

# LAND PARTITION SURVEY PARTITION PLAT NO. P-72-1998

located in  
the NE 1/4 of Section 14, T. 39 S., R. 1 E., W.M.,  
in the City of Ashland, Jackson County, Oregon.

for  
**Pacific Western, LLC**  
835 Alder Creek Drive  
Medford, Oregon 97504

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Russell D. Braughton*  
OREGON  
JULY 19 1991  
RUSSELL D. BRAUGHTON  
2657  
EXPIRES 12/31/99

I certify this plat to be an  
exact photocopy of the original.  
*Russell D. Braughton*  
SURVEYOR

FD. BRASS CAP  
"ASHGPS98 PT.#510  
STA. 1-5 CUTBANK"  
CITY OF ASHLAND  
G.P.S. 510  
1997

FD. BRASS CAP IN CONC. POST  
"ASHGPS98 PT.#505  
STA. OAK TREE ECC."

FD. BRASS CAP  
ACCEPTED 1/4 CORNER  
MKD.

"SWAIN SURVEYING  
1983 LS 759"  
PER S.N. 9668

"SWAIN SURVEYING  
OAK TREE ECC."  
CITY OF ASHLAND  
GPS 1996 CONTROL NETWORK  
LAT: 42°11'07.06432"N  
LON: 122°39'56.26003"W

BASE BEARING  
(2666.03')  
N89°54'01"W 2665.96'

CITY OF ASHLAND  
GPS 1998 CONTROL NETWORK  
LAT: 42°12'04.78100"N  
LON: 122°40'55.27157"W

A=191°40'07"

INTERSTATE  
HIGHWAY

Clover Lane

SEE SHEET 3

D.L.C. N.O. 52

Greensprings  
Subdivision  
Extension No. 3  
S.N. 12847

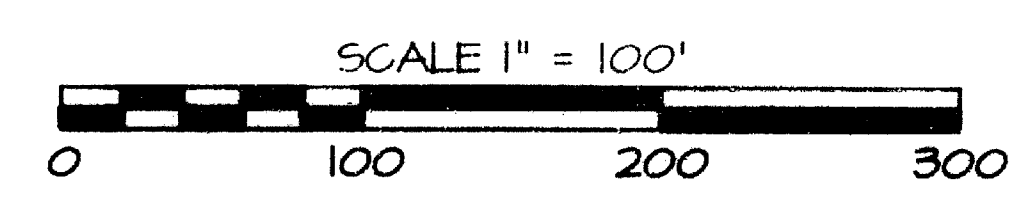
### LEGEND

- INDICATES BRASS OR ALUMINUM CAP MON. FD. UNLESS NOTED OTHERWISE.
  - INDICATES FD. MON. AS NOTED.
  - INDICATES A 5/8" X 30" STEEL PIN W/RED PLASTIC CAP MKD. "R. BRAUGHTON-LS 2657" SET.
  - ( ) = RECORD DATA PER S.N. 4847
  - [ ] = RECORD DATA PER S.N. 9675
  - x — x — x — x — INDICATES EXISTING FENCE LINE
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - R.M. = REFERENCE MONUMENT
  - S.N. = SURVEY NUMBER
- BASIS OF BEARINGS: N.O.A.A. TRUE MERIDIAN AT THE NORTH-SOUTH CENTERLINE SECTION 14 REFERENCE BEARING FOR THIS SURVEY WAS TAKEN ALONG THE NORTH LINE OF SECTION 14 PER S.N. 4847.

DATE: June 20, 1998



23 North Ivy Street  
Medford, OR 97501  
(541) 776-2313



**BASIS OF  
BEARINGS:**

N.O.A.A. True Meridian at the North-South  
Centerline of Section 14. Reference bearing for  
this survey was taken along the North line of  
Section 14 per S.N. 4847.

**EQUIPMENT:**

Nikon DTM-A5 Electronic Total Station.

**DATE**

**COMPLETED:**

June 20, 1998



Expires 12/31/99

**EAGLE-EYE SURVEYING CORPORATION**  
23 North Ivy Street, Medford  
P.O. Box 4397, Medford, Oregon 97501-0170  
Tel. (541) 776-2313 Fax. (541) 776-9978

SURVEY NUMBER 15928

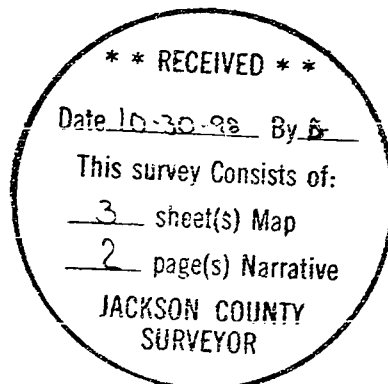
SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,  
OREGON REVISED STATUTES

SURVEY FOR: Pacific Western LLC  
835 Alder Creek Drive  
Medford, Oregon 97504

LOCATION: in the Northeast 1/4 of Section 14,  
T. 39 S., R. 1 E., W.M.,  
in the City of Ashland, Jackson County, Oregon.

PURPOSE: LAND PARTITION; Planning Dept. File No.  
P.A. 97-064: Through the process of a Tax Lot  
Consolidation of Tax Lots 1000 & 1100, Property  
Line Adjustments between Tax Lot 703, Consolidated  
Tax Lots 1000 & 1100 & Tax Lot 900 and the  
Partitioning of Tax Lot 900 locate and monument the  
new boundaries between Parcels 1, 2, 3, 4 and 5 as  
shown on the accompanying plat and to prepare and  
record said plat for the purpose of creating said  
Parcels and the Easements as shown. The 'Relocated  
Clover Lane' as shown on said is to be dedicated to  
the City of Ashland to replace that portion of the  
existing 'Clover Lane' that is to be vacated after  
the recording said plat.

PROCEDURE: In the process of resolving the boundaries of the  
subject tax lots, I used the found monuments as  
shown and the following instruments: Volume  
271, Page 548, said Deed Records, Volume 272, Page  
618, said Deed Records, Volume 509, Page 241,  
said Deed Records, Volume 582, Page 417, said Deed  
Records, Document Number 71-01626, Official  
Records, Jackson County, Oregon and Document Number  
88-28029, said Official Records. The partition  
lines and the outside boundaries were then  
monumented as shown. Monuments set on this survey  
consist of a 5/8" x 30" steel pin with red plastic  
caps mkd. "R. BRAUGHTON-LS 2657", unless noted  
otherwise, as indicated on the accompanying plat.



# LAND PARTITION SURVEY PARTITION PLAT NO. P-72-1998

APPROVAL:

Bill Walsh  
ASHLAND PLANNING DEPARTMENT  
P.A.# 97-064  
LAND PARTITION & PROPERTY LINE ADJUSTMENT

10/30/98  
DATE

APPROVAL:

EXAMINED AND APPROVED THIS 30th DAY OF October, 1998.

Robert L. Surian  
Asst. CITY SURVEYOR

located in  
the NE 1/4 of Section 14, T. 39 S., R. 1 E., W.M.,  
in the City of Ashland, Jackson County, Oregon.

for  
Pacific Western, LLC  
835 Alder Creek Drive  
Medford, Oregon 97504

RECORDING

FILED FOR RECORD THIS THE 30 DAY OF October, 1998  
AT 1:00 O'CLOCK P. M. AND RECORDED AS PARTITION PLAT NO. P-72-1998  
OF THE RECORDS OF JACKSON COUNTY, OREGON.  
INDEX VOLUME 9, PAGE 72

Kathleen A. Cuckett COUNTY CLERK  
Geraldine Cutting DEPUTY

COUNTY SURVEYOR FILE NO. 15928

SURVEYED BY: EAGLE-EYE SURVEYING CORPORATION  
23 NORTH IVY STREET  
MEDFORD, OREGON 97501  
PHONE (541) 776-2313

TAX STATEMENT APPROVAL

ALL TAXES, FEES, ASSESSMENTS  
OR OTHER CHARGES AS REQUIRED BY  
O.R.S. 92.095 HAVE BEEN PAID AS OF October 30, 1998.

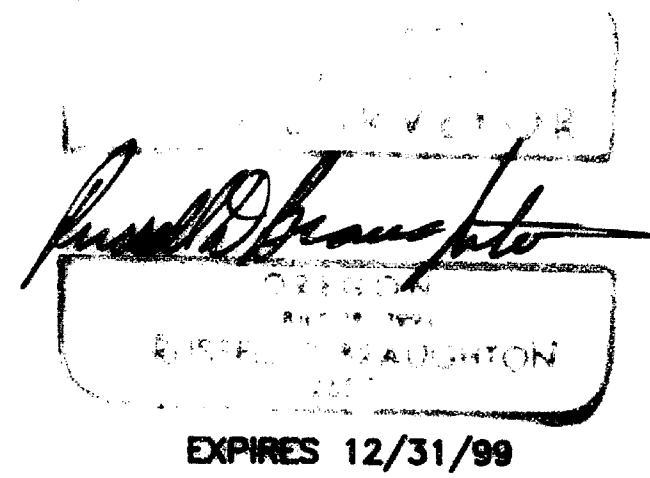
Ron Lindsey Dept ASSESSOR  
October 30, 1998 DATE

Lynne Roberts Deputy TAX COLLECTOR  
10-30-98 DATE

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, VERNON G. LUDWIG AND OFELIA LUDWIG, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED AND SET FORTH IN THE "SURVEYORS CERTIFICATE" AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED, PARTITIONED AND/OR PROPERTY LINES ADJUSTED FOR THE FIVE (5) PARCELS OF LAND AS SHOWN HEREON; IN ADDITION, WE HAVE ESTABLISHED A STREET; PUBLIC UTILITY EASEMENTS; A 'PRIVATE ACCESS EASEMENT'; TWO (2) 'MUTUAL ACCESS EASEMENTS'; TO BE UTILIZED BY PARCELS NO. ONE (1), TWO (2), AND THREE (3), AS SHOWN HEREON; A 'PUBLIC PEDESTRIAN ACCESS EASEMENT'; AND A STREET PLUG; AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID PARTITIONING. WE DO HEREBY DEDICATE TO THE CITY OF ASHLAND, FOR PUBLIC USE, THE 'RELOCATED CLOVER LANE' RIGHT OF WAY, AS SHOWN HEREON, FOR STREET PURPOSES. WE DO HEREBY GRANT\* IN FEE SIMPLE, THAT AREA SHOWN HEREON AS A 'STREET PLUG', WITH THE RESERVATION AND CONDITION THAT A PRIVATE EASEMENT, FOR THE RIGHT OF 'INGRESS AND EGRESS', IS DEEMED TO EXIST, 25 FEET IN WIDTH, AND SHALL BE FOR THE NON-EXCLUSIVE USE OF THE OWNERS, THEIR HEIRS, ASSIGNS OR SUCCESSORS IN INTEREST, OF THOSE TRACTS OF LAND AS SET FORTH IN DOCUMENT NUMBERS 90-09138, 97-15064, 74-01168 AND 98-03070 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. THIS PRIVATE RIGHT OF 'INGRESS AND EGRESS' SHALL BE IN FULL 'FORCE AND EFFECT' UNTIL SUCH TIME THAT THE RELOCATED CLOVER LANE IS EXTENDED AND THE 'STREET PLUG' IS LEGALLY TRANSFORMED INTO A STATE OF BEING DECLARED A PUBLIC RIGHT OF WAY. AT THAT POINT IN TIME THE 'PRIVATE ACCESS EASEMENT', AS ESTABLISHED HEREON, SHALL TERMINATE AND NO LONGER WILL IT BE IN FULL 'FORCE AND EFFECT'. REFER TO CITY OF ASHLAND ORDINANCE NO. 2436. WE DO HEREBY DEDICATE TO THE CITY OF ASHLAND THOSE 'PUBLIC UTILITY EASEMENTS' OVER, ACROSS AND THROUGH, THOSE STRIPS OF LANDS AS SET FORTH HEREON, FOR THE INSTALLATION AND MAINTENANCE OF ANY AND/OR ALL PUBLIC UTILITIES, AS REQUIRED, WITH THE CONDITION THAT T.C.I. CABLEVISION, THEIR ASSIGNS AND/OR SUCCESSORS IN INTEREST MAY UTILIZE SAID PUBLIC UTILITY EASEMENTS TO INSTALL AND MAINTAIN UNDERGROUND T.V. CABLE AS LONG AS IT DOES NOT INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF THE CITY OF ASHLAND'S UTILITIES. WE DO HEREBY MAKE AND ESTABLISH 'MUTUAL ACCESS EASEMENTS', 25 FEET IN WIDTH FOR THE EXCLUSIVE USE OF PARCELS NO. 1, 2, AND 3, AS SHOWN HEREON. THERE SHALL BE NO PARKING ALLOWED OR OBSTRUCTING OF SAID 'MUTUAL ACCESS EASEMENTS' AT ANYTIME EXCEPT THAT PUBLIC AND PRIVATE EMERGENCY VEHICLES SHALL HAVE THE RIGHT OF 'INGRESS AND EGRESS' AND A RIGHT TO PARK IN SAID 'MUTUAL ACCESS EASEMENTS' NOT TO EXCEED 30 MINUTES WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE AFFECTED PARCEL OWNERS. WE DO HEREBY MAKE AND ESTABLISH A 10 FOOT WIDE 'PUBLIC PEDESTRIAN ACCESS EASEMENT', OVER AND ACROSS PARCEL NO. 3, AS SHOWN HEREON, ALONG WITH THE CONDITION THAT WHEN PARCEL NO. 3 IS DEVELOPED, THERE SHALL BE A FOUR (4) FOOT CONCRETE PATH INSTALLED AS REQUIRED BY THE CITY OF ASHLAND. THIS PARTITION IS SUBJECT TO THE CITY OF ASHLAND MUNICIPAL CODE; ANY COVENANTS, CONDITIONS AND/OR RESTRICTIONS OF ANY KIND, AND TO THE EXTENT THESE OR OTHER PROVISIONS THAT ARE FELT NECESSARY BY THE DECLARANTS HEREIN, SHALL BE SET FORTH AS ENCUMBRANCES IN THE DEEDS CONVEYING SAID PARCELS TO THE LANDOWNERS, THEIR HEIRS, ASSIGNS OR SUCCESSORS IN INTEREST.

\* TO THE CITY OF ASHLAND.



DATE: June 20, 1998

SURVEYOR'S CERTIFICATE:

I, RUSSELL D. BROUGHTON, 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:

COMMENCING AT THE EAST ONE-SIXTEENTH CORNER BETWEEN SECTIONS 11 AND 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE SOUTH 0°01'58" WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF CLOVER LANE, A DISTANCE OF 360.00 FEET TO THE INITIAL POINT, SAID POINT BEING A 5/8" X 30" STEEL PIN MONUMENTING THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NUMBER 71-01626, OFFICIAL RECORDS, SAID COUNTY AND STATE; THENCE CONTINUING SOUTH 0°01'58" WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF CLOVER LANE AS DESCRIBED IN VOLUME 271, PAGE 548, DEED RECORDS, SAID COUNTY AND STATE, A DISTANCE OF 34.28 FEET TO POINT ON THE WESTERLY PROLONGATION OF THE NORTH LINE OF THAT TRACT DESCRIBED IN VOLUME 272, PAGE 618, SAID DEED RECORDS; THENCE EAST, ALONG SAID WESTERLY PROLONGATION AND SAID NORTH LINE, A DISTANCE OF 486.91 FEET TO A POINT ON THE EASTERLY LINE OF GOVERNMENT LOT 1, SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, SAID COUNTY AND STATE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LAST SAID TRACT; THENCE SOUTH 0°00'21" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 470.44 FEET TO THE SOUTHEAST CORNER OF LAST SAID TRACT; THENCE WEST, ALONG THE SOUTH LINE OF LAST SAID TRACT, A DISTANCE OF 433.64 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NUMBER 5; THENCE NORTH 18°06'12" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 7.73 FEET; THENCE CONTINUING ALONG LAST SAID RIGHT OF WAY LINE NORTH 23°46'18" WEST, A DISTANCE OF 500.62 FEET; THENCE CONTINUING ALONG LAST SAID RIGHT OF WAY LINE NORTH 6°29'52" WEST, A DISTANCE OF 39.61 FEET TO THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 71-01626; THENCE SOUTH 89°57'04" EAST, A DISTANCE OF 155.39 FEET TO THE INITIAL POINT.

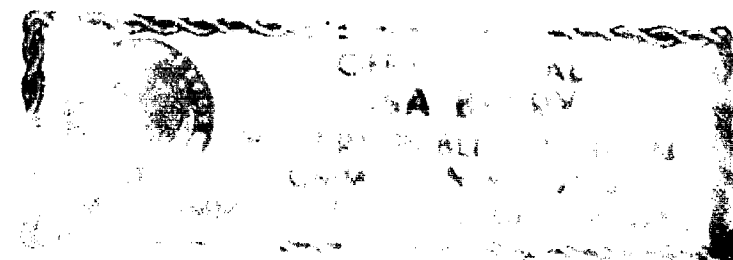
Vernon G. Ludwig  
VERNON G. LUDWIG

Ofelia Ludwig  
OFFELIA LUDWIG

STATE OF OREGON }  
County of Jackson } ss October 13th, 1998.

PERSONALLY APPEARED BEFORE ME THE HEREON NAMED VERNON G. LUDWIG AND OFELIA LUDWIG WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

BEFORE ME:

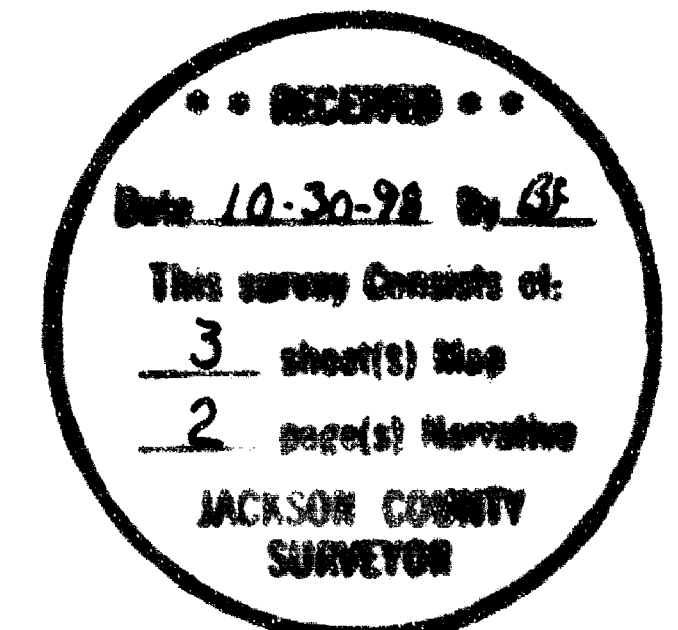


Lisa Berry  
NOTARY PUBLIC - OREGON

I certify that this is a true and correct photograph of the original instrument and that the signatures are those of the signatories in person.

Russell D. Broughton  
Surveyor

Russell D. Broughton  
SURVEYOR



# LAND PARTITION SURVEY PARTITION PLAT NO. P-72-1998

located in  
the NE 1/4 of Section 14, T. 39 S., R. 1 E., W.M.,  
in the City of Ashland, Jackson County, Oregon.

for  
**Pacific Western, LLC**  
835 Alder Creek Drive  
Medford, Oregon 97504

DATE: June 20, 1998

LINE and CURVE DATA TABLE

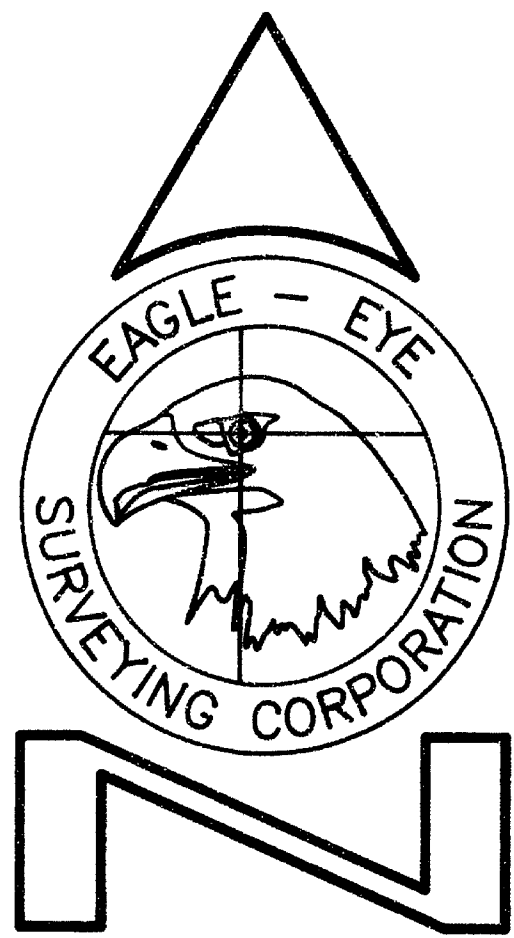
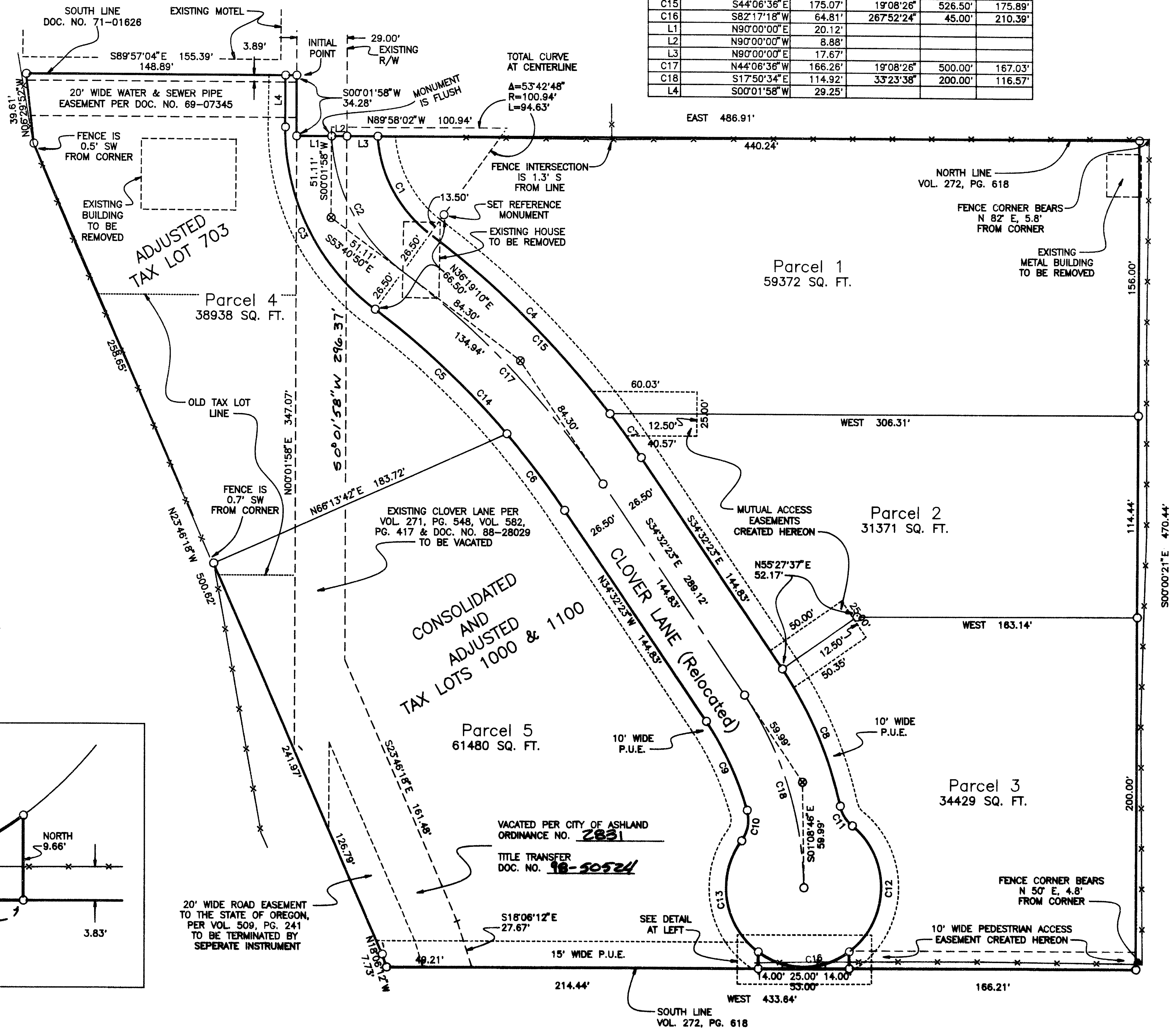
NO.	CHORD BEARING	CHORD	DELTA	RADIUS	ARC
C1	S28°44'55"E	62.76'	49°51'50"	74.44'	64.78'
C2	S28°14'49"E	86.70'	50°52'00"	100.94'	89.61'
C3	S28°49'28"E	115.14'	53°42'48"	127.44'	119.47'
C4	N45°48'39"W	144.78'	15°48'20"	526.50'	145.24'
C5	S47°25'12"E	103.27'	12°31'15"	473.50'	103.47'
C6	S37°50'59"E	54.68'	08°37'12"	473.50'	54.71'
C7	S36°12'28"E	30.64'	03°20'06"	526.50'	30.65'
C8	N23°42'47"W	85.09'	21°39'12"	226.50'	85.60'
C9	N25°17'23"W	55.78'	18°30'00"	173.50'	56.02'
C10	S10°05'34"W	17.62'	52°15'53"	20.00'	18.24'
C11	N32°18'02"W	13.27'	38°45'43"	20.00'	13.53'
C12	S01°08'19"W	71.64'	105°30'25"	45.00'	82.86'
C13	S08°52'47"E	63.78'	90°12'36"	45.00'	70.85'
C14	S44°06'36"E	157.45'	19°08'28"	473.50'	158.18'
C15	S44°06'36"E	175.07'	19°08'28"	526.50'	175.89'
C16	S82°17'18"W	64.81'	267°52'24"	45.00'	210.39'
L1	N9°00'00"E	20.12'			
L2	N9°00'00"W	8.88'			
L3	N9°00'00"E	17.67'			
C17	N44°06'36"W	166.26'	19°08'28"	500.00'	167.03'
C18	S17°50'34"E	114.92'	33°23'38"	200.00'	116.57'
L4	S00°01'58"W	29.25'			

**LEGEND**

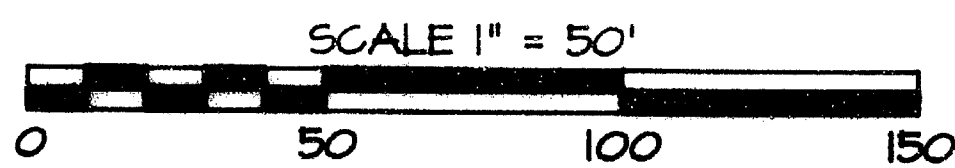
- INDICATES FD. MON. AS NOTED.
- INDICATES A 5/8" X 30" STEEL PIN W/RED PLASTIC CAP MKD. "R. BRAUGHTON-LS 2657" SET 1"-3" EXPOSED, UNLESS NOTED OTHERWISE.
- INDICATES A 5/8" X 30" STEEL PIN W/RED PLASTIC CAP MKD. "R. BRAUGHTON-LS 2657" SET.
- INDICATES EXISTING FENCE LINE
- DOC. NO. = DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- P.U.E. = PUBLIC UTILITY EASEMENT
- R.M. = REFERENCE MONUMENT
- S.N. = SURVEY NUMBER
- VOL. & PG. = VOLUME AND PAGE, DEED RECORDS, JACKSON COUNTY, OREGON

**BASIS OF BEARINGS:** N.O.A.A. TRUE MERIDIAN AT THE NORTH-SOUTH CENTERLINE SECTION 14 REFERENCE BEARING FOR THIS SURVEY WAS TAKEN ALONG THE NORTH LINE OF SECTION 14 PER S.N. 4847.

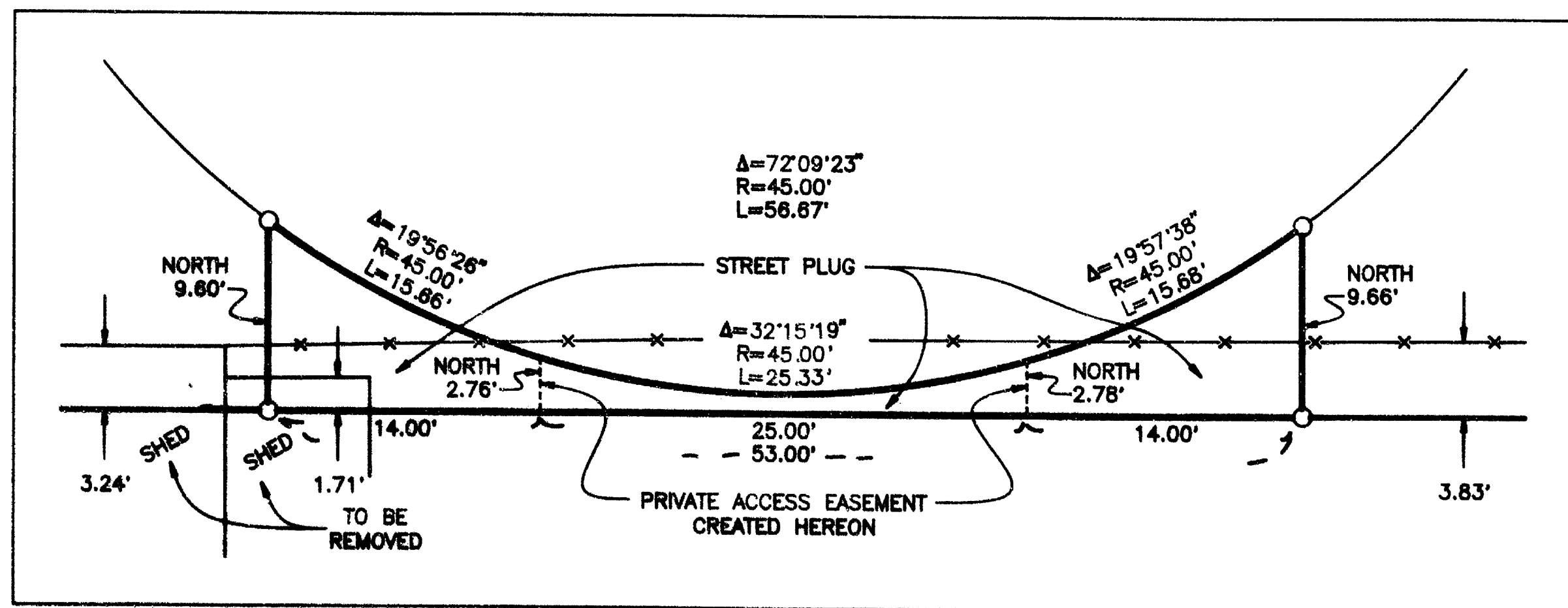
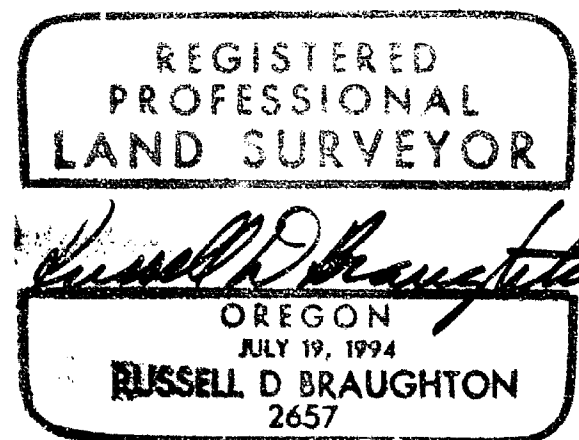
**NOTE:**  
EASEMENT TO THE CALIFORNIA OREGON POWER COMPANY PER VOLUME 360, PAGE 198 DOES NOT APPEAR TO AFFECT THIS PROPERTY.  
EASEMENT PER VOLUME 524, PAGE 502 GIVES NO SPECIFIC LOCATION.



23 North Ivy Street  
Medford, OR 97501  
(541) 776-2313



I certify this plat to be an exact photocopy of the original.  
*Russell D Braughton*  
SURVEYOR



**DETAIL**  
SCALE: 1" = 10'