

16401

APPROVAL:

Bill Moh
Ashland Planning Department
PA #99-136 Land Partition
1/20/2000
Date

LAND PARTITION SURVEY

PARTITION PLAT NO. P-4-2000
Located in the N. 1/2 of Section 15,
T.39S., R.1E., W.M. City of Ashland
Jackson County, Oregon
for

***** RECORDING *****

Filed for record this 26 day of January, 2000 at
10:36 o'clock A m., and recorded as Partition Plat No. P-4-2000
in "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 11, Page 04.

Phillip & Holly Huffines
975 Walker Avenue
Ashland, OR 97520

Kathleen S. Bickett County Clerk
Cheryl Jegeris Deputy
County Surveyor File No. 16401

APPROVAL:

EXAMINED AND APPROVED this 20th day of January, 2000.

Janet Wilson
City Surveyor

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 92.095 have
been paid as of 26th JANUARY, 2000.

Lynnda Admitt, Deputy Tax Collector
Jeffrey Dandy Assessor

***** SURVEYOR'S CERTIFICATE *****

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY
CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND COMPLIES
WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF
WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Parcel No. 2 per Partition Plat No. P-78-1993, according to the official plat
thereof, now of record, in Volume 4, Page 78 of "Record of Partition Plats" in
Jackson County, Oregon and filed as Survey No. 13654 in the Office of the
Jackson County Surveyor.

***** DECLARATION *****

Know all men by these presents that we, PHILLIP W. HUFFINES and HOLLY A. HUFFINES, are the owners in fee of
the lands shown on this Partition Plat, more particularly described in the Surveyor's Certificate and have caused
the same to be Partitioned into the Parcels as shown hereon. We do hereby establish the Private Irrigation Line
Easement for Parcels 1 & 2 and the Private Pedestrian Easement for the benefit of Parcel 2.

We, PHILLIP W. HUFFINES and HOLLY A. HUFFINES, do hereby designate the area shown
on Sheet 2 labeled as Public Utility Easement (PUE), with the condition that Falcon
Cable TV its successors or assigns in interest shall have the right to use said PUE
for the placement and maintenance of Cable TV lines as long as these lines do not
interfere with the placement and maintenance of City of Ashland Utilities.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-01

Phillip W. Huffines PHILLIP W. HUFFINES
Holly A. Huffines HOLLY A. HUFFINES

STATE OF OREGON)
COUNTY OF JACKSON)ss.

PERSONALLY appeared the above named Phillip W. Huffines and Holly A. Huffines, and acknowledged the foregoing
instrument to be their voluntary act and deed.

Dated this 11th day of January, 2000.

Before me: Karen L. Lafitte
Notary Public of Oregon
OFFICIAL SEAL
KAREN L. LAFITTE
NOTARY PUBLIC - OREGON
COMMISSION NO. 310144
MY COMMISSION EXPIRES MAR. 20, 2002

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument two Parcels created by a Land Partition. See
Ashland PA# 99-136 Land Partition.

PROCEDURE: Made ties to monuments established or found by FS13564 to establish the
exterior of this Partition. Computed the corners of the new parcel and set
monuments as shown hereon.

*** RECEIVED ***
DATE 1/26/00 BY RRR
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SURVEY BY:

L.J. Frier & Associates, P.C.
Consulting Land Surveyors
816 West Eighth Street
Medford, Oregon 97501
Phone: (541) 772-2782

I HEREBY DECLARE THAT THIS IS AN EXACT
COPY OF THE ORIGINAL PLAT.

James E. Hibbs
SURVEYOR

LEGEND:

- = Found centerline monument as shown.
 - = Found 5/8" iron pin w/ plastic cap mkd. EL SWAIN RLS759 per FS5753 or as noted.
 - = Found 5/8" iron pin with plastic cap mkd. STEWART LS2057 per FS13654.
 - ✕ = Found 1/2" iron pin per Black Oak Terrace Subdivision.
 - = Found 5/8" iron pin w/ plastic cap mkd. KAUBLE PLS1822 per FS11293.
 - = Set 5/8" x 24" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
- JCDR = Jackson County Deed Records.
 () = Record data per FS13654 or as shown.
 ORJCO = Official Records of Jackson County, Oregon.
 DR = Deed Record.
 FS = Filed Survey #.
 L1 C1 = See course data table.

LAND PARTITION SURVEY

PARTITION PLAT NO. P-4-2000
 Located in the N. 1/2 of Section 15,
 T.39S., R.1E., W.M. City of Ashland
 Jackson County, Oregon

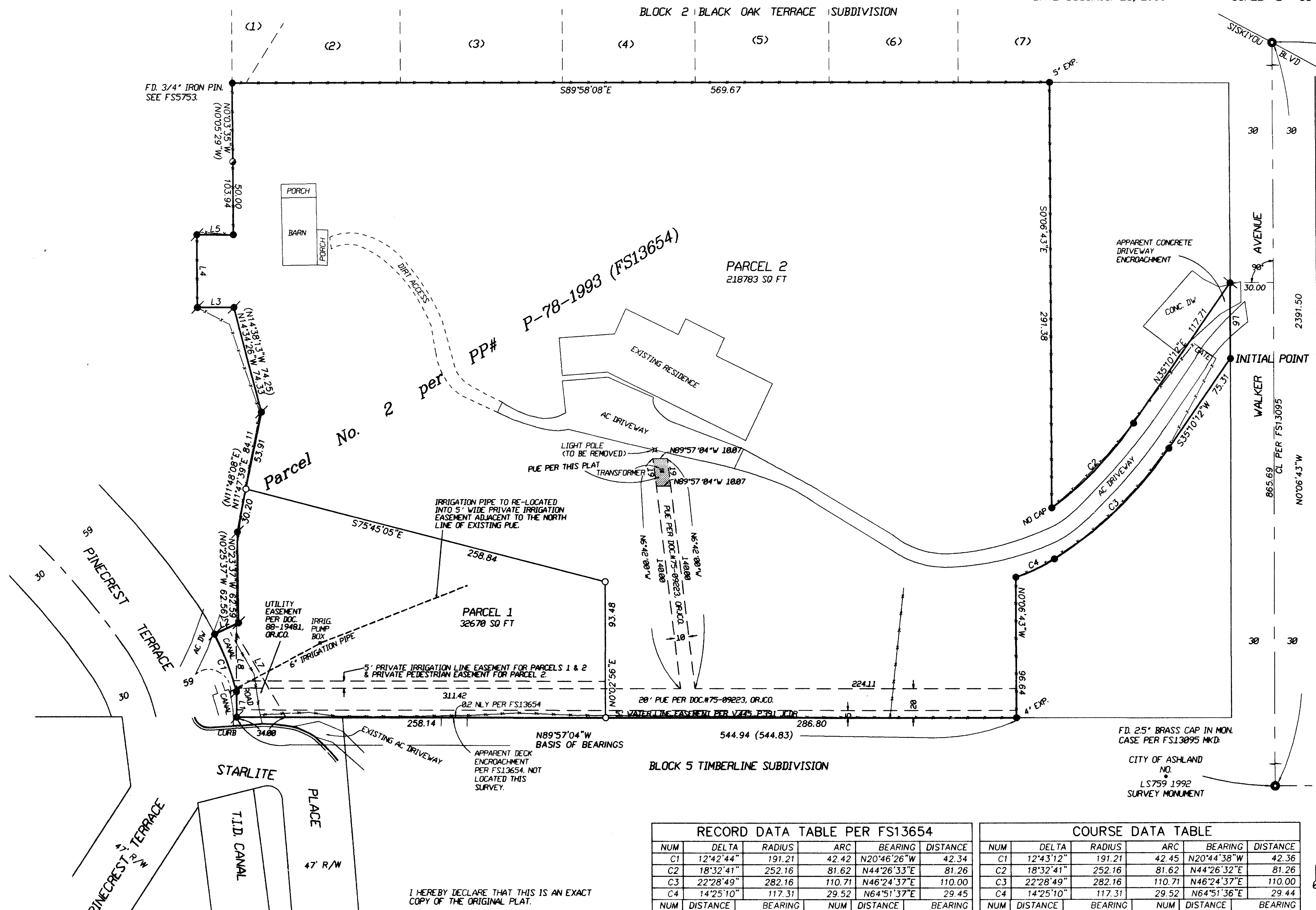
for
Phillip & Holly Huffines
 975 Walker Avenue
 Ashland, OR 97520

EASEMENTS PER SUBDIVISION GUARANTEE

- 1) RIGHT OF WAY DITCHES, CANALS, ETC. PER V.285, P.268, JCDR. EXACT LOCATION NOT GIVEN.
- 2) PROPERTY SUBJECT TO RESERVATION OF ALL THE COAL, OIL, GAS & OTHER MINERALS TOGETHER WITH THE RIGHT TO MINE PER V.285, P.268, JCDR.
- 3) EASEMENT FOR ELECTRICITY PER V.382, P.171, JCDR. EXACT LOCATION NOT GIVEN.
- 4) POWER LINE OVERHANG EASEMENT PER V.459, P.163, JCDR. EXACT LOCATION NOT GIVEN.

BASIS OF BEARINGS: True Meridian at the N-S centerline of Section 15 as derived from the NOAA net established in 1968 & on file with the Jackson County Surveyor. reference line for bearing control was taken from monuments along the South line of Survey No. 13654 on file with the Jackson County Surveyor and as shown hereon.

DATE: December 10, 1999 SCALE: 1" = 50' UNIT OF MEASUREMENT: FEET

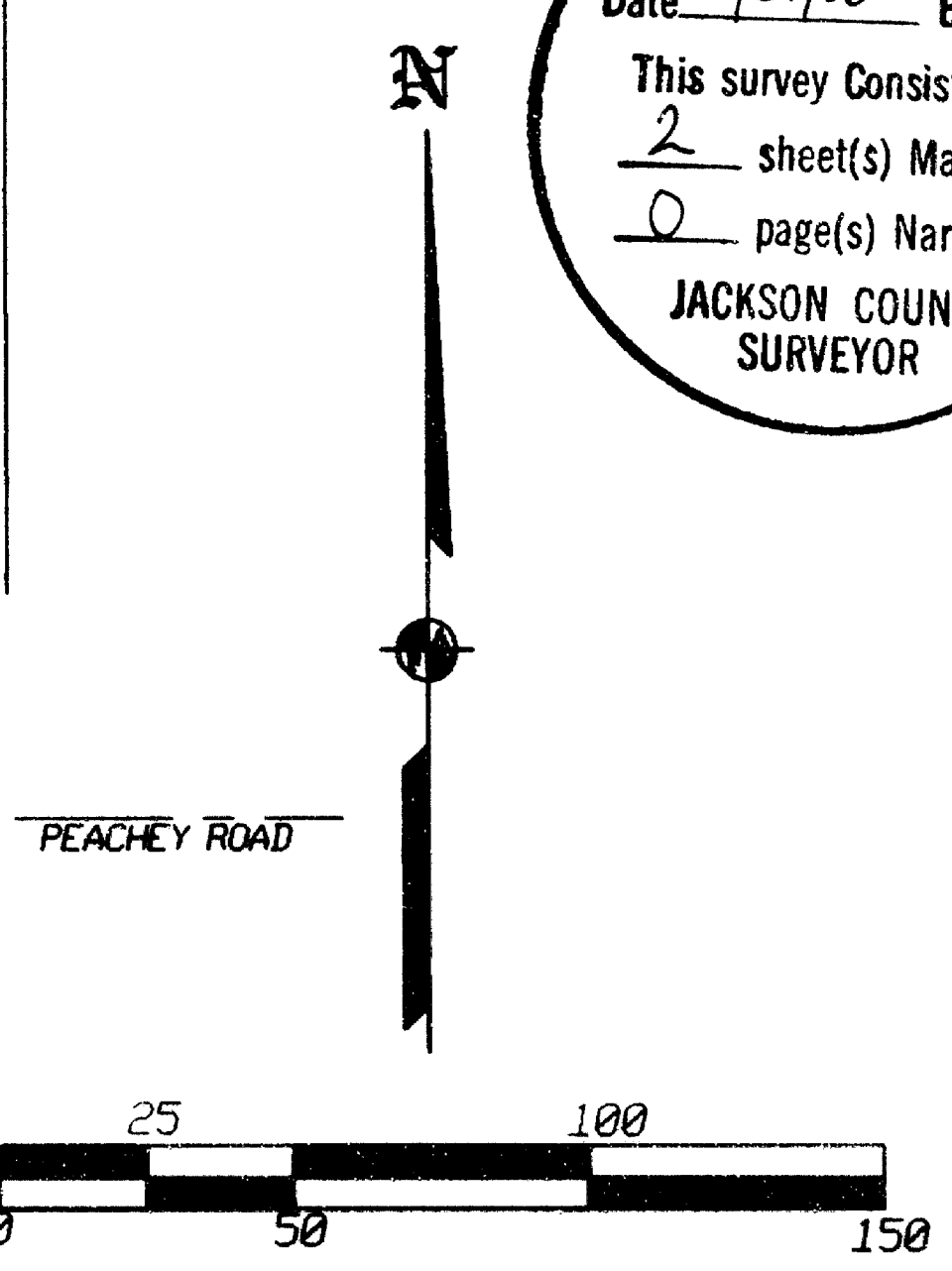


FD. 25" BRASS CAP IN MON. CASE PER FS13895 MKD.
 CITY OF ASHLAND NO. LS759 1992 SURVEY MONUMENT

SURVEY BY:
 L.J. Friar & Associates, P.C.
 Consulting Land Surveyors
 816 West Eighth Street
 Medford, Oregon 97501
 Phone: (541) 772-2782

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
 OREGON JULY 17, 1986
 JAMES E. HIBBS 2234
 RENEWAL DATE 6-30-01

**** RECEIVED ****
 Date 1/26/00 By REP
 This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY SURVEYOR



RECORD DATA TABLE PER FS13654

| NUM | DELTA | RADIUS | ARC | BEARING | DISTANCE |
|-----|-----------|--------|--------|-------------|----------|
| C1 | 12°42'44" | 191.21 | 42.42 | N20°46'26"W | 42.34 |
| C2 | 18°32'41" | 252.16 | 81.62 | N44°26'33"E | 81.26 |
| C3 | 22°28'49" | 282.16 | 110.71 | N46°24'37"E | 110.00 |
| C4 | 14°25'10" | 117.31 | 29.52 | N64°51'37"E | 29.44 |

| NUM | DISTANCE | BEARING | NUM | DISTANCE | BEARING |
|-----|----------|-------------|-----|----------|-------------|
| L1 | 17.47 | N0°05'29"W | L5 | 25.42 | S89°47'22"E |
| L2 | 18.34 | N65°00'00"E | L6 | 51.94 | S0°06'43"E |
| L3 | 25.42 | N89°47'22"W | L7 | 67.30 | N30°26'05"W |
| L4 | 50.00 | N0°05'29"W | L8 | 40.53 | N0°05'29"W |

COURSE DATA TABLE

| NUM | DELTA | RADIUS | ARC | BEARING | DISTANCE |
|-----|-----------|--------|--------|-------------|----------|
| C1 | 12°43'12" | 191.21 | 42.45 | N20°44'38"W | 42.36 |
| C2 | 18°32'41" | 252.16 | 81.62 | N44°26'32"E | 81.26 |
| C3 | 22°28'49" | 282.16 | 110.71 | N46°24'37"E | 110.00 |
| C4 | 14°25'10" | 117.31 | 29.52 | N64°51'36"E | 29.44 |

| NUM | DISTANCE | BEARING | NUM | DISTANCE | BEARING |
|-----|----------|-------------|-----|----------|-------------|
| L1 | 17.45 | N0°06'27"W | L5 | 25.42 | S89°47'53"E |
| L2 | 18.35 | N65°00'50"E | L6 | 51.94 | S0°06'43"E |
| L3 | 25.46 | S89°54'41"W | L7 | 67.33 | N30°26'05"W |
| L4 | 49.99 | N0°06'17"W | L8 | 40.58 | N0°06'27"W |

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
 SURVEYOR

391E15BD TL4000