHUR KELLEMS

270 9th STREET ALLEY ASHLAND, OREGON 97520

I certify this plat to be an exact photocopy of the original

RECEIVED This survey consists of 1 sheet(s) Map 1 page(s) Narrative JACKSON COUNTY SURVEYOR

ACCEPTED N.W. CORNER GOVERNMENT LOT 4 FD. 3" BRASS DISC IN MON. CASE MARKED "CITY OF ASHLAND NO. 24"

RECORDING

Filed for record this the 23 day of November, 1999 at 10:45 o'clock A.M. and recorded as Partition Plat No. P-65-1999 of the Records of Jackson County, Oregon.

Index Volume 10 Page 65 Kathleen S. Beckett County Clerk County Surveyor File No. 16337

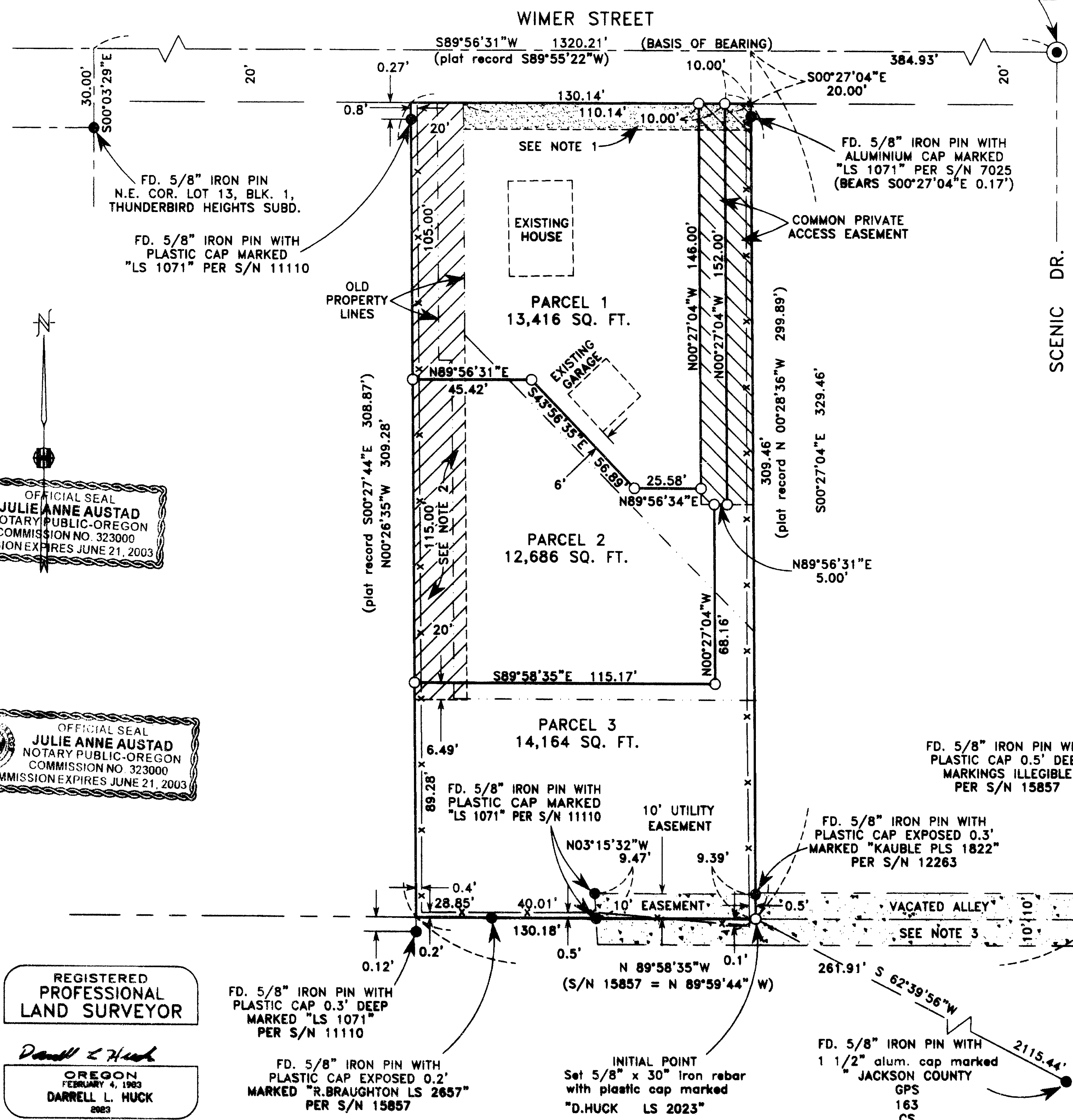
ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92-095 HAVE BEEN PAID AS OF NOVEMBER 23, 1999

J. J. Lewis Deputy Assessor 11-23-99 DATE Lynda DeWitt Deputy Tax Collector 11-23-99 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: Commencing at the northwest corner of Government Lot 4 in Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence South 89°56'31" West 384.93 feet; thence South 00°27'04" East 329.46 feet to the centerline of alley vacated by City of Ashland Ordinance No. 2646, recorded as Document No. 91-23986 of the official records of said Jackson County for the INITIAL POINT OF BEGINNING; thence, along said centerline and it's westerly prolongation, North 89°58'35" West 130.18 feet to the South-west corner of Parcel 3 of land partition recorded October 31, 1990 Partition Plat No. P-122-1990 of "Record of Partition Plats" in Jackson County, Oregon and filed as No. 12263 in the office of the Jackson County Surveyor; thence, along the west line of said Parcel 3, North 00°26'35" West 309.28 feet (record North 89°55'22" East 308.87 feet) to the southerly right-of-way line of Wimer Street; thence, along said right-of-way line, North 89°56'31" East 130.14 feet (record North 89°55'22" East) to the northeast corner of Parcel 1 of the aforesaid Partition Plat No. P-122-1990; thence, along the easterly boundary of said Parcel 1 and it's southerly prolongation, South 00°27'04" East (record South 00°28'36" East) 309.46 feet to the initial point of beginning.

- NOTES: 1. 10' public utility easement per Partition Plat No. P-122-1990. 2. 20' public utility easement per Partition Plat No. P-122-1990. 3. 20' wide alley vacated per ordinance No. 2646, recorded as Document No. 91-23986 of the official records of Jackson County, Oregon; reserving unto the City of Ashland a 20' perpetual easement for utilities. 4. Parcel 2 and Parcel 3 is subject to an ingress-egress and utility easement per Instrument No. 99-16929 and instrument No. 99-16930, for the benefit of Parcel 1. The easement agreements, as stated in each instrument, shall terminate upon the completion of construction of the access road and recordation of the perpetual easement. By the recording of this partition plat a Common Private Access Easement is created, which, according to client's attorney, satisfies the condition "recording a perpetual easement".

HOFFBUHR & ASSOCIATES, INC. 1062 E. JACKSON STREET MEDFORD, OREGON (541)779-4641 BY: DARRELL L. HUCK PLS No. 2023 SCALE: 1" = 40' August 17, 1999 BASIS OF BEARING: Based on solar observation taken February 16, 1965 by surveyor Charlie Hurst (reference filed survey No. 2983) at the vicinity of Wimer and Prim Streets and perpetuated by filed survey's No. 3625, 11879 and 13214. Legend: O = Set 5/8"x24" rebar with plastic cap stamped "D. HUCK LS 2023". ● = Found 5/8" iron pin as noted. ⊙ = Found brass cap monument as noted. -x- = Fence Line - - - = Old Property Line plat record = Partition Plat No. P-122-1990, filed as Survey No. 12263



SURVEY NO. 16337

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

SURVEY FOR: Larry Arthur Kellems  
270 9th Street Alley  
Ashland, OR. 97520

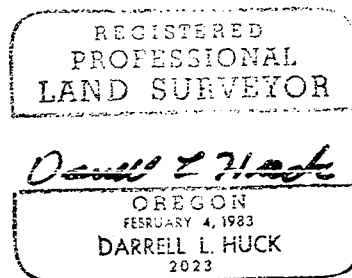
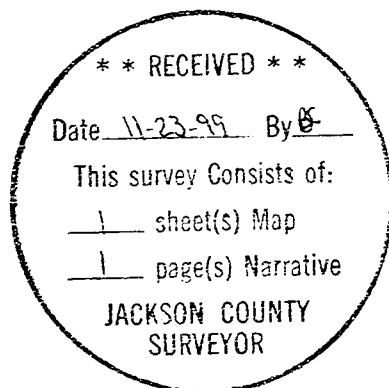
LOCATION: A Replat of Partition Plat No. P-122-1990 in the Southeast One-Quarter (1/4)  
of Section 5, Township 39 South, Range 1 East, Willamette Meridian, City  
of Ashland, Jackson County, Oregon

PURPOSE: To survey and monument a Property Line Adjustment as approved by the City  
of Ashland Planning Department.

PROCEDURE: The property to which this Property Line Adjustment pertains was previously  
partitioned per Partition Plat No. 122-1990. The exterior boundary  
monuments of that Partition were tied and compared to their record position.  
Surveyor Russell Braughton, through Survey No. 15857, monumented the  
alignment for the south boundary of the property being surveyed, and I  
accepted his monuments to control the location of the south boundary. The  
location of the adjusted property lines was computed according to client's  
direction and monuments were set as shown on the attached map. Equipment  
used was a Leica T-1600 Theodolite with electronic distance measuring  
equipment.

BASIS OF  
BEARING: Based on solar observation taken February 16, 1965 by Surveyor Charlie  
Hurst (reference filed Survey No. 2983) at the vicinity of Wimer and Prim  
Streets and perpetuated by filed Survey Numbers 3625, 11879 and 13214.

DATE: August 17, 1999



Darrell L. Huck  
L.S. 2023 - Oregon  
Expires 6/30/2001  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, OR. 97504