

LAND PARTITION SURVEY
PARTITION PLAT NO. P-43 - 2009

Located in:

the S.E. 1/4 of Section 9, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon

FOR
SOUREN & RINA MINASIAN
625 HOLLY STREET
ASHLAND, OR. 97520

RECORDING

Filed for record this the 18 day of December, 2009 at
1:29 o'clock P.M. and recorded in Volume 20, of Plats
at page 43 of the Records of Jackson County, Oregon.

Christina D. Walker
County Clerk

Christy A. Miller
Deputy
County Clerk

COUNTY SURVEYOR FILE NO. 20563

APPROVAL:
[Signature] 12/17/2009
ASHLAND PLANNING DEPARTMENT DATE
PA # 2007 - 00986

EXAMINED AND APPROVED THIS 17th DAY OF DEC, 2009

[Signature]
City Surveyor

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT SOUREN MINASIAN AND RINA MINASIAN ARE THE OWNERS 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.

WE HEREBY MAKE AND CREATE A PEDESTRIAN ACCESS EASEMENT OVER AND ACROSS PARCEL 1 FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCEL 2. WE HEREBY MAKE AND CREATE AN INGRESS/EGRESS AND PRIVATE UTILITY EASEMENT OVER AND ACROSS PARCEL 2 FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCEL 1, AS SHOWN HEREON. WE HEREBY MAKE AND CREATE AN INGRESS/EGRESS EASEMENT, OVER AND ACROSS PARCEL 1 FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCEL 2, AS SHOWN HEREON. PUBLIC AND PRIVATE EMERGENCY VEHICLES SHALL HAVE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID EASEMENTS AT ALL TIMES.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF PROPERTY, DESCRIBED IN INSTRUMENT NO. 2007-016131, OFFICIAL RECORDS, JACKSON COUNTY, OREGON, AS APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT (RE: PLANNING ACTION 2007-00986).

PROCEDURE: THE PROPERTY BOUNDARY WAS PREVIOUSLY SURVEYED AND THE PROPOSED PARTITION PARCEL LINES WERE MONUMENTED PER FILED SURVEY NO. 20323.

SEE THE NARRATIVE PROVIDED FOR FILED SURVEY NO. 20323; ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of 12-18-09, 2009.

[Signature]
Tax Collector

12-18-09
Date

[Signature]
Assessor

12/18/09
Date

SURVEYOR'S CERTIFICATE:

I Darrell L. Huck, a duly Registered Surveyor of the State of Oregon, do hereby certify that the tract of land shown hereon was correctly surveyed by me or under my direction 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.

That tract of land described in Instrument No. 2007-016131 of the Official Records of Jackson County, Oregon, being more particularly described as follows:

Commencing at a found 1 1/2 " diameter bronze disk situated at the centerline intersection of Holly Street, westerly, and Idaho Street, northerly, said corner heretofore being reported as the Southwest Corner of Government Lot four (4), in the Southeast Quarter of Section 9 in Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon, but said bronze disk being only a title corner; thence South 89°54'19"East, along the northerly right-of-way line of Holly Street a distance of 398.59 feet to a found 5/8 inch Iron rebar located at the Southeast corner of that tract of land described as "Tract B" of Instrument No. 2006-034285 of the Official Records of Jackson County, Oregon, being also the point of beginning of that Boundary By Agreement as described in Exhibit C of Instrument No. 2007-006698 of the Official Records of Jackson County, Oregon, for the INITIAL POINT OF BEGINNING; thence leaving said northerly right-of-way and along those boundaries established by agreement as described in the Exhibits "C" of Instruments No. 2007-006698, 2007-006700 and 2007-006699 of the Official Records of Jackson County, Oregon, North 00°20'11"West (Record North 00°20'00"West) 236.57 feet to the north line of that tract of land described in Volume 331, Page 399 of the Deed Records of Jackson County, Oregon; thence along the north line of said tract, South 89°49'48"East 78.43 feet to a 5/8 inch Iron rebar situated at the point of terminus of that Boundary by Agreement described in Exhibit "C" of Instrument No. 2007-010099 of the Official Records of Jackson County, Oregon; thence along said boundary by agreement, South 00°20'11"East 60.00 feet to the southerly line of that tract of land described in Instrument No. 01-60603 of the Official Records of Jackson County, Oregon; thence along said southerly boundary, North 89°49'48"West 3.49 feet to the Northwest corner of that tract of land described in Instrument No. 97-23879 of the Official Records of Jackson County, Oregon; thence along the westerly boundary of said tract and to and along the westerly boundary of that tract of land described in Instrument No. 2007-052044 of the Official Records of Jackson County, Oregon, South 00°20'11"East (Record South 00°20'00"East) 176.47 feet to the northerly right-of-way line of the aforesaid Holly Street; thence along said right-of-way line, North 89°54'19"West 74.94 feet to the initial point of beginning.

[Signature]
Surveyor

IN WITNESS WHEREOF, signed this 11 day of December, 2009.

[Signature]
SOUREN MINASIAN

[Signature]
RINA MINASIAN

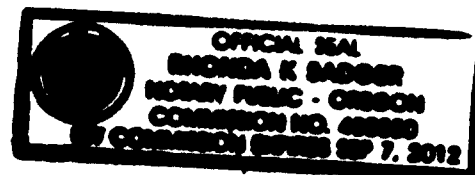
STATE OF OREGON }
COUNTY OF JACKSON } SS.

PERSONALLY APPEARED THE ABOVE NAMED SOUREN MINASIAN AND RINA MINASIAN AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

BEFORE ME: [Signature]
NOTARY

COMMISSION NO. 430550

MY COMMISSION EXPIRES Sept 7, 2012



REGISTERED
PROFESSIONAL
LAND SURVEYOR

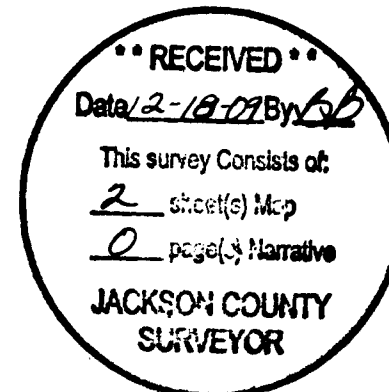
[Signature]

OREGON
FEBRUARY 4, 1989
DARRELL L. HUCK
2003

Expires 6/30/2011

I certify this plat to be an exact copy of the original

[Signature]
SURVEYOR



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

BY: DARRELL L. HUCK PLS NO. 2023
SCALE: 1 INCH = 30' DECEMBER 1, 2009
BASIS OF BEARING: TRUE MERIDIAN AT THE NORTH - SOUTH
CENTERLINE OF SECTION 9, AS DERIVED FROM THE 1968 N.O.A.A. NET
ON FILE WITH THE JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR
BEARING CONTROL FOR THIS SURVEY WAS TAKEN FROM S/N 10314.

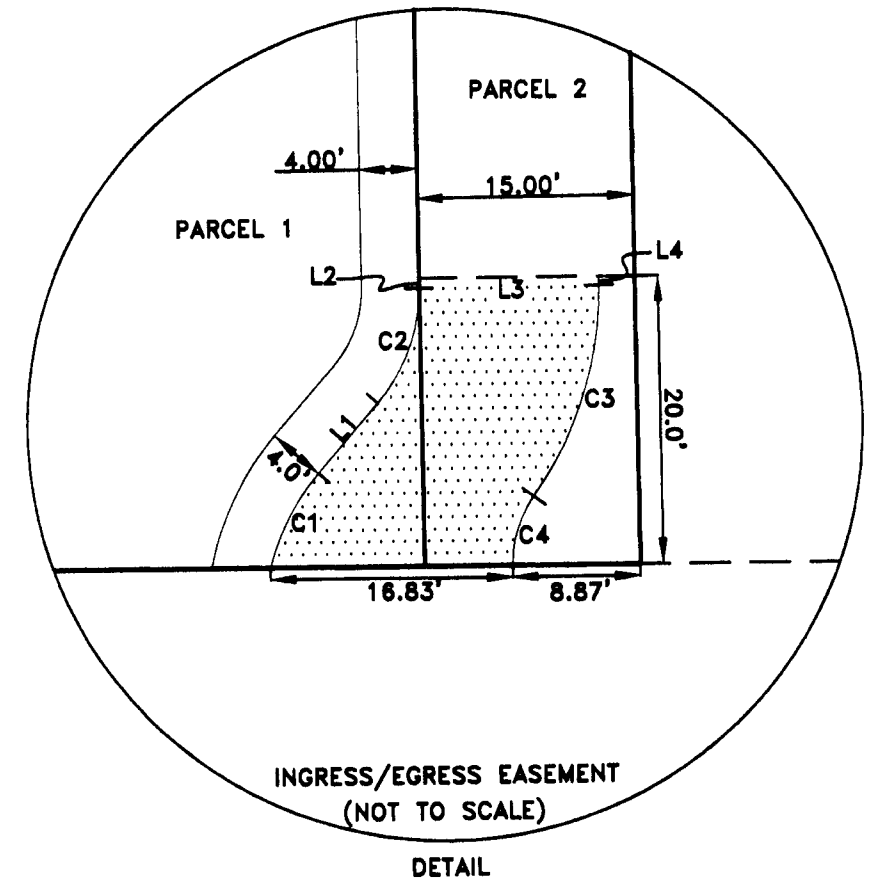
LAND PARTITION SURVEY

PARTITION PLAT NO. P-43-2009

Located in:
the S.E. 1/4 of Section 9, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon

FOR
SOUREN & RINA MINASIAN
625 HOLLY STREET
ASHLAND, OR. 97520

****RECEIVED****
Date 12-19-09 By BB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR



- = FOUND 5/8"X24" IRON REINFORCING PIN WITH PLASTIC CAP STAMPED "D. HUCK LS 2023" PER SURVEY NO. 20323.
- = FOUND 5/8" IRON PIN W/ PLASTIC CAP MARKED "KAMPMANN PLS 2883" PER S/N 19537, UNLESS NOTED OTHERWISE
- ⊙ = FOUND 3" CITY OF ASHLAND BRASS CAP MONUMENT IN MONUMENT WELL
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, IRRIGATION, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER, CONSTRUCTION AND MAINTENANCE
- O.R. = OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- x - x = FENCE LINE

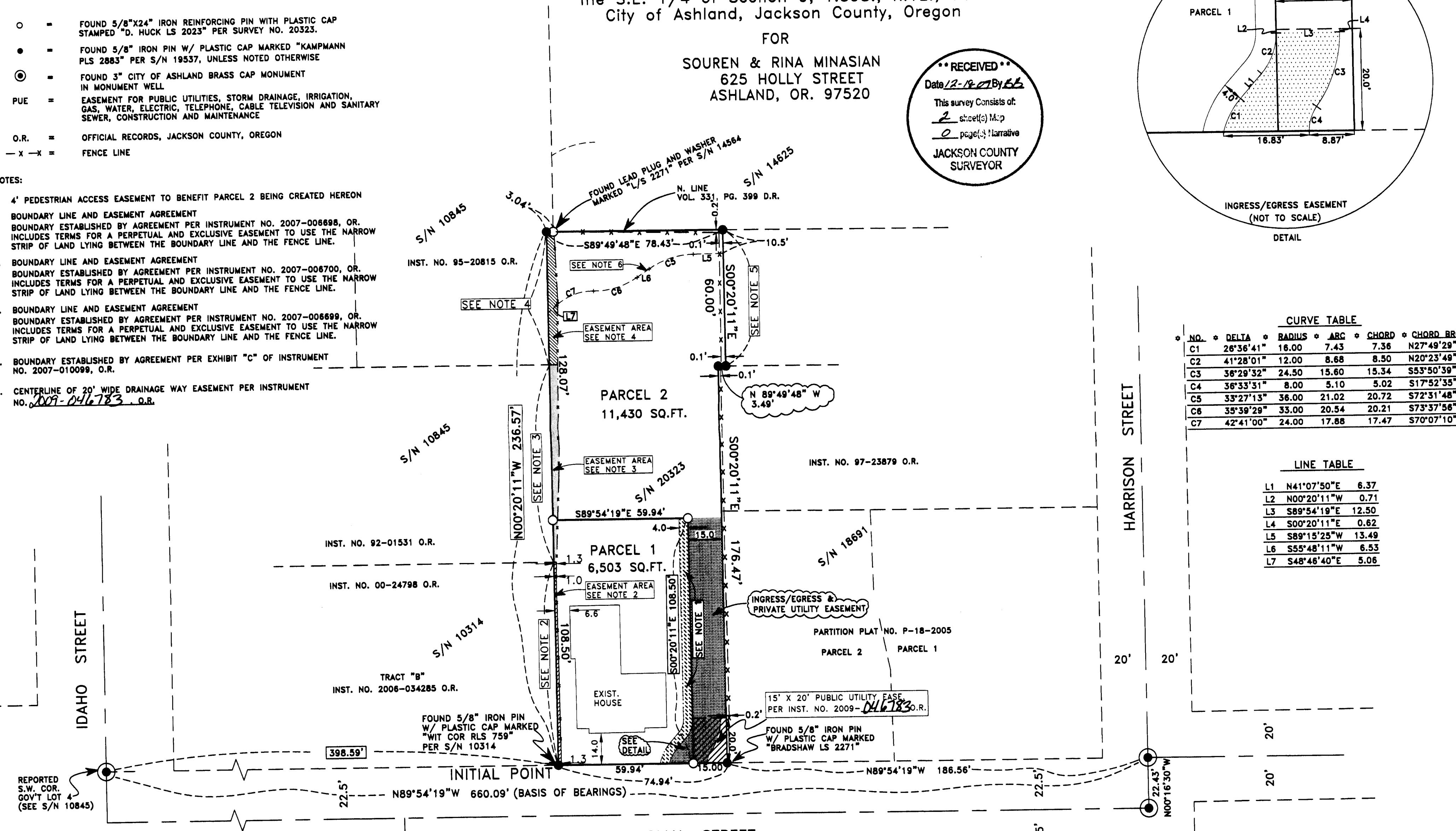
- NOTES:
1. 4' PEDESTRIAN ACCESS EASEMENT TO BENEFIT PARCEL 2 BEING CREATED HEREON
 2. BOUNDARY LINE AND EASEMENT AGREEMENT BOUNDARY ESTABLISHED BY AGREEMENT PER INSTRUMENT NO. 2007-008698, OR. INCLUDES TERMS FOR A PERPETUAL AND EXCLUSIVE EASEMENT TO USE THE NARROW STRIP OF LAND LYING BETWEEN THE BOUNDARY LINE AND THE FENCE LINE.
 3. BOUNDARY LINE AND EASEMENT AGREEMENT BOUNDARY ESTABLISHED BY AGREEMENT PER INSTRUMENT NO. 2007-008700, OR. INCLUDES TERMS FOR A PERPETUAL AND EXCLUSIVE EASEMENT TO USE THE NARROW STRIP OF LAND LYING BETWEEN THE BOUNDARY LINE AND THE FENCE LINE.
 4. BOUNDARY LINE AND EASEMENT AGREEMENT BOUNDARY ESTABLISHED BY AGREEMENT PER INSTRUMENT NO. 2007-006699, OR. INCLUDES TERMS FOR A PERPETUAL AND EXCLUSIVE EASEMENT TO USE THE NARROW STRIP OF LAND LYING BETWEEN THE BOUNDARY LINE AND THE FENCE LINE.
 5. BOUNDARY ESTABLISHED BY AGREEMENT PER EXHIBIT "C" OF INSTRUMENT NO. 2007-010099, O.R.
 6. CENTERLINE OF 20' WIDE DRAINAGE WAY EASEMENT PER INSTRUMENT NO. 009-046783 O.R.

CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD	CHORD BRG
C1	26°36'41"	16.00	7.43	7.36	N27°49'29"E
C2	41°28'01"	12.00	8.68	8.50	N20°23'49"E
C3	36°29'32"	24.50	15.60	15.34	S53°50'39"W
C4	36°33'31"	8.00	5.10	5.02	S17°52'35"W
C5	33°27'13"	36.00	21.02	20.72	S72°31'48"W
C6	35°39'29"	33.00	20.54	20.21	S73°37'56"W
C7	42°41'00"	24.00	17.88	17.47	S70°07'10"W

LINE TABLE

LINE	BEARING	LENGTH
L1	N41°07'50"E	6.37
L2	N00°20'11"W	0.71
L3	S89°54'19"E	12.50
L4	S00°20'11"E	0.62
L5	S89°15'25"W	13.49
L6	S55°48'11"W	6.53
L7	S48°46'40"E	5.06



REGISTERED PROFESSIONAL LAND SURVEYOR
Darrell L. Huck
OREGON FEBRUARY 4, 1989
DARRELL L. HUCK
2002
Expires 6/30/2011

I certify this plat to be an exact copy of the original
Darrell L. Huck
SURVEYOR

39 1E 09DB, TAX LOT 9100