

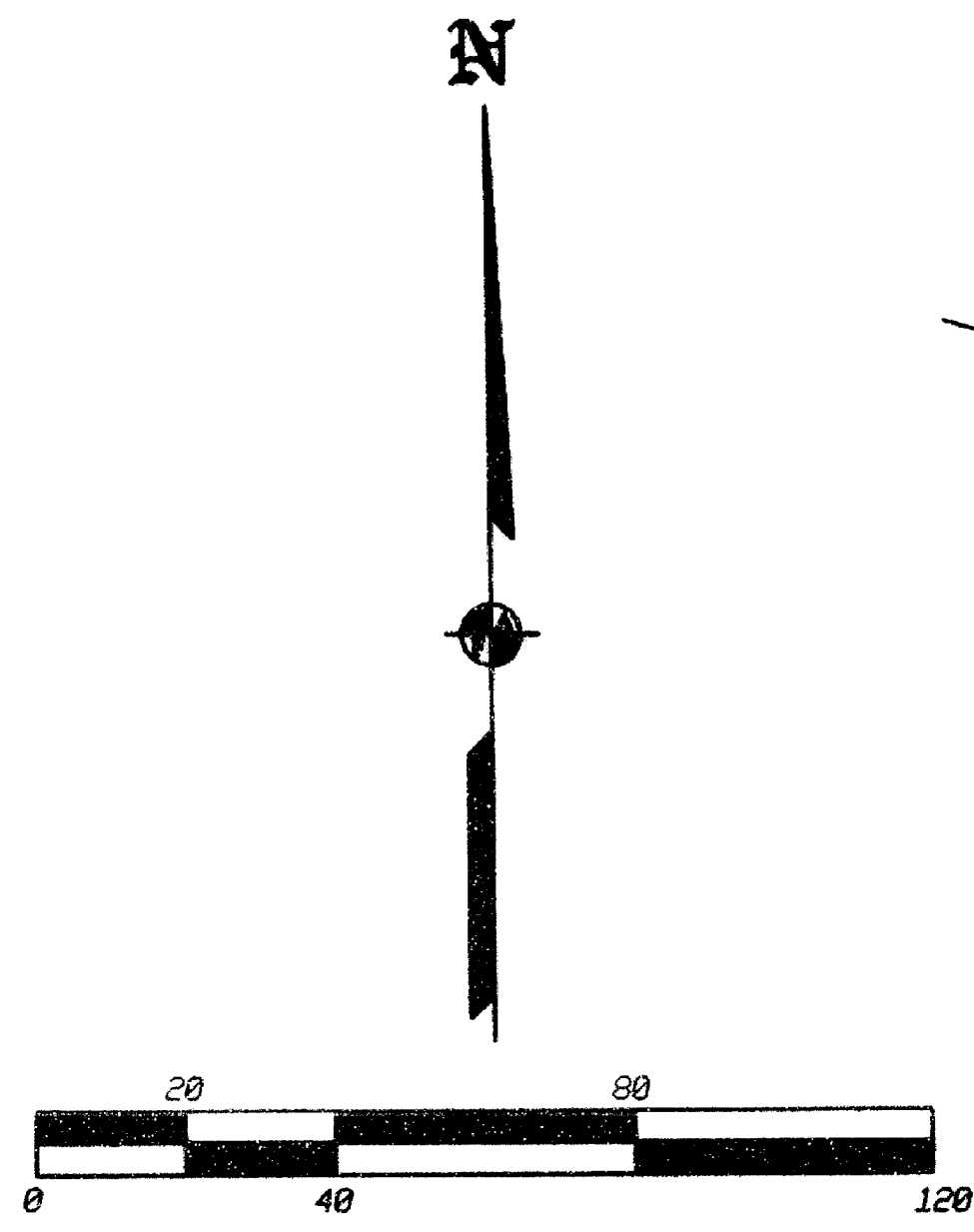
LAND PARTITION SURVEY

PARTITION PLAT NO. P-73-2000
Lots 18, 19 & 20, Block "D" RAILROAD ADDITION &
in the N.E. 1/4 of Sec. 9, T.39 S., R.1 E., W.M.
City of Ashland Jackson County, Oregon

for
ROBERT LOMBARDI
1685 OLD HIGHWAY 99 SOUTH
ASHLAND, OR 97520

EASEMENT PER SUBDIVISION GUARANTEE
RESERVATION OF WATER RIGHTS PER V.16, P.2, J.C.D.R.

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782



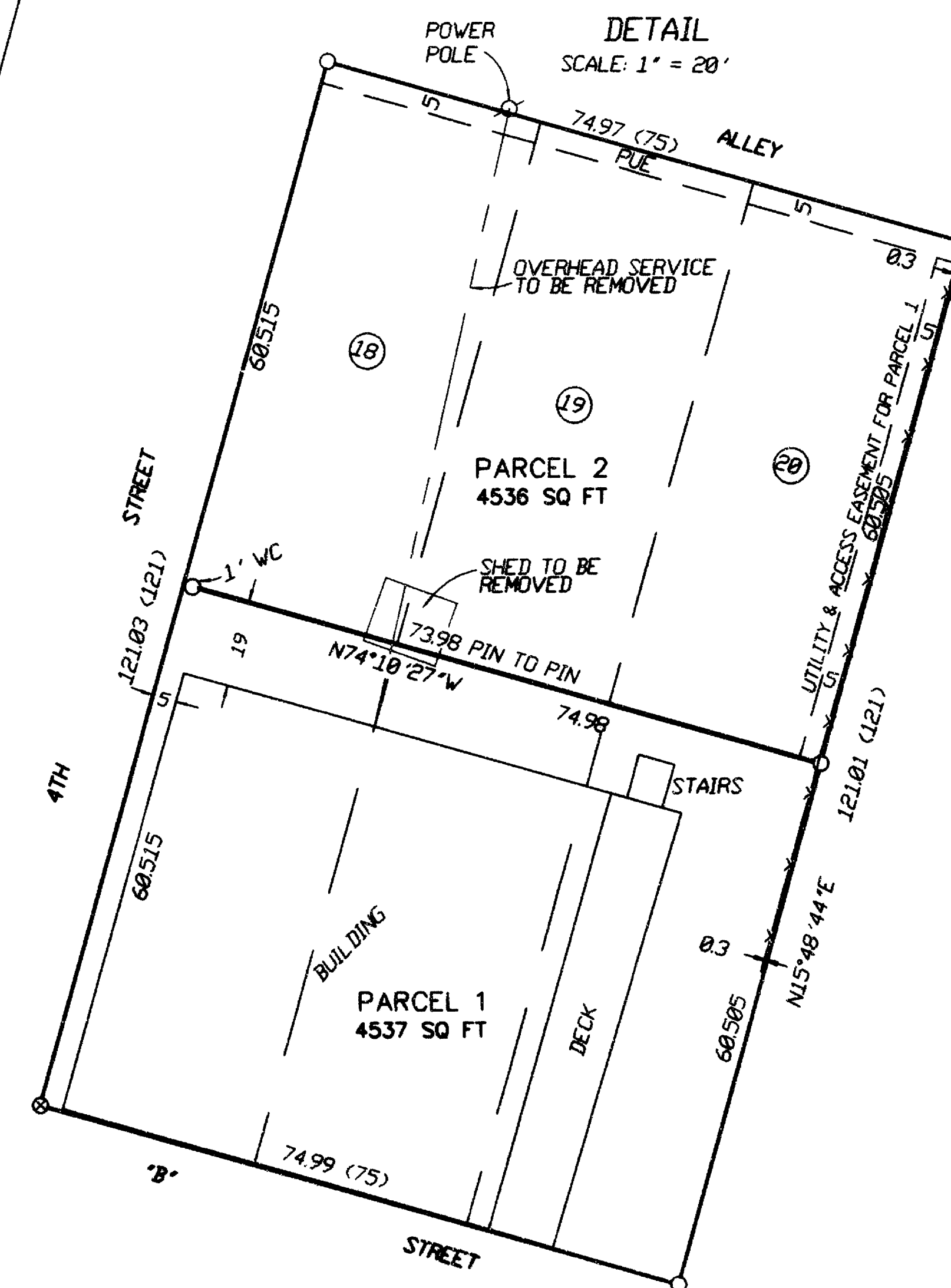
LEGEND:

- ⊙ = FOUND COUNTY SURVEYOR'S BRASS CAPPED MONUMENT & ACCESSORIES.
- ⊕ = FOUND MONUMENT IN MONUMENT WELL AS SHOWN FOR STREET INTERSECTION.
- = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER FS15729.
- ⊗ = FOUND BRASS TAG MKD. LS2234 IN LEAD PLUG IN CONCRETE SIDEWALK PER FS15729.
- () = RECORD DATA PER RAILROAD ADDITION TO THE TOWN OF ASHLAND PLAT.
- WC = WITNESS CORNER.
- X-X- = FENCE LINE.
- FS = FILED SURVEY #.

BASIS OF BEARINGS: TRUE BEARING AT THE N-S- CENTERLINE OF SECTION 9 AS DERIVED FROM THE NOAA NET ESTABLISHED IN 1968 AND ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN FROM CENTERLINE MONUMENTS ALONG "A" STREET AND AS REFERENCED ON SURVEY NO. 8398 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

DATE: SEPTEMBER 22, 2000 UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'

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



*** RECEIVED ***
DATE 12/20/00 BY JES
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

James E. Hibbs
SURVEYOR

16748

APPROVAL:

[Signature] 10/30/2000
Ashland Planning Department
PA #2000-052 Minor Land Partition

LAND PARTITION SURVEY

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Lots 18, 19 & 20, Block 'D' RAILROAD ADDITION &
in the N.E. 1/4 of Sec. 9, T.39 S., R.1 E., W.M.
City of Ashland Jackson County, Oregon

***** RECORDING *****

Filed for record this 20 day of December, 2000 at
4:00 o'clock P. m., and recorded as Partition Plat No. P-73-2000
in "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 11, Page 73.

APPROVAL:

EXAMINED AND APPROVED this 23rd day of October, 2000.

[Signature]
City Surveyor

for
ROBERT J. LOMBARDI
1685 OLD HIGHWAY 99 SOUTH
ASHLAND, OR 97520

[Signature] County Clerk
[Signature] Deputy
County Surveyor File No. 16748

Date: September 22, 2000

***** DECLARATION *****

Know all men by these presents that we, ROBERT J. LOMBARDI and CORINNE S. LOMBARDI, 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 on Sheet 2 and do hereby establish those areas shown on Sheet 2 labeled Public Utility Easement (PUE) with the condition that Charter Communications, its successors or assigns in interest is granted the right to use said PUE for the placement and maintenance of Cable TV lines as along as these lines do not interfere with the placement and maintenance of City of Ashland utilities. We do hereby establish the utility and access easement for the benefit of Parcel 1 over and across Parcel 2 as shown hereon.

[Signature] ROBERT J. LOMBARDI
[Signature] CORINNE S. LOMBARDI

***** TAX STATEMENT *****

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of DECEMBER 20, 2000.

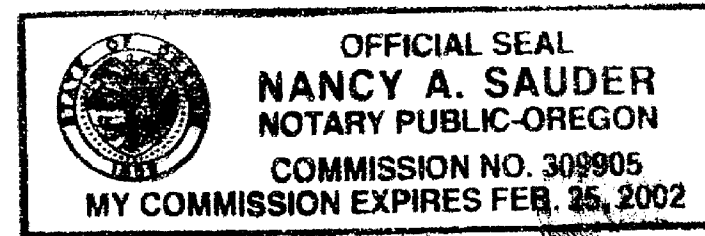
[Signature] Deputy Tax Collector
[Signature] Deputy Assessor
Date 12/20/2000 Date 12-20-2000

STATE OF OREGON)
COUNTY OF JACKSON)

Personally appeared the above named Robert J. Lombardi and Corrine S. Lombardi, and acknowledged the foregoing instrument to their voluntary act and deed.

DATED THIS 19th DAY OF October, 2000.

BEFORE ME: [Signature]
NOTARY PUBLIC OF OREGON.



***** 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:

Lots 18, 19 and 20 in Block "D" in RAILROAD ADDITION, in the City of Ashland, according to the official plat thereof, now of record, in Jackson County, Oregon.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

PURPOSE: TO SURVEY AND MONUMENT THE TWO PARCELS CREATED THROUGH A LAND PARTITION. SEE ASHLAND PA# 2000-052.

PROCEDURE: ALL MONUMENTS FOR THIS PARTITION HAD BEEN ESTABLISHED BY THIS OFFICE DURING THE COMPLETION OF FS15729. RECOVERED THE MONUMENTS SET BY SAID SURVEY AS SHOWN. THOSE MONUMENTS FOUND ARE AS SHOWN ON SHEET 2.

***** AFFIDAVITS OF CONSENT *****

FROM JEAN LOMBARDI RECORDED AS DOC. # 00-51463, ORJCO.
FROM JACK D. HARNDEN AND KAREN LOUISE HARNDEN RECORDED AS DOC. # 00-51464, ORJCO.
FROM AJANI (OREGON) LLC RECORDED AS DOC. # 00-51462, ORJCO.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
SURVEYOR

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
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MEDFORD, OREGON 97501
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