

APPROVAL:

Bill [Signature]
ASHLAND PLANNING DEPARTMENT
PA # 2001-009

Examined and Approved this 20th day of April, 2001

James Holman
City Surveyor

All taxes, fees, assessments or other charges as required by

O.R.S. 92.095 have been paid as of May 4, 2001.

[Signature]
Tax Collector

5/4/01
Date

[Signature]
Assessor

5-9-01
Date

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I, Thomas Frantz, 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, a 1.00 foot strip of land for street and alley purposes as shown hereon, together with those easements labeled as public utility and pedestrian access easements.

I hereby create a 20.00 foot wide common private ingress/egress easement over and across Parcel 2, as shown hereon, for the benefit of the owners, their heirs and assigns of Parcel 3. Maintenance of the said common private ingress/egress easement shall be set forth in separate documents. There shall be no parking in or obstructing said ingress/egress easement. Public and private emergency vehicles shall have the right to utilize the ingress/egress easement for emergency access. I hereby create a private ingress/egress easement over and across the northerly portion of Parcel 2, as shown hereon, for benefit of the owners, their heirs and assigns of Parcel 1. At such time that Parcel 1 is developed and a driveway is constructed to serve Parcel 1, the ingress/egress easement shall be automatically restricted to 20.00 feet width, to be located 10.00 feet on each side of the center line of such future driveway, as it is constructed. Public and private emergency vehicles shall have the right to utilize the ingress/egress easement for emergency access.

Thomas Frantz
Thomas Frantz

STATE OF OREGON)
COUNTY OF JACKSON) ss.

Personally appeared the above name Thomas Frantz and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me this 20th day of April, 2001.

Cheri Ferns
Notary



John Gonzales and Imogene McDonald are the beneficiaries of a certain trust deed recorded January 2, 2001 as Document No. 01-00204 of the official records of Jackson County, Oregon.

AFFIDAVIT OF CONSENT for partition by John Gonzales and Imogene McDonald recorded as Document No. 01-20259.

I certify this plat to be an exact photocopy of the original.

Darrell L. Huck
SURVEYOR

39 1E 10B, TL 1000

LAND PARTITION SURVEY

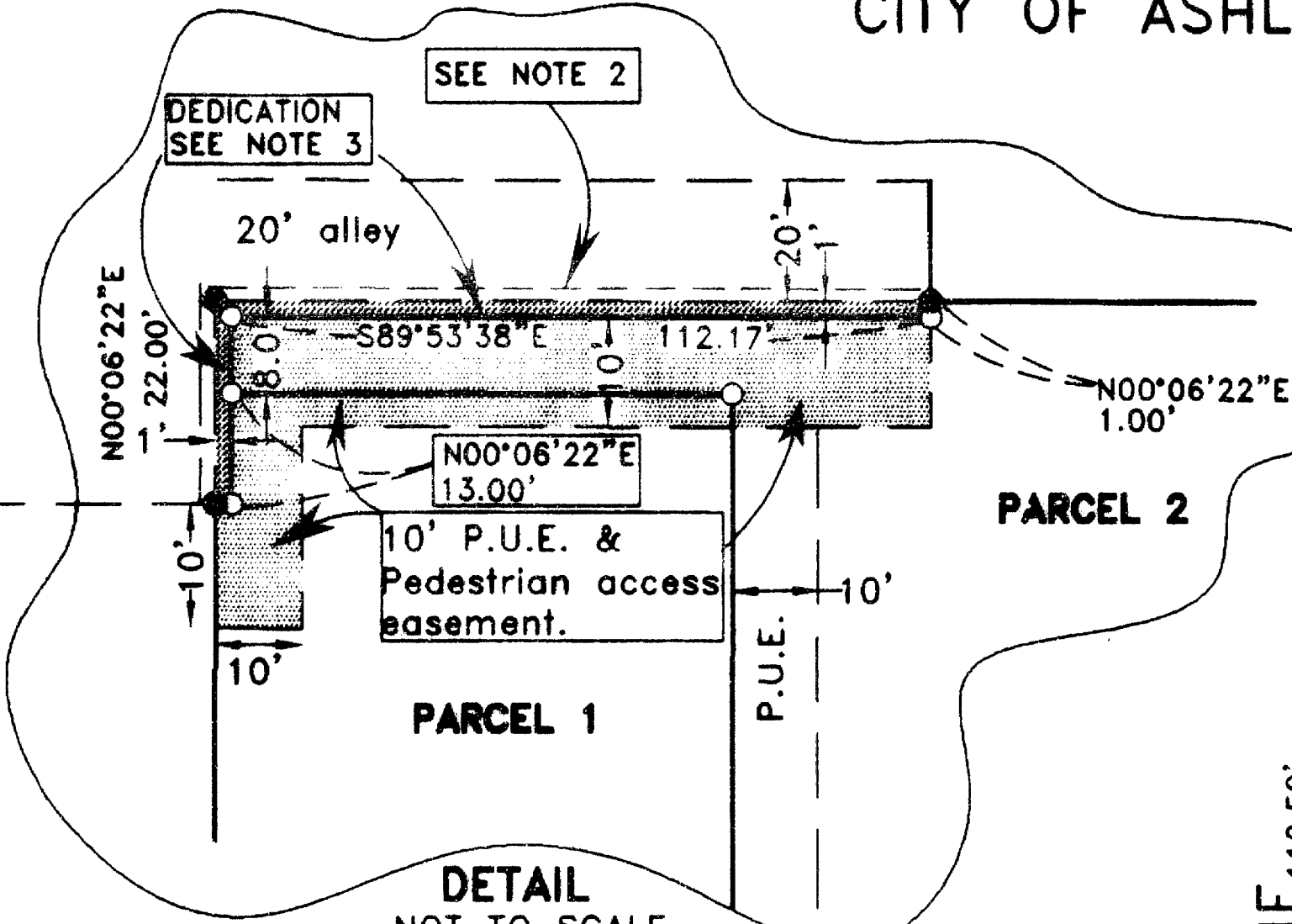
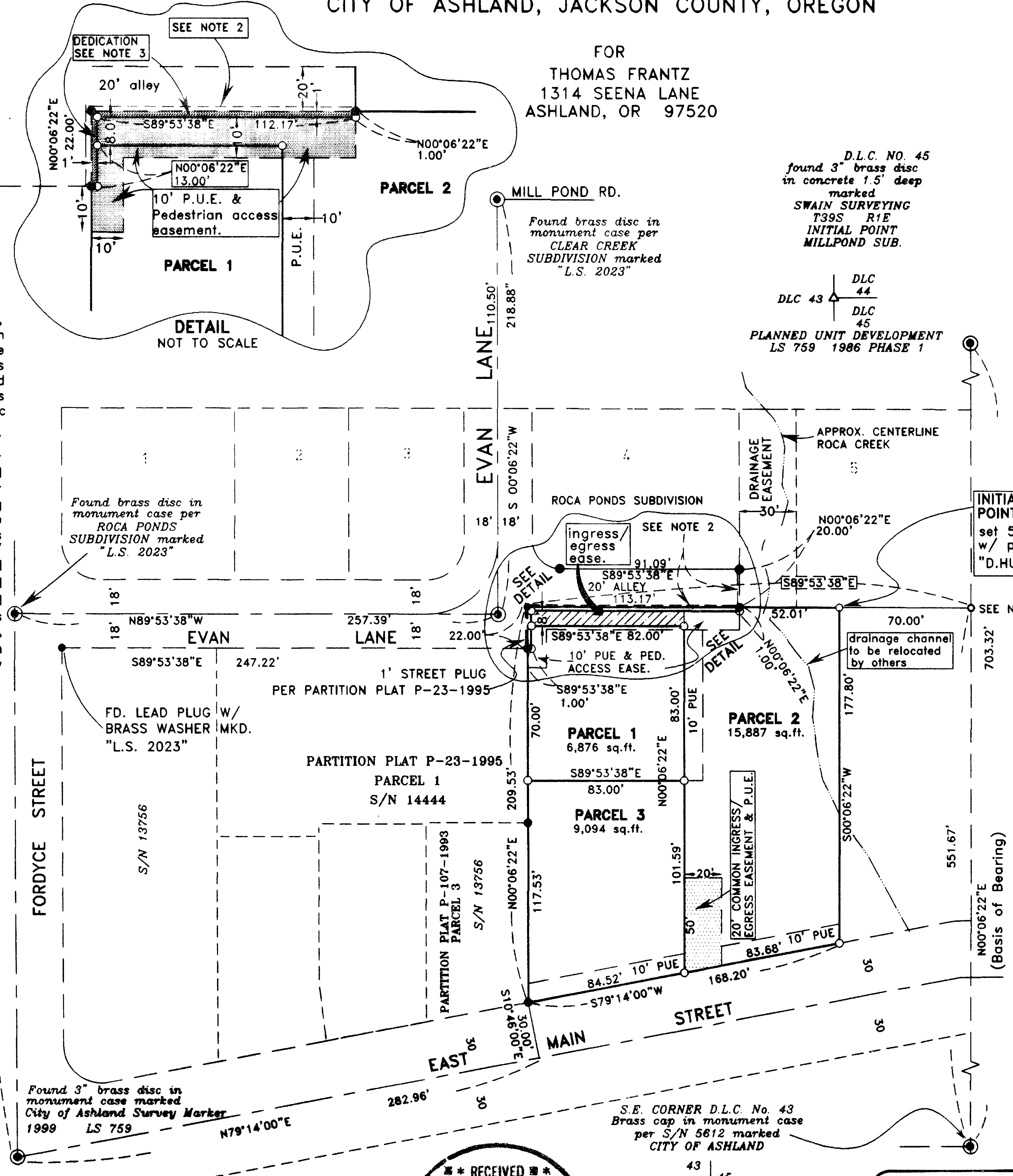
PARTITION PLAT NO. P-22-2001

LOCATED IN:

The N.W. 1/4 SECTION 10, T39S., R1E., WM.
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

THOMAS FRANTZ
1314 SEENA LANE
ASHLAND, OR 97520



RECORDING

Filed for record this the 04 day of May, 2001 at 3:09 o'clock P.M. and recorded in Volume 12, of Plats at page 22 of the Records of Jackson County, Oregon.

Ruthless & Buckner
County Clerk

Heraldine Cutting
Deputy

16898

COUNTY SURVEYOR FILE NO. _____

SURVEYOR'S CERTIFICATE:

I, Darrell L. Huck, a duly Registered Surveyor of the State of Oregon, do hereby certify that the tract of land shown hereon was correctly surveyed by me or under my direction and was marked with proper monuments as provided by law and the plat is a correct representation of the same and the following is an accurate description of the tract.

Commencing at the Southeast corner of Donation Land Claim No. 43 in Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence, along the east line of said D.L.C. No. 43, North 00°06'22\"/>

Darrell L. Huck
Surveyor

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)

Overhang Easement per Volume 368, Page 120, Deed Records, Jackson County, Oregon. (Location not defined)

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

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 Inch = 50 feet March 22, 2001

BASIS OF BEARING: N.O.A.A. True Bearing 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 and as referenced on Recorded Survey No. 10578.

- = Set 5/8"x24" Iron pin with plastic cap stamped "D. Huck LS 2023".
- = Found 5/8" iron pin with plastic cap stamped "D. Huck LS 2023" per S/N 13756 & Roca Ponds Subd.
- ⊙ = Found monument as noted
- S/N = Survey Number
- x-x- = Wire fence line.
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance

NOTE 1 = Fd. a 2" i.d. x30" iron pipe with brass disc mkd. "INITIAL POINT L.S.2023" per Roca Ponds Subd.

NOTE 2 = 1' STREET PLUG PER ROCA PONDS SUBD.

NOTE 3 = 1.00 foot wide strip of land being dedicated for street and alley purposes.

RECEIVED
Date 5-4-01 By [Signature]
This survey consists of:
- sheet(s) Map
- page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1963
DARRELL L. HUCK
2023

Expires 6/30/2001

SHEET 1 OF 1
(00296part.dwg)

SURVEY NO. 16898

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

Survey for: Thomas Frantz
1314 Seena Lane
Ashland, Oregon 97520

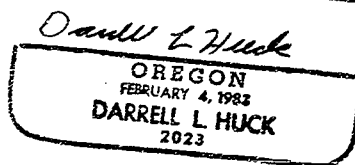
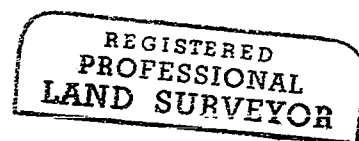
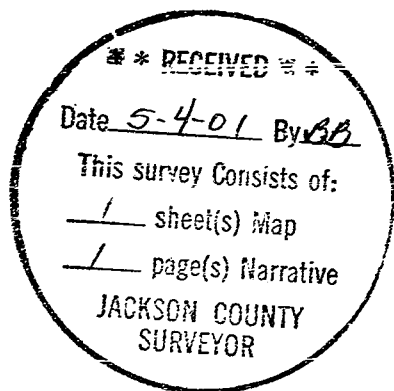
Location: Northwest one-quarter of Section 10, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon

Purpose: To survey and monument a land partition, as approved by the City of Ashland Planning Department (file No. PA 2001-009).

Procedure: Control established by this office to accomplish Roca Ponds Subdivision was extended for this survey. The property being partitioned is part of a tract of land described in Volume 249, Page 634, deed records, Jackson County, Oregon. On August 2, 2000 a warranty deed was recorded as Instrument No. 00-31821, official records, Jackson County, whereby the City of Ashland acquired title to the east 70.00 feet of Volume 249, Page 634. There is no survey of record for this land partition. Thomas Frantz acquired title to the remainder of Volume 249, Page 634 by warranty deed recorded December 14, 2000 as Instrument No. 00-50520, which is the tract now being partitioned. The west boundary was previously established by land partition No. P-107-1993. The north boundary was established by Roca Ponds Subdivision. The east boundary was determined by deed record and the south boundary is controlled by East Main Street. The parcel boundaries were computed according to clients direction and monuments were set as shown on the attached map.

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 Survey No. 10578.

Date: March 22, 2001



Darrell L. Huck
L.S. 2023 - Oregon
Expires 6/30/2001
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504