

APPROVAL: Billie
ASHLAND PLANNING DEPARTMENT
PA # 2000-090
DATE 3/8/2001

APPROVAL
Examined and Approved this 5th day of March, 2001.
Jamie Holman
City Surveyor

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I Scott Kurtz am the owner 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. I do hereby dedicate to the City of Ashland for public use those easements labeled as public utility easements. I hereby create a 10.00 foot private ingress-egress easement over and across Parcel 4, as shown hereon, for the benefit of the owners, their heirs and assigns of Parcel 1, Parcel 2 and Parcel 3. I also create a 10.00 foot wide private ingress-egress easement over and across Parcel 3 as shown hereon, for the benefit of the owners, their heirs and assigns of Parcel 1, Parcel 2 and Parcel 4. Public and private emergency vehicles shall have right of ingress-egress over and across said private easements at all times. I hereby create a private 5' storm drain easement over and across Parcel 5, as shown hereon, for the benefit of the owners, their heirs and assigns of Parcel 3. Parcels 5, 6 and 7 are subject to additional deed restrictions disallowing development on said parcels until such time that Romeo Drive has been fully constructed to Mill Pond Road.

STATE OF OREGON)
COUNTY OF JACKSON) ss
Personally appeared the above named Scott Kurtz and acknowledged the foregoing instrument to be his voluntary act and deed.
before me this 15th day of February, 2001

OFFICIAL SEAL
CHERI FERNS
NOTARY PUBLIC-OREGON
COMMISSION NO. 324025
MY COMMISSION EXPIRES JUNE 3, 2003

LAND PARTITION SURVEY
PARTITION PLAT No. P-13-2001

LOCATED IN:

Parcels 1, 2 and 3 of partition recorded February 21, 1997 as Partition Plat No. P-15-1997 "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 15292 in the Office of the County Surveyor. in the N.W. 1/4 OF SECTION 10, T39S., R1E., WM. CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
SCOTT KURTZ
676 LIBERTY STREET
ASHLAND, OREGON 97520

RECORDING

Filed for record this the 14 day of March, 2001 at 3:04 o'clock P.M. and recorded as Partition Plat No. P-13-2001 of the Records of Jackson County, Oregon. Index Volume 12, Page 13.
Kathleen S. Beckel County Clerk
[Signature] Deputy
COUNTY SURVEYOR File No. 16826
All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. as of March 14, 2001.

SURVEYOR'S 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:

Parcel 1, Parcel 2 and Parcel 3 of partition recorded February 21, 1997, as Partition Plat No. P-15-1997, "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 15292 in the Office of the Jackson County Surveyor.

North Coast Emergency Physicians Retirement Trust, Howard Freiman, Trustee is the beneficiary of a certain trust recorded October 30, 2000 as Document No. 00-29388 of the official records of Jackson County, Oregon. AFFIDAVIT OF CONSENT for Partition by North Coast Emergency Physicians Retirement Trust, Howard Freiman, Trustee, recorded as Document No. 01-09904, Official Records, Jackson County, Oregon.

EASEMENTS OF RECORD:

- Power line Easement along East property line per Volume 144, Page 160 of Deed Records, Jackson County, Oregon. (Exact location and width is not defined)
- Easement for ditches and flumes - Volume 267, Page 400, Deed Records, Jackson County, Oregon. (Location not defined - there is no visible evidence of ditches or flumes other than Roca Creek)
- Overhang Easement per Volume 368, Page 124, Deed Records, Jackson County, Oregon. (Location not defined)

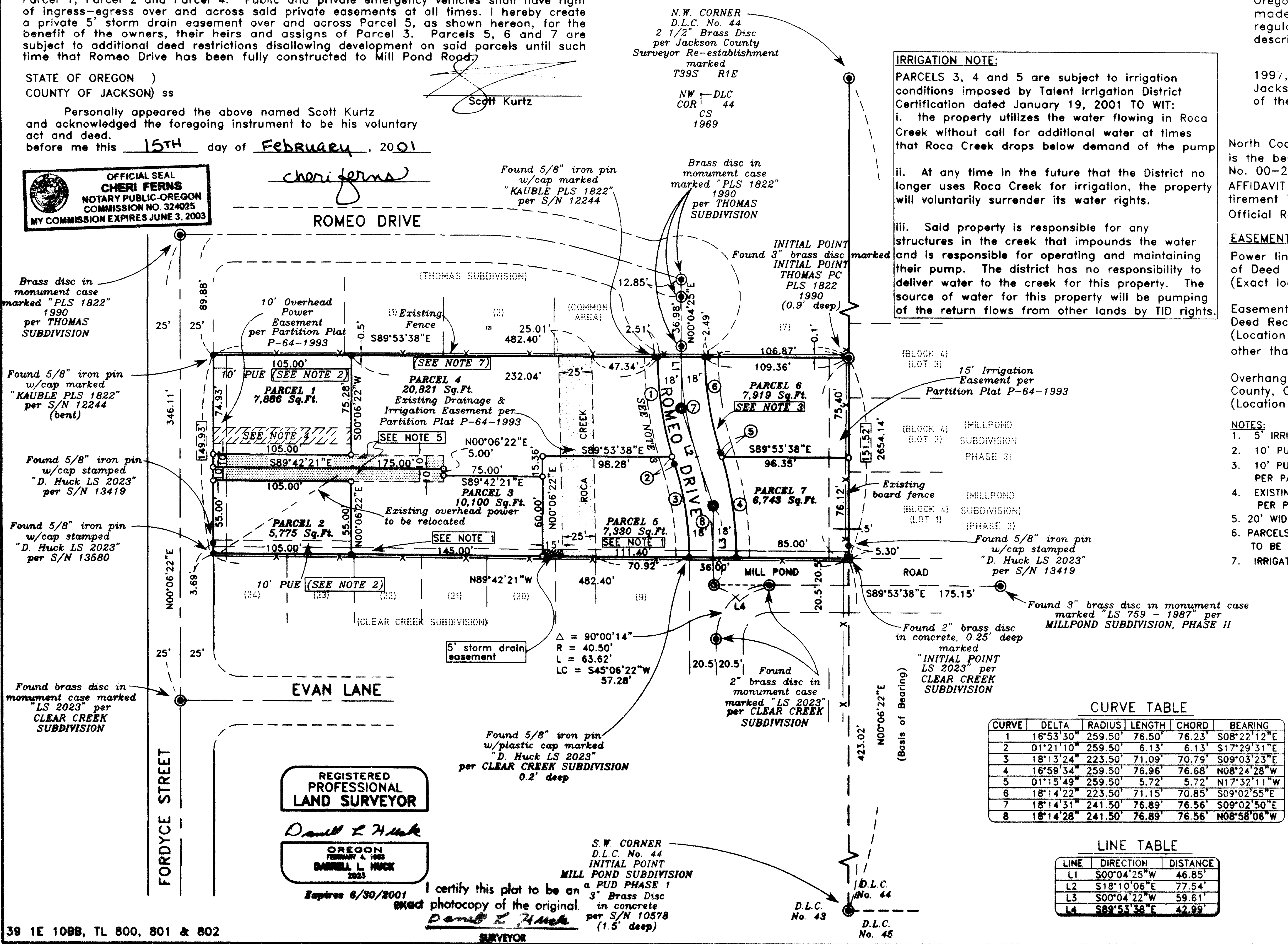
NOTES:

- 5' IRRIGATION EASEMENT PER PARTITION PLAT NO. P-64-1993
- 10' PUBLIC UTILITY EASEMENT PER PARTITION PLAT NO. P-15-1997
- 10' PUBLIC UTILITY EASEMENT & ROAD SLOPE EASEMENT PER PARTITION PLAT P-15-1997
- EXISTING 12' INGRESS-EGRESS EASEMENT AND POWER LINE EASEMENT PER PARTITION PLAT P-15-1997 (THIS EASEMENT IS TO BE RELINQUISHED)
- 20' WIDE PRIVATE INGRESS-EGRESS & PUBLIC UTILITY EASEMENT
- PARCELS 1, 2, 3 AND 4 ARE SUBJECT TO A JOINT MAINTENANCE AGREEMENT. TO BE RECORDED AS A SEPARATE DOCUMENT.
- IRRIGATION OVERFLOW PIPE LOCATED ALONG NORTH BOUNDARY TO BE REMOVED.

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON (541)779-4641
BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 60 feet January 5, 2001
BASIS OF BEARING: N.O.A.A. True Meridian at the N-S Centerline of Section 10 as derived from the 1968 N.O.A.A. net on file in the Office of the Jackson County Surveyor as referenced on Recorded Survey No. 10578

- = Set 5/8" X 24" iron pin with plastic cap stamped "D. Huck LS 2023".
- = Found 5/8" iron pin w/ plastic cap marked "D. Huck LS 2023" per S/N 13419, 13580 and 15292, unless noted otherwise.
- ⊙ = Found brass cap monument as noted
- ⦿ = Found 5/8" X 30" iron pin w/2" aluminum stamped "LS 2023" per S/N 15292.
- ⊕ = Found 1 1/2" iron pipe w/2" brass disc in monument case, stamped "LS 2023" per S/N 15292.
- X - = Existing fence
- PUE = Easement for Public Utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance

IRRIGATION NOTE:
PARCELS 3, 4 and 5 are subject to irrigation conditions imposed by Talent Irrigation District Certification dated January 19, 2001 TO WIT:
i. the property utilizes the water flowing in Roca Creek without call for additional water at times that Roca Creek drops below demand of the pump
ii. At any time in the future that the District no longer uses Roca Creek for irrigation, the property will voluntarily surrender its water rights.
iii. Said property is responsible for any structures in the creek that impounds the water and is responsible for operating and maintaining their pump. The district has no responsibility to deliver water to the creek for this property. The source of water for this property will be pumping of the return flows from other lands by TID rights.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	16°53'30"	259.50'	76.50'	76.23'	S08°22'12"E
2	01°21'10"	259.50'	6.13'	6.13'	S17°29'31"E
3	18°13'24"	223.50'	71.09'	70.79'	S09°03'23"E
4	16°59'34"	259.50'	76.96'	76.68'	N08°24'28"W
5	01°15'49"	259.50'	5.72'	5.72'	N17°32'11"W
6	18°14'22"	223.50'	71.15'	70.85'	S09°02'55"E
7	18°14'31"	241.50'	76.89'	76.56'	S09°02'50"E
8	18°14'28"	241.50'	76.89'	76.56'	N08°58'06"W

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S00°04'25"W	46.85'
L2	S18°10'06"E	77.54'
L3	S00°04'22"W	59.61'
L4	S89°53'38"E	42.99'

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

Survey For: Scott Kurtz
676 Liberty Street
Ashland, Oregon 97520

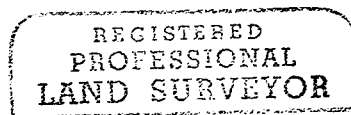
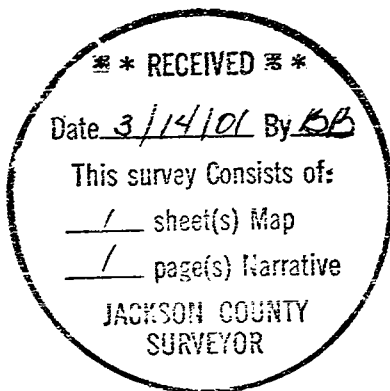
Location: Parcels 1, 2 and 3 of partition recorded February 21, 1997 as Partition Plat No. P-15-1997 "Record of Partition Plats" in Jackson County, Oregon and filed as Survey No. 15292 in the Office of the Jackson County Surveyor; in the Northwest One-Quarter (1/4) of Section 10, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon.

Purpose: Scott Kurtz acquired title to Parcels 1, 2 and 3 of Partition Plat P-15-1997 from Carolyn J. Eidman per Instrument No. 00-29387, of the Official Records of Jackson County, Oregon. Each parcel is now being partitioned and the purpose of this survey is to survey, monument and plat the combined partitioning of the 3 parcels as approved by the City of Ashland Planning Department, Planning Action No. 2000-090.

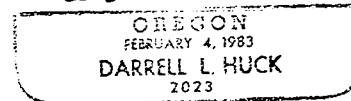
Procedure: Survey control established by this office to accomplish partition P-15-1997, filed as Survey No. 15292 in the Office of the Jackson County Surveyor, was utilized for this partition. The location of the parcel boundaries was computed according to client's direction and monuments were set as shown. Equipment used was a Leica TCA 1800 Total Station.

Basis of Bearing: N.O.A.A. True Meridian at the North-South centerline of Section 10 as derived from the 1968 N.O.A.A. net on file in the Office of the Jackson County Surveyor and as referenced on Filed Survey No. 10578.

Date: January 5, 2001.



Darrell L. Huck



Darrell L. Huck
L.S. 2023 - Oregon
Expires 6/30/01
Hoffbuhr & Associates, Inc.
1062 E. Jackson St.
Medford, OR. 97504