LAND PARTITION SURVEY Legend CITY OF ASHLAND BRASS CAP IN MONUMENT CASE (RECOVERED) PARTITION PLAT NO. P-21-2000 5/8 IRON PIN - LS 759 RE: S/N 5256 & 7331 (RECOVERED) CURVE TABLE 5/8" IRON PIN - LS 2234 RE: S/N 15918 (RECOVERED) RADIUS ARC A REPLAT OF Δ TANGENT CHORD BEARING 5/8"x 30" IRON PIN w/ 2 1/2" ALUMINUM CAP MARKED C-1 89°31'52" 12.50' 19.53' 12.40' S 45'14'20"W-17.61' "INITIAL POINT - 02883 LS" (ESTABLISHED) PARCEL 2 C-2 89*31'38" 32.50' 50.78' 32.23' S 45°14'13"W-45.77' 5/8"x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED C-3 89°31'36" 15.00' 23.44' 14.88' S 45°14'12"W-21.13' PARTITION PLAT NO. P-70-1998, City of Ashland "MARQUESS & ASSOC" (ESTABLISHED) C-4 90°28'24" 15.00' 23.69' 15.12' S 44'45'48"E-21.30' PARTITION PARCEL BOUNDARY LINE C-5 89°31'33" 17.50' 27.34' 17.36' N 45'14'10"E-24.65' LOCATED IN CENTERLINE SOUTHWEST QUARTER OF SECTION 4 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN PROPERTY LINE JACKSON COUNTY, OREGON EASEMENT LINE (AS DESCRIBED) 100 YEAR FLOOD BOUNDARY PER CITY OF ASHLAND / LIMITS OF **FOR** CONSERVATION & NATURAL DRAINAGE WAY EASEMENT BY THIS SURVEY CAROLE WHEELDON PUBLIC UTILITY EASEMENT JACKSON COUNTY SURVEYOR FILED SURVEY NUMBER 815 OAK STREET PLAT RECORD/PARTITION PLAT NO. P-70-1998, S/N 15918 ASHLAND, OREGON 97520 MONUMENT BEARS N 24°50' E-0.17' EXISTING STRUCTURE FROM CORNER (N 89°59'24"W-363.03') *30'* TO BE REMOVED N 89*59'44"W-363.00' LINE TABLE S 26*20'46"E-37.71'_ P.U.E. & PRIVATE NO. BEARING DISTANCE (\$ 26*17'20"E-37.73') UTILITY EASEMENT POINT L-1 S 00°28'24"W 44.39 L-2 N 90°00'00"W N 89*59'44"W-87.58' 37.67 (N 89°49'53"W-72.18') 100 YEAR FLOOD CONSERVATION N 89°50'34"W-72.21" L-3 S 00°00'00"W 12.00 PLAIN LIMITS PER CITY OF ASHLAND L-4 N 90°00'00"W *37.33*° EASEMENT BY THIS PLAT Parcel 2 Parcel 1 L-5 S 00°28'24"W 24831 SQ. FT. 0.57 ACRES 7961.48 SQ. FT. 0.18 ACRES L-6 S 89°31'36"E 15.00 L-7 N 00°28'24"E 46.06 L-8 N 00°28'24"E 59.14 EXISTING L-9 S 89°59'44"E 87.52' PRIVATE ACCESS RESIDENCE EASEMENT TO BENEFIT PARCEL 3 * * RECEIVED * * EXPOSED 2" Date April 3,200 By P 10' P.U.E. This survey Consists of: S 89°59'54"E-99.91' **CONSERVATION** (S 89°59'07"E-99.89') 2 sheet(s) Map & DRAINAGEWAY EASEMENT O pare(s) Narrative JACKSON COUNTY SURVEYOR MONUMENT BEARS CONSERVATION S 89'59'44"E-0.07' & NATURAL PRIVATE ACCESS FROM CORNER DRAINAGEWAY EASEMENT BENEFIT PARCEL 2 BY THIS PLAT **SURVEYOR** MARQUESS & ASSOCIATES, INC. P.O. BOX 490 MEDFORD, OREGON 97501 PHONE: (541) 772-7115 EXISTING STRUCTURE TO BE REMOVED EASEMENT REGISTERED PROFESSIONAL LAND SURVEYOR BURIED 3" S 89*59'43"E-316.80' (S **89°58'37"**E-316.50') Shawn Kampman 100 YEAR FLOOD I certify that this Plat is an exact copy of the original Shawa Kangaman PLAIN LIMITS PER CITY OF ASHLAND OREGON JULY 14, 1998 Easement Note: SHAWN KAMPMANN The following easements as described with the Subdivision Guarantee, Order No. 91511 dated February 9, 2000, by Jackson County Title, RENEWAL DATE: 6/30/01 cannot be accurately depicted, but which may affect this tract. SURVEYOR Reservation of right—of—way and rights of entry to maintain and repair ditches as contained within Volume 31, Page 605, of the Basis of Bearing: Deed Records for Jackson County, Oregon. Sheet 2 of 2 File: 1-7231\PARTPLAT.DWG True Meridian at N-S centerline of Section 4 as derived from the Right—of—way & easement for water and sewer pipes as contained within Volume 273, Page 335 of the Deed Records of Jackson County, N.O.A.A. net established in 1968 and on file in the office of the Jackson County Surveyor. The reference bearing line for this survey was taken from street centerline monuments on Oak Street as shown referenced on Survey No. 15918, on file in the office of the Jackson MARQUESS & ASSOCIATES, INC. SCALE: 1" = 30' County Surveyor. CONSULTING ENGINEERS 1120 EAST JACKSON STREET MEDFORD, OREGON 97504 Assessor's Map No. 39 1E 4CA Tax Lot 2802 TELEPHONE: (541) 772-7115 FAX: (541) 779-4079

Askiand Planning Department

PA #99-114 Land Partition

Examined and approved this 28 th day of Morch , 2000

Declaration:

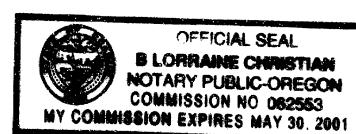
KNOW ALL MEN BY THESE PRESENTS, that we, David Beaudoin and Carole L. Wheeldon, are the owners of the lands hereon described, and that we have partitioned the same into parcels shown hereon, and that the size of the parcels and the lengths of all lines are plainly set forth, and that this plat is a correct representation of the Partition. We do hereby grant a ten foot wide Public Utility Easement, over and across Parcels 1 & 2, together with, a twenty foot wide Public Utility Easement, over and across Parcels 2 & 3, to the City of Ashland, for the public use, as shown hereon. We do also hereby grant a Conservation & Natural Way Easement, together with, a Public Access Easement, to the City of Ashland, for the public use, over and across Parcels 2 & 3, as shown hereon. We do also hereby grant a private utility and access easement, over and across Parcel 2, for the purpose of utility placement and ingress and egress, to benefit Parcel 3, and furthermore, do hereby grant an access easement, over and across Parcel 3, for the purpose of ingress and egress, for the benefit of Parcel 2, as shown hereon. This replat will not vacate those easements previously established by Partition Plat No. P-70-1998.

Da feauder

State of Oregon County of Jackson) ss

Personally appeared the above named Carole L. Wheeldon, and acknowledged the foregoing to be his voluntary act and deed.

Before me: Drack Chesta Notary Public, State of Oregon

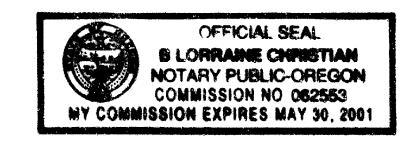


CAROLE L. WHEELDON

State of Oregon County of Jackson) ss

Personally appeared the above named Carole L. Wheeldon, and acknowledged the foregoing to be her voluntary act and deed.

Before me: Walle Asta Notary Public, State of Oregon



LAND PARTITION SURVEY

PARTITION PLAT NO. P- 21- 2000

A REPLAT OF

PARCEL 2

PARTITION PLAT NO. P-70-1998, City of Ashland

LOCATED IN

SOUTHWEST QUARTER OF SECTION 4 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN JACKSON COUNTY, OREGON

FOR

CAROLE WHEELDON

815 OAK STREET ASHLAND, OREGON 97520

Surveyor's Certificate

I, Shawn Kampmann, duly 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 hereon shown, this said plat being a correct representation of the same, and the following is an accurate description of the boundary lines.

Commencing at the most easterly southeast corner of Parcel 2, Partition Plat No. P-70-1998, as recorded in Volume 9, Page 70 of the Plat Records of Jackson County, Oregon, common with the westerly right-ofway for Oak Street, from which a City of Ashland brass cap centerline monument bears South 03.56.55" East, 393.92 feet (Plat record South 03°56'56" East, 393.89 feet); thence North 00°25'09" East, along said right—of—way, 79.99 feet, to the INITIAL POINT OF BEGINNING; thence con tinuing North 00°25'09" East along said right-of-way, 20.00 feet to the northeast corner of said Parcel 2, from which a 5/8 inch iron pin monument bears North 24°50' East, 0.17 feet (Plat Record North 16°40' West, 0.18 feet); thence North 89°59'44" West, 363.00 feet, (Plat Record North 89°59'24" West, 363.03 feet) to a 5/8 inch iron pin monument at the most northerly northwest corner of said Parcel 2; thence South 26°20'46" East, 37.71 feet (Plat Record South 26°17'20" East, 37.73 feet) to a 5/8 inch iron pin at an angle point for said Parcel 2; thence North 89°50'34" West, 72.21 feet (Plat Record North 89°49'53" West, 72.18 feet) to a 5/8 inch iron pin at the most westerly northwest corner of said Parcel 2; thence South 00°03'07" East, 172.56 feet (Plat Record South 00°05'55" East, 172.53 feet) to a 5/8 inch iron pin at the southwest corner of said Parcel 2; thence South 89°59'43" East, 316.80 feet (Plat Record South 89°58'37" East, 316.50 feet) to a 5/8 inch iron pin at the most southerly southeast corner of said Parcel 2; thence North 00°28'24" East, 106,17 feet (Plat Record North 00°34'44" East, 106.26 feet) to a 5/8 inch iron pin at an angle point for said Parcel 2; thence South 89°59'54" East, 99.91 feet (Plat Record South 89°59'07" East, 99.89 feet) to the most easterly southeast corner of said Parcel 2; thence North 00°25'09" East, 79.99 feet to the INITIAL POINT OF BEGINNING.

> Shaw- Kampmann SHAWN KAMPMANN

3-27-2000

1 certify that this Plat is an exact copy of the original. Shawkampanana Surveyor

Assessor's Map No. 39 1E 4CA Tax Lot 2802

Recording:

Filed for record this 3 day of APRIL , 2000 at 9:32 O'clock A m and recorded as Partition Plat No. P-21-2000 of the Records of Partition Plats in Jackson County, Oregon,

Kath Leen S. Berkett County Clerk

County Surveyor File No. 16463

Tax Statement Approvai:

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of April 3 , 2000.

Michel Lumlly Deputy 4/3/00 Assessor

Date

Survey Narrative To Comply With O.R.S. 209.250

PURPOSE: To survey and monument a Land Partition of Parcel 2, of Partition Plat No. P-70-1998, filed as Planning Action No. No. 99-114 in the City of Ashland Planning Department.

PROCEDURE: Utilizing a Nikon DTM 430 Total Station, I recovered and tied two City of Ashland street centerline monuments and all the monuments at the corners of Parcel 2 of said Partition Plat No. P-70-1998, as shown hereon. Minor angular and linear differences were found to exist between this survey and the record dimensions shown on said Partition Plat, but in my analysis I deemed these to be insignificant. As the recovered monuments appeared to be un-disturbed and in good condition, I decided to hold them for true position, excepting the two monuments found just inside the right-of-way for Oak Street, which I reference to the corners as previously platted. The corners established for this Partition were positioned as directed by the client and also in conformance to conditions of approval with the planning action, as shown hereon.

* * RECEIVED * * Date April 3 Zno By CUP This survey Consists of: ____ sheet(s) Map _____ pann(s) Marrative JACKSONE COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann

OREGON JULY 14, 1998 SHAWN KAMPMANN

RENEWAL DATE: 6/30/01

File: 1-7231\PLATSIGN.DWG

Sheet 1 of 2



MARQUESS & ASSOCIATES, INC. CONSULTING ENGINEERS

1120 EAST JACKSON STREET MEDFORD, OREGON FAX: (541) 779-4079

TELEPHONE: (541) 772-7115