

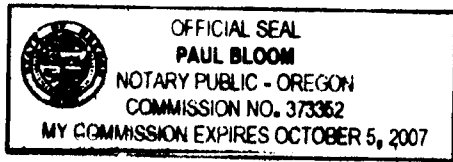
APPROVAL: [Signature]
ASHLAND PLANNING DEPARTMENT
PA # 2003-142 LAND PARTITION

APPROVAL: EXAMINED AND APPROVED THIS 23rd DAY OF August, 2004.
[Signature]
CITY SURVEYOR

*** DECLARATION ***
KNOW ALL MEN BY THESE PRESENTS THAT WE, VAL J. DUTSON AND FRANCES JOY DUTSON ARE THE OWNERS OF THE LANDS SHOWN ON THIS PARTITION PLAT, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO THE PARCELS AS SHOWN ON SHEET 2. WE DO HEREBY DEDICATE TO THE CITY OF ASHLAND THE PUBLIC UTILITY EASEMENT (PUE) SHOWN ON SHEET 2, 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 DON'T INTERFERE WITH THE MAINTENANCE OF CITY OF ASHLAND UTILITIES. WE DO HEREBY MAKE AND ESTABLISH THE MUTUAL ACCESS EASEMENT (MAE) AND PRIVATE UTILITY EASEMENT (PE) FOR THE BENEFIT OF PARCELS 2 & 3 FOR THE PURPOSE OF PROVIDING INGRESS-EGRESS AND UTILITY ACCESS TO PRIM STREET WITH THE CONDITION THAT EMERGENCY VEHICLES MAY USE SAID MAE AT ALL TIMES AND AS NECESSARY.

[Signature] VAL J. DUTSON
[Signature] FRANCES JOY DUTSON

STATE OF OREGON))
COUNTY OF JACKSON))
PERSONALLY APPEARED THE ABOVE NAMED VAL J. DUTSON AND FRANCES JOY DUTSON AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.
DATED THIS 26th DAY OF MAY, 2004.
[Signature] Notary Public - Oregon
Commission No. 373352
My Commission Expires 10/5/2007



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

PURPOSE: TO SURVEY AND MONUMENT THREE PARCELS CREATED THROUGH A LAND PARTITION AS REQUESTED BY THE CLIENT. SEE ASHLAND PA# 2003-142.
PROCEDURE: MONUMENTS PER FS6270, 6299 & 14380 WERE TIED TO CONTROL THIS SURVEY. SET PINS AT THE NEW PARCEL CORNER LOCATIONS AS SHOWN HEREON. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN HEREON.

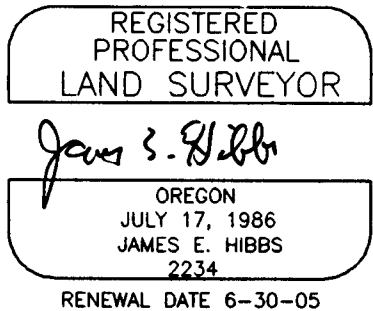
LAND PARTITION SURVEY
PARTITION PLAT NO. P-49-2004
Located in S.E. 1/4 N.W. 1/4 of Sec. 5,
T.39S., R.1E., W.M. City of Ashland
Jackson County, Oregon
for
VAL & FRANCES DUTSON
735 Prim Street
Ashland, OR 97520

DATE
MAY 20, 2004

*** RECORDING ***
FILED FOR RECORD THIS 1st DAY OF SEPTEMBER, 2004 AT
12:18 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-49-2004
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 15, PAGE 49.
KATHLEEN S. BECKETT CHERYL AVERIS
COUNTY CLERK DEPUTY
COUNTY SURVEYOR FILE NO. 18395

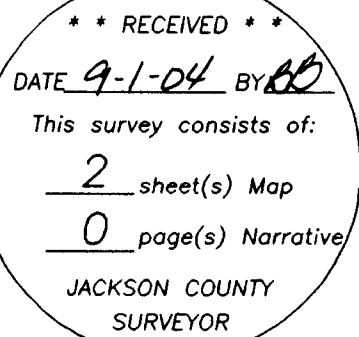
*** TAX STATEMENT ***
ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF September 1, 2004.
Care Duvenon, Deputy 9-1-04 [Signature] 9/1/04
TAX COLLECTOR DATE ASSESSOR DATE

*** 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:
Commencing at the Southwest corner of Donation Land Claim No. 38, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence WEST, 43.50 feet to a 5/8 inch iron pin at the Northeast corner of that tract described in Document No. 77-15130, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the East line of said tract, South 00°00'25" West, 169.49 feet to a 5/8 inch iron pin at the Southeast corner thereof; thence along the South line thereof, WEST, 205.59 feet to a 5/8 inch iron pin; thence along the Southwesterly line of said tract, North 53°09'28" West, 74.20 feet to a 5/8 inch iron pin; thence along the Westerly line of said tract, North 00°02'03" East, 125.00 feet to a 5/8 inch iron pin at the Northwest corner of said tract; thence along the North line thereof, EAST, 264.92 feet to the INITIAL POINT OF BEGINNING.



~~*** AFFIDAVIT OF CONSENT ***~~
~~FROM MELLON MORTGAGE COMPANY RECORDED AS DOC. # [blank] OF [blank]~~

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



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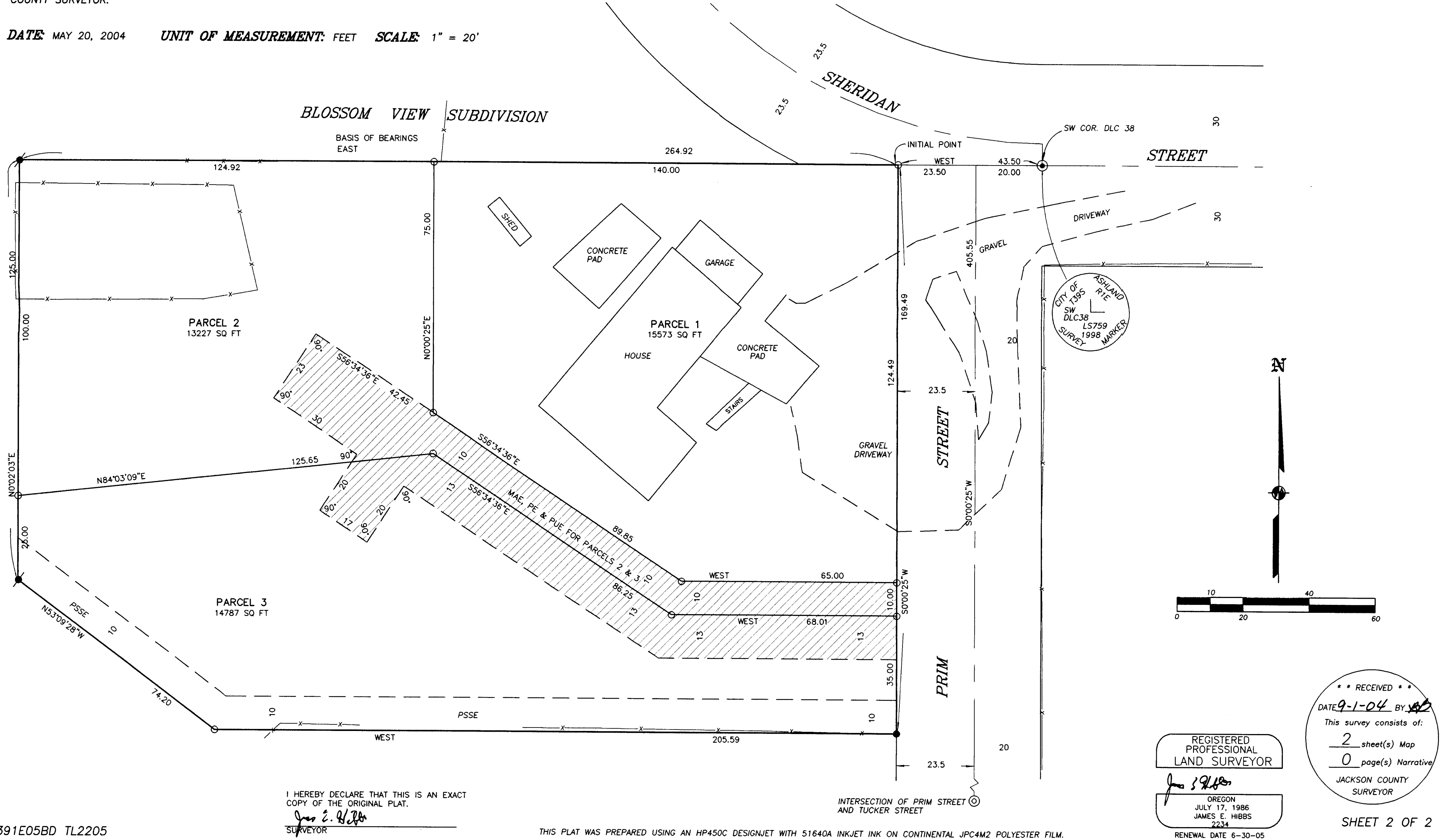
LAND PARTITION SURVEY
PARTITION PLAT NO. P-49-2004
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T.39S., R.1E., W.M. City of Ashland
Jackson County, Oregon
for
VAL & FRANCES DUTSON
735 Prim Street
Ashland, OR 97520

- LEGEND:**
- ⊙ = FD. 3/4" IRON PIPE PER FS6270.
 - ⊙ = FD. 3" CITY OF ASHLAND BRASS DISK IN MON. WELL.
 - ⚡ = FD. 5/8" IRON PIN W/PLASTIC CAP MKD RLS759 PER PER FS6299.
 - = FD. 5/8" IRON PIN W/PLASTIC CAP MKD. RLS1656 PER FS14380.
 - = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - PUE = PUBLIC UTILITY EASEMENT.
 - MAE = MUTUAL ACCESS EASEMENT.
 - FS = FILED SURVEY #.
 - ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 - PSSE = PRIVATE SANITARY SEWER EASEMENT PER DOC. 94-29489, ORJCO.
 - PE = PRIVATE UTILITY EASEMENT.
 - X- = FENCE LINE.

BASIS OF BEARINGS:
TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 5 AS DERIVED FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (FORMERLY COAST AND GEODETIC SURVEY) SURVEY NET ESTABLISHED IN 1968 AND FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING CONTROL IS THE NORTH LINE OF SUBJECT PROPERTY AS SHOWN ON FILED SURVEY NO. 6299 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

- EASEMENTS PER SUBDIVISION GUARANTEE**
- 1) EASEMENT FOR WATER LINE PER VOL.154, PG.145, JCDR CANNOT BE DEPICTED BUT MAY AFFECT SUBJECT PROPERTY.
 - 2) PROPERTY SUBJECT TO DEFERRED IMPROVEMENT AGREEMENT PER DOC. 76-03357, ORJCO.
 - 2) PROPERTY SUBJECT TO DEFERRED IMPROVEMENT AGREEMENT PER DOC. 76-03357, ORJCO.

DATE: MAY 20, 2004 **UNIT OF MEASUREMENT:** FEET **SCALE:** 1" = 20'



391E05BD TL2205

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

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-05

*** RECEIVED ***
DATE 9-1-04 BY JB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 2 OF 2