

APPROVAL: [Signature]
ASHLAND PLANNING DEPARTMENT
PA #2005-455 LAND PARTITION

9/9/2005
DATE

LAND PARTITION SURVEY P-63-2005
In Parcel 1 per Partition Plat No. P-62-1995,
& in the N.W. 1/4 of Section 14, T.39S, R.1E, W.M.
City of Ashland Jackson County, Oregon

*** RECORDING ***
FILED FOR RECORD THIS 12 DAY OF September, 2005 AT
2:58 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-63-2005
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

for
C.A. COCHRANE CONSTRUCTION, LLC
518 WASHINGTON STREET, #2
Ashland, OR 97520

INDEX VOLUME 16, PAGE 63, DOC# 2005-055498, ORJCO.
Rakleen S. Beckett COUNTY CLERK
[Signature] DEPUTY
COUNTY SURVEYOR FILE NO. 18886

APPROVAL:
EXAMINED AND APPROVED THIS 24th DAY OF August, 2005

[Signature]
CITY SURVEYOR

DATE
JUNE 23, 2005

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT C.A. COCHRANE CONSTRUCTION, LLC, IS THE OWNER OF THE LAND SHOWN ON THIS PARTITION PLAT, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED INTO THE PARCELS AS SHOWN ON SHEET 2 AND DOES HEREBY MAKE AND ESTABLISH THE DRIVEWAY EASEMENT (SDE) FOR THE BENEFIT OF PARCEL 2 AND DOES HEREBY DEDICATE TO THE CITY OF ASHLAND ON BEHALF OF THE PUBLIC, THE PUBLIC UTILITY EASEMENT (PUE), WITH THE CONDITION THAT CHARTER COMMUNICATIONSITS SUCCESSORS OR ASSIGNS IN INTEREST SHALL HAVE THE RIGHT TO USE SAID PUE FOR THE PLACEMENT AND MAINTENANCE OF THEIR FACILITIES AS LONG AS THEY DO NOT INTERFERE WITH THE MAINTENANCE OF CITY OF ASHLAND UTILITIES.

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

*** TAX STATEMENT ***

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF September 12th, 2005

[Signature] Deputy 9/12/05 DATE [Signature] Deputy ASSESSOR DATE

[Signature]
CHARLES A. COCHRANE, Managing Member
C.A. Cochrane Construction, LLC

*** 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:

Parcel No. 1 per Partition Plat No. P-62-1995, according to the official plat thereof, now of record, in Volume 6, Page 62 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 14632 in the Office of the Jackson County Surveyor.

STATE OF OREGON)
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED CHARLES A. COCHRANE OF C.A. COCHRANE CONSTRUCTION, LLC, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 24 DAY OF August, 2005

[Signature]
Cori Nicholson Notary Public - Oregon
Commission No. 390328
My Commission Expires Mar 7, 2009

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-07

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO PARCELS CREATED THROUGH A LAND PARTITION. SEE ASHLAND PA #2005-455.
PROCEDURE: FROM CONTROL AND MONUMENTS ESTABLISHED BY THIS OFFICE DURING FS14632 COMPUTED THE POSITION OF THE NEW PARCEL CORNERS AND SET MONUMENTS AS SHOWN ON SHEET 2.

* AFFIDAVIT OF CONSENT *

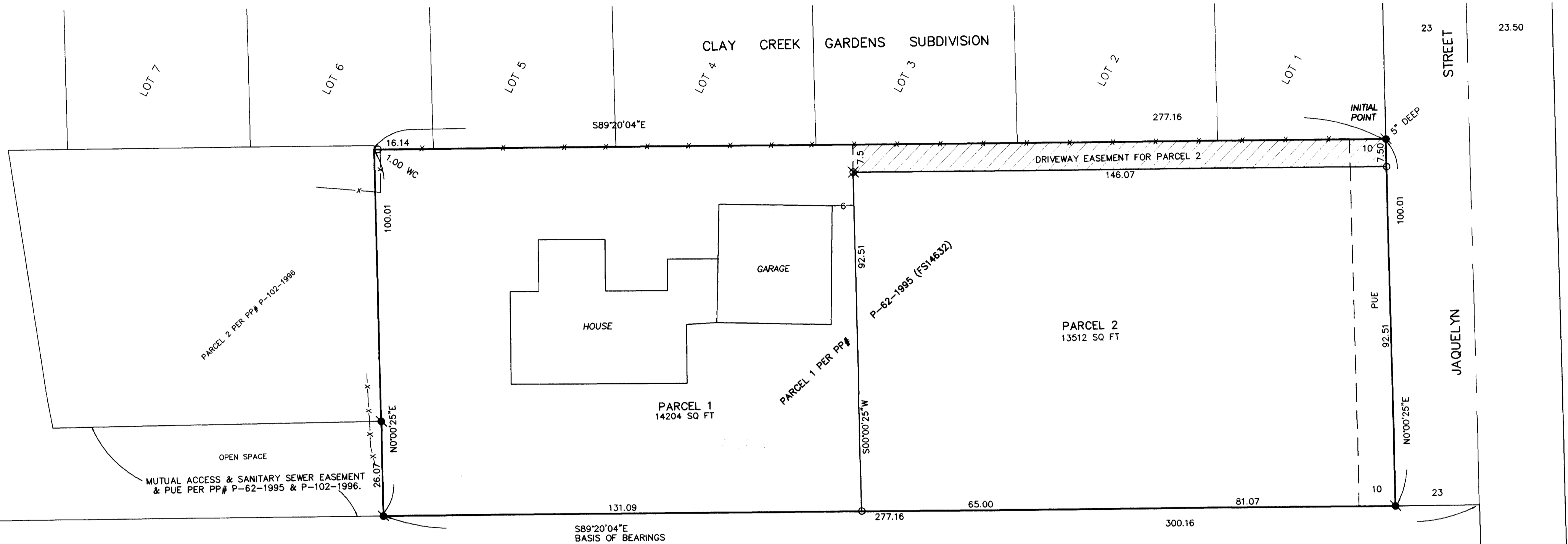
FROM R. DUAINÉ GEORGE AND GERILYN L. GEORGE RECORDED AS DOC. # 2005-055497 ORJCO.
FROM STEVEN SHAPIRO, TRUSTEE RECORDED AS DOC. # 2005-055496 ORJCO.

RECEIVED
DATE 9-12-05 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
SURVEYOR

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST 8TH STREET
MEDFORD, OR 97501
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

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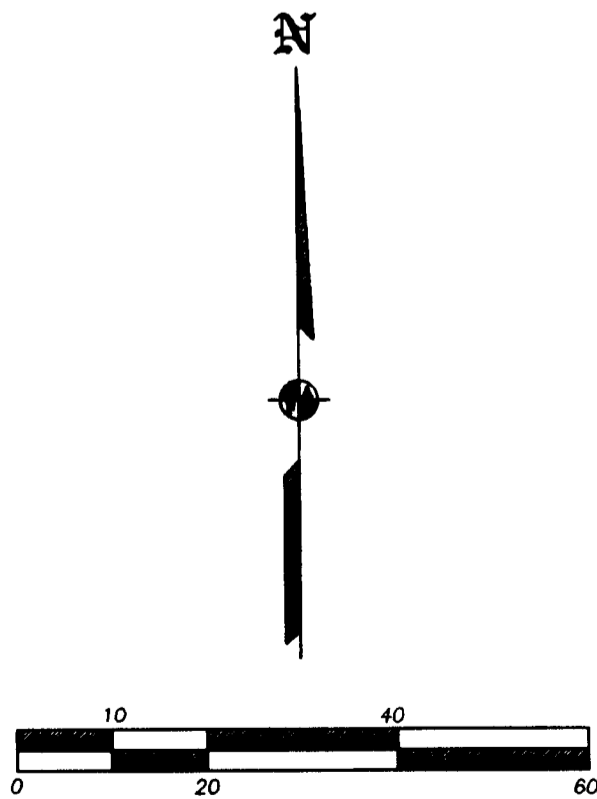


EASEMENTS OF RECORD

1) RIGHTS OF WAY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER V.244, P.51 & V.502, P.445, JCDR CANNOT BE DEPICTED DUE TO NON-SPECIFIC LEGAL DESCRIPTION.
2) RIGHT OF WAY FOR TRANSMISSION OF IRRIGATION WATER PER DOC. 86-05921 & 88-27698, ORJCO CANNOT BE LOCATED BUT MAY AFFECT THIS PROPERTY.

- LEGEND:**
- = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. LJ FRIAR & ASSOC PER FS14632.
 - = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.
 - PUE = PUBLIC UTILITY EASEMENT.
 - PP# = PARTITION PLAT NO.
 - FS = FILED SURVEY #.
 - JCDR = JACKSON COUNTY DEED RECORDS.
 - WC = WITNESS CORNER MONUMENT.
 - ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

BASIS OF BEARINGS: NOAA TRUE BEARING AT N-S @ SEC. 5 PER FS14632 AS SHOWN HEREON.
DATE: JUNE 23, 2005 UNIT OF MEASUREMENT: FEET SCALE: 1"= 20'



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

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-07

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