

**APPROVAL:**

*Bill Mohr*  
 ASHLAND PLANNING DEPARTMENT  
 Planning Action Number: 97-019  
 Property Line Adjustment

7/7/97  
 DATE

LAND PARTITION SURVEY

PARTITION PLAT NO. P-48-1997

**RECORDING**

FILED FOR RECORD THIS THE 15 DAY OF July, 1997 AT 2:57 O'CLOCK  
P.M. AND RECORDED AS PARTITION PLAT NO. P-48-1997 OF THE RECORDS  
 OF PARTITION PLATS OF JACKSON COUNTY, OREGON.

INDEX VOLUME 8, PAGE 48

*Kathleen J. Beckett* County Clerk  
*Stuardine Cutting* Deputy

COUNTY SURVEYOR FILE NO. 15432

**APPROVAL:**

Examined and approved this 2nd day of July, 1997.

*Garrett L. Austin*  
 Asst. City Surveyor

Parcels 2 and 3 of Partition Plat Number P-60-1996 and  
 A Replat of Lots 12 and 13 of South Valley Business Park,

located in

The Southeast One-quarter of Section 14,  
 Township 39 South, Range 1 East, Willamette Meridian,  
 City of Ashland, Jackson County, Oregon

for

**SUPERIOR PROPERTIES, LLC**  
 4866 Grant Road  
 Central Point, Oregon 97502

**TAX STATEMENT APPROVAL**

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095  
 have been paid as of July 15, 1997.

*Michelle W. Weston* Assessor Deputy  
*Jaymie DeWitt* Deputy  
 7-15-97 Date July 15, 1997 Date

**SURVEYOR'S CERTIFICATE**

I, Robert V. Neathamer, a Registered Professional Land Surveyor of the  
 State of Oregon, do hereby certify that I have correctly surveyed and marked  
 with the proper monuments as provided by law, the tract of land shown hereon  
 and that this plat is a correct representation of said tract and that the  
 following is an accurate description of the boundary lines:

Parcels 2 and 3 of Partition Plat Number P-60-1996 and Lots 12 and 13 of  
 SOUTH VALLEY BUSINESS PARK, according to the Official Plats now of record  
 in Jackson County, Oregon.

*Robert V. Neathamer*  
 Surveyor

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 OREGON  
 JULY 19, 1994  
 ROBERT V. NEATHAMER  
 2675  
 Renewal Date 12/31/98

DATE: June 26, 1997

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	36°00'01"	205.00'	128.81'	S20°42'45"E	126.70'
C2	08°22'02"	195.00'	28.48'	S34°31'45"E	28.45'
C3	134°13'45"	60.00'	140.56'	N17°58'11"W	110.55'
C4	54°44'20"	20.00'	19.11'	N51°42'54"W	18.39'
C5	08°22'02"	220.00'	32.13'	S34°31'45"E	32.10'
C6	11°08'21"	180.00'	35.00'	N33°08'32"W	34.94'
C7	24°51'33"	180.00'	78.10'	N15°08'32"W	77.49'
C8	40°45'50"	50.00'	35.57'	N82°48'36"E	34.83'
C9	46°27'31"	48.00'	38.92'	N79°57'46"E	37.86'

**NOTES:**

Location of Irrigation ditch easement contained in Volume 31, Page 21, Deed  
 Records of Jackson County is not defined.

Location of an easement for the transmission and distribution of electricity  
 as contained in Volume 518, Page 352, Deed Records of Jackson County is  
 not defined.

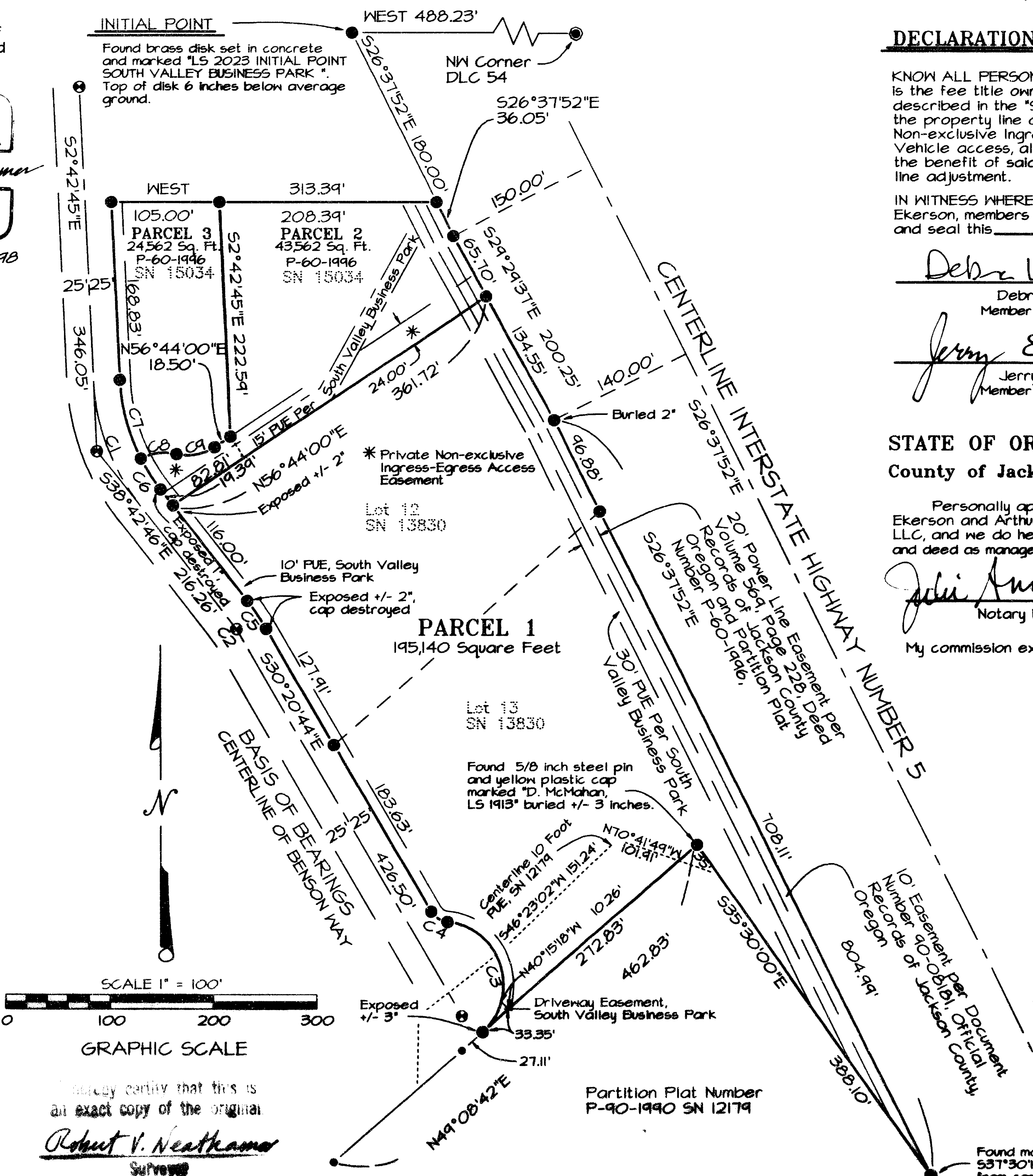
1-5 access restrictions imposed by Volume 504, Page 500 of the Deed  
 Records of Jackson County, Oregon, to the State of Oregon, by and  
 through its State Highway Commission.

The Talent Irrigation District has no obligation to deliver water, although  
 this land is subject to its statutory powers, rules and regulations, as set  
 forth on the Plat and Dedication of South Valley Business Park, as now  
 recorded.

10 foot FUE as dedicated per Partition Plat Number P-90-1990, recorded in  
 Volume 1, Page 90 of Partition Plats in Jackson County, Oregon and on file  
 as Survey Number 12179 in the Office of the Jackson County Surveyor.

Basis of Bearings is NOAA True Meridian at the north-south centerline of  
 Section 14, as derived from 1968 NOAA Network on file in the Office of the  
 Jackson County Surveyor, the reference line for this survey is the centerline  
 of Benson Way, as shown hereon.

Private Ingress-Egress Easement created hereon is subject to that  
 certain Private Ingress-Egress as shown on Partition Plat Number  
 P-60-1996, now of record.



**DECLARATION**

KNOW ALL PERSONS BY THESE PRESENTS, that SUPERIOR PROPERTIES, LLC,  
 is the fee title owner of the real property depicted hereon more particularly  
 described in the "SURVEYOR'S CERTIFICATE" herewith, and that it has caused  
 the property line adjustment as shown hereon, and hereby create a private  
 Non-exclusive Ingress-Egress Easement, including Public and Private Emergency  
 Vehicle access, along the southerly boundaries of existing Parcels 2 and 3, for  
 the benefit of said parcels 2 and 3, and the resultant Parcel 1 of this property  
 line adjustment.

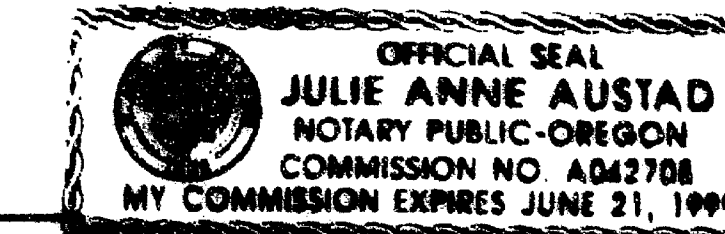
IN WITNESS WHEREOF, we Debra L. Toney, Jerry A. Toney, Jean A. Ekerson and Arthur A.  
 Ekerson, members and managers of SUPERIOR PROPERTIES, LLC, do hereby set our hand  
 and seal this 15 day of July, 1997

*Debra L. Toney* Debra L. Toney Member and Manager  
*Jerry E. Toney* Jerry E. Toney Member and Manager  
*Jean A. Ekerson* Jean A. Ekerson Member and Manager  
*Arthur A. Ekerson* Arthur A. Ekerson Member and Manager

STATE OF OREGON } SS  
 County of Jackson }

Personally appeared the above named Debra L. Toney, Jerry E. Toney, Jean A.  
 Ekerson and Arthur A. Ekerson, members and managers of SUPERIOR PROPERTIES,  
 LLC, and we do hereby acknowledge the foregoing instrument to be our voluntary act  
 and deed as managers of said SUPERIOR PROPERTIES, LLC.

*Julie Anne Austad*  
 Notary Public Oregon  
 My commission expires 6-21-99



**LEGEND:**

- Indicates a found 5/8 inch steel pin and red plastic cap marked "D. Huck LS 2023", per SN 13830 and 15034, or as noted.
- ⊙ Indicates a found 2 inch diameter Brass Disc marked "LS 2023", center punched and set in a monument case.
- Indicates a found Brass Disc in concrete and flush with pavement in OAK KNOLL DRIVE marked T345 RIE DLC N1454 CS 1990.
- Indicates computed position.
- SN Indicates a survey filed by number at the Jackson County Surveyors Office, Jackson County, Oregon.
- FUE Indicates a Public Utility Easement for electric, telephone, gas, water, cable television, sanitary sewer, storm drainage, irrigation, sidewalk, construction and maintenance.

**SURVEYED BY:** Neathamer Surveying, Inc.  
 1160 North Keene Way Drive  
 Medford, Oregon 97504  
 Phone (541) 752-2869

**SURVEY NO. 15432**

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

**Survey for:** SUPERIOR PROPERTIES  
4866 Grant Road  
Central Point, OR. 97502

**Location:** Parcels 2 and 3 of Partition Plat Number P-60-1996 and Lots 12 and 13 of the SOUTH VALLEY BUSINESS PARK, located within the Southeast-quarter of Section 14, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon.

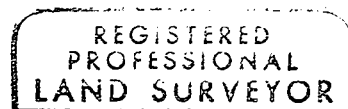
**Purpose:** Perform a boundary survey and prepare a plat in order to remove the boundary line between said Lots 12 and 13, and to create an Ingress-Egress Easement across Parcels 2 and 3 of Partition Plat Number P-60-1996, recorded July 22, 1996, in the Records of Partition Plats, Jackson County, Oregon and filed as Survey Number 15034 in the Office of the Jackson County Surveyor, all pursuant to Planning Action 97-019, City of Ashland, Jackson County, Oregon.

**Procedure:** Utilizing a Nikon DTM-420 and a Husky FS-2 with TDS, all found monumentation were tied as shown on attached plat. The existing boundary line between Lots 12 and 13 was removed, and an Ingress/Egress easement was created, pursuant to said planning action, and as directed by Client.

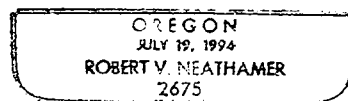
**Basis of Bearing:**

N.O.A.A. True Meridian at the North-South centerline of Section 14, as derived from the 1968 N.O.A.A. Network on file in the Office of the Jackson County Surveyor, the reference line for this survey is the centerline of Benson Way, as shown on attached map.

**Date:** June 26, 1997



*Robert V. Neathamer*



**Robert V. Neathamer  
Renewal Date: 12/31/98**