

LAND PARTITION SURVEY

PARTITION PLAT No. P-36-2003

LOCATED IN:
The NE 1/4 Section 17, T.39S., R.1E., W.M.,
City of Ashland, Jackson County, OR
For
M & M SERVICES, L.L.C.
P.O. BOX 3292
CENTRAL POINT, OR 97502

APPROVAL:
Bill W. 5.21.03
ASHLAND PLANNING DEPARTMENT DATE
PA # 2002-123
(PROPERTY LINE ADJUSTMENT)

APPROVAL
Examined and Approved this 14th day of May, 2003.
James H. Olson
City Surveyor

DECLARATION

KNOW ALL MEN BY THESE PRESENTS that we, MARILYNN O'FAOLAIN, STEPHEN O. HANSEN and LAURA S. HANSEN 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 also hereby create private easements 10.00 feet in width lying 5.00 feet on each side of the existing water line and sanitary sewer line across Parcel 1 for the benefit of the owners, heirs and assignees of Parcel 2 (Specific Location not determined).

Marilynn O'Faolain
MARILYNN O'FAOLAIN

Stephen O. Hansen
STEPHEN O. HANSEN

Laura S. Hansen
LAURA S. HANSEN

State of Oregon }
County of Jackson } ss.

Date: May 13, 2003

Personally appeared before me the above named Marilynn O'Faolain and acknowledged the foregoing instrument to be her voluntary act and deed.

Before Me: Cheri Jensen
Notary

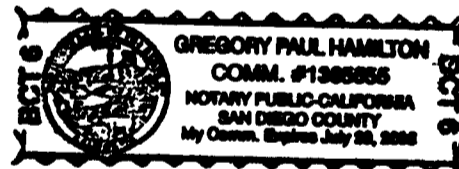


State of California }
County of San Diego } ss.

Date: May 7, 2003

Personally appeared before me the above named Stephen O. Hansen and Laura S. Hansen and acknowledged the foregoing instrument to be their voluntary act and deed.

Before Me: Gregory Paul Hamilton
Notary



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 TRACT OF LAND AS SET FORTH HEREON:

BEGINNING at a point from which the Section corner common to Sections 8, 9, 16 and 17, Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon, bears NORTH 651.27 feet and EAST 151.80 feet, said point being the INITIAL POINT OF BEGINNING; thence SOUTH 15.73 feet to a point on the South line of the North one-half (1/2) of the Northeast one-quarter (1/4) of the Northeast one-quarter (1/4) of Section 17 said Township and Range; thence North 89°59'05" East 36.38 feet (RECORD EAST 36.78 feet) to a point on the Westerly line of tract described in Volume 145, Page 485 of the Deed Records of said Jackson County; thence along said Westerly line South 14°00'55" East (RECORD South 14°00' East) 87.55 feet to a point on the Northwesterly right-of-way line of Granite Street; thence along said right-of-way line South 32°29'12" West 30.50 feet; thence South 65°06'38" West 203.44 feet to a point on the Southwesterly boundary of Tract "A" as described in Instrument No. 01-44020 of said Deed Records; thence leaving said right-of-way line North 40°30'41" West 206.52 feet (RECORD North 40°30' West 207.0 feet) along said Southwesterly boundary; thence continue along said boundary North 58°23'40" West 74.78 feet to a point on the Southerly boundary of tract described in Exhibit "A" of Judgment rendered in the Circuit Court of the State of Oregon for Jackson County as Judgment No. 83-1243-J-3; thence along the Southerly boundary of said tract EAST 37.05 feet to the Southeast corner thereof; thence North 80°55'47" West 2.48 feet to a point on the Northerly boundary of the aforementioned tract "A" described in Instrument No. 01-44020 said Deed Records; thence EAST along said Northerly line, 140.06 feet to the Northeast corner thereof; thence leaving said boundary EAST 2.61 feet; thence North 22°08'00" West 3.54 feet, to a point on the Southerly boundary of Parcel No. 2 as described in Instrument No. 76-13594 said Deed Records; thence North 85°42'00" East along said Southerly boundary, 188.10 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahan
SURVEYOR

RECORDING

FILED FOR RECORD THIS THE 13 DAY OF June, 2003

AT 1:40 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-36-2003 OF THE RECORDS OF JACKSON COUNTY, OREGON.

INDEX VOLUME 14, PAGE 36.

Kathleen J. Dechert COUNTY CLERK Geraldine Cutting DEPUTY

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF JUNE 13, 2003

Christopher James Decker 6/13/03 ASSESSOR DATE
James Clark 6/13/03 TAX COLLECTOR DATE

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 17800

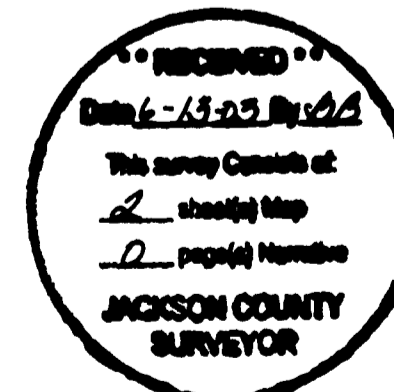
SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT AND PREPARE PARTITION PLAT FOR A PROPERTY LINE ADJUSTMENT OF CLIENTS PROPERTY.

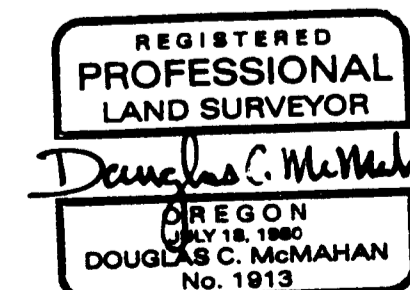
PROCEDURE: UTILIZING FOUND MONUMENTATION PER FILED SURVEYS NO. 8756, 9012, 9618, 10100, 12708, 16279 AND 17471, FOR CONTROL, I ESTABLISHED PROPER MONUMENTS AS SHOWN HEREON. OWNER OF PARCEL 2 NEEDS TO TRY AND RESOLVE DIFFERENCES AS SHOWN HEREON BETWEEN DEED LINES AND FENCE LINES BETWEEN PROPERTY OWNERS TO THE NORTH AND TO THE EAST. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

NOTES (ENCUMBRANCES OF RECORD):

- 1.) RIGHT-OF-WAY FOR WATER PIPES, FLUMES, OR OTHER CONDUITS OF WATER, RIGHTS AND IN CONNECTION THEREWITH, RESERVED IN DEED RECORDED IN VOLUME 22, PAGE 387 J.C.D.R. MAY AFFECT THOSE PROPERTIES, SPECIFIC LOCATION NOT GIVEN.
- 2.) NORTHEASTERLY LINE OF EASEMENT FOR UTILITIES, SANITARY SEWER, WATERLINES PER INSTRUMENTS NO. 76-04753 AND 76-13595 J.C.D.R. EASEMENT WITHIN ROADWAY LYING WESTERLY OF AND PARALLEL TO DESCRIBED LINE.
- 3.) AN EASEMENT FOR INGRESS AND EGRESS OVER AN EXISTING DRIVEWAY PER INSTRUMENTS NO. 81-03750 AND 01-44020 J.C.D.R. AND PER VOLUME 574, PAGE 228 AND RE-RECORDED IN VOLUME 584, PAGE 227 J.C.D.R. (EXACT LOCATION NOT GIVEN).
- 4.) E OF AN EASEMENT FOR INGRESS AND EGRESS 20.0 FEET IN WIDTH LYING 10 FEET ON EACH SIDE OF CENTERLINE PER INSTRUMENT NO. 85-10074 J.C.D.R.
- 5.) SECOND FLOOR OF GUEST HOUSE EXTENDS 2 FEET BEYOND FIRST FLOOR ON THE SOUTHWEST AND NORTHEAST SIDES, AND OVERLAPS PROPERTY LINE ±0.2'.



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



LAND PARTITION SURVEY

PARTITION PLAT No. P-36-2003

LOCATED IN:

The NE 1/4 Section 17, T.39S., R.1E., W.M.,
City of Ashland, Jackson County, OR

For

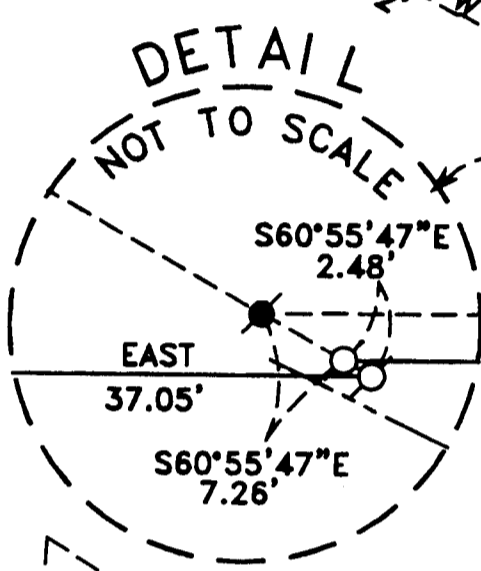
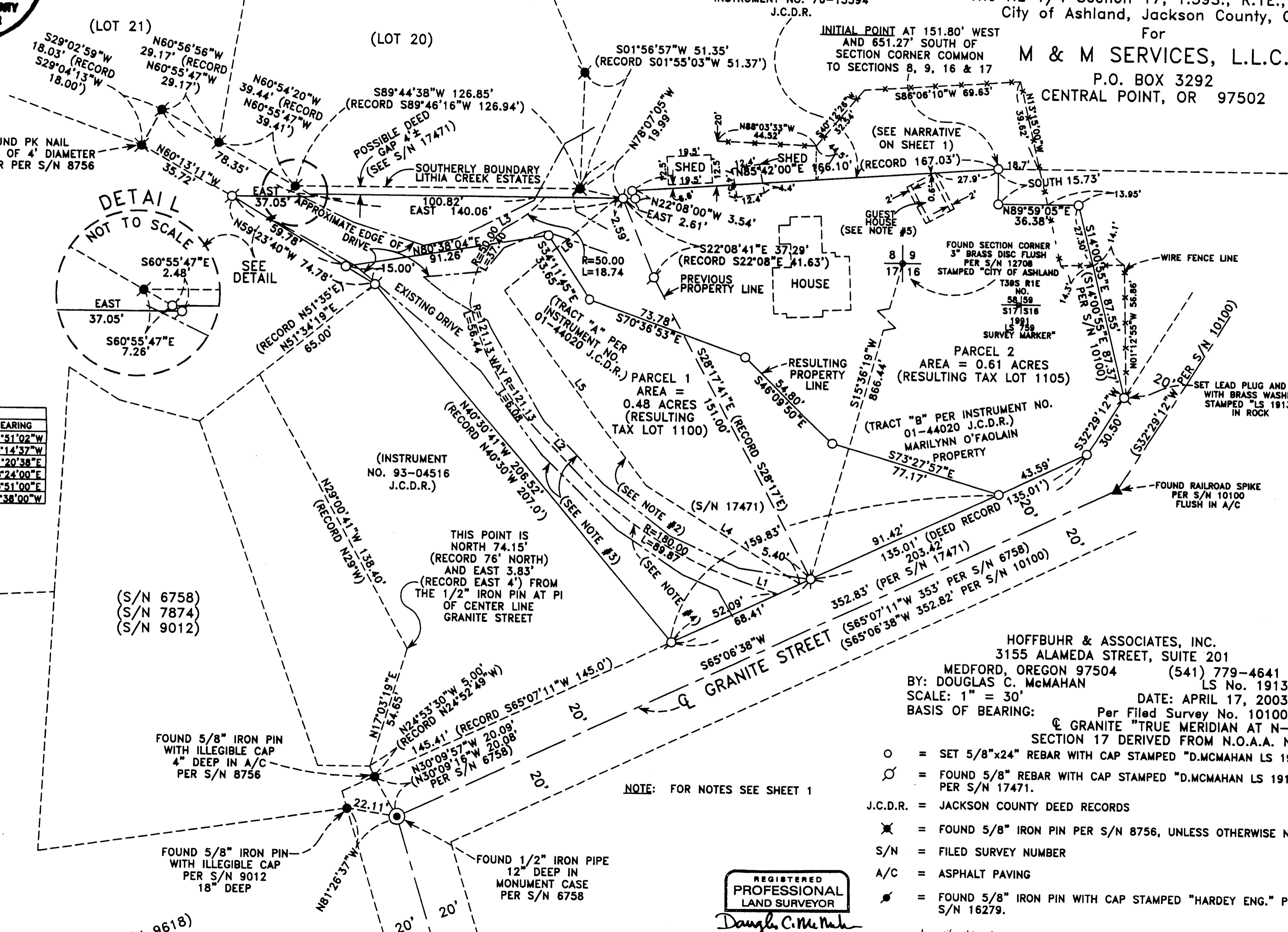
M & M SERVICES, L.L.C.

P.O. BOX 3292

CENTRAL POINT, OR 97502

RECORDED
Date: 4-18-2003
This survey consists of
2 sheets
0 maps
JACKSON COUNTY SURVEYOR

(LITHIA CREEK ESTATES)
(S/N 16279)



LINE	LENGTH	BEARING
L1	16.71	N71°51'02"W
L2	27.13	N43°14'37"W
L3	4.29	N61°20'38"E
L4	81.12	S58°24'00"E
L5	107.50	S36°51'00"E
L6	65.00	S50°38'00"W

(S/N 6758)
(S/N 7874)
(S/N 9012)

(INSTRUMENT NO. 93-04516 J.C.D.R.)

THIS POINT IS NORTH 74.15' (RECORD 76' NORTH) AND EAST 3.83' (RECORD EAST 4') FROM THE 1/2" IRON PIN AT PI OF CENTER LINE GRANITE STREET

NOTE: FOR NOTES SEE SHEET 1

- = SET 5/8"x24" REBAR WITH CAP STAMPED "D.McMAHAN LS 1913".
- ⊙ = FOUND 5/8" REBAR WITH CAP STAMPED "D.McMAHAN LS 1913" PER S/N 17471.
- J.C.D.R. = JACKSON COUNTY DEED RECORDS
- ✕ = FOUND 5/8" IRON PIN PER S/N 8756, UNLESS OTHERWISE NOTED.
- S/N = FILED SURVEY NUMBER
- A/C = ASPHALT PAVING
- ⊙ = FOUND 5/8" IRON PIN WITH CAP STAMPED "HARDEY ENG." PER S/N 16279.

HOFFBUHR & ASSOCIATES, INC.
3155 ALAMEDA STREET, SUITE 201
MEDFORD, OREGON 97504 (541) 779-4641
BY: DOUGLAS C. McMAHAN LS No. 1913
SCALE: 1" = 30'
DATE: APRIL 17, 2003
BASIS OF BEARING: Per Filed Survey No. 10100
© GRANITE "TRUE MERIDIAN AT N-S © SECTION 17 DERIVED FROM N.O.A.A. NET"

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMahon
OREGON JULY 18, 1980 DOUGLAS C. McMAHAN No. 1913 RENEWS 12/31/04

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