

SURVEY NO. 18519
P-80-2004

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

Survey for: Kerry Lawrence
790 Tolman Creek Road
Ashland, Oregon 97520

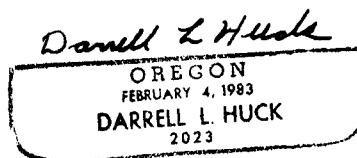
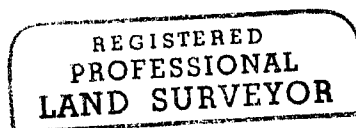
Location: Northwest one-quarter of Section 14, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon

Purpose: To survey and monument a land partition, as approved by the City of Ashland Planning Department (file No. PA 2003-044).

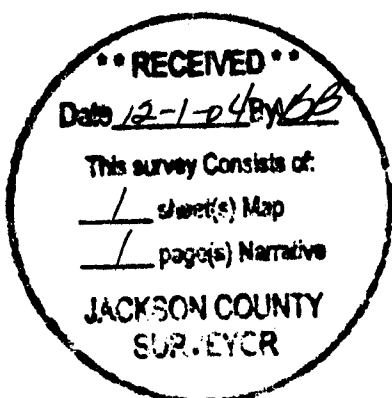
Procedure: Control established by this office to accomplish Land Partition P-53-1999 (filed as Survey No. 16269 in the office of the Jackson County Surveyor) was used for this survey. The property being partitioned is described in Instrument No. 99-49249, official records of Jackson County, Oregon. Utilizing a Leica TCA 1800 total station, controlling monuments were tied and verified for location. The new parcel boundaries were computed according to client's direction and monuments were set as shown on the attached map.

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 and as referenced on Survey No. 16269.

Date: August 5, 2004



Darrell L. Huck
L.S. 2023 - Oregon
Expires 6/30/2005
Hoffbuhr & Associates, Inc.
880 Golfview Drive
Medford, Oregon 97504



APPROVAL:

B. Smith 11.22.2004
ASHLAND PLANNING DEPARTMENT DATE
PA # 2003-044

APPROVAL

Examined and Approved this 19th day of November, 2004.
Jam H. Olson
City Surveyor

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT KERRY LAWRENCE and RHONDA LAWRENCE 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 hereby dedicate to the City of Ashland, for public use, the street and those easements labeled as public utility easement and storm drain easement. Charter Communications, their assigns and/or successors in interest are hereby granted the right to install and maintain T.V. cable service over and across and through the public utility easement as shown hereon, as long as it does not interfere with the installation and maintenance of City of Ashland's utilities. We hereby grant to Talent Irrigation District a 7.00 foot easement for irrigation purposes as shown hereon. We hereby dedicate to the City of Ashland, for public use, a temporary turn around easement as shown hereon. By its approval of this plat, the City of Ashland undertakes that upon approved dedication of the extension of Saratoga Lane, the temporary turn around easement will be terminated.

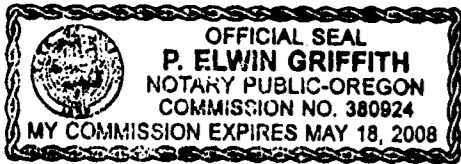
Signed this 16 day of November, 2004

Kerry Lawrence *Rhonda Lawrence*
Kerry Lawrence Rhonda Lawrence.

State of Oregon }
County of Jackson } ss.

Personally appeared the above named Kerry Lawrence, and Rhonda Lawrence and acknowledged the foregoing instrument as their voluntary act and deed.

Before Me: *P. Elwin Duffin*



Δ = 90°04'51"
R = 20.00'
L = 31.44'
CHD = 28.30'
BRNG = N45°00'07"E

Washington Mutual Bank is the beneficiary of that certain trust deed recorded September 24, 1999 as Document No. 99-49249 of the official records of Jackson County, Oregon.

SEE AFFIDAVIT OF CONSENT FILED FOR RECORD THE 24 DAY OF NOVEMBER 2004, AND RECORDED AS INSTRUMENT NO. 2004-068652, OFFICIAL RECORDS, JACKSON COUNTY, OREGON

Wells Fargo Bank, N.A. is the beneficiary of that certain trust deed recorded January 16, 2004 as Document No. 2004-002484 of the official records of Jackson County, Oregon.

SEE AFFIDAVIT OF CONSENT FILED FOR RECORD THE 24 DAY OF NOVEMBER 2004, AND RECORDED AS INSTRUMENT NO. 2004-068651, OFFICIAL RECORDS, JACKSON COUNTY, OREGON

LAND PARTITION SURVEY

PARTITION PLAT No. P-80-2004

LOCATED IN

The N.W. 1/4 of Section 14, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon

FOR

KERRY LAWRENCE

790 Tolman Creek Road
MEDFORD, OREGON 97504
ASHLAND 20

RECORDING

Filed for record this the 01 day of December, 2004 at 2:31 o'clock P.M. and recorded as Partition Plat No. P-80-2004 of the Records Partition Plats of Jackson County, Oregon. Index Volume 15, Page 80.

Kathleen P. Beckett County Clerk
Geraldine Cutting Deputy

COUNTY SURVEYOR File No. 18519

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92-095 HAVE BEEN PAID AS OF DECEMBER 2nd 2004

J.P. Deputy 12/1/2004 ASSESSOR DATE
Carol Applicant Deputy 12-1-04 TAX COLLECTOR DATE

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

Parcel 3 of land partition filed for record September 15, 1999 as Partition Plat No. P-53-1999 of "Record of Partition Plats" in Jackson County, Oregon and is on file in the office of the Jackson County Surveyor as No. 16269.

Darrell L. Huck
SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
880 GOLFVIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 Inch = 60 feet August 5, 2004
BASIS OF BEARING: N.O.A.A. TRUE BEARING at the North-South Centerline of Section 14, as derived from the 1968 N.O.A.A. survey net on file in the office Jackson County Surveyor and as referenced on Survey No. 16269.

- = Set 5/8"x24" iron pin with plastic cap stamped "D. Huck LS 2023", unless noted otherwise.
- = Found 5/8" iron pin with plastic cap stamped "D. Huck LS 2023", per S/N 16269
- = Found 5/8" iron pin with plastic cap stamped "RLS 759" per S/N 7031
- = Found 5/8" iron pin with aluminum cap stamped "SWAIN SURVEYING 1977 WIT COR" per S/N 7031.
- = Set 1"X 30" iron pipe w/2" brass disc in mon case stamped "LS 2023"
- = Found brass cap monument as noted.
- x-x- = Fence Line
- PUE = Easement for public utilities, storm drain, irrigation, gas, water, electric, telephone, sanitary sewer construction and maintenance

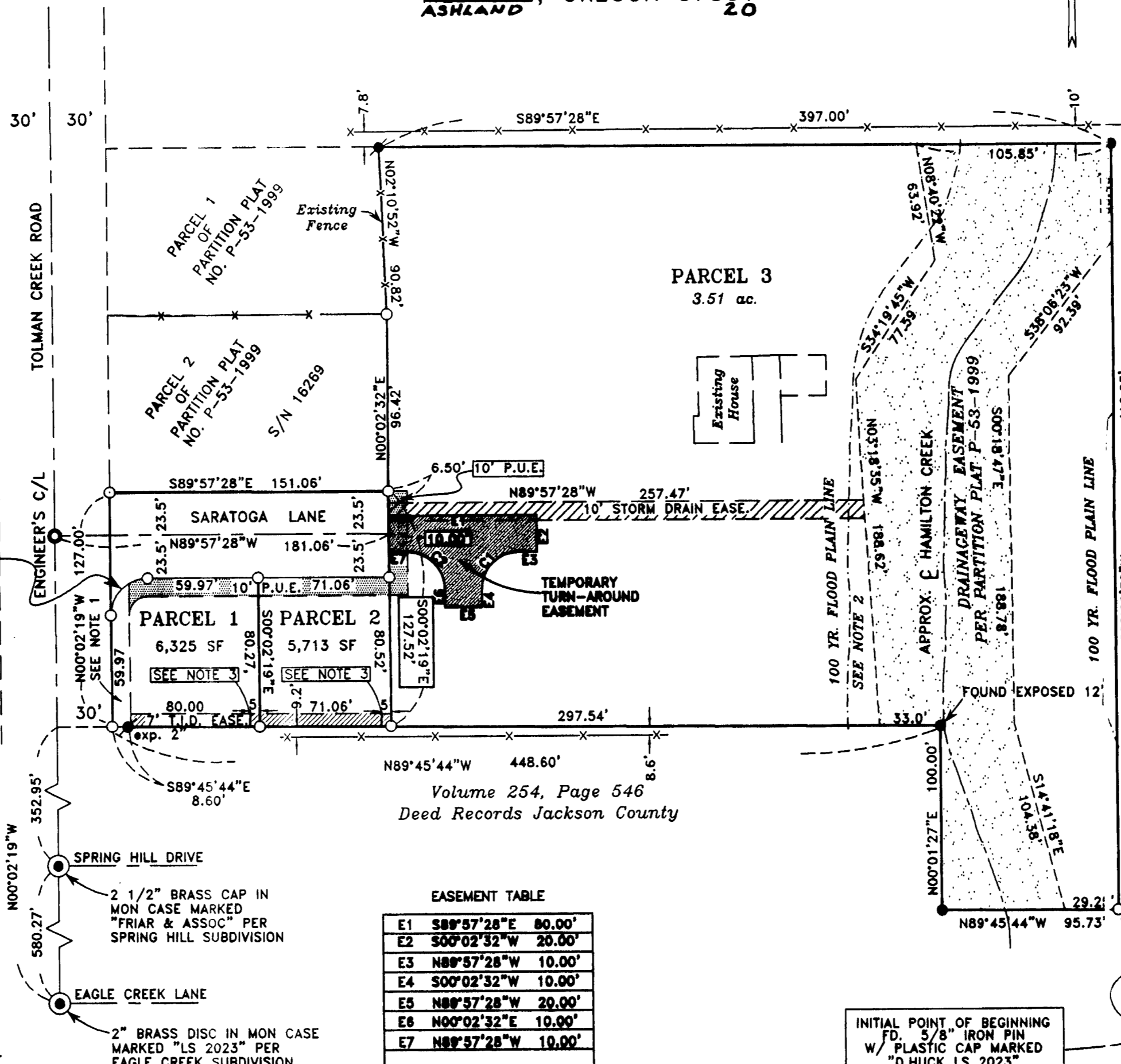
- NOTE 1 - 10' P.U.E. PER PARTITION PLAT P-53-1999
- NOTE 2 - 100 YR. FLOOD PLAIN AS PER FEMA PANEL NO. 410090 003 B DATED JUNE 1, 1981
- NOTE 3 - POINT OF IRRIGATION DIVERSION TO SERVE PARCELS 1 AND 2

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck
DARRELL L. HUCK
2003
Expires 6/30/2005

I certify this plat to be an exact photocopy of the original.

Darrell L. Huck
SURVEYOR



EASEMENT TABLE

E1	S89°57'28"E	80.00'
E2	S00°02'32"W	20.00'
E3	N89°57'28"W	10.00'
E4	S00°02'32"W	10.00'
E5	N89°57'28"W	20.00'
E6	N00°02'32"E	10.00'
E7	N89°57'28"W	10.00'
C1 Δ = 90°00'00"		
R = 20.00'		
L = 31.42'		
CHD = 28.28'		
BRNG = S45°02'32"W		
C2 Δ = 90°00'00"		
R = 20.00'		
L = 31.42'		
CHD = 28.28'		
BRNG = N44°57'28"W		

