

APPROVAL

John McLaughlin
ASHLAND CITY PLANNING
EA NO. 2001-113

12.03.2002
DATE

EXAMINED AND APPROVED THIS 27th DAY OF November 2002

Jamie Holman
CITY SURVEYOR

LAND PARTITION SURVEY

PARTITION PLAT NO. P-69-2002

Located in the Northwest 1/4 of Section 14,
Township 39 South, Range 1 East, Willamette
Meridian, City of Ashland, Jackson County, Oregon
NOVEMBER 15, 2002

SURVEY FOR
Johnathon Landes
800 Liberty Street
Ashland, Oregon 97520

RECORDING

FILED FOR RECORD THIS 4 DAY OF DECEMBER 2002
AT 12:29 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-69-2002
OF "RECORDS OF PARTITION PLATS" IN JACKSON COUNTY, OREGON.
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FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 17571

TAX STATEMENT

ALL TAXES, FEES, ASSESSEMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095
HAVE BEEN PAID AS OF _____, 2002.

Christopher Francis 12-4-02 *Jamie Clark, Deputy* 12/4/02
Assessor Date Tax Collector Date

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT I, JOHNATHON LANDES 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 DIVIDED INTO PARCELS AS SHOWN HEREON. I DO HEREBY DEDICATE TO THE CITY OF ASHLAND THAT PUBLIC UTILITY EASEMENT OVER AND ACROSS PARCELS 3 AND 4 AS SHOWN HEREON AND ALSO CREATE THE RECIPROCAL ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 1, PARCEL 3 AND PARCEL 4 AS SHOWN HEREON. I ALSO CREATE HEREON THE ONE FOOT PUBLIC PEDESTRIAN ACCESS EASEMENT. I ALSO CREATE HEREON THE FIVE FOOT PRIVATE UTILITY EASEMENT ALONG THE NORTH LINE OF PARCEL 1 AS SHOWN, FOR THE BENEFIT OF PARCEL 4. CHARTER CABLE, THEIR ASSIGNS AND/OR SUCCESSORS IN INTEREST ARE HEREBY GRANTED THE RIGHT TO INSTALL AND MAINTAIN TV CABLE SERVICE OVER AND ACROSS THAT PUBLIC UTILITY EASEMENT, AS SHOWN HEREON, AS LONG AS IT DOES NOT INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF CITY OF ASHLAND UTILITIES.

Johnathon Landes
JOHNATHON LANDES

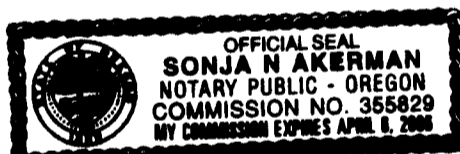
THE BENEFICIARIES OF A CERTAIN TRUST DEED RECORDED OCTOBER 18, 2001 AS DOCUMENT NO. 01-49527, IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM LEIN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE, AS PER AFFIDAVIT OF CONSENT RECORDED MARCH 4, 2002 AS DOCUMENT NO. 02-64284 SAID OFFICIAL RECORDS.

THE BENEFICIARIES OF A CERTAIN TRUST DEED RECORDED OCTOBER 18, 2001 AS DOCUMENT NO. 01-49528, IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM LEIN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE, AS PER AFFIDAVIT OF CONSENT RECORDED MARCH 4, 2002 AS DOCUMENT NO. 02-64285 SAID OFFICIAL RECORDS.

STATE OF OREGON)
) SS.
COUNTY OF JACKSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF November 2002 BY JOHNATHON LANDES, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGE THIS TO BE HIS VOLUNTARY ACT AND DEED.

Sonja N. Akerman
NOTARY SIGNATURE



SURVEYORS CERTIFICATE

I, KERRY K. BRADSHAW, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT AS SET FORTH HEREON:

LOT 5 (FIVE) AND LOT 6 (SIX), IN BLOCK 1 (ONE) OF GLENDALE SUBDIVISION IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD.

SURVEY BY:

**TIMBERLINE
KKB
LAND SURVEYING**
KERRY K. BRADSHAW L.S. 2271
P.O. BOX 3064
CENTRAL POINT OREGON 97502
(541)664-7510 CELL 944-6692

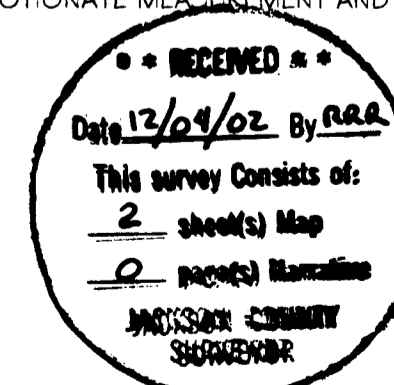


NARRATIVE

USING A WILD T-1000 TOTAL STATION, CONTROL WAS ESTABLISHED THROUGH THE AREA TO ESTABLISH THE BOUNDARY OF BLOCK ONE OF GLENDALE SUBDIVISION. THE WEST BOUNDARY OF SAID BLOCK WAS DEFINED BY THE WEST LINE OF SECTION 14. THE NORTH LINE, BEING THE SOUTH RIGHT OF WAY LINE OF WINE STREET, WAS ESTABLISHED BY HOLDING A FOUND ORIGINAL SUBDIVISION PIPE AND USING RECORD DATA FROM FILED SURVEY NO. 14562 TO DEVELOP THE NORTH RIGHT OF WAY LINE OF SAID WINE STREET. THE SOUTHERLY BOUNDARY, BEING THE NORTHEASTERLY RIGHT OF WAY LINE OF SISKIYOU BOULEVARD, WAS DEVELOPED FROM MONUMENTS RECOVERED FROM FILED SURVEYS 12690 AND 14219. THE EAST BOUNDARY IS THE WEST RIGHT OF WAY LINE OF GLENDALE STREET, WHICH WAS CREATED ON THE ORIGINAL SUBDIVISION PLAT. SEVERAL MONUMENTS, INCLUDING A MONUMENT AT THE SOUTHEAST CORNER OF THE BLOCK WERE RECOVERED. ALTHOUGH THE ORIGINAL PLAT PLACED THE STREET PARALLEL TO THE WEST LINE OF SECTION 14, IT WAS DECIDED TO ADHERE STRICTLY TO THE THE PRACTICE OF HOLDING FOUND MONUMENTS AS BEST EVIDENCE AND THUS THE PIPE AT THE SOUTHEAST CORNER WAS MAINTAINED AS THE BLOCK CORNER. AS WELL, THE FOUND PIPES ALONG THE WEST LINE OF GLENDALE AVENUE WERE NOT EXACTLY ON THE FINAL BLOCK/RIGHT OF WAY LINE, THEY WERE CONSIDERED THE BEST EVIDENCE FOR THE EAST-WEST ALIGNMENT OF THE AFFECTED LOT. HAVING THE BLOCK BOUNDARIES, THE INTERIOR LOT POSITIONS WERE CALCULATED BY PROPOTIONATE MEASUREMENT AND THE SUBJECT LOTS 5 AND 6 WERE PARTITIONED INTO PARCELS AS SHOWN.

I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

Kerry K. Bradshaw
SURVEYOR



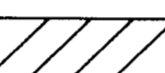
LAND PARTITION SURVEY

PARTITION PLAT NO. P-69-2002

Located in the Northwest 1/4 of Section 14, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon.


NOVEMBER 15, 2002

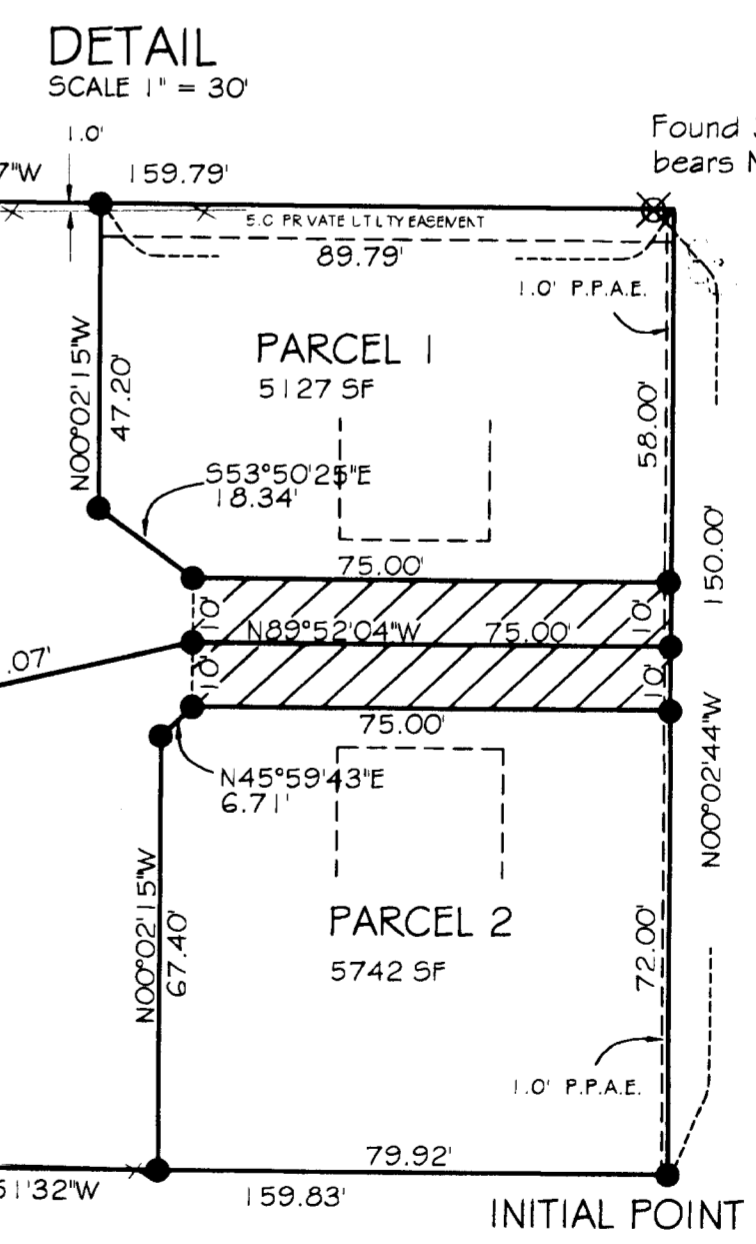
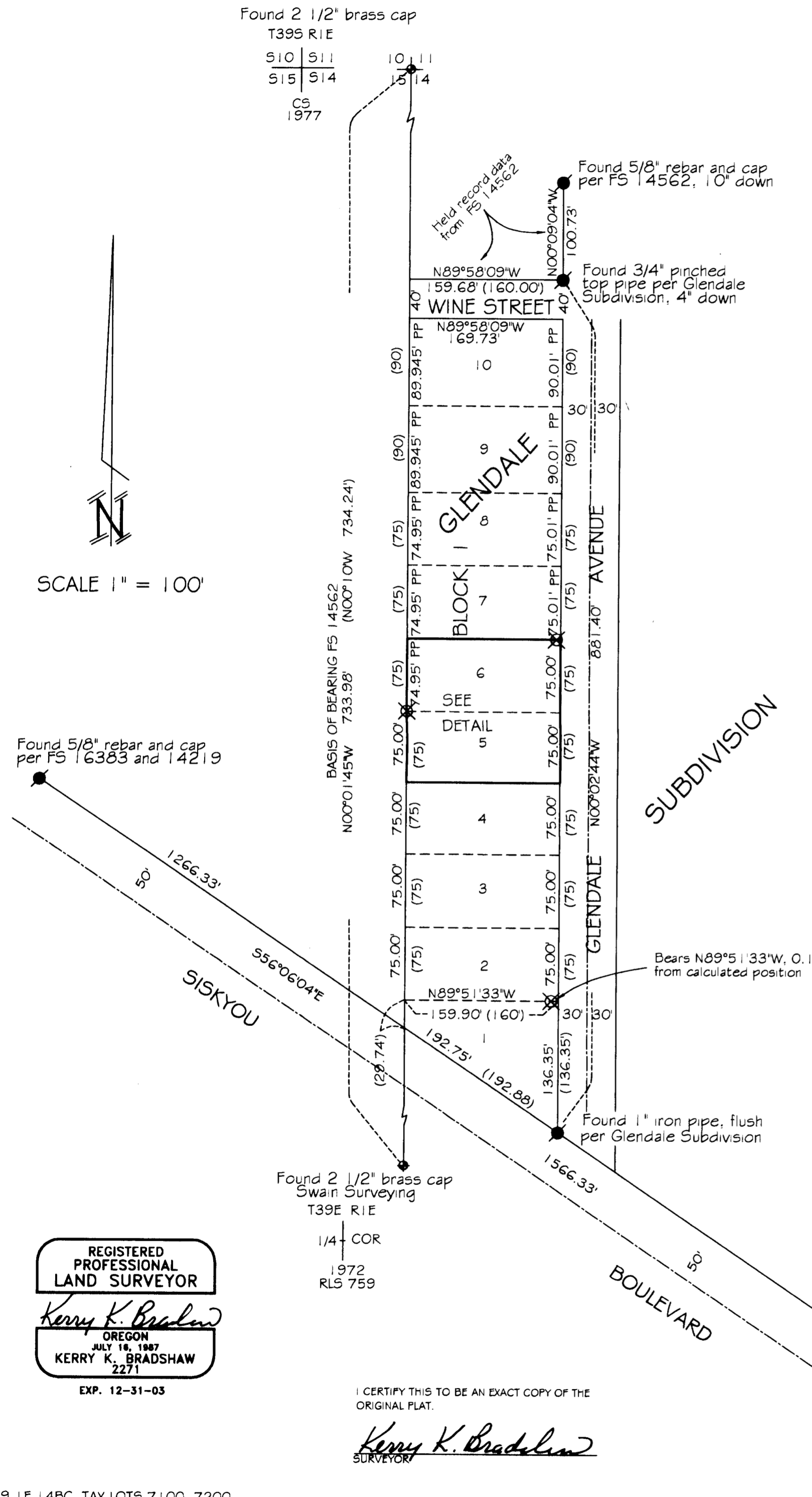
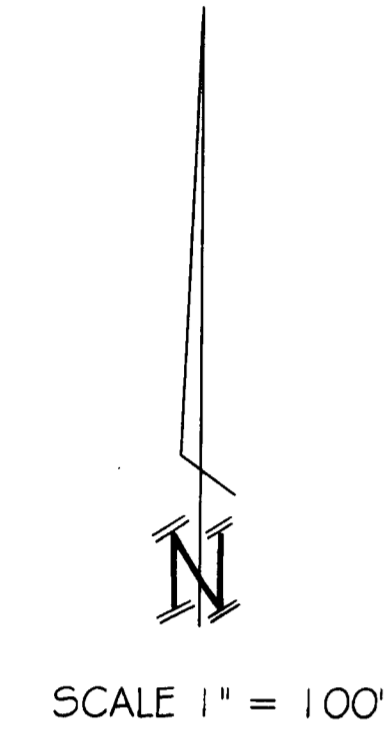
LEGEND

- Found monument as noted
- ⊗ Found 3/4" iron pipe per Glendale Subdivision
- Set 5/8" X 30" rebar with yellow plastic cap stamped "BRADSHAW LS 2271"
- ⋈ Chain link fence
- P.P.A.E. = Public pedestrian access easement
- (....) Record data per Glendale Subdivision Plat (1956)
-  Area of Public Utility Easement (PUE) for storm drainage, gas, water, electric, telephone, cable television, and sanitary sewer construction and maintenance AND reciprocal access easement area.
- FS = Filed Survey with the Jackson County Surveyor
- PP = Proportioned distance

Basis of bearing: True Meridian at the north-south centerline of Section 14, derived from the NOAA net. Reference line for this survey is from the north 1/2 of the west line of Section 14, established by previous Survey No. 11537.

SURVEY FOR
 Joynathon Landes
 800 Liberty Street
 Ashland, Oregon 97520

SURVEY BY:
 **TIMBERLINE KKB LAND SURVEYING**
 KERRY K. BRADSHAW L.S. 2271
 P.O. BOX 3064
 CENTRAL POINT OREGON 97502
 (541)664-7510 CELL 944-6692



REGISTERED PROFESSIONAL LAND SURVEYOR
Kerry K. Bradshaw
 OREGON
 JULY 18, 1987
 KERRY K. BRADSHAW
 2271
 EXP. 12-31-03

I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.
Kerry K. Bradshaw
 SURVEYOR

RECEIVED
 Date 12/01/02 By RLR
 This survey consists of
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY SURVEYOR