

APPROVAL:

Jim Mohr  
ASHLAND PLANNING DEPARTMENT  
PA #2005-02196 PROPERTY LINE ADJUSTMENT  
DATE 3/17/2006

APPROVAL:

EXAMINED AND APPROVED THIS 15th DAY OF March, 2006.

Jan Holar  
CITY SURVEYOR

\*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS THAT C.A. COCHRANE CONSTRUCTION, LLC, DENNIS J. FRANCOIS, TERESA FRANCOIS, RALPH NEUMAN AND ELINOR EDITH SKEEL, TRUSTEES OF THE NEUMAN-SKEEL TRUST DATED FEBRUARY 4, 1999 AND THE CLAY CREEK HOMEOWNERS ASSOCIATION ARE THE OWNERS OF THE LAND 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 AND DO HEREBY MAKE AND ESTABLISH THE MUTUAL ACCESS EASEMENT (MAE) FOR THE BENEFIT OF PARCELS 1, 2 & 3.

Charles A. Cochrane  
CHARLES A. COCHRANE, Managing Member  
C.A. Cochrane Construction, LLC

Paul A. Westhelle  
PAUL A. WESTHELLE, President  
Clay Creek Homeowners Association

Ralph Neuman  
RALPH NEUMAN, TRUSTEE  
Neuman-Skeel Trust dated February 4, 1999

Elinor Edith Skeel  
ELINOR EDITH SKEEL, TRUSTEE  
Neuman-Skeel Trust dated February 4, 1999

Dennis J. Francois  
DENNIS J. FRANCOIS

Teresa Francois  
TERESA FRANCOIS

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 AND WAS SIGNED ON BEHALF OF C.A. COCHRANE CONSTRUCTION, LLC.

DATED THIS 6th DAY OF March, 2006.

Cori Nicholson  
Cori Nicholson Notary Public - Oregon  
Commission No. 390328  
My Commission Expires 3/7/09

STATE OF OREGON)  
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED RALPH NEUMAN, TRUSTEE AND ELINOR EDITH SKEEL, TRUSTEE, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF NEUMAN-SKEEL TRUST DATED FEBRUARY 4, 1999

DATED THIS 14 DAY OF March, 2006.

Cori Nicholson  
Cori Nicholson Notary Public - Oregon  
Commission No. 390328  
My Commission Expires 3/7/09

STATE OF OREGON)  
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED DENNIS J. FRANCOIS AND TERESA FRANCOIS, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 14 DAY OF March, 2006.

Cori Nicholson  
Cori Nicholson Notary Public - Oregon  
Commission No. 390328  
My Commission Expires 3/7/09

SURVEY FOR:

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

DATE:

FEBRUARY 28, 2006

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

LAND PARTITION SURVEY

PROPERTY LINE ADJUSTMENT

Of Parcels 1 & 2 per Partition Plat No. P-63-2005,  
Parcel 2 per Partition Plat No. P-102-1996 & the  
Open Space of Clay Creek Gardens Subdivision  
& 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 27th DAY OF March, 2006 AT  
2:38 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-30-2006  
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 17, PAGE 30, DOC. # 2006-015277, ORJCO.

Kathleen S. Beckett COUNTY CLERK  
Carmen D. Helmer DEPUTY

COUNTY SURVEYOR FILE NO. 19119

\*\*\* TAX STATEMENT \*\*\*

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE  
BEEN PAID AS OF MARCH 27, 2006.

Tracy Mancuso, Deputy 3-27-06 TAX COLLECTOR  
William Johnson, Deputy 3-27-2006 ASSESSOR

\*\*\* 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:

Parcels 1 and 2 per Partition Plat No. P-63-2005, according to the official plat thereof, now of record, in Volume 16, Page 63 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 18886 in the Office of the Jackson County Surveyor AND Parcel 2 per Partition Plat No. P-102-1996, according to the official plat thereof, now of record, in Volume 7, Page 102 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 15211 in the Office of the Jackson County Surveyor AND the Open Space Tract per CLAY CREEK GARDENS SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon.

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs  
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 FOUR PARCELS CREATED THROUGH A LAND PARTITION/ PROPERTY LINE ADJUSTMENT. SEE ASHLAND PA #2005-02196.

PROCEDURE: FROM CONTROL AND MONUMENTS ESTABLISHED BY THIS OFFICE DURING FS15211, 16451 & 18886, COMPUTED THE POSITION OF THE ADJUSTED PROPERTY CORNERS AND SET MONUMENTS AS SHOWN ON SHEET 2.

STATE OF OREGON)  
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED PAUL WESTHELLE, PRESIDENT, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF THE CLAY CREEK HOMEOWNERS ASSOCIATION.

DATED THIS 6th DAY OF March, 2006.

Cori Nicholson  
Cori Nicholson Notary Public - Oregon  
Commission No. 390328  
My Commission Expires 3/7/09

RECEIVED  
DATE 3-27-06 BY JEB  
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.

James E. Hibbs  
SURVEYOR

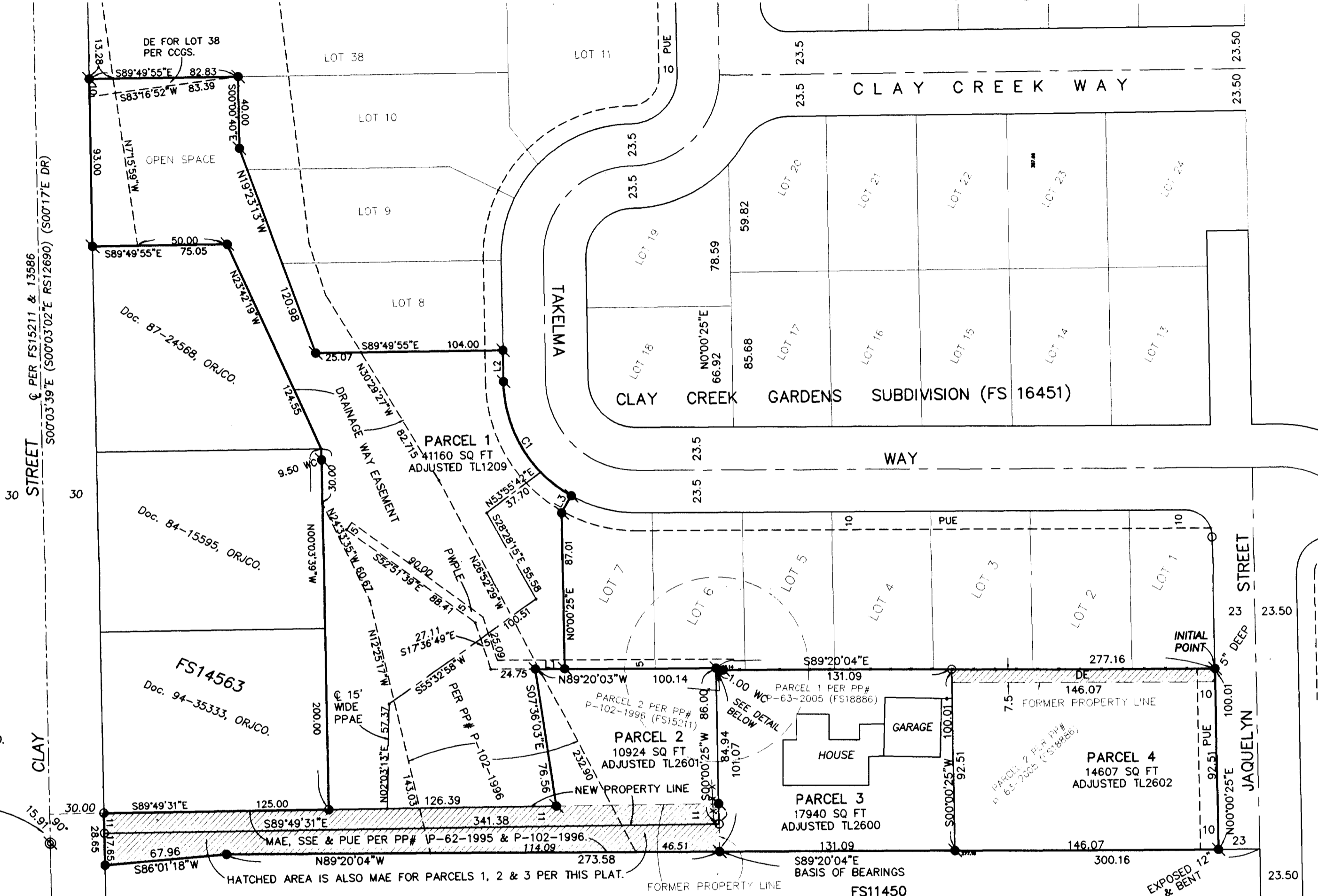
SHEET 1 OF 2

**SURVEY FOR:**  
 C.A. COCHRANE CONSTRUCTION, LLC  
 518 WASHINGTON STREET, #2  
 ASHLAND, OR 97520

**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

**LAND PARTITION SURVEY**  
**PROPERTY LINE ADJUSTMENT**  
 Of Parcels 1 & 2 per Partition Plat No. P-63-2005,  
 Parcel 2 per Partition Plat No. P-102-1996 & the  
 Open Space of Clay Creek Gardens Subdivision  
 & in the N.W. 1/4 of Section 14, T.39S., R.1E., W.M.  
 City of Ashland Jackson County, Oregon

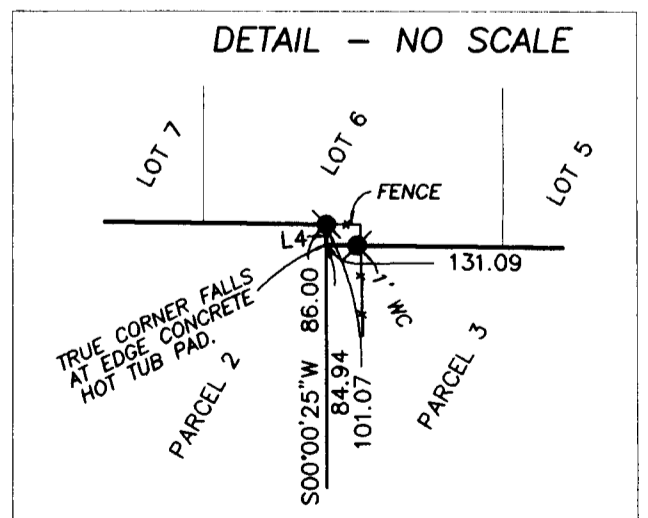
COURSE DATA TABLE				
NUM	DELTA	RADIUS	ARC	LONG CHORD
C1	S9°47'52" W	73.50	76.71	S29°53'31" E 73.28
NUM	BEARING	DISTANCE		
L1	N89°20'03" W	16.28		
L2	N00°00'25" E	17.26		
L3	N30°12'33" E	10.98		
L4	N00°00'25" E	1.06		



FD. 3" BRASS DISK IN MON. CASE PER RS12690.

CITY OF ASHLAND  
 CL CLAY ST  
 NO. P.O.T.  
 1991  
 LS 759  
 SURVEY MARKER

- LEGEND:**
- = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER FS14632, CCGS, 15211 OR 18886.
  - = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. HARDEY ENG & ASSOC PER FS14563.
  - = 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.
  - CCGS = CLAY CREEK GARDENS SUBDIVISION (FS16451).
  - PWPLE = PRIVATE WATER & POWER LINE EASEMENT PER CCGS.
  - PPAE = PUBLIC PEDESTRIAN ACCESS EASEMENT PER CCGS.
  - C1/L1 = SEE COURSE DATA TABLE.
  - MAE = MUTUAL ACCESS EASEMENT.
  - SSE = SANITARY SEWER EASEMENT.
  - DE = DRIVEWAY EASEMENT PER PP# P-63-2005 OR AS NOTED.



- 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.

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  
 2234  
 RENEWAL DATE 6-30-07

RECEIVED  
 DATE 2-27-06 BY JES  
 This survey consists of:  
 2 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR  
 SHEET 2 OF 2  
 06108FM

BASIS OF BEARINGS: NOAA TRUE BEARING AT N-S @ SEC. 5 PER FS18886 AS SHOWN HEREON.  
 DATE: FEBRUARY 28, 2006 UNIT OF MEASUREMENT: FEET SCALE: 1" = 50'