

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

Easements per Subdivision Guarantee
EASEMENT FOR LIGHT AND POWER LINE, IRRIGATION PIPELINE AND TILE
DRAINAGE LINE PER VOL. 350, PG. 361, JCDR CANNOT BE LOCATED HEREON.

LAND PARTITION SURVEY
PARTITION PLAT NO. P-13-2002
Property Line Adjustment
In the N.W. 1/4 of Sec. 15, T.39 S., R.1 E., W.M.
City of Ashland Jackson County, Oregon
for
PAUL NIEDERMEYER, ET AL
1497 Windsor Street
Ashland, OR 97520

LEGEND:

- ⊙ = Found 2" partially crimped top iron pipe. Accepted SW corner of DLC45.
- ⊙ = Found 2 1/2" brass disk in concrete mkd. CS 1988 per County re-estab.
- = Found 5/8" iron pin w/ plastic cap mkd. SWAIN RLS759 per FS9477.
- ✕ = Found 5/8" iron pin w/ plastic cap mkd. L.J. FRIAR & ASSOC per FS14859.
- = Found 5/8" iron pin w/ plastic cap mkd. MCMAHAN PLS1913 per FS17068.
- ⊙ = Found brass washer mkd. LS2234 in lead plug in concrete gutter per FS14859.
- ⊙ = Set brass washer mkd. LS2234 in lead plug in concrete gutter.
- = Set 5/8" x 30" iron pin w/ plastic cap mkd. L.J.FRIAR & ASSOC.
- ESI = Easement for Street Improvements.
- FS = Filed Survey #.
- () = Record data as shown.
- JCDR = Jackson County Deed Records.
- DR = Deed Record.
- ORJCO = Official Records of Jackson County, Oregon.
- CL = Centerline
- PP# = Partition Plat No.
- PUE = Public Utility Easement.

BASIS OF BEARINGS: True Meridian at N-S centerline of Section 15 as derived from the NOAA 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 along the South line of DLC No.45 as shown on Survey No. 9947 in the Jackson County Surveyor's Office and as shown hereon.

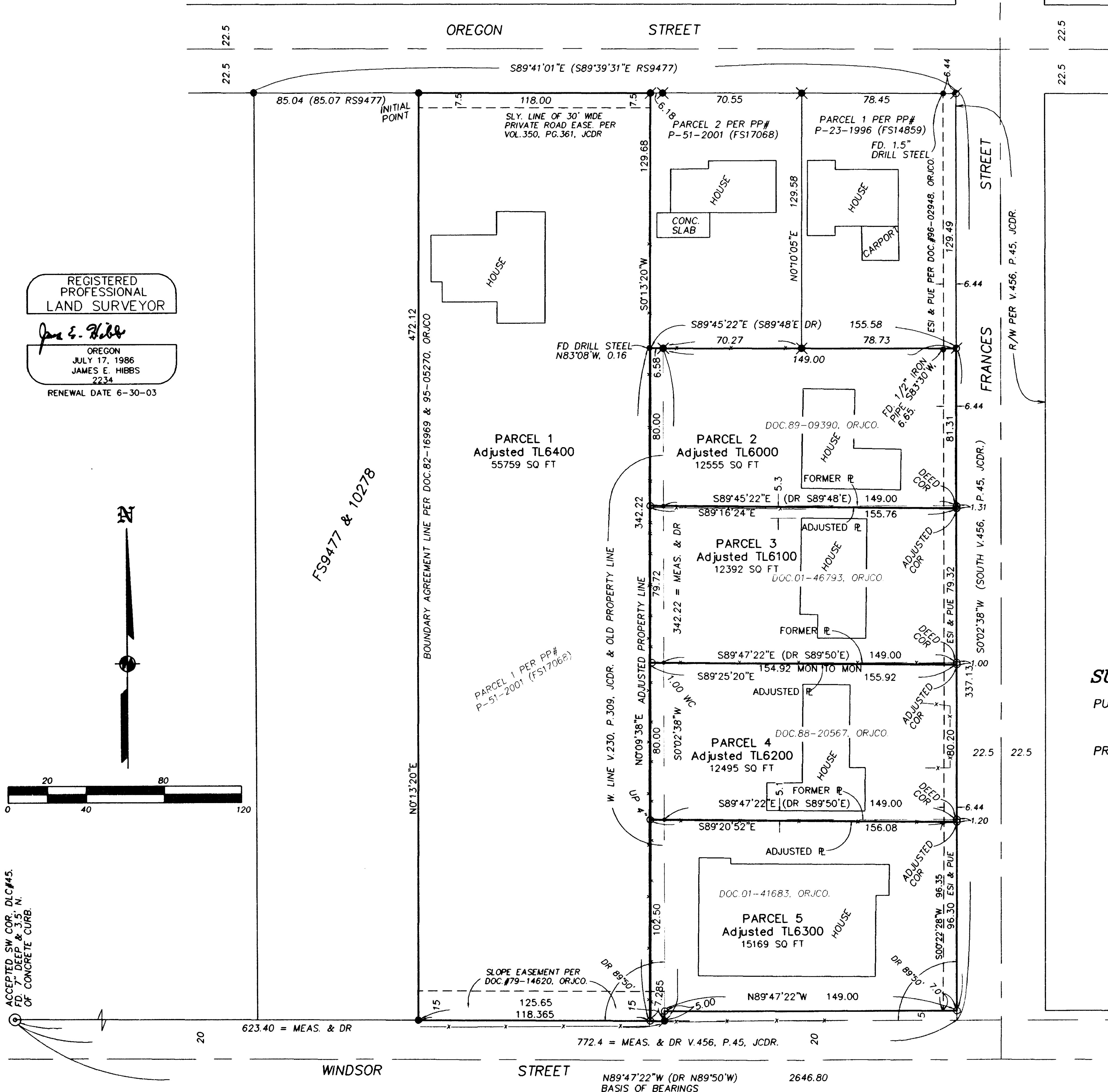
DATE: January 16, 2002 UNIT OF MEASUREMENT: Feet SCALE: 1" = 40'

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

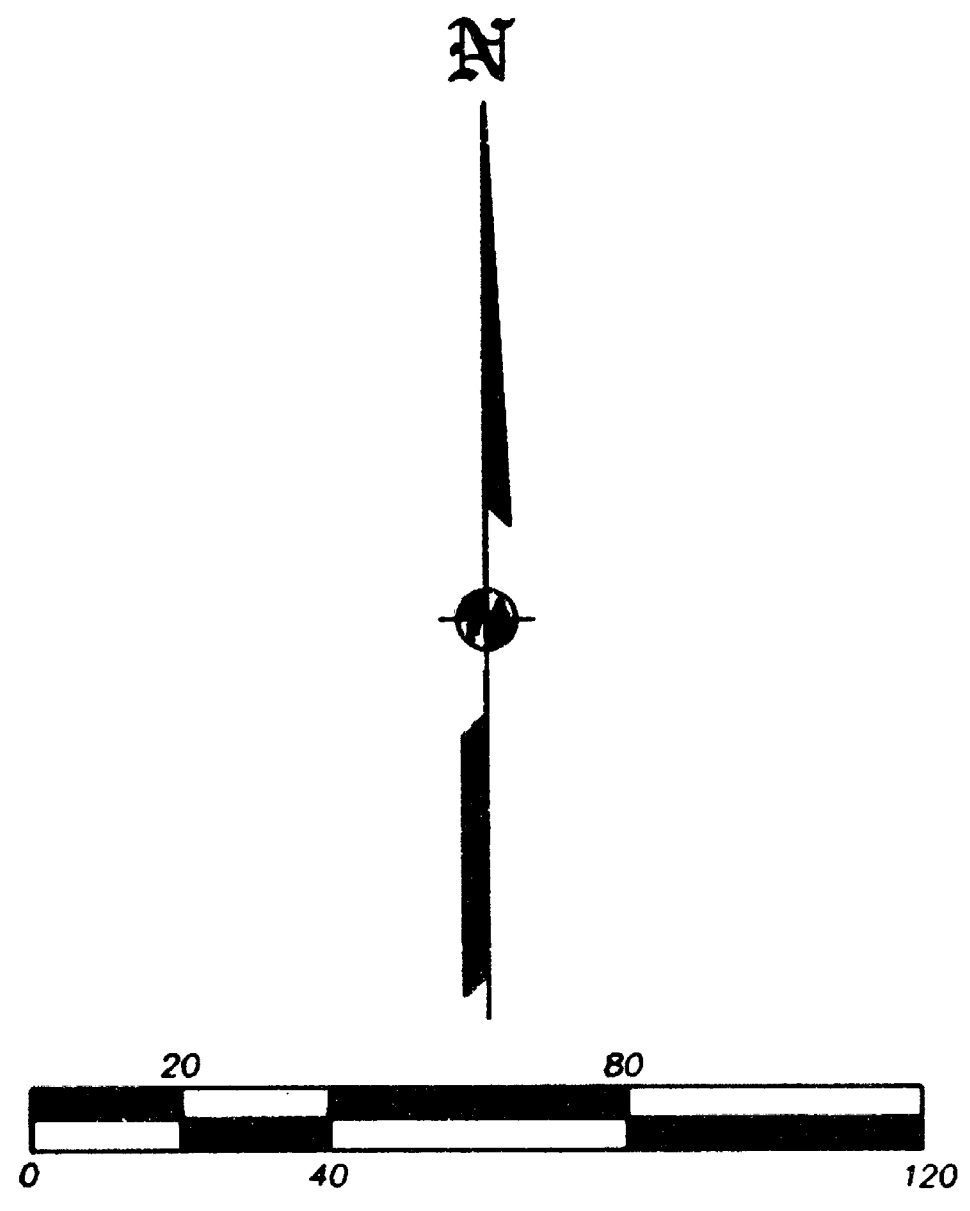
PURPOSE: To survey and monument the corners of five Parcels created through Land Partition (Property Line Adjustment). See Ashland PA #2002-006.

PROCEDURE: Recovered monuments and control established by this office during the completion of FS14859. Made ties to fence lines, improvements, etc and to monuments established by FS17068 as shown hereon. Set pins at the requested locations as shown hereon.

NOTE: Initially pins were set at the deed record locations along the West line of Frances Street. Subsequently the adjacent property owners wished to adjust their respective East-West lines. Monuments were then set at these adjusted locations as shown hereon. I decided not to remove the deed corner pins since doing so would further damage street improvements.



REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-03



ACCEPTED SW COR. DLC#45.
FD. 7" DEEP & 3.5" N.
OF CONCRETE CURB

391E15BA TL'S 6000,6100, 6200, 6300 & 6400

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

RECEIVED
DATE 2-28-02 BY OB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 2 OF 2

01250FMP

17220

APPROVAL:

ASHLAND PLANNING DEPARTMENT
PA# 2002-006 PROPERTY LINE ADJUSTMENT

02-25-2002 DATE

LAND PARTITION SURVEY

PARTITION PLAT NO. P-13-2002

Property Line Adjustment
In the N.W. 1/4 of Section 15, T.39S, R.1E, W.M.
City of Ashland Jackson County, Oregon

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 28 DAY OF February, 2002 AT
3:51 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-13-2002
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 13, PAGE 13

APPROVAL:

EXAMINED AND APPROVED THIS 22nd DAY OF February, 2002

Janet Wilson
CITY SURVEYOR

PAUL NIEDERMEYER, ET AL
1497 Windsor Street
Ashland, OR 97520

DATE:
JANUARY 16, 2002

Kathleen J. Berkett COUNTY CLERK
Glenda E. Bartlett DEPUTY
COUNTY SURVEYOR FILE NO. 17220

TAX STATEMENT

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE
BEEN PAID AS OF February 28, 2002

Carol Applegate, Deputy 2/28/02 TAX COLLECTOR
K. J. Ford, Deputy 2/28/02 ASSESSOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, JOANN REVOIR, JAMES C. REVOIR, RICHARD C. REVOIR, KEITH COBB, JOSEFINA GARCIA-COBB, MICHAEL BELSKY, JOSIE WILSON, PAUL A. NIEDERMEYER, KRISTIN SIVESIND, AND THE BANK OF CALIFORNIA N.A., (TRUSTEE OF THE RICHARD A. HERNDÖBLER TRUST AGREEMENT AND TRUSTEE OF THE WAUNITA JEANE HERNDÖBLER REVOCABLE LIVING TRUST) ARE THE OWNERS OF THE REAL PROPERTY SHOWN ON SHEET 2 AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE PARTITIONED THE SAME INTO THE PARCELS AS SHOWN ON SHEET 2. WE DO HEREBY DEDICATE TO THE CITY OF ASHLAND THE EASEMENT FOR STREET IMPROVEMENTS (ESI) AND PUBLIC UTILITY EASEMENT (PUE) WITH THE CONDITION THAT CHARTER COMMUNICATIONS, ITS SUCCESSORS OR ASSIGNS IN INTEREST SHALL HAVE THE RIGHT TO USE SAID PUE FOR THE PLACEMENT AND MAINTENANCE OF CABLE TV LINES AS LONG AS THEY DO NOT INTERFERE WITH THE PLACEMENT AND MAINTENANCE OF CITY OF ASHLAND UTILITIES.

SURVEY BY:

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

SURVEYOR'S CERTIFICATE

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY DECLARE 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:

Beginning at the Northwest corner of Parcel 1 per Partition Plat No. P-51-2001, according to the official plat thereof, now of record, in Volume 12, Page 51 of Record of Partition Plats of Jackson County, Oregon and filed as Survey No. 17068 in the Office of the Jackson County Surveyor and the INITIAL POINT OF BEGINNING; thence along the North line thereof, South 89°41'01" East, 118.00 feet to the Northwest corner of Parcel 2 of said Partition; thence along the West line thereof, South 00°13'20" West, 129.68 feet to the Southeast corner thereof; thence along the South line thereof and the South line of Parcel 2 per Partition Plat No. P-23-1996, according to the official plat thereof, now of record, in Volume 7, Page 23 of Record of Partition Plats of Jackson County, Oregon and filed as Survey No. 14859 in the Office of the Jackson County Surveyor, South 89°45'22" East, 155.58 feet to the Southeast corner of said Parcel 1; thence along the West line of Frances Street as described in Volume 456, Page 45, Jackson County Deed Records, South 00°02'38" West, 337.13 feet to the Southeast corner of that tract described in Document No. 01-41683, Official Records of Jackson County, Oregon; thence along the South line thereof, North 89°47'22" West, 149.00 feet to the Southwest corner thereof; thence along the East line of Parcel 1 per said Partition Plat No. P-51-2001, South 00°02'38" West, 5.00 feet to the South line of Donation Land Claim No. 45, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence along said South line, North 89°47'22" West, 125.65 feet to the Southwest corner of said Parcel 1; thence along the West line thereof, North 00°13'20" East, 472.12 feet to the INITIAL POINT OF BEGINNING.

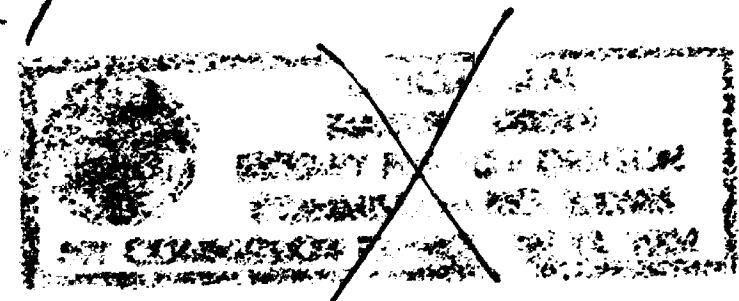
REGISTERED PROFESSIONAL LAND SURVEYOR
JAMES E. HIBBS
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-03

Joann Revoir, Keith Cobb, Josefina Garcia-Cobb, James C. Revoir
Michael Belsky, Josie Wilson, Paul A. Niedermeier
Kristin Sivesind, Robyn E. Brewer, Richard C. Revoir

STATE OF OREGON))SS.
COUNTY OF JACKSON)
PERSONALLY APPEARED THE ABOVE NAMED PAUL A. NIEDERMEYER, AS ATTORNEY IN FACT FOR JOANN REVOIR, JAMES C. REVOIR, RICHARD C. REVOIR AND
ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 21st DAY OF February, 2002

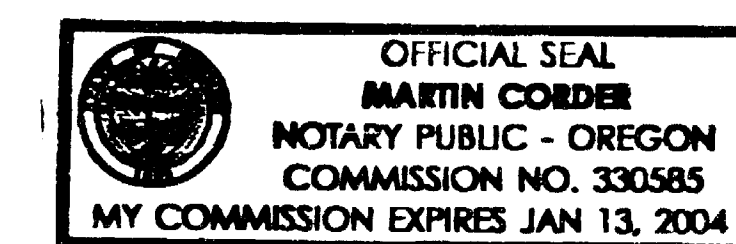
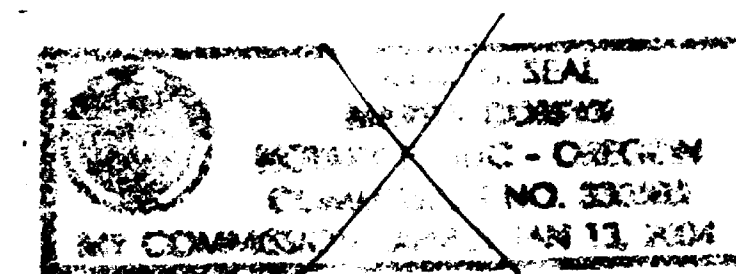
BEFORE ME: Notary Public of Oregon



STATE OF OREGON))SS.
COUNTY OF JACKSON)
PERSONALLY APPEARED THE ABOVE NAMED PAUL A. NIEDERMEYER AND KRISTIN SIVESIND, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 21st DAY OF February, 2002

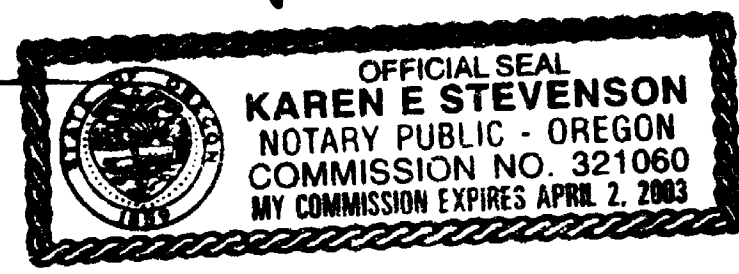
BEFORE ME: Notary Public of Oregon



STATE OF OREGON))SS.
COUNTY OF JACKSON)
PERSONALLY APPEARED THE ABOVE NAMED KEITH COBB AND JOSEFINA GARCIA-COBB, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 7th DAY OF February, 2002

BEFORE ME: Notary Public of Oregon



STATE OF OREGON))SS.
COUNTY OF JACKSON)
PERSONALLY APPEARED THE ABOVE NAMED MICHAEL BELSKY AND JOSIE WILSON, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 7th DAY OF February, 2002

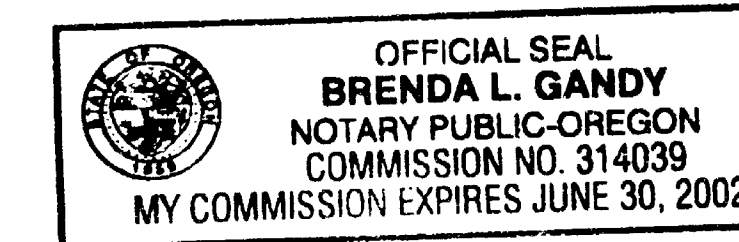
BEFORE ME: Notary Public of Oregon



STATE OF OREGON))SS.
COUNTY OF MULTNOMAH)
PERSONALLY APPEARED THE ABOVE NAMED ROBYN E. BREWER, AS VICE-PRESIDENT OF BANK OF CALIFORNIA, N.A. AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 4th DAY OF February, 2002

BEFORE ME: Notary Public of Oregon



AFFIDAVITS OF CONSENT

FROM WAYNE K. COBB, SUCCESSOR TRUSTEE OF THE KENNETH G. COBB AND GENEVA B. COBB CHARITY TRUST. DOC # 02-10639, ORJCO
FROM U.S. BANK NATIONAL ASSOCIATION NO. DOC # 02-10638, ORJCO
FROM NATIONAL CITY MORTGAGE CO. DBA COMMONWEALTH UNITED MORTGARE COMPANY. DOC # 02-10640, ORJCO

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

RECEIVED
DATE 2-28-02
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
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