

LEGEND

- ⊙ = Found 3" brass disc in monument case, as noted
- = Found 5/8" rebar with yellow plastic cap marked: "RLS 638" per FS 10479
- = Set 5/8" X 30" rebar with yellow plastic cap marked: "Bradshaw LS 2271"
- ✕ = Found 5/8" rebar with yellow plastic cap marked: "Bradshaw LS 2271" FS 15199
- = Found monument as noted
- SF = Square feet
- FS = File Survey, with Jackson County Surveyor Office
- DR = Deed Record, per Official Records of Jackson County
- (PLAT REC.) = Record data from the plat of Hunsaker Addition to the City of Ashland


LAND PARTITION SURVEY
 Land Partition No. P-29-2000

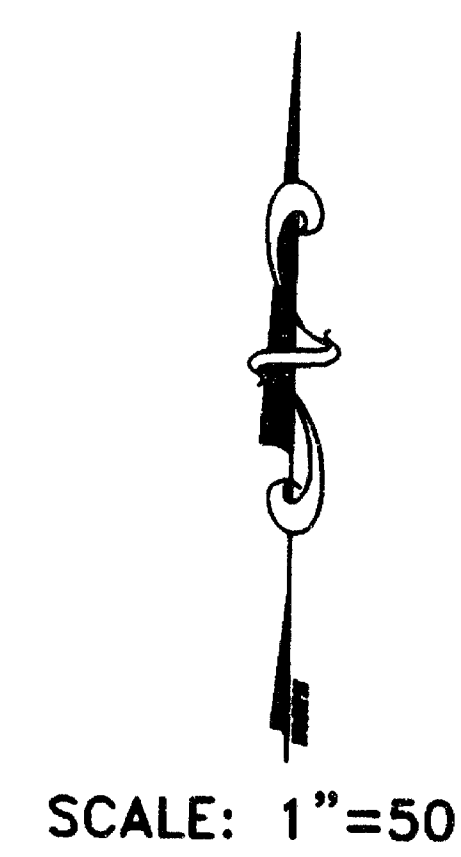
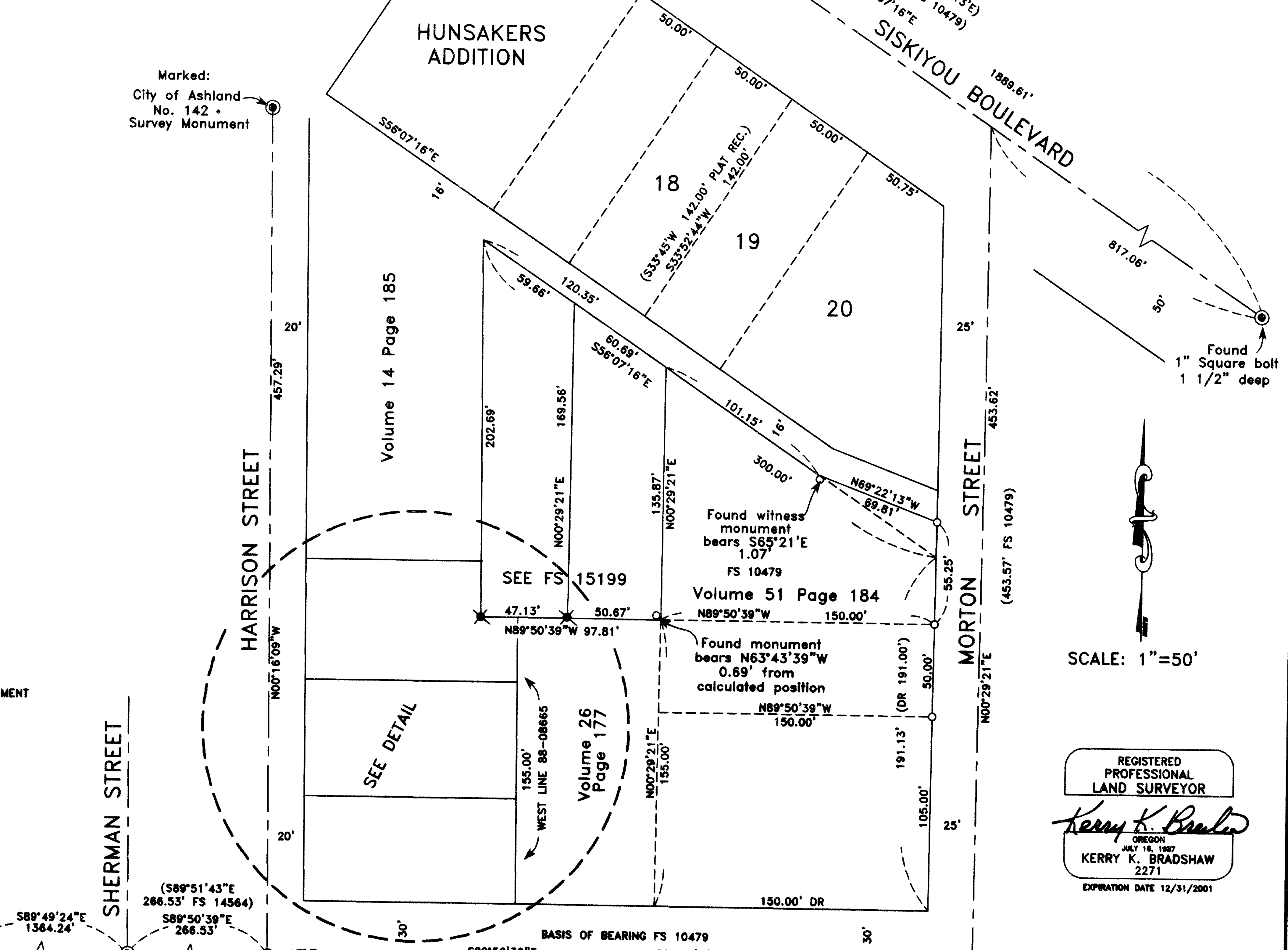
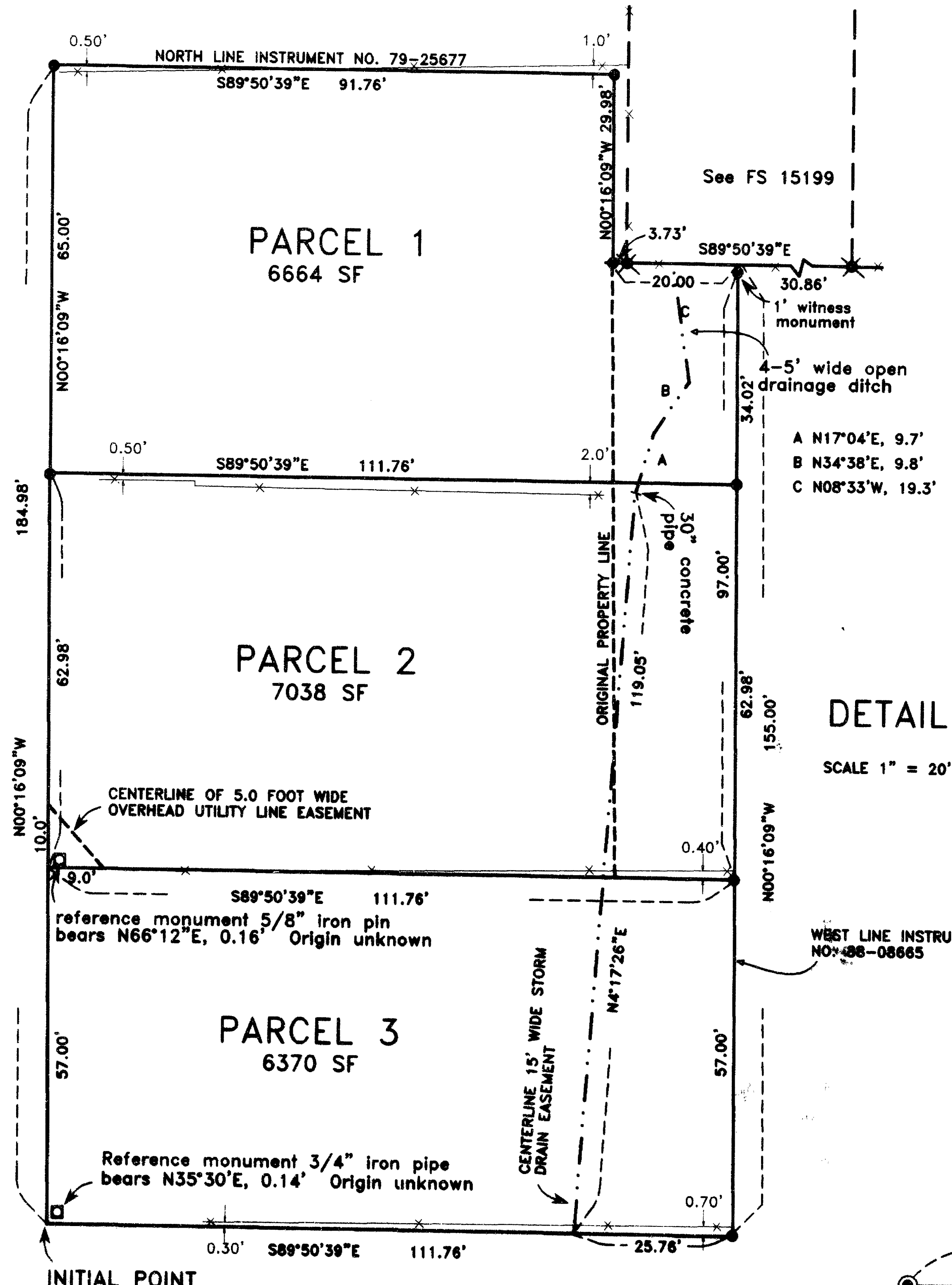
LOCATED IN:
 SOUTHEAST ONE QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH,
 RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF ASHLAND,
 JACKSON COUNTY, OREGON.

APRIL 20, 2000

**** RECEIVED ****
 Date: May 22, 2000 By: WJD
 This survey consists of:
 2 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

SURVEY FOR
 Steven and Laura Jessup
 208 Harrison Street
 Ashland, Oregon 97520

SURVEY BY:

**TIMBERLINE
 KKB
 LAND SURVEYING**
 KERRY K. BRADSHAW L.S. 2271
 P.O. BOX 3064
 CENTRAL POINT OREGON 97502
 (541)864-7510 CELL 944-8692



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Kerry K. Bradshaw
 OREGON
 JULY 16, 1987
 KERRY K. BRADSHAW
 2271
 EXPIRATION DATE 12/31/2001

BASIS OF BEARING:
 True Meridian at the North-South centerline of Section 14, derived from 1968 NOAA net. Reference line for this survey is taken from centerline of Iowa Street, (Sherman Street to Harrison Street), established by Filed Survey 14625. This street centerline bearing (N89°51'43"W) was then rotated to conform to the bearings used on Filed Survey 10479 (N89°50'39"W)

IOWA STREET
 I HEREBY CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.
 SURVEYOR *Kerry K. Bradshaw*

16519
SURVEY NO. -----

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

SURVEY FOR: Steven and Laura Jessup
208 Harrison Street
Ashland, Oregon 97520

SURVEY BY: Timberline KKB Land Surveying
Kerry K. Bradshaw LS 2271
P.O. Box 3064
Central Point, Oregon 97502
(541)664-7510 Cell 944-6692

LOCATION: Southeast 1/4 of Section 9, Township 39 South, Range 1 East,
W.M., City of Ashland, Jackson County, Oregon.

PURPOSE: To locate and monument the boundaries and proposed adjusted lot lines of the subject parcels per the guidelines of the City of Ashland Planning Department.

PROCEDURE: The centerlines of Iowa Street and Harrison Street, as well as the Southwest corner of Donation Land Claim No. 39 had been controlled by previous survey work by this office (see filed surveys 15199 and 14625) This prior work also indicated a deed gap situation along the easterly lines of the subject properties. This was proven out as this project progressed. Research showed the gap was created in the 1800's (see Volume 14, Page 185 and Volume 26, Page 177 of deed records). Quiet title action was instigated by the client and final court judgement rendered in favor on November 24, 1999 (see case No. 99-2737-E2). With deed discrepancies resolved, the boundaries and adjusted lot lines were monumented and a map prepared. Field surveying was performed with a Wild T-1000 total station.

DATE: April 20, 2000



APPROVALS

John M. Loughlin 5.22.2000
 ASHLAND PLANNING DEPARTMENT DATE
 PA # 00-024
 PROPERTY LINE ADJUSTMENT

EXAMINED AND APPROVED THIS 19th DAY OF May, 2000.
Jan Holman
 CITY SURVEYOR

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

Phil Lumbly DEPUTY ASSESSOR DATE 5-22-00

Sharon Spaulding DEPUTY TAX COLLECTOR DATE 5/22/00

LAND PARTITION SURVEY

Land Partition No. P-29-2000

LOCATED IN:
 SOUTHEAST ONE QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH,
 RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF ASHLAND,
 JACKSON COUNTY, OREGON.

APRIL 20, 2000

RECORDING

FILED FOR RECORD THIS 22 DAY OF May, 2000, AT 3:23 O'CLOCK P M.
 AND RECORDED AS PARTITION PLAT NO. P-29-2000 OF THE RECORDS OF JACKSON COUNTY, OREGON
 INDEX VOLUME 11, PAGE 29

Kathleen S. Beckett COUNTY CLERK
Alenda E. Bartlett DEPUTY

COUNTY SURVEYOR FILE NO. 16519

SURVEYORS CERTIFICATE

I, KERRY K. BRADSHAW, A DULY REGISTERED PROFESSIONAL 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 HEREON SHOWN AND THE PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF IOWA STREET WITH THE EAST RIGHT OF WAY LINE OF HARRISON STREET IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, SAID POINT ALSO BEING THE INITIAL POINT OF BEGINNING; THENCE SOUTH 89°50'39" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, 111.76 FEET TO THE WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 88-08665 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE NORTH 00°16'09" WEST, ALONG SAID WESTERLY LINE, 155.00 FEET; THENCE NORTH 89°50'39" WEST, 20.00 FEET TO THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN VOLUME 14, PAGE 185 OF SAID OFFICIAL RECORDS; THENCE NORTH 00°16'09" WEST ALONG SAID LINE 29.98 FEET TO THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 79-25677 SAID OFFICIAL RECORDS; THENCE ALONG SAID NORTH LINE, NORTH 89°50'39" WEST, 91.76 FEET TO THE EAST LINE OF HARRISON STREET; THENCE ALONG SAID EAST LINE, SOUTH 00°16'09" EAST, 184.98 FEET TO THE POINT OF BEGINNING.

Kerry K. Bradshaw
 SURVEYOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT JOAN J. DEAN, TRUSTEE OF THE JOAN J. DEAN FAMILY TRUST, DATED OCTOBER 23, 1991 AND STEVEN L. JESSUP AND LAURA C. ELLIOTT, AS TENANTS BY THE ENTIRETY, AND BRAD ROUPP AND JULIA ROUPP, AS TENANTS BY THE ENTIRETY ARE THE OWNERS OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYORS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON. WE DO HEREBY GRANT THE 5 FOOT WIDE OVERHEAD UTILITY EASEMENT, SHOWN HEREON ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 3, AND ALSO GRANT THE 15 FOOT WIDE STORM DRAIN EASEMENT SHOWN HEREON TO THE CITY OF ASHLAND, WITH THE CONDITION THAT THE CITY WILL VACATE THE EASEMENT AT SUCH TIME THAT A PROPOSED ALTERNATIVE STORM DRAIN IS CONSTRUCTED.

Laura C. Elliott
 LAURA C. ELLIOTT

Steven L. Jessup
 STEVEN L. JESSUP

Brad Roupp
 BRAD ROUPP

Julia Roupp
 JULIA ROUPP

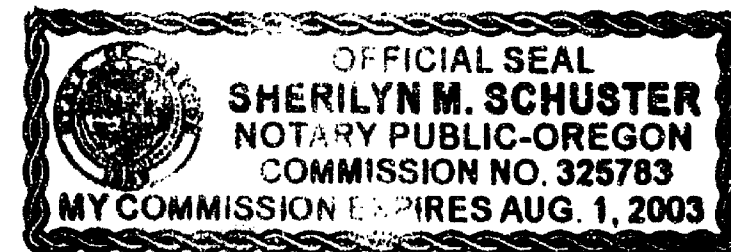
Joan J. Dean Trustee
 JOAN J. DEAN, TRUSTEE

STATE OF OREGON)
 COUNTY OF JACKSON) ss

PERSONALLY APPEARED THE ABOVE NAMED LAURA C. ELLIOTT, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

SIGNED THIS 18 DAY OF May, 2000.

BEFORE ME: Sherilyn M. Schuster

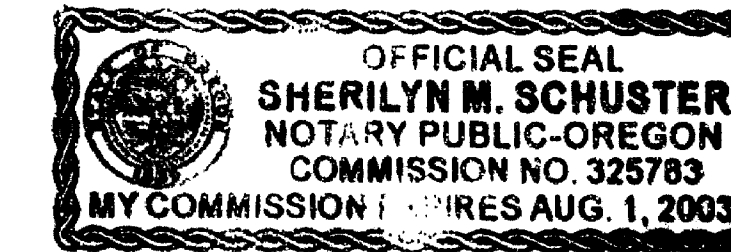


STATE OF OREGON)
 COUNTY OF JACKSON) ss

PERSONALLY APPEARED THE ABOVE NAMED STEVEN L. JESSUP, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

SIGNED THIS 18 DAY OF May, 2000.

BEFORE ME: Sherilyn M. Schuster

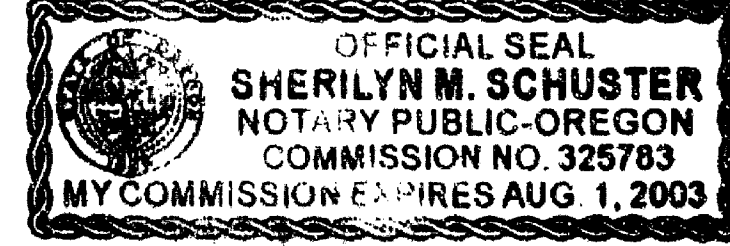


STATE OF OREGON)
 COUNTY OF JACKSON) ss

PERSONALLY APPEARED THE ABOVE NAMED JOAN J. DEAN, TRUSTEE AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

SIGNED THIS 18 DAY OF May, 2000.

BEFORE ME: Sherilyn M. Schuster

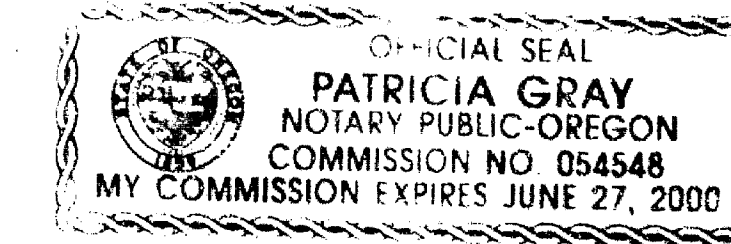


STATE OF OREGON)
 COUNTY OF JACKSON) ss

PERSONALLY APPEARED THE ABOVE NAMED BRAD ROUPP AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

SIGNED THIS 18th DAY OF May, 2000.

BEFORE ME: Patricia Gray

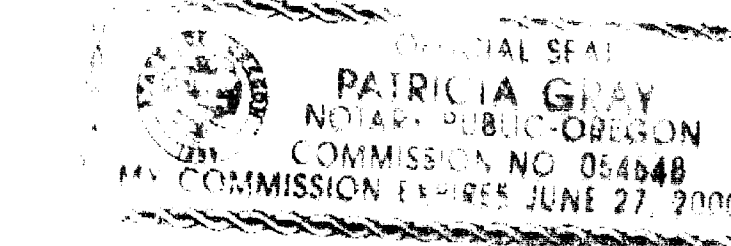


STATE OF OREGON)
 COUNTY OF JACKSON) ss

PERSONALLY APPEARED THE ABOVE NAMED JULIA ROUPP AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

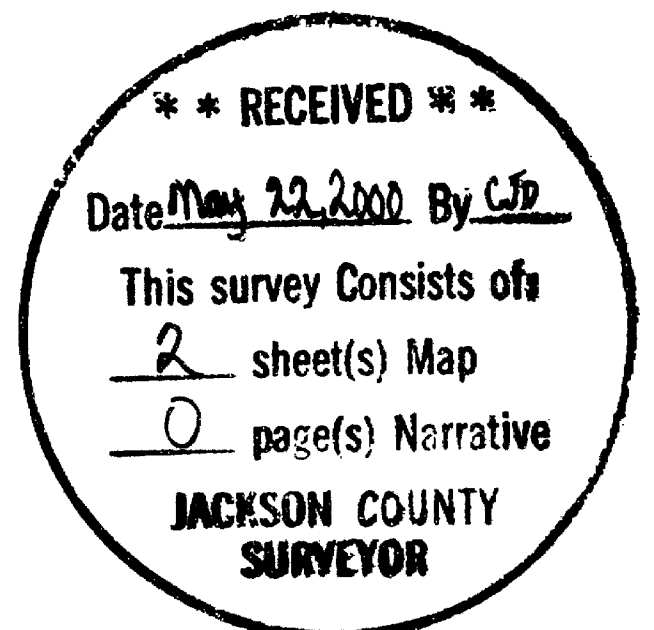
SIGNED THIS 18th DAY OF May, 2000.

BEFORE ME: Patricia Gray



SURVEY FOR:

STEVEN AND LAURA JESSUP
 208 HARRISON STREET
 ASHLAND, OREGON 97520



SURVEY BY:



KERRY K. BRADSHAW L.S. 2271
 P.O. BOX 3064
 CENTRAL POINT OREGON 97502
 (541)864-7510 CELL 944-6692



Kerry K. Bradshaw
 OREGON
 JULY 15, 1987
 KERRY K. BRADSHAW
 2271
 EXP. 12-31-2001

I HEREBY CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT

SURVEYOR Kerry K. Bradshaw