

APPROVAL:

ASHLAND PLANNING DEPARTMENT  
P.A.# 99-052  
LAND PARTITION

12/10/99  
DATE

LAND PARTITION SURVEY  
PARTITION PLAT NO. P-10-2000

RECORDING

FILED FOR RECORD THIS THE 16th DAY OF Feb 2000  
AT 9:51 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P-10-2000  
OF THE RECORDS OF JACKSON COUNTY, OREGON.  
INDEX VOLUME 11, PAGE 10

APPROVAL:

EXAMINED AND APPROVED THIS 3rd DAY OF December, 1999.

Jenny Holman  
CITY SURVEYOR

A Re-Plat of  
Parcel 4 of Partition Plat Number 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

November 10, 1999

Kathleen S. Beckett  
COUNTY CLERK  
Lindy LeBrien  
DEPUTY

COUNTY SURVEYOR FILE NO. 16418

TAX STATEMENT APPROVAL

ALL TAXES, FEES, ASSESSMENTS  
OR OTHER CHARGES AS REQUIRED BY  
O.R.S. 92.095 HAVE BEEN PAID AS OF Feb 17, 2000

Bar Lindy  
ASSESSOR  
Feb 17, 2000  
DATE

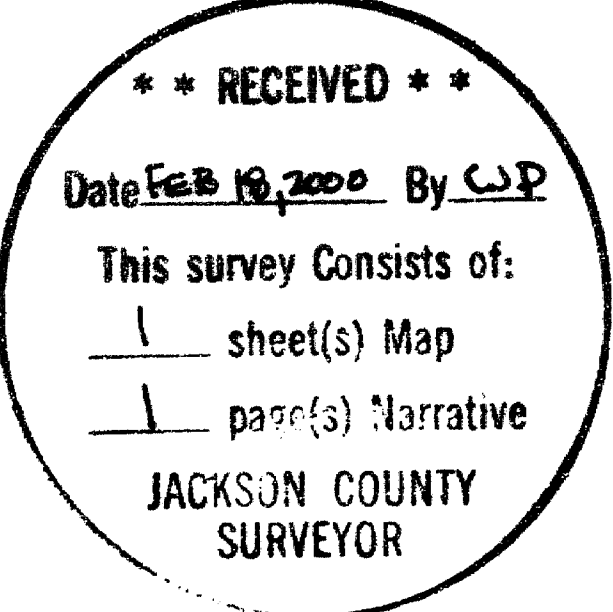
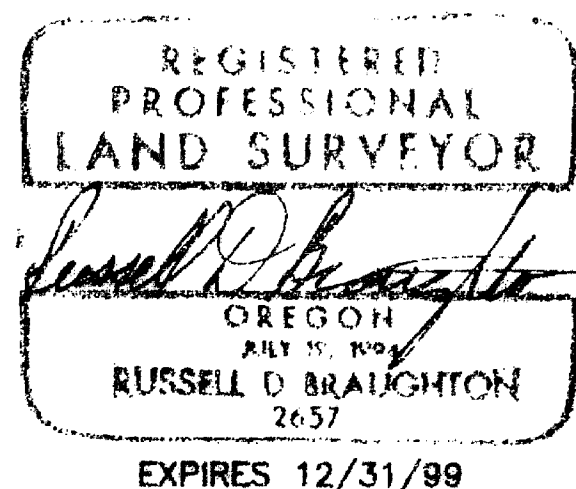
Carol Applegate  
TAX COLLECTOR  
Feb 17, 2000  
DATE

SURVEYOR'S CERTIFICATE:

I, RUSSELL D BRAUGHTON, 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:

PARCEL 4 OF THAT PARTITION PLAT RECORDED ON OCTOBER 30, 1998 AS PARTITION PLAT NUMBER P-72-1998 (COUNTY SURVEYOR FILE NO. 15928) AND INDEXED IN THE BOOK OF PLATS FOR JACKSON COUNTY, OREGON IN VOLUME 9, PAGE 72, THE OUTSIDE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

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, A DISTANCE OF 380.00 FEET; THENCE NORTH 89°57'04" WEST, A DISTANCE OF 6.50 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 4 AND THE INITIAL POINT, SAID POINT BEING A 5/8" X 30" STEEL PIN; THENCE CONTINUING NORTH 89°57'04" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL 4, A DISTANCE OF 148.89 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 4, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NUMBER 5; THENCE SOUTHERLY AND EASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND WESTERLY LINE OF SAID PARCEL 4 THE FOLLOWING COURSES AND DISTANCES, SOUTH 6°29'52" EAST, A DISTANCE 39.61 FEET; THENCE SOUTH 23°46'18" EAST, A DISTANCE OF 258.65 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 4; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, NORTH 66°13'42" EAST, A DISTANCE OF 183.72 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 4; SAID CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF CLOVER LANE (RELOCATED); THENCE NORTHERLY AND WESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES, ALONG THE ARC OF 473.50 FOOT RADIUS CURVE TO THE LEFT, BEING CONCAVE TO THE SOUTHWEST AND HAVING A LONG CHORD WHICH BEARS NORTH 47°25'12" WEST, 103.27 FEET, A DISTANCE OF 103.47 FEET; THENCE ALONG THE ARC OF A 127.44 FOOT RADIUS CURVE TO THE RIGHT, BEING CONCAVE TO THE NORTHEAST AND HAVING A LONG CHORD WHICH BEARS NORTH 26°49'26" WEST, 115.14 FEET, A DISTANCE OF 119.47 FEET; THENCE NORTH 0°01'58" EAST, A DISTANCE OF 29.25 FEET TO THE INITIAL POINT.



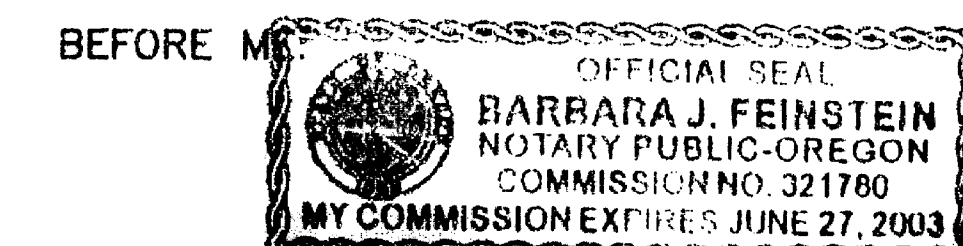
DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT, PACIFIC WESTERN OF MEDFORD, L.L.C., IS THE OWNER OF THE LANDS DESCRIBED HEREON IN THE "SURVEYORS CERTIFICATE" AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID PARTITIONING, AND DO HEREBY MAKE AND CREATE THE "MUTUAL PARKING EASEMENT" FOR THE BENEFIT OF BOTH PARCELS 1 AND 2 AS SHOWN HEREON. MAINTENANCE OF SAID EASEMENT SHALL BE SET FORTH IN SEPARATE WRITINGS AS ENCUMBRANCES IN THE DEEDS CONVEYING SAID PARCELS TO THE LANDOWNERS, THEIR HEIRS, ASSIGNS OR SUCCESSORS IN INTEREST. 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.

Bob Robertson  
MANAGING MEMBER  
PACIFIC WESTERN OF MEDFORD L.L.C.

STATE OF OREGON }  
County of Jackson } ss December 2, 1999.

PERSONALLY APPEARED BEFORE ME THE HEREON NAMED Bob Robertson WHOM DID STATE THAT HE/SHE IS A MANAGING MEMBER OF PACIFIC WESTERN OF MEDFORD L.L.C. AND WHOM DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.



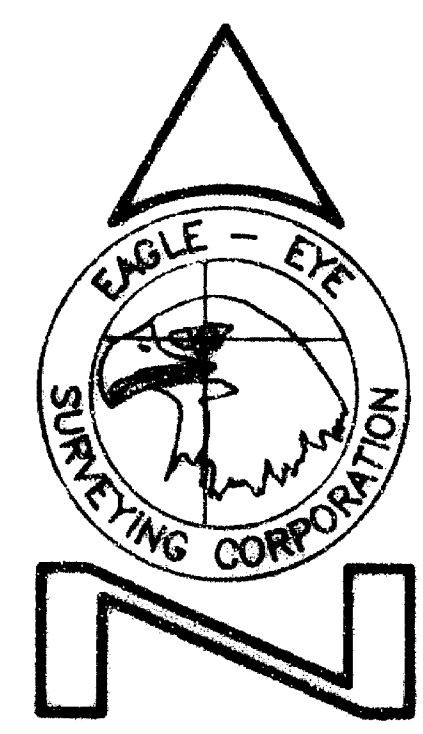
Barbara J. Feinstein  
NOTARY PUBLIC - OREGON

NOTES:

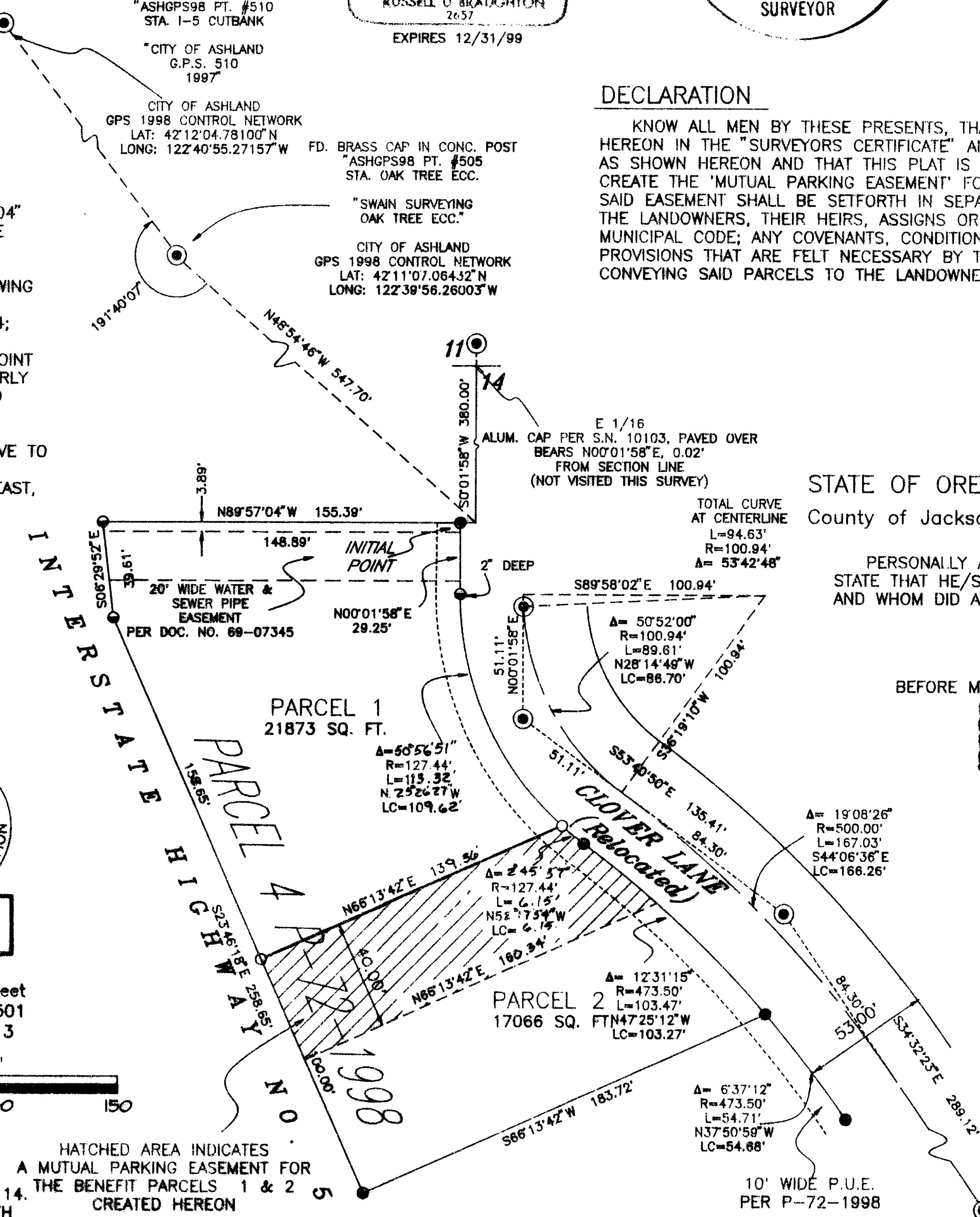
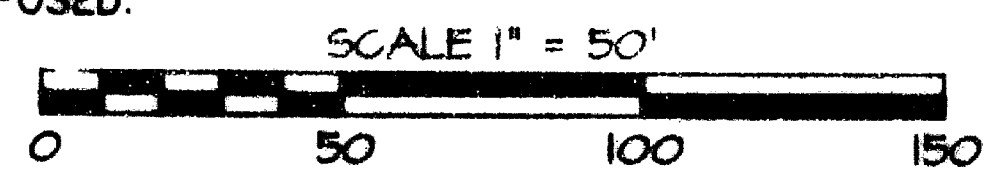
ELECTRICAL POWER TRANSMISSION EASEMENTS PER VOL. 233, PG. 439 & VOL. 360, PG. 198 GIVE NO SPECIFIC LOCATION. THE PRIOR TRANSMISSION LINES WERE LOCATED ALONG THE VACATED CLOVER LANE (CITY OF ASHLAND ORDINANCE NO. 2831 / TITLE TRANSFER DOC. NO. 98-50524) AND HAVE NOW BEEN RELOCATED AND PLACED UNDERGROUND WITHIN THE PUBLIC UTILITY EASEMENTS PROVIDED BY PARTITION PLAT NUMBER P-72-1998.  
TEMPORARY ACCESS EASEMENT PER DOC. NO. 98-51052 IS NO LONGER IN USE AND ACCESS HAS BEEN PROVIDED VIA THE RELOCATED CLOVER LANE.

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

Russell D Braughton  
SURVEYOR



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



LEGEND

- INDICATES BRASS CAP CENTERLINE MONUMENT PER S.N. 16346 FD. IN WELL, UNLESS NOTED OTHERWISE.
- INDICATES FD. MON. PER PARTITION PLAT NUMBER P-72-1998, S.N. 15928.
- INDICATES FD. 5/8" DIAM. STEEL PIN W/ CAP MKD. 'LS2657' PER S.N. 16346
- INDICATES A 5/8" X 30" STEEL PIN W/RED PLASTIC CAP MKD. "R. BRAUGHTON-LS 2657" SET FLUSH - 3" EXPOSED.
- S.N. = SURVEY NUMBER  
DOC. NO. = DOCUMENT NUMBER, OFFICIAL RECORDS JACKSON COUNTY, OREGON  
VOL., PG. = VOLUME, 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 AND EXISTING CONTROL POINTS PER S.N. 15928, FILED BY THIS OFFICE.

HATCHED AREA INDICATES A MUTUAL PARKING EASEMENT FOR THE BENEFIT PARCELS 1 & 2 CREATED HEREON

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

**SURVEY FOR:** Pacific Western of Medford L.L.C.  
835 Alder Creek Drive  
Medford, Oregon 97502

**LOCATION:** A re-Plat of Parcel 4 of Partition Plat P-72-1998  
and located 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; City of Ashland Planning Dept.  
P.A. 99-052: To locate and monument the new  
boundaries between Parcels 1 and 2 as shown on the  
accompanying plat and to prepare and record said  
plat for the purpose of creating said Parcels as  
shown.

**PROCEDURE:** Utilizing the found monuments as shown and existing  
control per Survey Number 15928, filed by this  
office, the mother parcel was then computed. The  
partition line was 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.

**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 Survey Number 4847 and existing control points  
per Survey Number 15928, filed by this office.

**EQUIPMENT:** Nikon DTM-A5 Electronic Total Station.

**DATE  
COMPLETED:** November 10, 1999

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Russell D Braughton*  
OREGON  
MAY 19, 1996  
RUSSELL D BRAUGHTON  
2657

Expires 12/31/99

T39-1E-14AA Tax Lot 6600

