

APPROVAL:

[Signature] 3/23/2005
ASHLAND PLANNING DEPARTMENT DATE
PA # 2003-136

APPROVAL:

EXAMINED AND APPROVED THIS 8th DAY OF March, 2005.
[Signature]
CITY SURVEYOR

LAND PARTITION SURVEY

PARTITION PLAT NO. P-16 2005

Located in the SW 1/4 of Section 4, T39S, R1E, W.M.

In the City of Ashland, Jackson County, Oregon

for

Deborah Gordon
272 Orange Street
Ashland, OR 97520

January 7, 2005

RECORDER'S CERTIFICATE:

Filed for record this 18th day of April, 2005 at 1:38 P.M.
and recorded as PARTITION PLAT NO. P-16 -2005 in "RECORD OF PARTITION PLATS" in

Jackson County, Oregon. INDEX VOLUME 16 PAGE 16
[Signatures]
County Clerk Deputy

Filed in the office of Jackson County Surveyor as Survey No. 18681

ASSESSOR / TAX COLLECTOR:

All taxes, fees, assessments or other charges as required by O.R.S. 92.095

have been paid as of APRIL 4, 2005.

[Signature] Deputy 4-4-2005
Assessor Date
[Signature] Deputy 4-4-05
Tax Collector Date

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that I DEBORAH GORDON am the owner in fee simple of the lands hereon described in the Surveyor's Certificate and shown on Sheet 2 of this plat and have caused the same to be surveyed and partitioned into three parcels as shown hereon, and the size of all parcels and the course and length of all boundaries are plainly set forth, and that this plat is a correct representation of the partition. We do hereby dedicate to the City of Ashland a 15.00 foot wide Public Utility Easement (PUE) along the entire northwestern boundary of Parcel No. 2 as shown hereon. We do further create a 15 foot wide private mutual access and utility easement within Parcel No. 2, as shown, for the mutual benefit of all three parcels.

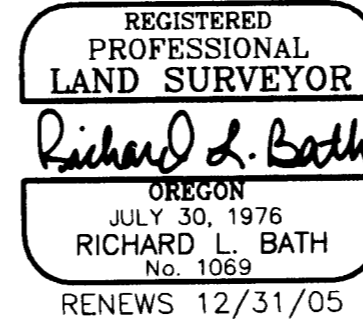
[Signature]
Deborah Gordon

SURVEY BY :

HARDEY ENGINEERING & ASSOC. INC.
BY: RICHARD L. BATH LS 1069
P.O. BOX 1625
MEDFORD, OREGON 97501-0124

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

[Signature]
RICHARD L. BATH P.L.S. 1069



*** SURVEYOR'S CERTIFICATE ***

I, Richard L. Bath, do hereby certify that I am a duly Registered Land Surveyor of the State of Oregon, License No. 1069, and I further do hereby declare that this plat correctly represents a survey made by me or under my direction, and that I have correctly surveyed and marked with proper monuments the tract of land hereon shown, and that said plat and survey conform with the ordinances of the City of Ashland, and the statutes of the State of Oregon, and that the following is an accurate survey and title description of said tract's exterior boundary:

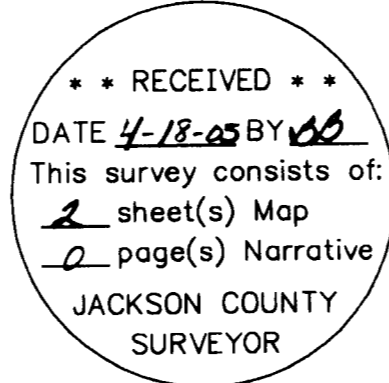
Beginning at the Initial Point being a 5/8 inch iron rebar with plastic cap marking the northeast corner of HALMA VILLAGE, A Planned Unit Development to the City of Ashland, now of record in Jackson County, Oregon; thence South 63°43'07" East, along the southwestern right of way line of Orange Avenue, 78.00 feet to a 5/8 inch iron rebar with plastic cap marking the northeast corner of the tract described in deed recorded as No. 03-67247 of the Official Records of Jackson County, Oregon; thence along the southeastern boundary of said described tract as follows:
South 25°35'00" West 149.00 feet to a 5/8 inch iron rebar with plastic cap; thence South 63°43'07" East 50.00 feet to a 5/8 inch iron rebar with plastic cap; thence South 25°35'00" West 133.92 feet to a 5/8 inch iron rebar with plastic cap witness monument; thence continue South 25°35'00" West 2.00 feet to intersect the northeastern right of way line of Ohio Street; thence North 63°43'46" West, along said right of way line, 128.00 feet to the southeast corner of said HALMA VILLAGE, A Planned Unit Development to the City of Ashland; thence North 25°35'00" East, along the southeastern boundary of said Development, 284.95 feet (plat record 285.09 feet) to the initial point of beginning.

STATE OF OREGON) SS
County of Jackson)

Personally appeared the above named Deborah Gordon, and acknowledged the foregoing instrument to be her voluntary act and deed.

Dated this 7th day of March, 2005.

[Signature]
Notary Public for Oregon
My commission expires 09-24-08



NARRATIVE:

PURPOSE:

To partition the subject property described in Doc. No. 03-67247 O.R. into three parcels as tentatively approved by Planning Action 2003-136.

PROCEDURE:

Used the monuments found per FS 11312 and FS 11999 to determine the exterior boundary of the subject property as shown.

BASIS OF BEARINGS:

N.O.A.A. true meridian at the N-S centerline of Section 4 as derived from FS 8041 and FS 11312. The reference line for this survey is the centerline of Orange Avenue as shown.

AFFIDAVIT of DECLARATION APPROVAL

For fee owner, vendor or the mortgage or trust deed holder, complying with ORS 92.075 (4), see Document No.(s) 2005-021624, 2005-024625 Official Records, Jackson County, Oregon

Hardey Engineering & Associates, Inc.
HEA
ENGINEERING INTEGRITY
P.O. BOX 1625
MEDFORD, OREGON 97501-0063
VOICE: 541-772-6880
FAX: 541-772-9573
EMAIL: info@hea-inc.com

LAND PARTITION SURVEY

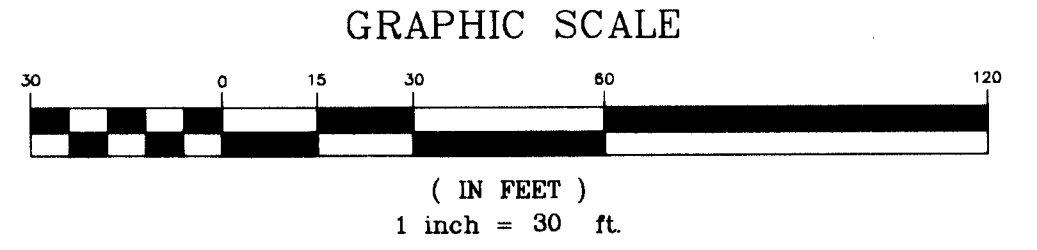
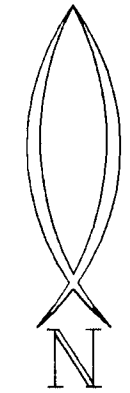
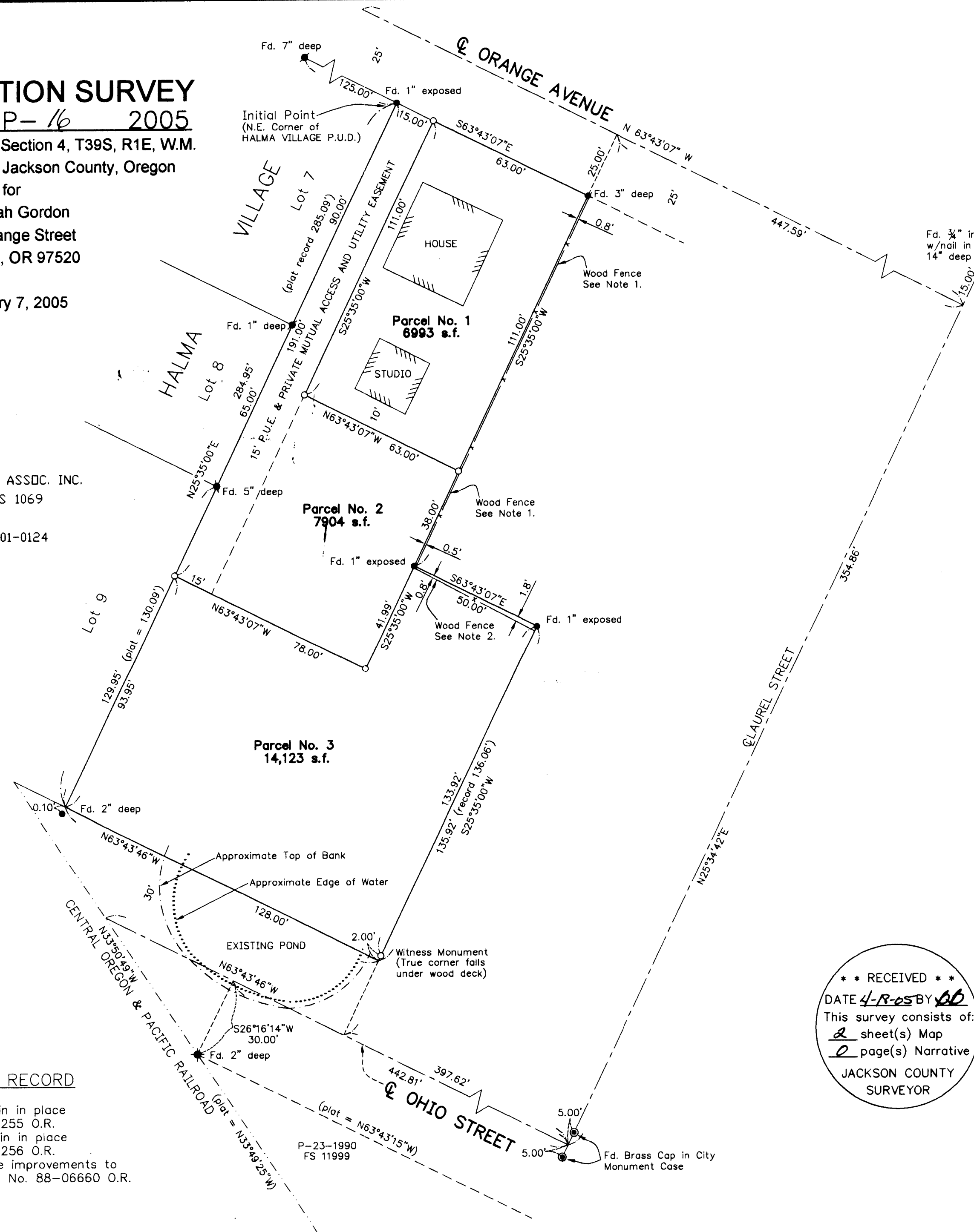
PARTITION PLAT NO. P-16 2005
 Located in the SW 1/4 of Section 4, T39S, R1E, W.M.
 In the City of Ashland, Jackson County, Oregon

for
 Deborah Gordon
 272 Orange Street
 Ashland, OR 97520

January 7, 2005

SURVEY BY :

HARDEY ENGINEERING & ASSOC. INC.
 BY: RICHARD L. BATH LS 1069
 P.O. BOX 1625
 MEDFORD, OREGON 97501-0124



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

Richard L. Bath
 RICHARD L. BATH P.L.S. 1069

REGISTERED PROFESSIONAL LAND SURVEYOR
Richard L. Bath
 OREGON
 JULY 30, 1976
 RICHARD L. BATH
 No. 1069
 RENEWS 12/31/05

LEGEND

- = Set 5/8" x 24" rebar with orange plastic cap marked "HARDEY ENG. & ASSOC., flush
- = Fd. 5/8" rebar with plastic cap marked "KAUBLE P.L.S. 1822" per F.S. 11312
- ◆ = Fd. 5/8" rebar with plastic cap marked "KAUBLE P.L.S. 1822" per HALMA VILLAGE, P.U.D.
- ◆ = Fd. 5/8" rebar with plastic cap marked "SPERO L.S. 2309" per P-23-1990 Partition Plat, F.S. 11999
- FS = Filed Survey No., Jackson County Surveyor's Office
- O.R. = Official Records of Jackson County, Oregon
- s.f. = square feet
- P.U.E. = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television, and sanitary sewer construction and maintenance

**** RECEIVED ****
 DATE 4-18-05 BY RB
 This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

NOTES/EASEMENTS OF RECORD

- Note 1: Wood fence to remain in place per Doc. No. 98-29255 O.R.
- Note 2: Wood fence to remain in place per Doc. No. 98-29256 O.R.
- Note 3: Agreement for future improvements to Ohio Street per Doc. No. 88-06660 O.R.

Hardey Engineering & Associates, Inc.

 P.O. BOX 1625
 MEDFORD, OREGON 97501-0063
 VOICE: 541-772-6880
 FAX: 541-772-9573
 EMAIL: info@hea-inc.com