

# LAND PARTITION SURVEY

PARTITION PLAT No. P-34-2002

LOCATED IN:  
 Lot 3 and the Open Space of INDIAN MEADOWS SUBDIVISION  
 in Donation Land Claim No. 53  
 in the N.W. 1/4 of Section 13, T.39S., R.1E., W.M.  
 City of Ashland, Jackson County, Oregon

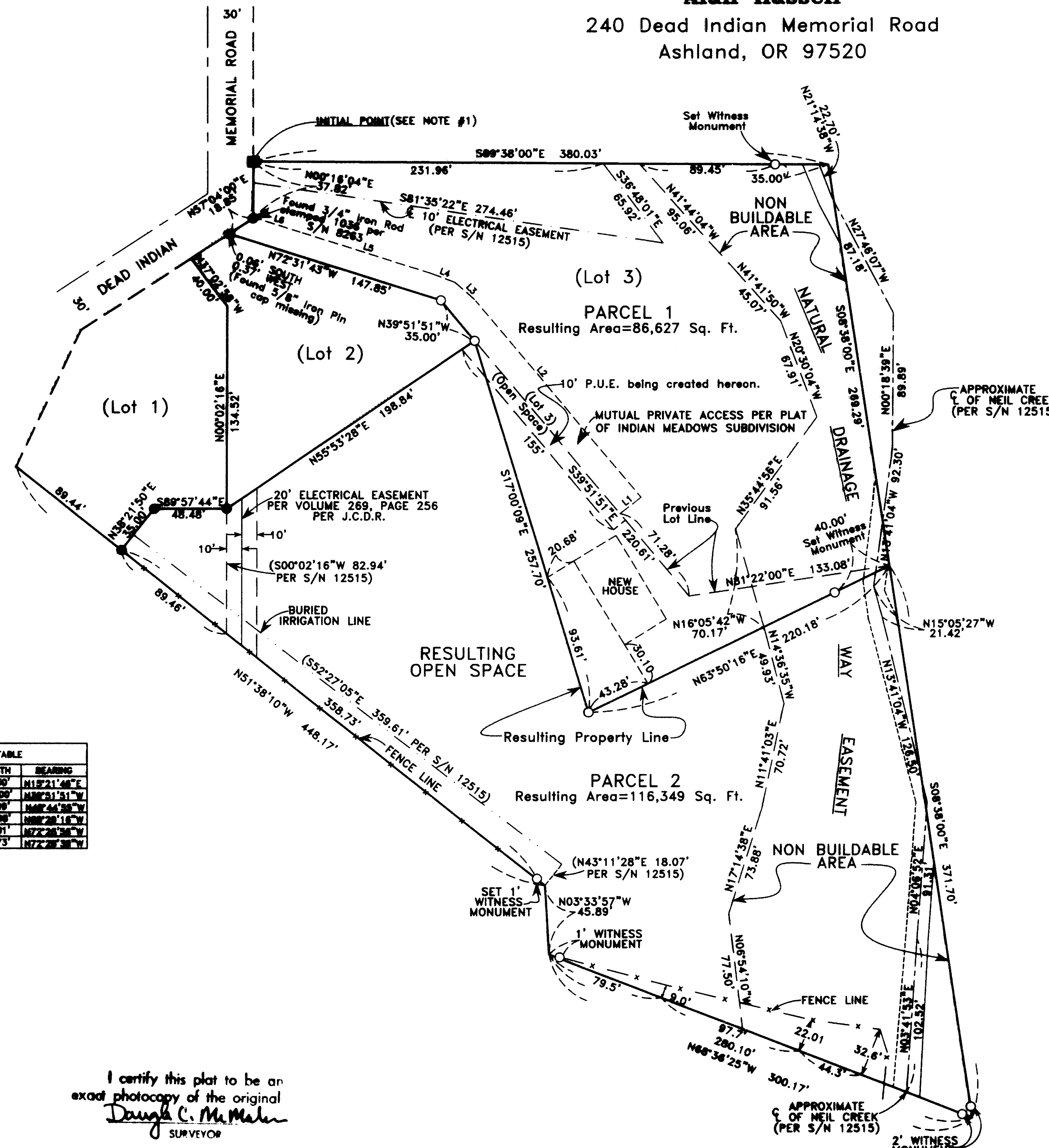
FOR  
**Alan Hassell**

240 Dead Indian Memorial Road  
 Ashland, OR 97520

HOFFBUHR & ASSOCIATES, INC.  
 3155 Alameda St., Suite 201 MEDFORD, OREGON  
 (541) 779-4641

BY: DOUGLAS C. McMAHAN PLS No. 1913  
 SCALE: 1" = 60' April 5, 2002  
 BASIS OF BEARING: S/N 12515 (True Meridian at  
 the N-S centerline of Section  
 13 derived from N.O.A.A. net)

- = Set 5/8"x24" rebar with plastic cap stamped "D.McMAHAN LS 1913"
- = INITIAL POINT (See Note #1)
- = Found monument per S/N 12515, unless otherwise shown
- S/N = Filed Survey Number
- J.C.D.R. = Jackson County Deed Records
- P.U.E. = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable, television, and sanitary sewer construction and maintenance.



| LINE | LENGTH  | BEARING     |
|------|---------|-------------|
| L1   | 17.50'  | N17°21'46"E |
| L2   | 171.00' | N43°31'51"W |
| L3   | 16.88'  | N67°44'28"W |
| L4   | 16.88'  | N67°44'28"W |
| L5   | 89.81'  | N72°28'38"W |
| L6   | 34.73'  | N72°28'38"W |

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 200.290 OREGON REVISED STATUTES**

**PURPOSE:** TO SURVEY, MONUMENT AND PREPARE A FINAL PLAT FOR A PROPERTY LINE ADJUSTMENT.

**PROCEDURE:** UTILIZING FOUND MONUMENTATION FROM FILED SURVEY NO. 12515 FOR CONTROL, I ESTABLISH PROPER MONUMENTS AS SHOWN HEREON. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

**NOTES:**

- 1.) INITIAL POINT found 3" diameter brass disc marked: "INDIAN HILLS SUB. P.C. INITIAL POINT LS 1036 1991"

I certify this plat to be an exact photocopy of the original  
*Douglas C. McMahon*  
 SURVEYOR

PROFESSIONAL  
 LAND SURVEYOR

*Douglas C. McMahon*

OREGON  
 JULY 18, 1980  
 D.C. McMAHAN  
 PLS No. 1913

EXPIRES 12/31/02

RECEIVED  
 Date 12-6-02 By AK  
 This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY  
 SURVEY

LAND PARTITION SURVEY

PARTITION PLAT No. P-34-2002

LOCATED IN:

Lot 3 and the Open Space of INDIAN MEADOWS SUBDIVISION
In Donation Land Claim No. 53
in the N.W. 1/4 of Section 13, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon

FOR

Alan Hassell

240 Dead Indian Memorial Road
Ashland, OR 97520

RECORDING

Filed for record this the 6 day of June, 2002
at 1:23 o'clock P.M. and recorded as Partition Plat No.
P-34-2002 of the Records of Jackson County, Oregon.

Index Volume 13, Page 34

Nathaniel S. Beckett County Clerk
Glenda E. Bartlett Deputy

COUNTY SURVEYOR File No. 17362

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED
BY O.R.S. 92.095 HAVE BEEN PAID AS OF June 6th 2002

Assessor: 6-6-02
TAX COLLECTOR: Janice Clark, Party 6/6/02

APPROVAL:
[Signature] 5.01.2002
ASHLAND PLANNING DEPARTMENT DATE
PA # 2002-022

(PROPERTY LINE ADJUSTMENT)

APPROVAL

Examined and Approved this 22nd day of April, 2002.

[Signature]
City Surveyor

DECLARATION

KNOW ALL MEN BY THESE PRESENTS that BRETT A. HASSELL, JACKIE S. HASSELL,
ALAN R. HASSELL and MICHELE M. HASSELL 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.
We hereby dedicate to the City of Ashland for public use, that easement labeled
as a Public Utility Easement. Charter Communication, Inc., their assigns and/or
successors in interest are hereby granted the right too install and maintain T.V.
Service over, across, and through the Public Utility Easement as shown hereon, as
long as it does not interfere with the installation and maintenance of the City of
Ashland's utilities.

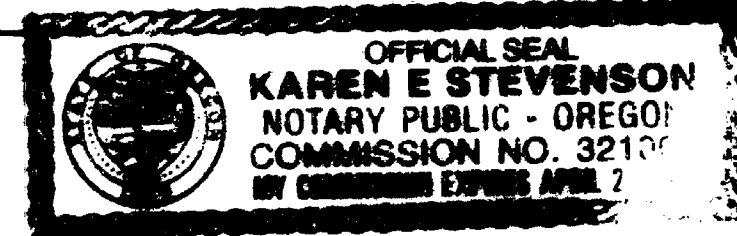
[Signature]
ALAN R. HASSELL

[Signature]
MICHELE M. HASSELL

State of Oregon }
County of Jackson } ss.
Date: April 19, 2002

Personally appeared before me the above named ALAN R. HASSELL and
MICHELE M. HASSELL and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before Me: [Signature]
Notary



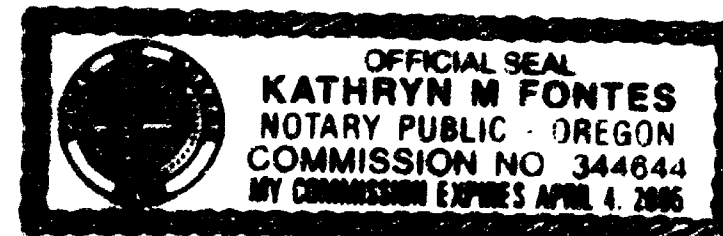
[Signature]
BRETT A. HASSELL

[Signature]
JACKIE S. HASSELL

State of Oregon }
County of Jackson } ss.
Date: April 19, 2002

Personally appeared before me the above named BRETT A. HASSELL and
JACKIE S. HASSELL and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before Me: [Signature]
Notary



RECEIVED
Date: 6-6-02 By: [Signature]
This survey consists of:
2 sheet(s) Map
1 parcel Narrative
JACKSON COUNTY
SURVEY

FOR AFFIDAVIT OF CONSENT TO PLAT SEE
DOCUMENTS No. 02-29820 AND No. 02-29821 J.C.D.R.

ENCUMBRANCES OF RECORD:

- 1. Approach Area Easement per Document No. 72-05391 of the Official Records of Jackson County, Oregon.
2. Easement for transmission and distribution of electricity as set forth in Volume 269, Page 256, Deed Records of Jackson County, Oregon.
3. Easement for telephone, telegraph, and communication lines as set forth in Volume 280, Page 36, Deed Records of Jackson County, Oregon.
4. Easement for transmission and distribution of electricity as set forth in Volume 597, Page 211, Deed Records of Jackson County, Oregon.
5. Easement for relocation of Neil Creek, as set forth in Document Nos. 66-05795 and 70-11011, Official Records of Jackson County, Oregon.
6. A perpetual and assignable easement and right of way for the free and unobstructed passage of aircraft as set forth in document Nos. 66-05796 and 74-01362 of the Official Records of Jackson County, Oregon.
7. Hold Harmless Agreement for aviation related noise, property damage or personal injuries resulting from activities at or connected with the Ashland Municipal Airport, including the terms and provisions thereof, as set forth in Document No. 89-25149 of the Official Records of Jackson County, Oregon.
8. Easement for transmission and distribution of electricity and other purposes, as set forth in in instrument(s) recorded in Volume 236, page 586 and Volume 360, page 195, Deed Records of Jackson County, Oregon.
9. Right of way and easement granted to the Postal Telegraph Cable Company; notice of which appears in instrument recorded in Volume "M", page 540, Miscellaneous Records of Jackson County, Oregon.
10. Easement for the purpose of carrying water or gas and for other purposes, per Instrument recorded in Volume 109, page 498 of the Deed Records of Jackson County, Oregon.
11. Condition that domestic well is allowed to remain in the natural drainage way, with an easement for any pipelines leading from the well, as set forth on Filed Survey Number 12515.
12. Irrigation easement to be established or dedicated, as set forth on the recorded plat and dedication (Filed Survey Number 12515).

SURVEYORS CERTIFICATE:

I, Douglas C. McMahan, 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:

The OPEN SPACE and LOT 3 of INDIAN MEADOWS SUBDIVISION, in the City of Ashland, according to the Official Plat thereof, now of record in Jackson County, Oregon.

[Signature]
SURVEYOR

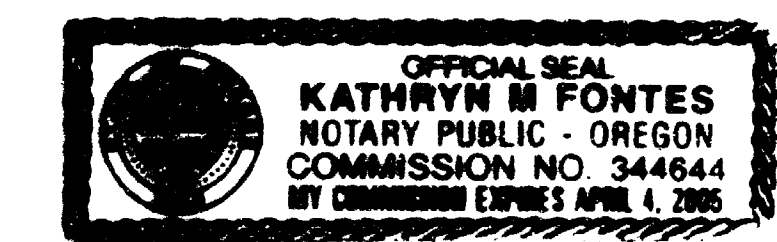
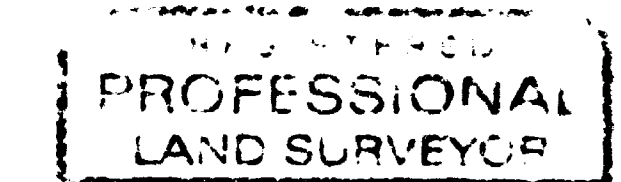
WELLS FARGO BANK WEST, N.A., the undersigned beneficiary of certain Trust Deeds recorded October 18, 2001, as Document No. 01-49750 and recorded October 18, 2001 as Document No. 01-49751 Official Records of Jackson County, Oregon affecting the land described herein, hereby releases from the lien of said Trust Deeds all property shown hereon as dedicated to the City of Ashland for public use.

State of Oregon }
County of Jackson } ss.

By: [Signature]
Title: Service Manager

The foregoing instrument was acknowledged before me this 19 day of April, 2002, by Tamara Zahnow known to me as the person who executed the within instrument as employee on behalf of WELLS FARGO BANK WEST, N.A.

Before me: [Signature]
Notary



I certify this plat to be an exact photocopy of the original.
[Signature]
SURVEYOR

