

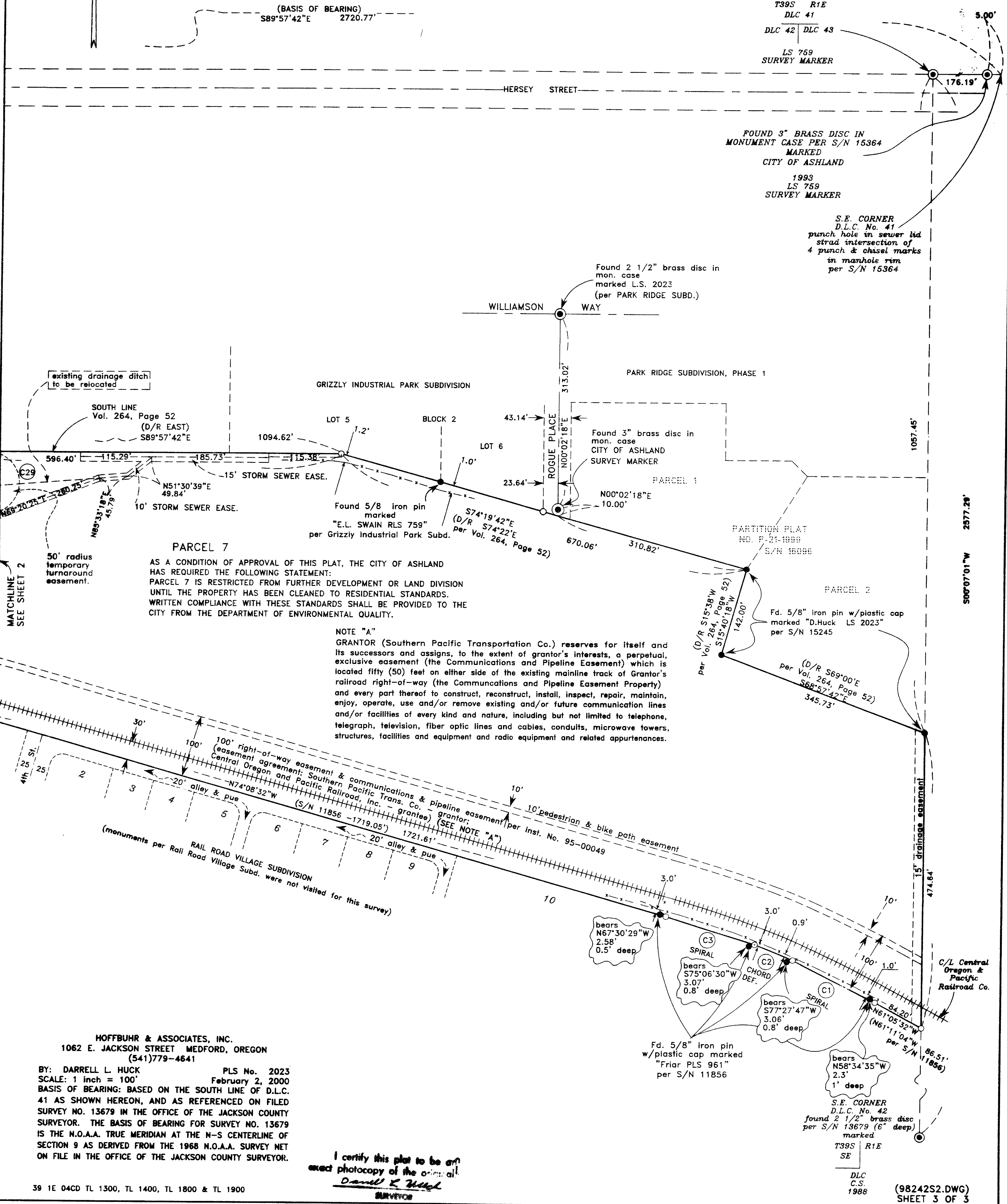
**** RECEIVED ****
 Date Nov 26, 2000 By CD
 This survey consists of
3 sheet(s) Map
1 page(s) Narrative
**JACKSON COUNTY
 SURVEYOR**

P-32-2000
LAND PARTITION SURVEY

JAMES DELA TORRE
 1464 LA CROSSE DRIVE
 SUNNYVALE, CA. 97027

Located in:
 The S.W. 1/4 of Section 4 and the N.W. 1/4 & N.E. 1/4 of Section 9
 Township 39 South, Range 1 East, Willamette Meridian
 City of Ashland, Jackson County, Oregon

**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**
Darrell L. Huck
OREGON
 FEBRUARY 4, 1983
DARRELL L. HUCK
 SCS
 EXPIRES 6/30/2001



PARCEL 7
 AS A CONDITION OF APPROVAL OF THIS PLAT, THE CITY OF ASHLAND HAS REQUIRED THE FOLLOWING STATEMENT:
 PARCEL 7 IS RESTRICTED FROM FURTHER DEVELOPMENT OR LAND DIVISION UNTIL THE PROPERTY HAS BEEN CLEANED TO RESIDENTIAL STANDARDS. WRITTEN COMPLIANCE WITH THESE STANDARDS SHALL BE PROVIDED TO THE CITY FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY.

NOTE "A"
 GRANTOR (Southern Pacific Transportation Co.) reserves for itself and its successors and assigns, to the extent of grantor's interests, a perpetual, exclusive easement (the Communications and Pipeline Easement) which is located fifty (50) feet on either side of the existing mainline track of Grantor's railroad right-of-way (the Communications and Pipeline Easement Property) and every part thereof to construct, reconstruct, install, inspect, repair, maintain, enjoy, operate, use and/or remove existing and/or future communication lines and/or facilities of every kind and nature, including but not limited to telephone, telegraph, television, fiber optic lines and cables, conduits, microwave towers, structures, facilities and equipment and radio equipment and related appurtenances.

HOFFBUHR & ASSOCIATES, INC.
 1062 E. JACKSON STREET MEDFORD, OREGON
 (541)779-4641
 BY: **DARRELL L. HUCK** PLS No. 2023
 February 2, 2000
 SCALE: 1 inch = 100'
 BASIS OF BEARING: BASED ON THE SOUTH LINE OF D.L.C. 41 AS SHOWN HEREON, AND AS REFERENCED ON FILED SURVEY NO. 13679 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE BASIS OF BEARING FOR SURVEY NO. 13679 IS THE 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.

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

SURVEY NO. **16528**

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

SURVEY FOR: James Dela Torre
1464 lacrosse Drive
Sunnyvale, CA. 97027

LOCATION: The Southwest 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, Jackson County, Oregon

PURPOSE: To survey and monument property line adjustments which involve 4 existing tax lots (one of which includes the Union Pacific Railroad Company) and also, at the same time to partition the resulting adjusted Union Pacific land.

PROCEDURE: Utilizing a 6-second theodolite with electronic distance measuring equipment, a control traverse was run tying found monuments, as shown on the attached map. The boundary of the property being partitioned had been previously located by various surveys of record and monuments found per those surveys were accepted for this survey.

Research of the Union Pacific Railroad right-of-way revealed that the portion of the railroad centerline near the East line of Donation Land Claim No. 42 was mapped as a spiral curve. Copies of the railroad maps are on file in the County Surveyor's Office. A review of the recorded plat of Rail Road Village Subdivision shows a monumented right-of-way based on computed "circular" curves. I computed and monumented the right-of-way based on the spiral curves as mapped by the railroad company.

The boundary location of Parcels 1, 2, 3 and 4 are the resulting configuration by property line adjustment. Parcels 5, 6 and 7 are created by partitioning the resulting Union Pacific Railroad property.

BASIS OF BEARING: Based on the South line of Donation Land Claim No. 41 and as referenced on filed Survey No. 13679 in the Office of the Jackson County Surveyor. The basis of bearing for Survey No. 13679 is the 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.

DATE: February 2, 2000

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

Darrell L. Huck
L.S. 2023 - Oregon
Expires 6/30/2001
Hoffbuhr & Associates, Inc.

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JACKSON COUNTY
SURVEYOR

APPROVAL

Bill Nolan 5/16/2000
ASHLAND PLANNING DEPARTMENT DATE
PA # 99-048
PROPERTY LINE ADJUSTMENT

APPROVAL

Examined and Approved this 16th day of May, 2000.
James H. Olson
City Surveyor

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT B. PATRICIA DELA TORRE, JAMES L. DELA TORRE, ROSARIO P. DELA TORRE, ROBERT D. HODGINS, BEVERLY A. HODGINS AND UNION PACIFIC RAILROAD COMPANY 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 HEREBY DEDICATE TO THE CITY OF ASHLAND FOR PUBLIC USE, THE STREETS AND ALLEY SHOWN HEREON, TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS, STORM SEWER EASEMENT, PEDESTRIAN & BIKE PATH EASEMENT AND DRAINAGEWAY EASEMENT. CHARTER COMMUNICATIONS INC., THEIR HEIRS AND ASSIGNS AND/OR SUCCESSORS IN INTEREST ARE HEREBY GRANTED THE RIGHT TO INSTALL AND MAINTAIN T.V. AND INTERNET 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 CREATE A TEMPORARY TURNAROUND EASEMENT, AS SHOWN HEREON, FOR PUBLIC USE FOR VEHICULAR TURNAROUND PURPOSES. UPON APPROVED DEDICATION OF THE EXTENSION OF CLEAR CREEK DRIVE, THE TURNAROUND EASEMENT IS TO BE EXTINGUISHED. WE HEREBY GRANT TO THE CITY OF ASHLAND, IN FEE SIMPLE, THOSE AREAS DESIGNATED AS A 1 FOOT STREET PLUG, BY ITS APPROVAL OF THIS PLAT, THE CITY OF ASHLAND UNDERTAKES THAT UPON APPROVED DEDICATION OF THE EXTENSION OF THE AFFECTED STREET AND ALLEY, IT WILL DEED THE STREET PLUG FOR PUBLIC STREET PURPOSES. BY ITS APPROVAL OF THIS PLAT THE CITY ASHLAND AGREES TO ALLOW VEHICULAR ACCESS OVER AND ACROSS THE 1' STREET PLUG LOCATED ON THE EAST END OF CLEAR CREEK DRIVE FOR ACCESS ONLY TO THE TEMPORARY TURNAROUND EASEMENT SHOWN HEREON.

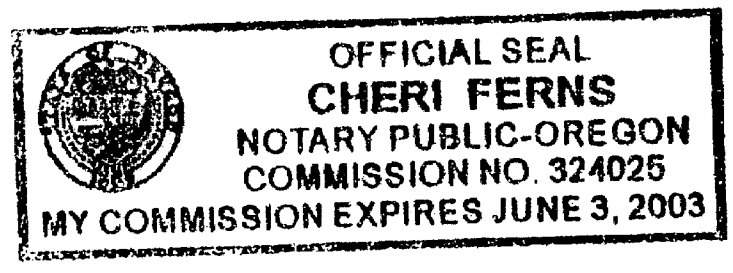
John D. Hodgins ROBERT D. HODGINS
Beverly A. Hodgins BEVERLY A. HODGINS
James L. DeLa Torre JAMES L. DELA TORRE

STATE OF OREGON)
COUNTY OF JACKSON) SS.

PERSONALLY APPEARED THE ABOVE NAMED ROBERT D. HODGINS AND BEVERLY A. HODGINS AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

SIGNED THIS 8th DAY OF May, 2000.
BEFORE ME:

Cheri Ferns
NOTARY



STATE OF OREGON)
COUNTY OF JACKSON) SS.

PERSONALLY APPEARED THE ABOVE NAMED JAMES L. DELA TORRE AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

SIGNED THIS 5th DAY OF MAY, 2000.
BEFORE ME:

Cheri Ferns
NOTARY



AFFIDAVIT OF CONSENT FOR PARTITION BY A.A. RICE BY AND FOR UNION PACIFIC RAILROAD
RECORDED AS DOCUMENT NO. 00-22180, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

AFFIDAVIT OF CONSENT FOR PARTITION BY B. PATRICIA DELA TORRE
RECORDED AS DOCUMENT NO. 00-22179, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

AFFIDAVIT OF CONSENT FOR PARTITION BY ROSARIO P. DELA TORRE
RECORDED AS DOCUMENT NO. 00-22178, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

39 1E 04CD TL 1300, TL 1400, TL 1800, TL 1900

LAND PARTITION SURVEY
PARTITION PLAT No. P-32-2000

LOCATED IN
A Replat of Parcel 3 of Partition Plat P-4-1999 in
the S.W. 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
JAMES DELA TORRE
1464 La Crosse Drive
Sunnyvale, CA 97027

RECORDING

FILED FOR RECORD THIS THE 26 DAY OF May, 2000.
AT 2:20 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO.
P-32-2000 OF THE RECORDS OF PARTITION PLATS IN JACKSON
COUNTY, OREGON. INDEX VOLUME 11, PAGE 32.
Kathleen S. Beckett Deputy
COUNTY CLERK

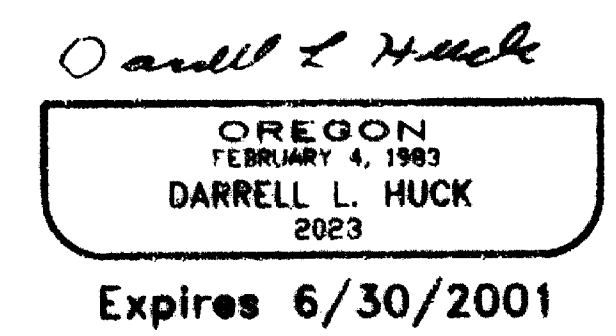
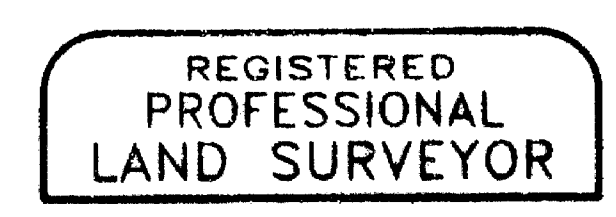
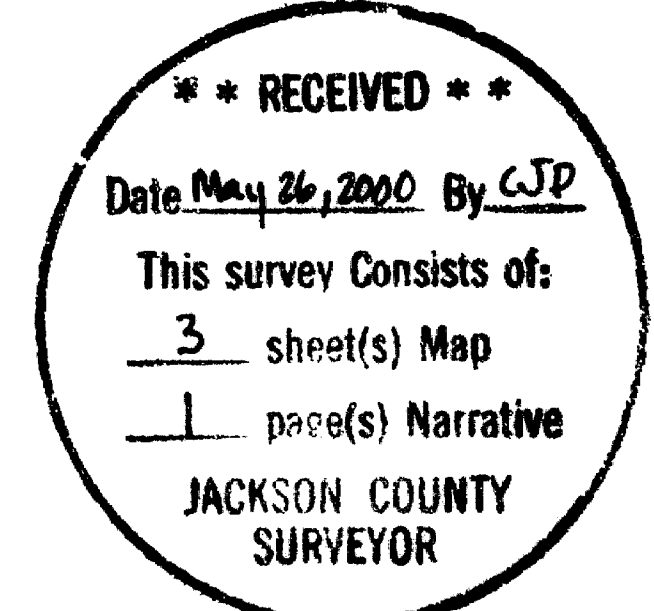
COUNTY SURVEYOR File No. 16528
ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED
BY O.R.S. 92.095 HAVE BEEN PAID. AS OF MAY 26, 2000

Jeffrey D. Dyer 5/24/2000
ASSESSOR DATE
Lynda Adams Deputy 5/24/2000
TAX COLLECTOR 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 Southwest corner of Donation Land Claim (D.L.C.) No. 41 in Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence, along the South line of said D.L.C. No. 41, South 89°57'42" East 518.74 feet; thence, leaving said South line, South 00°02'18" West 60.00 feet to the intersection of the southerly right-of-way line of Hersey Street with the westerly line of that tract of land described in Instrument No. 93-39437, Official Records, Jackson County, Oregon for the INITIAL POINT OF BEGINNING: thence, along said westerly line, South 00°02'18" West (Record SOUTH) 556.24 feet to the south line of that tract of land described in Volume 264, Page 52, Deed Records, Jackson County, Oregon; thence, along said southerly line the following courses: South 89°57'42" East (Record EAST) 1094.62 feet; thence South 74°19'42" East (Record South 74°22' East) 670.06 feet; thence South 15°40'18" West (Record South 15°38' West) 142.00 feet; thence South 68°57'42" East (Record South 69°00' East) 345.73 feet to the easterly line of D.L.C. No. 42 in Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence, along said easterly line, South 00°07'01" West 474.64 feet to the southerly line of the Union Pacific Railroad right-of-way; thence, along said right-of-way, North 61°05'32" West 84.20 feet; thence, along the arc of a spiral curve to the left (the long chord to which bears North 62°34'57" West 147.61 feet) a distance of 147.64 feet; thence, along the arc of a 924.94 foot radius curve to the left (the long chord to which bears North 67°37'01" West 65.37 feet) a distance of 65.38 feet; thence, along the arc of a spiral curve to the left (the long chord to which bears North 72°39'07" West 147.61 feet) a distance of 147.64 feet; thence North 74°08'32" West 1721.61 feet; thence, along the arc of a 2894.93 foot radius curve to the right (the long chord to which bears North 66°57'59" West 724.22 feet) a distance of 726.12 feet to the westerly line of D.L.C. No. 42 in Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence, leaving the southerly line of the Union Pacific Railroad right-of-way and along the westerly line of said D.L.C. No. 42, North 00°13'52" East 69.53 feet to the northerly right-of-way line of the Central Oregon & Pacific Railroad right-of-way; thence, along said right-of-way, along the arc of a 2834.93 foot radius, non-tangent curve to the right, (the long chord to which bears North 56°57'23" West 209.97 feet) a distance of 210.01 feet to the easterly right-of-way line of Oak Street; thence, along said right-of-way line, North 45°22'05" East 362.61 feet; thence, along the arc of a 15.00 foot radius curve to the right (the long chord to which bears North 87°04'21" East 19.96 feet) a distance of 21.84 feet to the southerly right-of-way line of Clear Creek Drive; thence, along said right-of-way line, South 51°13'23" East 134.60 feet to the easterly line of land partition filed for record February 05, 1999 and recorded as Partition Plat No. P-4-1999 of the Records of Partition Plats in Jackson County, Oregon and filed as No. 16032 in the office of the Jackson County Surveyor; thence, along said partition boundary, North 45°02'18" East 201.54 feet to an angle point; thence continue along said partition boundary, South 89°57'42" East 104.28 feet; thence North 00°02'18" East 50.68 feet to the southerly right-of-way line of Hersey Street; thence, along said right-of-way line, along the arc of a 1175.92 foot radius, non-tangent curve to the left (the long chord to which bears South 86°58'31" East 122.52 feet) a distance of 122.58 feet; thence, continue along said right-of-way line, South 89°57'42" East 129.33 feet to the point of beginning.

Darrell L. Huck
SURVEYOR



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

SHEET 1 OF 3
98242S1 REV.DWG

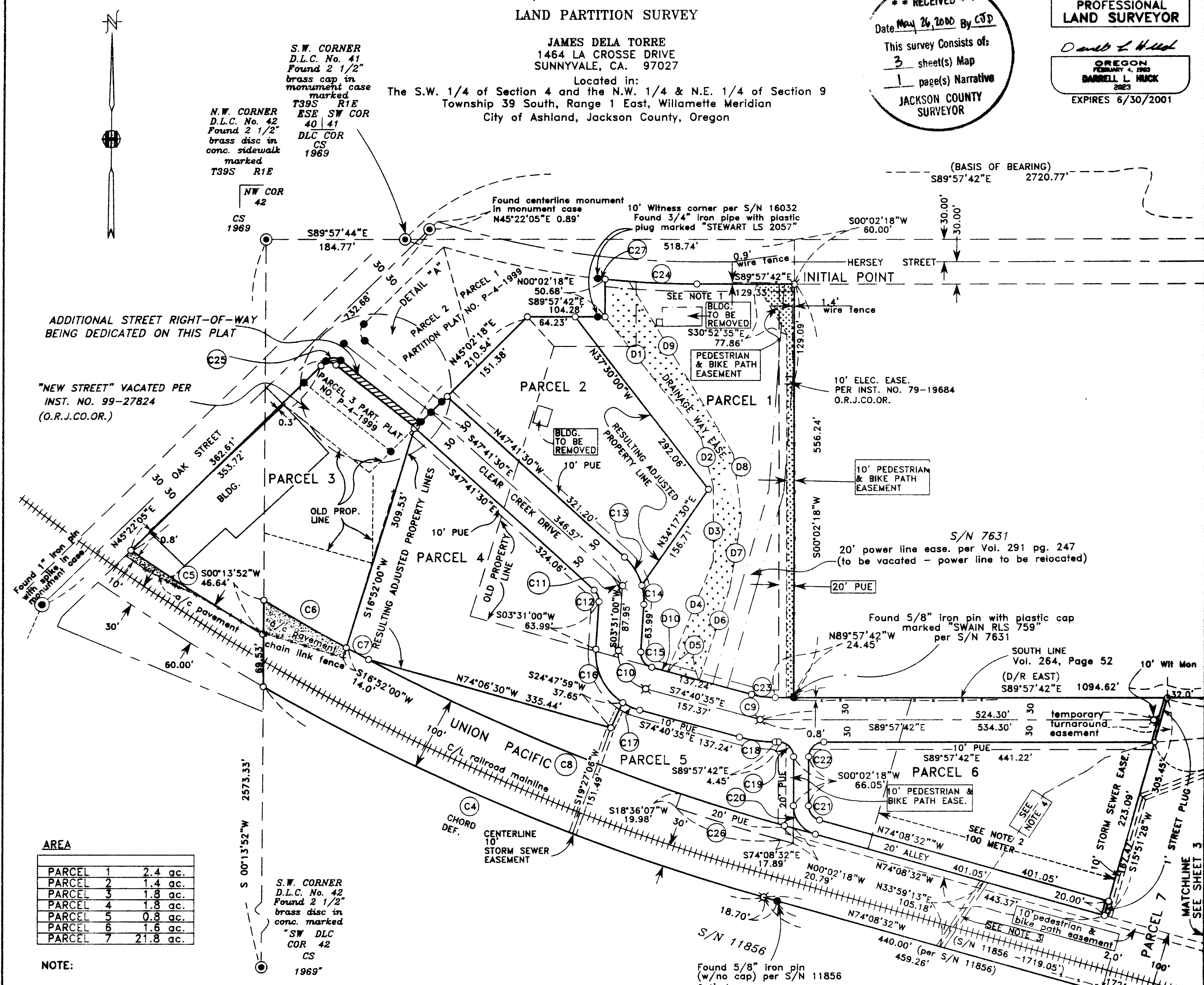
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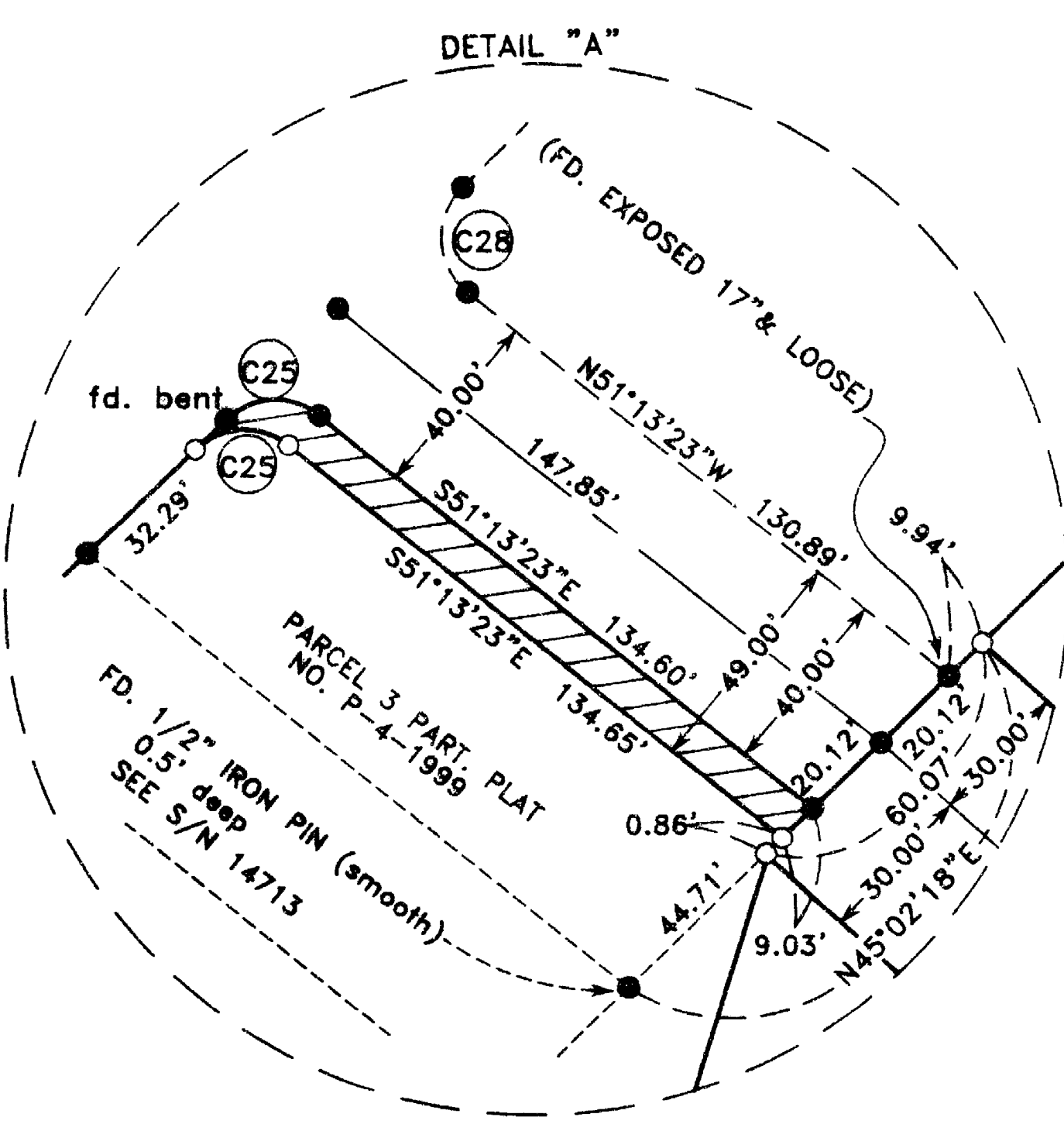
PARCEL 1	2.4 ac.
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PARCEL 3	1.8 ac.
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PARCEL 5	0.8 ac.
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- NOTE:**
- (1) A 10' wide easement per Instrument No. 81-18114 (the north 5' of said 10' easement is designated for slopes, telephone and electric powerlines and drainage) (the south 5' of said 10' easement is designated for slopes and drainage)
 - (2) Because there are areas of possible hazardous waste located within Parcel 7, the Oregon Department of Environmental Quality has defined a 100 meter buffer area to limit residential building construction. The restriction will be removed at such time that DEQ releases the area's of concern. (1 meter = 3.28083 US feet)
 - (3) Center line, 10' Storm Sewer Easement
 - (4) Center line storm drainage - that portion located within Parcel 6 is to be relocated

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

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 100' February 2, 2000
BASIS OF BEARING: BASED ON THE SOUTH LINE OF D.L.C. 41 AS SHOWN HEREON, AND AS REFERENCED ON FILED SURVEY NO. 13679 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE BASIS OF BEARING FOR SURVEY NO. 13679 IS THE 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.

- = Set 5/8"x24" Iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- ⊗ = Set 5/8"x30" Iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- = Found 3/4" iron pipe with plastic cap marked "STEWART LS 2057" per S/N 16032, unless otherwise noted.
- ⊙ = Found monument as noted
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephones, cable television and sanitary sewer, construction and maintenance
- S/N = Filed Survey Number
- - - = Fence Line



DRAINAGE EASEMENT TABLE

	BEARING	DISTANCE
D1	S 38°11'00"E	207.00
D2	S 14°04'00"E	67.00
D3	S 00°06'00"E	100.00
D4	S 22°07'00"W	161.43
D5	S 74°40'35"E	44.00
D6	N 18°00'00"E	131.00
D7	N 08°55'00"E	97.00
D8	N 07°21'00"W	85.00
D9	N 30°55'00"W	270.34
D10	S 74°40'35"E	21.52

CURVE TABLE

	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	SPIRAL		147.64	147.61	N62°34'57"W
C2	4°03'00"	924.94	65.38	65.37	N67°37'01"W
C3	SPIRAL		147.64	147.61	N72°39'07"W
C4	14°22'16"	2894.93	726.12	724.22	N66°57'59"W
C5	4°14'40"	2834.93	210.01	209.97	N56°57'23"W
C6	2°36'25"	2794.93	127.17	127.16	N59°53'39"W
C7	00°40'48"	2794.93	33.17	33.17	N61°32'16"W
C8	12°16'28"	2794.93	598.76	597.62	N68°00'54"W
C9	15°17'07"	150.00	40.02	39.90	S82°19'09"E
C10	78°11'35"	50.00	68.24	63.06	S35°34'48"E
C11	51°12'30"	50.00	44.69	43.22	S22°05'15"E
C12	51°12'30"	20.00	17.88	17.29	S22°05'15"E
C13	32°23'12"	80.00	45.22	44.62	S31°29'54"E
C14	18°49'19"	80.00	26.28	26.16	S05°53'39"E
C15	78°11'35"	20.00	27.29	25.23	S35°34'48"W
C16	60°17'17"	80.00	84.18	80.35	S26°37'39"E
C17	17°54'18"	80.00	25.00	24.90	S65°43'26"E
C18	15°17'07"	180.00	48.02	47.88	S82°19'09"E
C19	90°00'00"	20.00	31.42	28.28	S44°57'42"E
C20	74°11'20"	40.00	51.79	48.25	S37°03'22"E
C21	74°11'20"	20.00	25.90	24.13	S37°03'22"E
C22	90°00'00"	20.00	31.42	28.28	N45°02'18"E
C23	15°17'07"	120.00	32.01	31.92	N82°19'09"W
C24	05°58'21"	1175.92	122.58	122.52	S86°58'31"E
C25	83°24'32"	15.00	21.84	19.96	N87°04'21"E
C26	02°56'52"	2814.93	144.83	144.81	S72°40'06"E
C27	00°29'23"	1175.92	10.05	10.05	S84°14'02"E
C28	96°35'28"	15.00	25.29	22.40	N02°55'39"W
C29	258°27'47"	50.00	225.55	77.46	N39°16'11"E

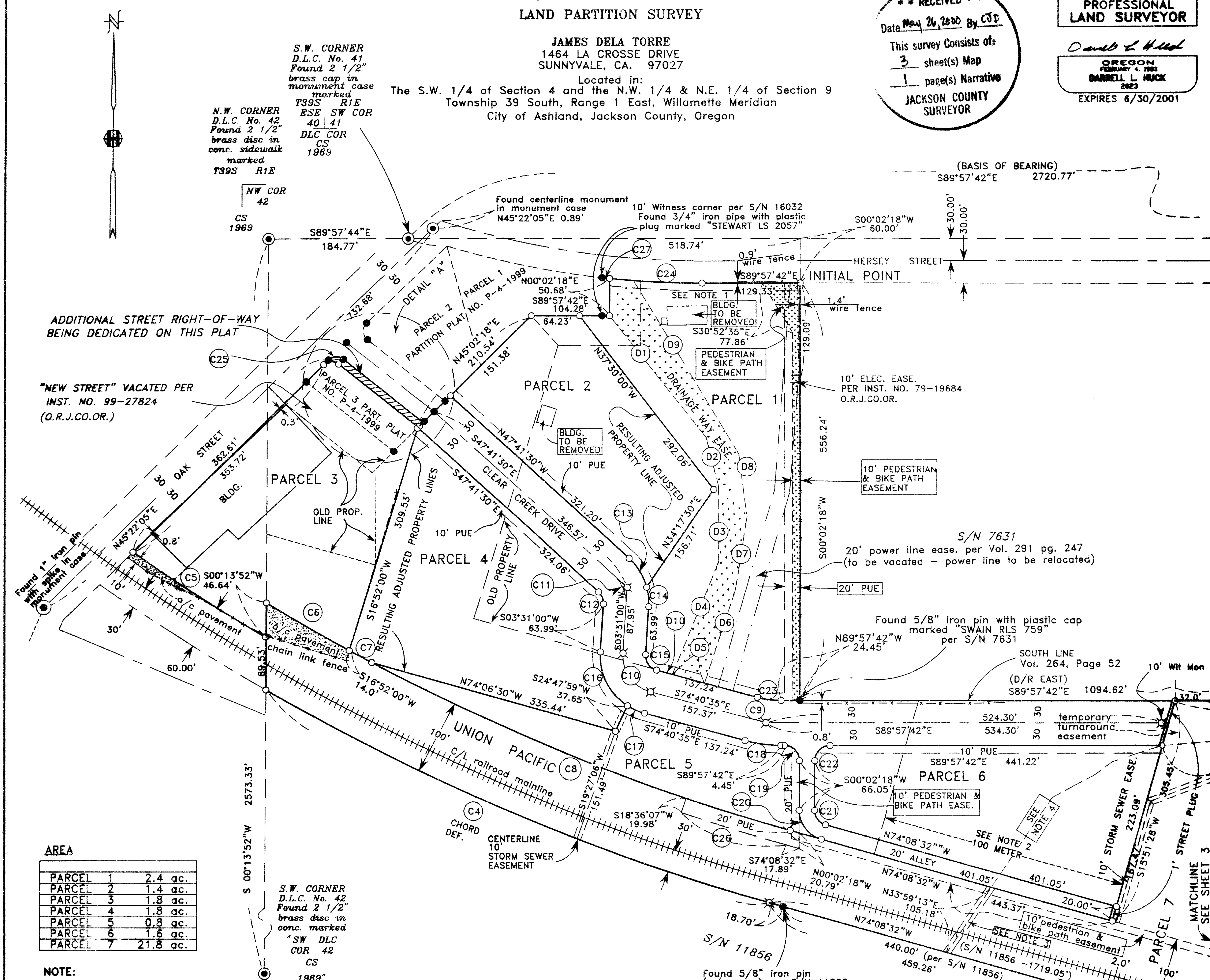
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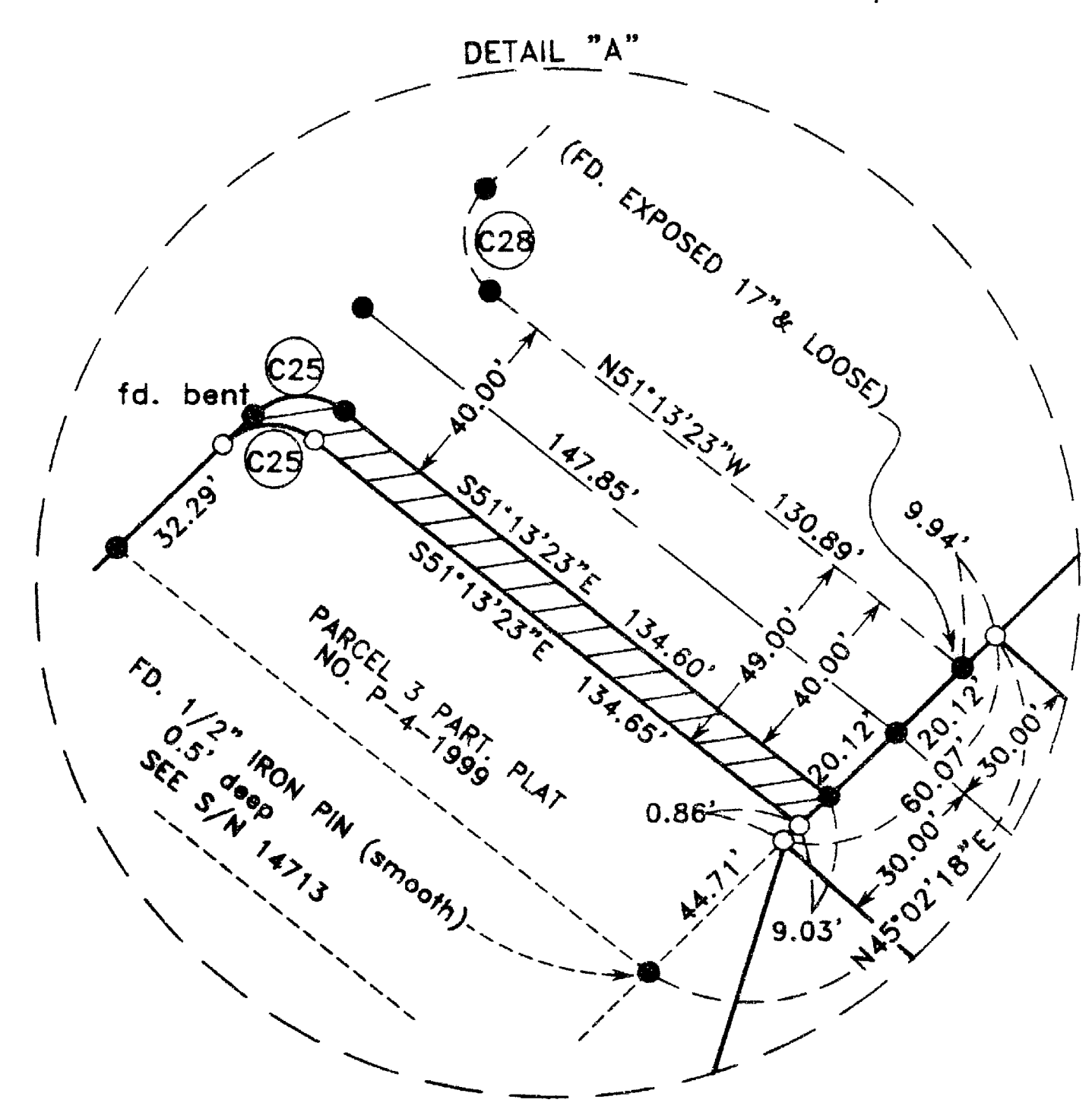
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C4	14°22'16"	2894.93	726.12	724.22	N66°57'59"W
C5	4°14'40"	2834.93	210.01	209.97	N56°57'23"W
C6	2°36'25"	2794.93	127.17	127.16	N59°53'39"W
C7	00°40'48"	2794.93	33.17	33.17	N61°32'16"W
C8	12°16'28"	2794.93	598.76	597.62	N68°00'54"W
C9	15°17'07"	150.00	40.02	39.90	S82°19'09"E
C10	78°11'35"	50.00	68.24	63.06	S35°34'48"E
C11	51°12'30"	50.00	44.69	43.22	S22°05'15"E
C12	51°12'30"	20.00	17.88	17.29	S22°05'15"E
C13	32°23'12"	80.00	45.22	44.62	S31°29'54"E
C14	18°49'19"	80.00	26.28	26.16	S05°53'39"E
C15	78°11'35"	20.00	27.29	25.23	S35°34'48"W
C16	60°17'17"	80.00	84.18	80.35	S26°37'39"E
C17	17°54'18"	80.00	25.00	24.90	S65°43'26"E
C18	15°17'07"	180.00	48.02	47.88	S82°19'09"E
C19	90°00'00"	20.00	31.42	28.28	S44°57'42"E
C20	74°11'20"	40.00	51.79	48.25	S37°03'22"E
C21	74°11'20"	20.00	25.90	24.13	S37°03'22"E
C22	90°00'00"	20.00	31.42	28.28	N45°02'18"E
C23	15°17'07"	120.00	32.01	31.92	N82°19'09"W
C24	05°58'21"	1175.92	122.58	122.52	S86°58'31"E
C25	83°24'32"	15.00	21.84	19.96	N87°04'21"E
C26	02°56'52"	2814.93	144.83	144.81	S72°40'06"E
C27	00°29'23"	1175.92	10.05	10.05	S84°14'02"E
C28	96°35'28"	15.00	25.29	22.40	N02°55'39"W
C29	258°27'47"	50.00	225.55	77.46'	N39°16'11"E