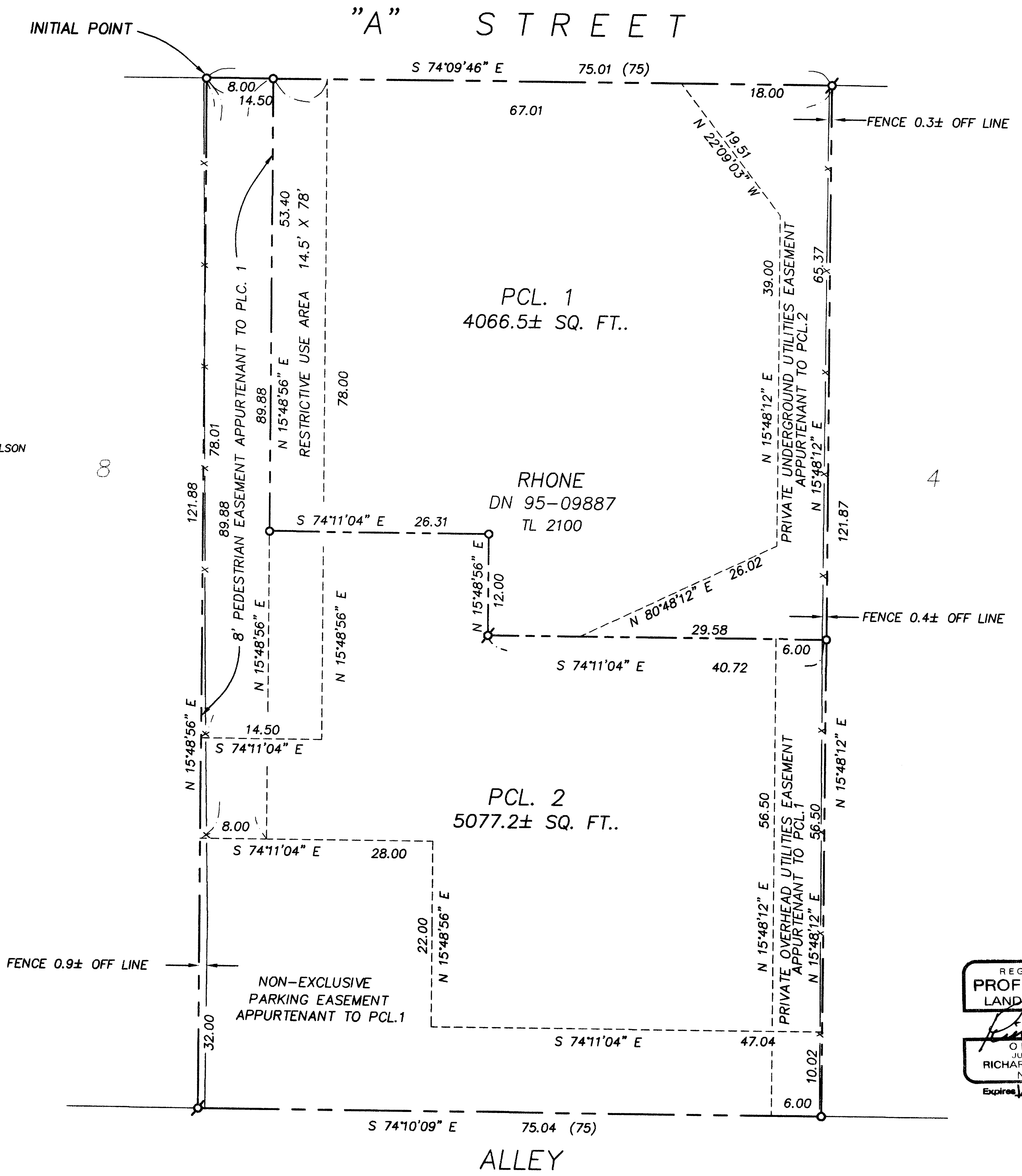


DATE: 5-01-2001  
SCALE: 1" = 10'

**REFERENCES**

- ( ) MAP OF THE RAILROAD ADDITION TO THE TOWN OF ASHLAND
- R1 MAP OF SURVEY FOR WALLACE OLSON FS 8603
- R2 CITY OF ASHLAND, FB 131, PG. 66
- R3 RAILROAD VILLAGE SUBDIVISION FS 13415



**LAND PARTITION SURVEY**  
PARTITION PLAT NO. P-2001

LOCATED IN:  
NE 1/4 OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST,  
WILLAMETTE BASE AND MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

BEING  
LOTS 5, 6, & 7 IN BLOCK F OF THE  
MAP OF THE RAILROAD ADDITION  
TO THE TOWN OF ASHLAND

SURVEY FOR:  
ABRAHAM RHONE  
P.O. BOX 959  
ASHLAND, OREGON 97520  
DN 95-09887

**LEGEND**

- PROPERTY LINE
  - CENTERLINE
  - EASEMENT
  - SET 5/8" X 30" IRON PIN W/CAP STAMPED PLS 2653 ALSPACH
  - ⊕ SET LEAD PLUG AND TAG STAMPED PLS 2653
  - ⊙ FOUND 3" BRASS DISC W/PUNCH MARK STAMPED "CITY OF ASHLAND SURVEY MARKER 1993 LS 759", IN STREET MONUMENT CASING REF: FOUND PER FS 13415 UNLESS OTHERWISE NOTED
  - FOUND LEAD PLUG W/TACK, UNLESS OTHERWISE NOTED
  - FS FILED SURVEY--JACKSON COUNTY, OREGON
  - DN DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
  - REF: REFERENCE
  - PCL. PARCEL
  - I.P. IRON PIN
- ALL DISTANCE ARE IN FEET AND DECIMALS THEREOF

I CERTIFY THAT THIS SURVEY WAS PREPARED WITH ARCHIVAL QUALITY MATERIALS AS REQUIRED BY ORS 209.250. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD INK #51640A ON CONTINENTAL MYLAR #PC-4M2.

*Richard F. Alspach*  
RICHARD F. ALSPACH, PLS 2653



**BASIS OF BEARING**

TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 9 AS DERIVED FROM N.O.A.A. NET ESTABLISHED IN 1968 AND ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL FOR THIS SURVEY WAS TAKEN FROM MONUMENTS FOUND AT POINT "A" AND POINT "B" AS N 15°50'07" E PER FILED SURVEY NO. 8603, JACKSON COUNTY SURVEYOR'S OFFICE

THIS IS TO CERTIFY THAT THIS IS A CADD GENERATED COPY OF THE ORIGINAL DRAWING  
*Richard F. Alspach*  
RICHARD F. ALSPACH, PLS 2653

**TERRASURVEY, INC.**  
PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET  
ASHLAND, OREGON 97520  
(541) 482-6474  
terrain@bisp.net

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

**DATE OF SURVEY:**

May 1, 2001

**SURVEYED BY:**

TerraSurvey, Inc.  
 274 Fourth Street  
 Ashland, OR 97520

**SURVEY FOR:**

Abraham Rhone  
 P.O. Box 959  
 Ashland, OR 97520

**LOCATION:**

N.E. 1/4 of section 9, Township 39 South, Range 1 East, Willamette Base and Meridian, City of Ashland, Jackson County, Oregon

**PURPOSE:**

To survey and partition the land described by deed recorded as Document No. 95-09887 in Jackson County Official Records.

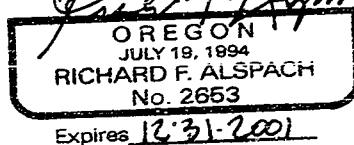
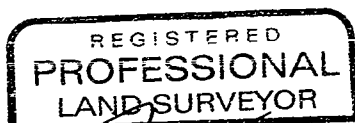
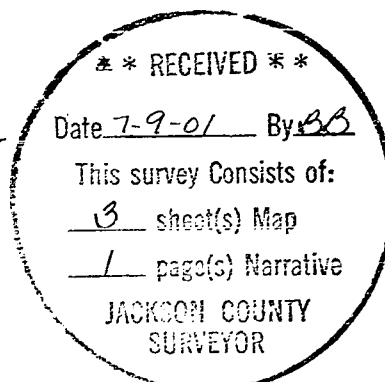
**BASIS OF BEARINGS:**

True meridian at the N-S centerline of Section 9 as derived from the N.O.A.A. net established in 1968 and on file with the Jackson County Surveyor's office. The reference line for bearing control for this survey was taken from centerline monuments found at the intersection of 6<sup>th</sup> & "B" Street and 6<sup>th</sup> & "A" Street in the City of Ashland as N 15°50'07" E, being the centerline bearing of 6<sup>th</sup> Street as shown on that certain Map of Survey filed as Survey No. 8603 at the Jackson County Surveyor's office.

**PROCEDURE:**

The subject property is located in Block "F" of the "Map of the Railroad Addition to the Town of Ashland. Block "F" on said map is defined by "A" Street on the north with a record Right of Way width of 40', 7<sup>th</sup> Street on the east with a record Right of Way width of 70', "B" Street on the south with a record Right of Way width of 70', and 6<sup>th</sup> Street on the west with a record Right of Way width of 70'. Centerline monuments exist at three street intersection locations and reference points mark the position of the fourth intersection currently occupied by a sanitary sewer manhole. Though not original, these monuments were accepted as monumenting street centerline intersections by Filed Survey No. 8603, Filed Survey No. 13415, and this survey. Having established street center lines, Block "F" sidelines were established at record right of way widths. Holding record right of way widths (16') for all alleys, Block "F" was further broken down and the subject property was established using proportionate measure. Exterior property corners were monumented as well as the line creating the partition.

May 1, 2001

Expires 12-31-2001Date 7-9-01 By RB

This survey Consists of:

3 sheet(s) Map1 page(s) NarrativeJACKSON COUNTY  
SURVEYOR

Richard F. Alspach, PLS  
 Terrasurvey, Inc.  
 274 Fourth Street  
 Ashland, OR 97520

APPROVAL:

*Bjork* 6/27/2001  
ASHLAND PLANNING DEPARTMENT DATE  
PA # 2001-006

APPROVAL:

EXAMINED AND APPROVED THIS 22nd DAY OF  
June 2001  
*Jean Holm*  
CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT ABRAHAM RHONE AS GRANTEE OF THAT CERTAIN WARRANTY DEED RECORDED APRIL 14, 1995 AS DOCUMENT NO. 95-09887 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED FEBRUARY 17, 1998 AS DOCUMENT NO. 98-05735 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON ARE THE OWNER IN FEE SIMPLE OR OTHER PARTIES IN INTEREST OF THE LANDS HERON DESCRIBED, AND SAID OWNER AND OTHER PARTIES HAVE PARTITIONED THE SAME INTO PARCELS AS SHOWN HEREON, AND THE NUMBER AND SIZE OF PARCELS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAID PARTITION.

THAT THE AREA SHOWN AS A PRIVATE UNDERGROUND UTILITIES EASEMENT IS AN EASEMENT APPURTENANT TO PARCEL 2 FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF A PRIVATE SANITARY SEWER AND PRIVATE UNDERGROUND UTILITIES SERVICING PARCEL 2.

THAT THE AREA SHOWN AS A PRIVATE OVERHEAD UTILITIES EASEMENT IS AN EASEMENT APPURTENANT TO PARCEL 1 FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PRIVATE OVERHEAD UTILITIES SERVICING PARCEL 1.

THAT THE AREA SHOWN AS A NON-EXCLUSIVE PARKING EASEMENT IS AN NON-EXCLUSIVE PARKING EASEMENT APPURTENANT TO PARCEL 1 FOR THE PURPOSES OF OFF STREET PARKING TO BE SHARED WITH PARCEL 2. (SHARED PARKING AGREEMENT ON FILE WITH THE CITY OF ASHLAND PLANNING DEPARTMENT)

THAT THE AREA SHOWN AS A PEDESTRIAN EASEMENT IS AN EASEMENT APPURTENANT TO PARCEL 1 FOR PEDESTRIAN ACCESS TO AND FROM THE NON-EXCLUSIVE PARKING EASEMENT

THAT THE AREA SHOWN AS RESTRICTIVE USE AREA IS TO BE KEPT FREE OF BUILDINGS, VEHICULAR THOROUGHFARES, PARKING AREAS, OR IMPROVEMENTS, OTHER THAN WALKWAYS AND RECREATIONAL FACILITIES.

*Abraham Rhone*  
ABRAHAM RHONE, GRANTEE

*Patricia Ford*  
BY: PATRICIA FORD, HIS ATTORNEY-IN-FACT

*Quinn P. Ford*  
KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, BENEFICIARY

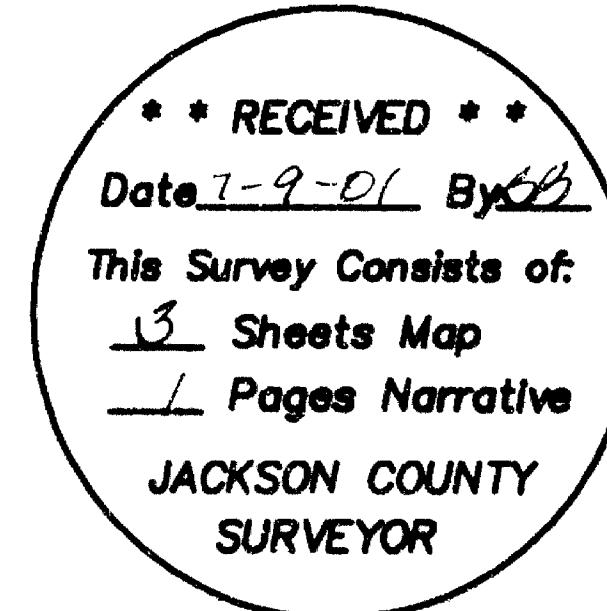
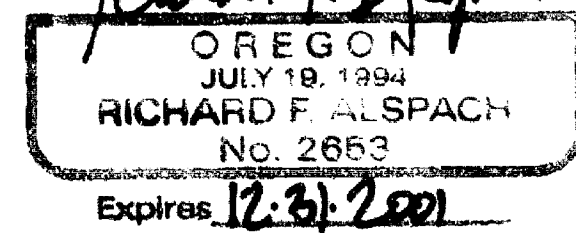
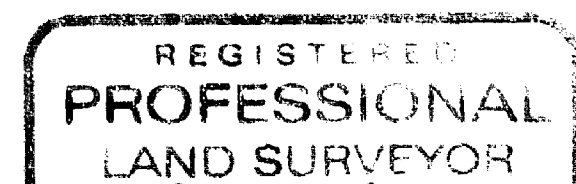
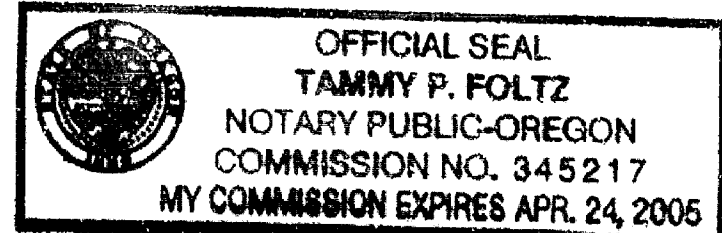
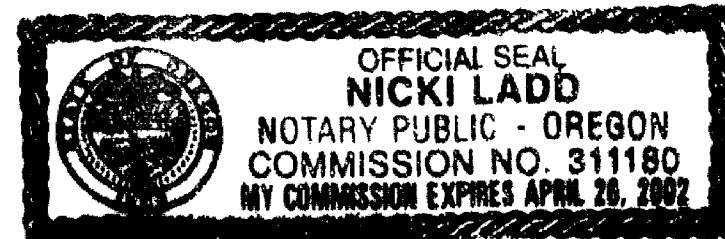
STATE OF OREGON )  
COUNTY OF JACKSON ) S.S.

ON THIS, THE 20th DAY OF June, 2001, BEFORE ME PERSONALLY APPEARED PATRICIA FORD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS THE ATTORNEY-IN-FACT OF ABRAHAM RHONE, AND ACKNOWLEDGED TO ME THAT SHE SUBSCRIBED THE NAME OF ABRAHAM RHONE THERETO AS PRINCIPAL AND HER OWN NAME AS ATTORNEY-IN-FACT.

STATE OF OREGON )  
COUNTY OF JACKSON ) S.S.

ON THIS, THE 20th DAY OF June, 2001, BEFORE ME APPEARED *GRAND A FASE* TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY HER/HIM AND TO BE HER/HIS FREE ACT AND DEED.

*Jammy P. Jolly*  
Expires April 27, 2005



LAND PARTITION SURVEY

PARTITION PLAT NO. P-35-2001

LOCATED IN:

NE 1/4 OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST,  
WILLAMETTE BASE AND MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

BEING

LOTS 5,6,&7 IN BLOCK F OF THE  
MAP OF THE RAILROAD ADDITION  
TO THE TOWN OF ASHLAND

SURVEY FOR:  
ABRAHAM RHONE  
P.O. BOX 959  
ASHLAND, OREGON 97520  
DN 95-09887

I CERTIFY THAT THIS SURVEY WAS PREPARED WITH ARCHIVAL QUALITY MATERIALS AS REQUIRED BY ORS 209.250. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD INK #51640A ON CONTINENTAL MYLAR #JPC-4M2.

*Richard F. Alspatch*  
RICHARD F. ALSPACH, PLS 2653

THIS IS TO CERTIFY THAT THIS IS A CADD GENERATED COPY OF THE ORIGINAL DRAWING

*Richard F. Alspatch*  
RICHARD F. ALSPACH, PLS 2653

DATE OF SURVEY: 5-01-2001  
TERRASURVEY JOB NO. 180-01  
180-01 RHONE MLP1 .DWG

RECORDING:

FILED FOR RECORD THIS 09 DAY OF July 2001, AT 10:11 O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT NO. P-35-2001 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 12, PAGE 35

*Kathleen S. Beckett*  
COUNTY CLERK

*Kathy LeBarron*  
DEPUTY

16987

COUNTY SURVEYOR FILE NO. \_\_\_\_\_

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF July 9, 2001

ASSESSOR

*Willie Deane Deputy*

TAX COLLECTOR

*Lynnda Abbott, Deputy*

SURVEYOR'S CERTIFICATE

I, RICHARD F. ALSPACH, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 2653, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

LOTS FIVE (5), SIX (6), AND SEVEN (7), IN BLOCK "F" OF RAILROAD ADDITION TO THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD.

*Richard F. Alspatch*  
RICHARD F. ALSPACH, PLS 2653

5-21-2001  
DATE

TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET  
ASHLAND, OREGON 97520  
(541) 482-6474  
terrain@bisp.net

JN 180-01

SHEET 1 OF 3

LAND PARTITION SURVEY

PARTITION PLAT NO. P-35-2001

LOCATED IN:

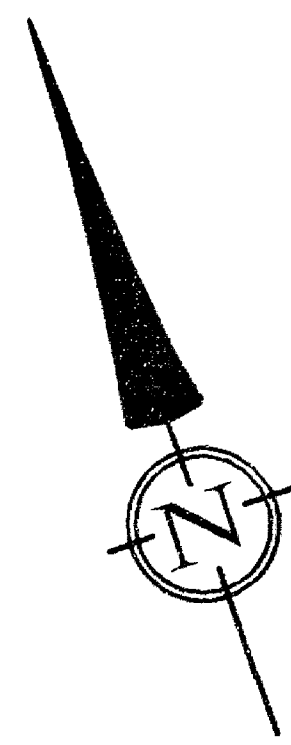
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WILLAMETTE BASE AND MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

BEING

LOTS 5,6,& 7 IN BLOCK F OF THE  
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SURVEY FOR:

ABRAHAM RHONE  
P.O. BOX 959  
ASHLAND, OREGON 97520  
DN 95-09887



DATE: 5-01-2001  
SCALE: 1" = 40'

REFERENCES

- ( ) MAP OF THE RAILROAD ADDITION TO THE TOWN OF ASHLAND
- R1 MAP OF SURVEY FOR WALLACE OLSON FS 8603
- R2 CITY OF ASHLAND, FB 131, PG. 66
- R3 RAILROAD VILLAGE SUBDIVISION FS 13415

LEGEND

- PROPERTY LINE
- - - CENTERLINE
- - - EASEMENT
- SET 5/8" X 30" IRON PIN W/CAP STAMPED PLS 2653 ALSPACH
- ⊕ SET LEAD PLUG AND TAG STAMPED PLS 2653
- FOUND 3" BRASS DISC W/PUNCH MARK STAMPED "CITY OF ASHLAND SURVEY MARKER 1993 LS 759", IN STREET MONUMENT CASING REF: FOUND PER FS 13415 UNLESS OTHERWISE NOTED
- FOUND LEAD PLUG W/TACK, UNLESS OTHERWISE NOTED
- FS FILED SURVEY-JACKSON COUNTY, OREGON
- DN DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- REF: REFERENCE
- PCL PARCEL
- I.P. IRON PIN

ALL DISTANCE ARE IN FEET AND DECIMALS THEREOF

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*Richard F. Alspach*  
RICHARD F. ALSPACH, PLS 2653

FOUND 3" BRASS DISC W/PUNCH STAMPED CITY OF ASHLAND SURVEY MARKER

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Richard F. Alspach*

OREGON  
JULY 19, 1994  
RICHARD F. ALSPACH  
No. 2653  
Expires 12-31-2001

CALCULATED POSITION PER MONUMENT TIES  
CITY OF ASHLAND, FB 131, PG. 66

TERRASURVEY, INC.  
PROFESSIONAL LAND SURVEYORS

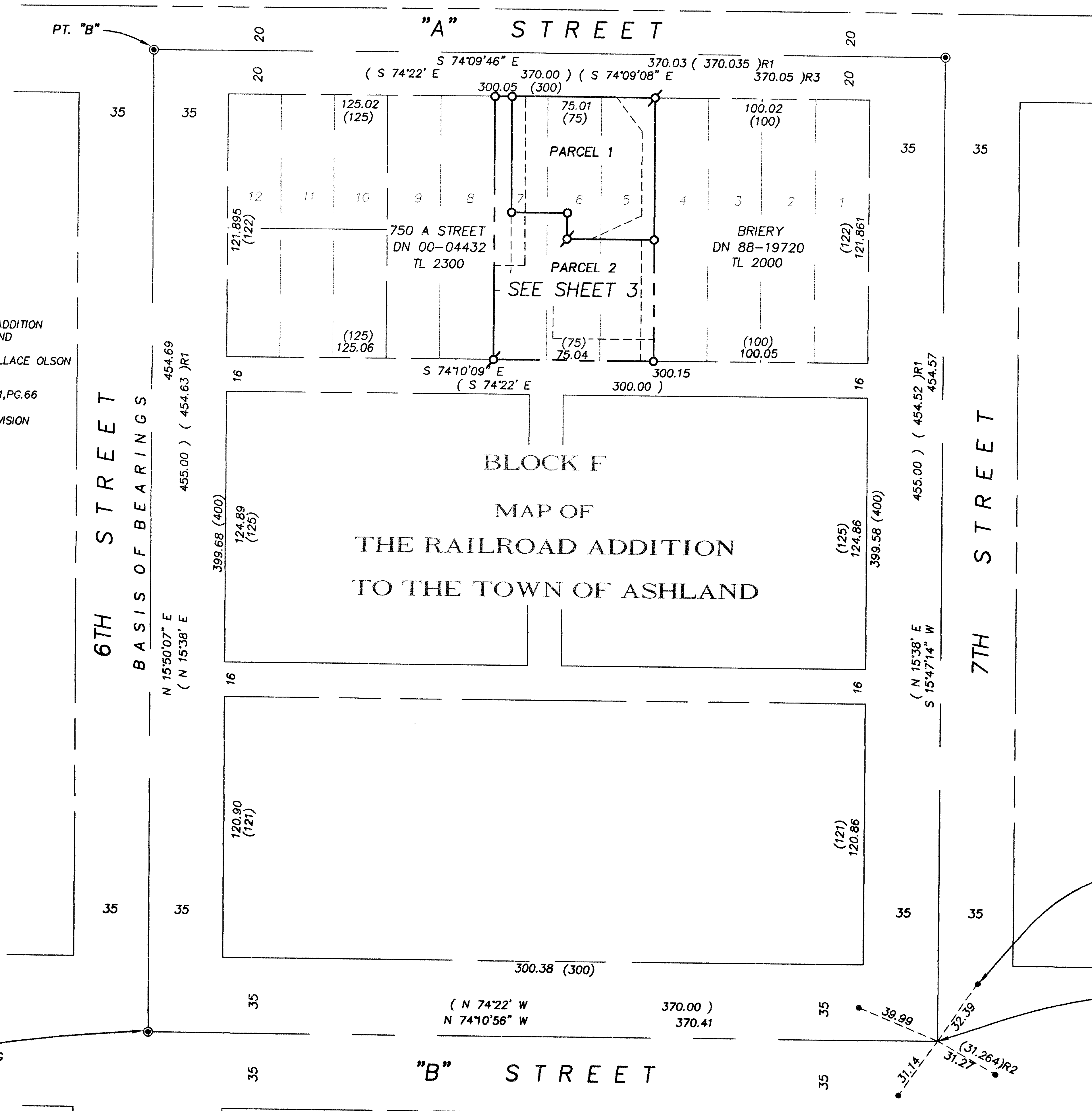
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*Richard F. Alspach*  
RICHARD F. ALSPACH, PLS 2653

T 39 S, R 1 E, SEC 09 AB, TL 2100

SHEET 2 OF 3



**BASIS OF BEARING**  
TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 9 AS DERIVED FROM N.O.A.A. NET ESTABLISHED IN 1968 AND ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL FOR THIS SURVEY WAS TAKEN FROM MONUMENTS FOUND AT POINT "A" AND POINT "B" AS N 15°50'07" E PER FILED SURVEY NO. 8603, ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE