

PARTITION PLAT No. P-12-2001

Located in:

the Southeast 1/4 of Section 5 (5DC), Township 39 South, Range 1 East, W.M., City of Ashland, Jackson County, Oregon

For:

Alexander T. Maksymowicz, Lillian K. Maksymowicz, Thomas C. Howser and Valaria E. Howser

RECORDING

FILED FOR RECORD THIS 12 DAY OF March, 2001 AT 9:26 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P-12-2001 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON.

(INDEX VOLUME 12, PAGE 12) K. Beckert COUNTY CLERK

COUNTY SURVEYOR FILE NO. 16813

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 3-2-2001

Assessor: 3-2-2001, Tax Collector: 3/2/01

APPROVAL 3/27/2001 ASHLAND PLANNING DEPARTMENT PA # 2000-112

(PROPERTY LINE ADJUSTMENT)

APPROVAL

EXAMINED AND APPROVED THIS 26 DAY OF February, 2001

Jam Hillan CITY SURVEYOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT ALEXANDER T. MAKSYMOWICZ, LILLIAN K. MAKSYMOWICZ, THOMAS C. HOWSER AND VALARIA E. HOWSER 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.

AFFIDAVIT OF CONSENT TO PARTITION FROM ALEXANDER T. MAKSYMOWICZ RECORDED AS DOCUMENT NO. 01-04397, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT TO PARTITION FROM LILLIAN K. MAKSYMOWICZ RECORDED AS DOCUMENT NO. 01-04398, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

IN WITNESS HEREOF, SIGNED THIS 26 DAY OF February, 2001

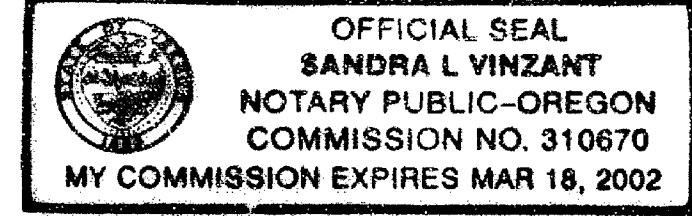
THOMAS C. HOWSER

STATE OF Oregon COUNTY OF Jackson SS.

PERSONALLY APPEARED THE ABOVE NAMED THOMAS C. HOWSER AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME:

Sandra L. Vinzant NOTARY



IN WITNESS HEREOF, SIGNED THIS 26th DAY OF February, 2001

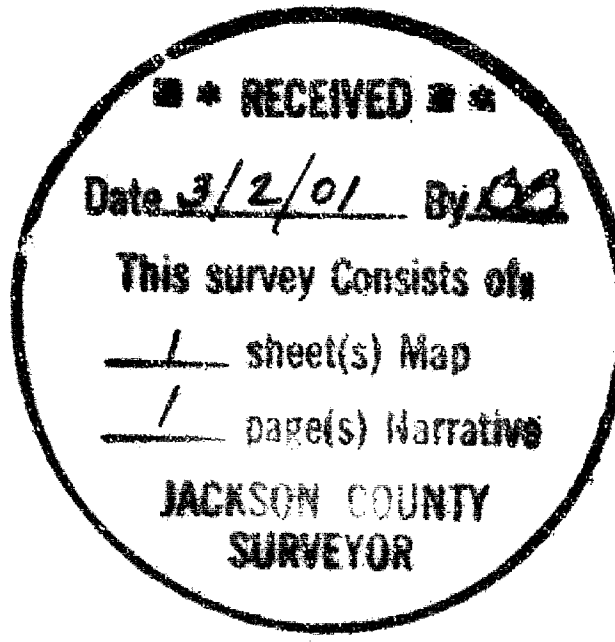
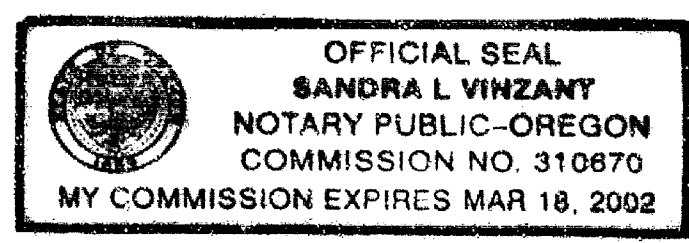
VALARIA E. HOWSER

STATE OF Oregon COUNTY OF Jackson SS.

PERSONALLY APPEARED THE ABOVE NAMED VALARIA E. HOWSER AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME:

Sandra L. Vinzant NOTARY



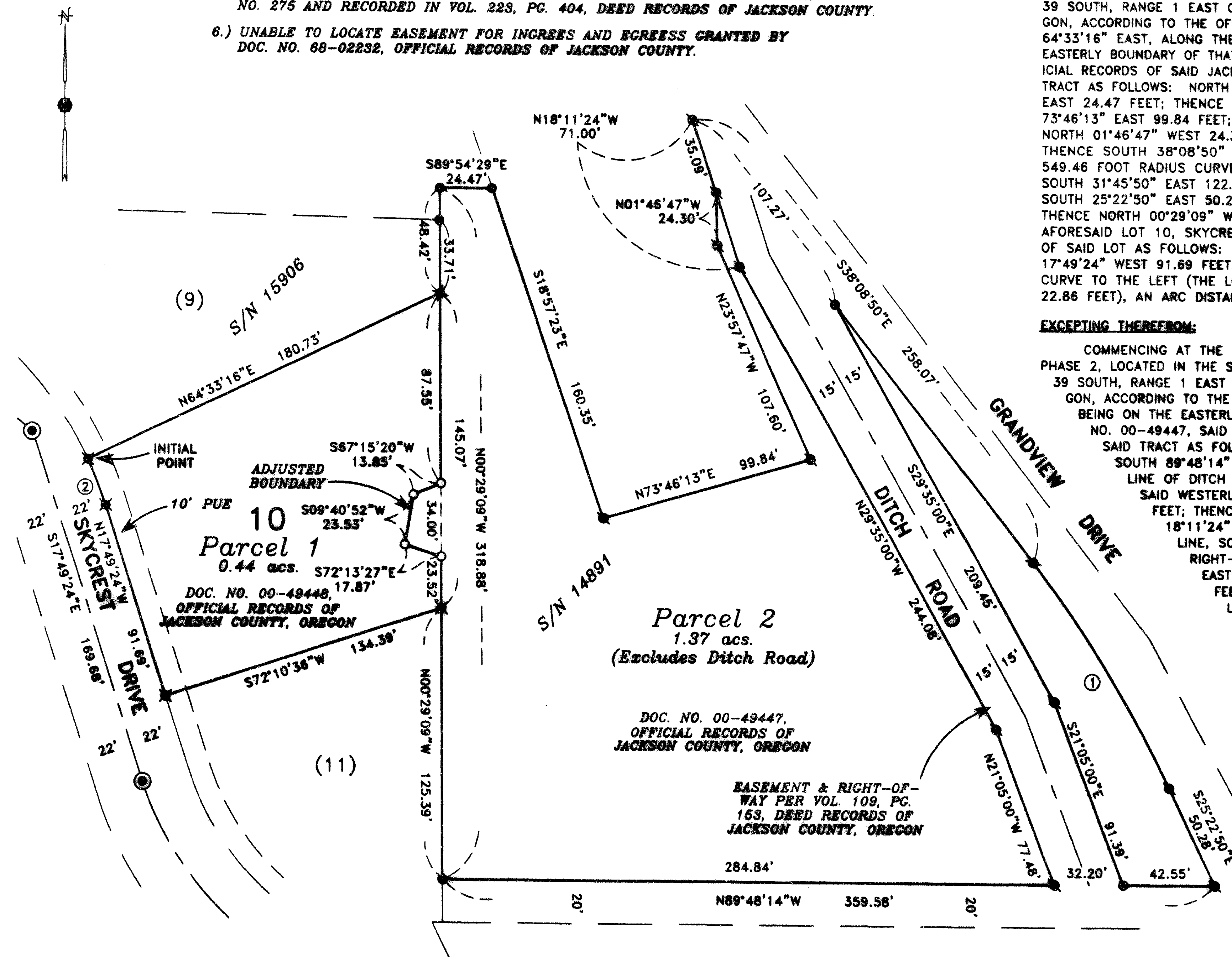
REGISTERED PROFESSIONAL LAND SURVEYOR

DAVID M. MINNECI 2349 EXPIRES 12/31/02

I certify this plat to be an exact photocopy of the original. David M. Minnici SURVEYOR

NOTES:

- 1.) UNABLE TO LOCATE EASEMENTS AND RIGHTS-OF-WAY GRANTED TO THE CITY OF ASHLAND PER VOL. 21, PG. 150, DEED RECORDS OF JACKSON COUNTY.
2.) UNABLE TO LOCATE EASEMENTS AND RIGHTS-OF-WAY GRANTED TO THE CITY OF ASHLAND PER VOL. 96, PG. 22, DEED RECORDS OF JACKSON COUNTY.
3.) UNABLE TO LOCATE EASEMENTS AND RIGHTS-OF-WAY GRANTED TO THE CITY OF ASHLAND PER VOL. 155, PG. 183, DEED RECORDS OF JACKSON COUNTY.
4.) UNABLE TO LOCATE 30' PRIVATE ROADWAY GRANTED TO E.D. BRIGGS PER VOL. 62, PG. 388, DEED RECORDS OF JACKSON COUNTY.
5.) UNABLE TO LOCATE EXISTING EASEMENTS, IF ANY, FOR PUBLIC UTILITIES LYING WITHIN VACATED NORTH, SOUTH AND WEST STREETS VACATED BY ORD. NO. 275 AND RECORDED IN VOL. 228, PG. 404, DEED RECORDS OF JACKSON COUNTY.
6.) UNABLE TO LOCATE EASEMENT FOR INGRESS AND EGRESS GRANTED BY DOC. NO. 68-02232, OFFICIAL RECORDS OF JACKSON COUNTY.



SURVEYORS CERTIFICATE: I, DAVID M. MINNECI 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:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 10, SKYCREST HILLS, PHASE 2, LOCATED IN THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 5, TOWN-39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD; THENCE NORTH 64°33'16" EAST, ALONG THE NORTHERLY LINE OF SAID LOT, 180.73 FEET TO THE EASTERLY BOUNDARY OF THAT TRACT DESCRIBED IN DOCUMENT NO. 00-49447, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG THE BOUNDARY OF SAID TRACT AS FOLLOWS: NORTH 00°29'09" WEST 48.42 FEET; THENCE SOUTH 89°54'29" EAST 24.47 FEET; THENCE SOUTH 18°57'23" EAST 160.35 FEET; THENCE NORTH 73°46'13" EAST 99.84 FEET; THENCE NORTH 23°57'47" WEST 107.60 FEET; THENCE NORTH 01°46'47" WEST 24.30 FEET; THENCE NORTH 18°11'24" WEST 35.09 FEET; THENCE SOUTH 38°08'50" EAST 258.07 FEET; THENCE, ALONG THE ARC OF A 549.46 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 31°45'50" EAST 122.18 FEET), AN ARC DISTANCE OF 122.43 FEET; THENCE SOUTH 25°22'50" EAST 50.28 FEET; THENCE NORTH 89°48'14" WEST 359.58 FEET; THENCE NORTH 00°29'09" WEST 125.39 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID LOT 10, SKYCREST HILLS, PHASE 2; THENCE, ALONG THE BOUNDARY OF SAID LOT AS FOLLOWS: SOUTH 72°10'36" WEST 134.39 FEET; THENCE NORTH 17°49'24" WEST 91.69 FEET; THENCE, ALONG THE ARC OF A 172.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 21°38'03" WEST 22.86 FEET), AN ARC DISTANCE OF 22.86 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM: COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 10, SKYCREST HILLS, PHASE 2, LOCATED IN THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 5, TOWN-39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, SAID POINT BEING ON THE EASTERLY BOUNDARY OF THAT TRACT DESCRIBED IN DOCUMENT NO. 00-49447, SAID OFFICIAL RECORDS; THENCE, ALONG THE BOUNDARY OF SAID TRACT AS FOLLOWS: SOUTH 00°29'09" EAST 125.39 FEET; THENCE SOUTH 89°48'14" EAST 284.84 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF DITCH ROAD FOR THE POINT OF BEGINNING; THENCE, ALONG SAID WESTERLY LINE AS FOLLOWS: NORTH 21°05'00" WEST 77.48 FEET; THENCE NORTH 29°35'00" WEST 244.08 FEET; THENCE NORTH 18°11'24" WEST 71.00 FEET; THENCE, LEAVING SAID WESTERLY LINE, SOUTH 38°08'50" EAST 107.27 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DITCH ROAD; THENCE, ALONG SAID EASTERLY LINE AS FOLLOWS: SOUTH 29°35'00" EAST 209.45 FEET; THENCE SOUTH 21°05'00" EAST 91.39 FEET; THENCE LEAVING SAID EASTERLY LINE, NORTH 89°48'14" WEST 32.20 FEET TO THE POINT OF BEGINNING.

David M. Minnici SURVEYOR

HOFFBUHR & ASSOCIATES, INC. 1062 E. JACKSON MEDFORD, OREGON (541) 779-4841 BY: DAVID M. MINNECI SCALE: 1 INCH = 90' BASIS OF BEARING: TRUE MERIDIAN AT THE NORTH-SOUTH CENTERLINE OF SECTION 5 AS DERIVED FROM THE 1968 N.O.A.A. SURVEY NET FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349"
✖ = FD. 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 15906.
● = FD. 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MCMAHAN LS 1913" PER S/N 13132.
⊕ = FD. 5/8" PIN WITH PLASTIC CAP STAMPED "D. HUCK LS 2023" PER S/N 14891.
⊙ = FD. LEAD PLUG AND TACK WITH BRASS WASHER STAMPED "LS 2023" PER S/N 14891.
⊗ = FD. 2 1/2" BRASS CAP STAMPED "LS 2349" ON A 1" DIAMETER IRON PIPE IN MONUMENT CASE PER S/N 15906.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, BEARING. Row 1: 12°48'00", 549.46, 122.43, 122.18, S31°45'50"E. Row 2: 07°37'20", 172.00, 22.88, 22.86, N21°38'03"W.

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

Survey for: William S. Wiley, Christine Wiley Shebley, Charles H. Wiley, Thomas C. Howser and Valaria E. Howser

Location: 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, monument and record a Partition Plat for a Property Line Adjustment (City of Ashland Planning Action No. 2000-112).

Procedure: Utilizing found monuments from Surveys No. 13132, 14891 and 15906, I set monuments as shown on the accompanying Plat. The two existing tax lots were re-described by Documents No. 00-49447 and 00-49448, Official Records of Jackson County, to accommodate a Property Line Adjustment.

Basis of Bearing: True Meridian at the North-South centerline of Section 5 as derived from the 1968 N.O.A.A. survey net filed in the Office of the Jackson County Surveyor.

Date: December 2, 2000

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David M. Minnici

OREGON
JULY 26, 1988
DAVID M. MINNECI
2349

David M. Minnici
L.S. 2349 - Oregon
Expires 12/31/00
1062 E. Jackson Street
Medford, Oregon 97504

RECEIVED

Date 3/2/01 By BB

This survey Consists of:
1 sheet(s) Map
1 page(s) Narrative

JACKSON COUNTY
SURVEYOR