

LAND PARTITION SURVEY

PARTITION PLAT No. P-61-2002

RECORDING

Filed for record this the 11 day of October, 2002
at 10:06 o'clock A.M. and recorded as Partition Plat No.
P-61-2002 of the Records of Partition Plats in Jackson
County, Oregon. Index Volume 13, Page 61.

Kathleen J. Beckett Glenda E. Bartlett
County Clerk Deputy

COUNTY SURVEYOR File No. 17514

TAX STATEMENT APPROVAL:

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. as of OCTOBER 11, 2002.

William Johnson Deputy 10-11-2002
Assessor Date

James Clark Deputy 10/11/02
Tax Collector Date

NOTES:

#1.) AREA OF AN IRREVOCABLE LICENSE FOR THE CONSTRUCTION OF BUILDINGS, UTILITIES FACILITIES AND OTHER IMPROVEMENTS AS SET FORTH IN INSTRUMENT NO. 00-52533 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

#2.) PROPERTY MAY BE AFFECTED BY RIGHTS OF WAY FOR PACIFIC POWER & LIGHT COMPANY PER VOLUME 547, PAGE 524 OF DEED RECORDS OF JACKSON COUNTY, OREGON. (SPECIFIC LOCATION NOT GIVEN)

#3.) LOCATION OF HAMILTON CREEK NATURAL DRAINAGE WAY AND CONSERVATION EASEMENT PER PARTITION PLAT NO. P-70-1997.

FOUND BRASS DISC IN CONCRETE MARKED "SWAIN SURVEYING 1/4 S11 COR. SURVEY S14 MONUMENT 1983"

INITIAL POINT FOUND A 2 1/2" BRASS DISC SET IN A 1" X 30" IRON PIPE MARKED "INITIAL POINT, N-CN 1/64, 1997, LS 1913"

SURVEYORS 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 supervision and complies with the regulations for land partition and the following is an accurate description of the parent tract of land as set forth hereon:

PARCELS 1, 2 AND 4 of land partition filed for record November 24, 1997 as Partition Plat No. P-70-1997 of the records of Jackson County, Oregon, and is on file in the office of the Jackson County Surveyor as No. 15567.

Darrell L. Huck
SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
3155 Alameda Street, Suite 201
Medford, Oregon 97504
(541) 779-4641

BY: DARRELL L. HUCK L.S. 2023
SCALE: 1" = 100' JULY 19, 2002
BASIS OF BEARING: N.O.A.A. True Meridian at N-S center line Section 14 as derived from N.O.A.A. survey net established in 1968 and filed in the Office of the Jackson County Surveyor. Bearing reference line taken from File Survey No. 9668 as shown hereon.

- = Set 5/8"x24" Iron pin with plastic cap stamped "D. HUCK LS 2023".
- = Found monument per S/N 11809 & S/N 15567 (unless otherwise noted)
- S/N = Filed Survey Number
- O.R.J.C.O. = Official Records Jackson County, Oregon

A replat of Parcels 1, 2 and 4 of Land Partition recorded in November 24, 1997 as Partition Plat No. P-70-1997 of the Records of Partition Plats in Jackson County, Oregon

LOCATED IN
THE N.W. 1/4 OF SECTION 14, T.39S., R.1W., W.M.
City of Ashland, Jackson County, Oregon

FOR
INDEPENDENT PRINTING CO. INC.
640 TOLMAN CREEK ROAD
ASHLAND, OREGON 97520

* * RECEIVED * *

Date 10-11-02 By DB
This survey Consists of:
- 1 sheet(s) Map
- 1 page(s) Narrative
JACKSON COUNTY SURVEYOR

APPROVAL:
Bill 9.17.2002
ASHLAND PLANNING DEPARTMENT DATE
PA # 2002-066

APPROVAL
Examined and Approved this 16th day of September, 2002.
James Holman
City Surveyor

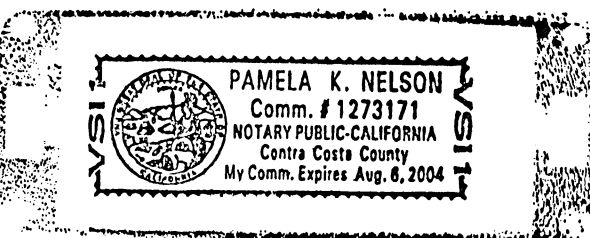
DECLARATION
KNOW ALL MEN BY THESE PRESENTS, that IPCO Development Corporation, a California Corporation and Independent Printing Co. Inc., a California corporation, are the owners of the real property represented on this partition plat and more particularly described in the Surveyor's Certificate and have caused the same to be partitioned into parcels as shown on the partition plat. We hereby make and create a private ingress/egress and utility easement as shown hereon, for the benefit of the owners, their heirs and assigns of Parcels 2, 3 and 4. It is intended that all easements created per Partition Plat No. P-70-1997 remain as created, EXCEPT that the easterly portion of that certain 25' Private Ingress/Egress and Utility Easement, as shown hereon, is to be relinquished. We hereby make and create a private utility easement over and across Parcel 1 and Parcel 4 for the benefit of the owners, their heirs and assigns of Parcel 1 and Parcel 4.

INDEPENDENT PRINTING CO. INC. IPCO DEVELOPMENT CORP.
Kurt Brombacher Kurt Brombacher
KURT BROMBACHER, PRESIDENT KURT BROMBACHER

IN WITNESS HEREOF, signed this 11 day of Sept 2002.

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA)ss
The foregoing instrument was acknowledged before me this 11 day of Sept, 2002, by KURT BROMBACHER known to me as the person who executed the within instrument on behalf of INDEPENDENT PRINTING CO. INC.

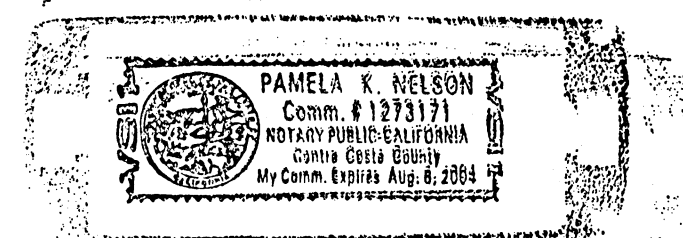
Before me:
Pamela K. Nelson
NOTARY



IN WITNESS HEREOF, signed this 11 day of Sept 2002.

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA)ss
The foregoing instrument was acknowledged before me this 11 day of Sept, 2002, by Kurt Brombacher known to me as the person who executed the within instrument on behalf of IPCO DEVELOPMENT CO., INC.

Before me:
Pamela K. Nelson
NOTARY



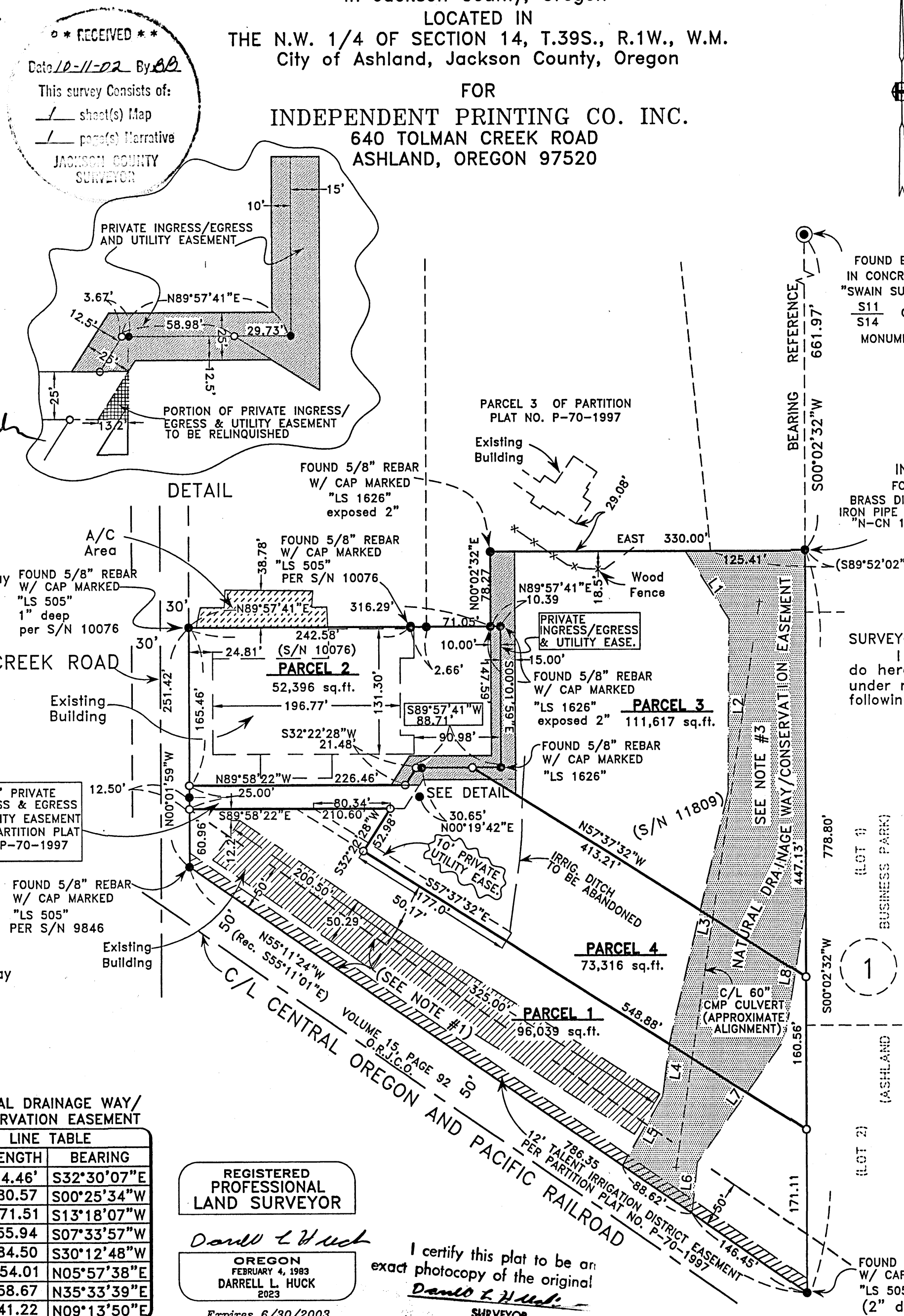
**NATURAL DRAINAGE WAY/
CONSERVATION EASEMENT**

LINE	LENGTH	BEARING
L1	84.46'	S32°30'07"E
L2	180.57	S00°25'34"W
L3	271.51	S13°18'07"W
L4	55.94	S07°33'57"W
L5	84.50	S30°12'48"W
L6	54.01	N05°57'38"E
L7	158.67	N35°33'39"E
L8	141.22	N09°13'50"E

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
Expires 6/30/2003

I certify this plat to be an exact photocopy of the original
Darrell L. Huck
SURVEYOR



SURVEY NO. 17514

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

Survey for: INDEPENDENT PRINTING CO., INC.
640 Tolman Creek Road
Ashland, Oregon 97520

Location: a replat of Parcels 1,2 and 4 of Land Partition recorded November 24, 1997 as Partition Plat No. P-70-1997 of the records of Jackson County Oregon, and located in the Northwest one-quarter of Section 14, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon.

Purpose: To replat Parcels 1, 2 and 4 of partition plat No. P-70-1997 and including the partitioning of Parcel 4 into 2 parcels as approved by the City of Ashland Planning Department (Planning Action No. 2002-066)

Procedure: The property affected by this partition was previously surveyed and partitioned by this office per filed survey No. 15567. Survey control established to accomplish that partition was again utilized for this survey. The location of the revised parcel boundaries was computed per client's direction and monuments were set as shown.

Equipment Used: a Leica TCA 1800 total station.

Basis of Bearing: N.O.A.A. True Meridian at the North-South centerline of Section 14 as derived from the 1968 N.O.A.A. Net on file in the office of the Jackson County Surveyor. The reference line for bearing control was taken from File Survey No. 9668 as shown on the attached plat.

Date: July 19, 2002

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

Darrell L. Huck
L.S. 2023 - Oregon
Expires 6/30/2003
Hoffbuhr & Associates, Inc.
3155 Alameda Street, Suite 201
Medford, Oregon 97504

o * RECEIVED * o
Date 10-11-02 By BB
This survey Consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR