

APPROVALS  
*[Signature]* 9/15/2004  
ASHLAND CITY PLANNING DATE  
PA No. 2004-039

EXAMINED AND APPROVED THIS 15 DAY OF September, 2004.

*[Signature]*  
CITY SURVEYOR DATE

PARTITION PLAT NO. P-56-2004

LOCATED IN THE NW 1/4 OF SECTION 15, TOWNSHIP 39 SOUTH,  
RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF ASHLAND,  
JACKSON COUNTY, OREGON

SURVEY FOR:  
JONATHAN LANDES  
731 WALKER AVENUE  
ASHLAND, OREGON 97520  
(541)488-5812  
JULY 27, 2004

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

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 20<sup>TH</sup> DAY OF September, 2004 AT 9:28 O'CLOCK A.M.  
AND RECORDED AS PARTITION PLAT NO. P-56-2004 OF THE "RECORDS OF  
PARTITION PLATS" IN JACKSON COUNTY, OREGON. INDEX VOLUME 15, PAGE 56  
KATHLEEN S. BECKETT JONAH S. MORGAN  
FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS  
SURVEY No. 18423

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS REQUIRED BY O.R.S.  
92.095 HAVE BEEN PAID AS OF THIS 17 DAY OF SEPTEMBER 2004.

*[Signature]* DATE *[Signature]* Deputy 9-17-04  
ASSESSOR TAX COLLECTOR DATE

SURVEYOR'S CERTIFICATE

I, KERRY K. BRADSHAW, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON,  
DO HEREBY CERTIFY THAT THE TRACT OF LAND SHOWN HEREON WAS CORRECTLY  
SURVEYED BY ME AND WAS MARKED WITH PROPER MONUMENTS AS PROVIDED BY  
LAW AND THE PLAT IS A CORRECT REPRESENTATION OF THE SAME AND THE  
FOLLOWING IS AN ACCURATE DESCRIPTION OF THE TRACT.

COMMENCING AT A POINT ON THE SOUTH LINE OF DONATION LAND CLAIM No. 45 IN  
TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, JACKSON  
COUNTY, OREGON, SAID POINT BEING SOUTH 89°47'22" EAST (RECORD EAST) 961.40  
FEET FROM THE SOUTHWEST CORNER OF SAID CLAIM; THENCE LEAVING SAID SOUTH  
LINE, NORTH 00°06'43" WEST (RECORD NORTH) 165.00 FEET TO THE INITIAL POINT OF  
BEGINNING; THENCE CONTINUING NORTH 00°06'43" WEST (RECORD NORTH) 110.00 FEET;  
THENCE SOUTH 89°47'22" EAST (RECORD EAST), PARALLEL WITH SAID SOUTH LINE,  
252.65 FEET (RECORD 257.0 FEET) TO THE WEST LINE OF WALKER AVENUE; THENCE  
SOUTH 00°06'43" EAST (RECORD SOUTH), ALONG SAID WEST LINE, 110.00 FEET; THENCE,  
LEAVING SAID WEST LINE, NORTH 89°47'22" WEST 252.65 FEET (RECORD 257.0 FEET)  
TO THE POINT OF BEGINNING.

*[Signature]*  
SURVEYOR

THE BENEFICIARIES OF THAT CERTAIN TRUST DEED DATED DECEMBER 17, 2003  
AND RECORDED AS DOCUMENT NO. 03-85331 IN THE OFFICIAL RECORDS OF JACKSON  
COUNTY, OREGON, AFFECTING THE LANDS DESCRIBED HEREIN, DO HEREBY RELEASE  
FROM THE LEIN OF SAID TRUST DEED ALL PROPERTY SHOWN AS DEDICATED FOR PUBLIC  
USE, AS PER AFFIDAVIT OF CONSENT RECORDED JULY 2004 AS DOCUMENT  
NO. OF SAID OFFICIAL RECORDS.

NARRATIVE

PURPOSE: TO PARTITION THE PARCEL OF LAND DESCRIBED IN INSTRUMENT NO.  
03-85330 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON  
AS DIRECTED BY THE CLIENT AND AS APPROVED BY THE ASHLAND  
PLANNING COMMISSION PER PLANNING ACTION 2004-39.

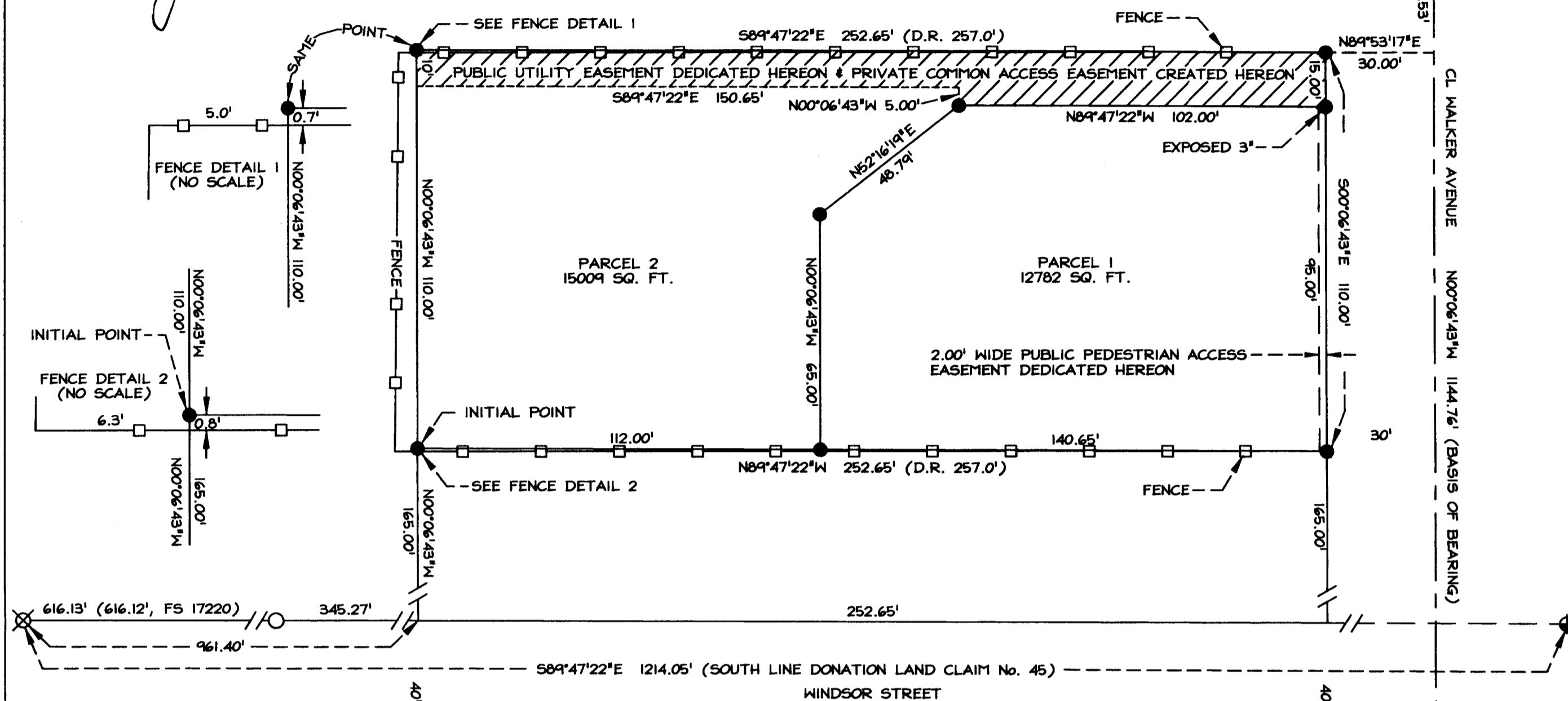
PROCEDURE: UTILIZING CONTROL ESTABLISHED DURING THE PERFORMANCE OF FS  
18012, BY THIS OFFICE, I MONUMENTED THIS PARTITION, AS SHOWN  
HEREON, USING A WILD T-1000 TOTAL STATION.

BASIS OF BEARING

TRUE MERIDIAN AT THE NORTH-SOUTH CENTERLINE OF SECTION 15 AS DERIVED FROM  
THE JACKSON COUNTY SURVEYOR'S 1968 NOAA NET. REFERENCE BEARING FOR THIS  
SURVEY TAKEN FROM FS 7752 ALONG THE RIGHT-OF-WAY AND CENTERLINE OF  
WALKER AVENUE.

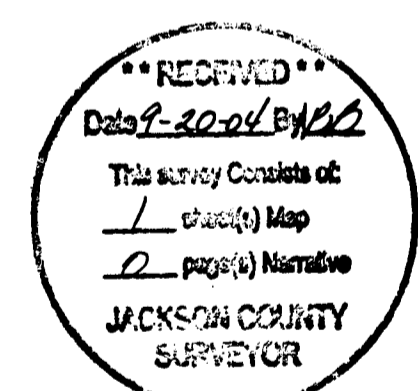
I CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL.

*[Signature]*



LEGEND

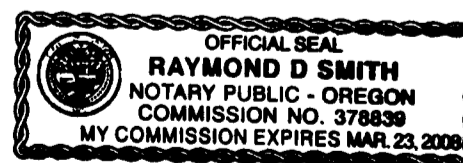
- - SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW LS 2271"
  - ⊗ - FOUND 2" CRIMPED TOP PIPE, 8" DEEP, ACCEPTED SW CORNER DONATION LAND CLAIM No. 45
  - - FOUND 5/8" IRON PIN PER FS 17220
  - - FOUND 3 1/2" BRASS CAP WITH PUNCH MARK IN MONUMENT CASE, NOT VISITED THIS SURVEY
  - ⊕ - COMPUTED LOCATION SE CORNER DONATION LAND CLAIM No. 45 PER FS 6404 (SEE FS 18012)
  - ⊙ - FOUND 2 1/2" BRASS CAP WITH PUNCH MARK IN MONUMENT CASE
- FS - FILED SURVEY IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR  
CL - CENTERLINE  
D.R. - DEED RECORD



DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT JONATHAN LANDES IS THE OWNER OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS, AS SHOWN HEREON, AND DOES HEREBY DEDICATE THE PUBLIC UTILITY EASEMENT, AS SHOWN HEREON, FOR THE BENEFIT OF PARCEL 2 AND THE TRACT OF LAND DESCRIBED IN VOLUME 359, PAGE 123 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON, AND DOES HEREBY CREATE THE PRIVATE COMMON ACCESS EASEMENT, SHOWN HEREON, FOR THE BENEFIT OF SAID PARCEL 2 AND SAID TRACT AND DOES HEREBY DEDICATE THE 2.00-FOOT-WIDE PUBLIC PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON.

*[Signature]*  
JONATHAN LANDES



SCALE: 1" = 30'

STATE OF OREGON) SS  
COUNTY OF JACKSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF August, 2004 BY JONATHAN LANDES AS HIS VOLUNTARY ACT AND DEED.

*[Signature]*  
NOTARY PUBLIC