

# WASHINGTON PROFESSIONAL PLAZA A PLANNED COMMUNITY

A Replat of Parcel 1 of Partition Plat Number P-7-2002, as recorded February 4, 2002, in Volume 13 at Page 7 of the Records of Partition Plats in Jackson County, Oregon. Located in the Northeast One-Quarter of Section 14, in Township 39 South, Range 1 East of the Willamette Meridian, in the City of Ashland, Jackson County, Oregon.

## PREPARED FOR:

Washington Plaza Development, LLC  
123 North First Street, Suite 1  
Ashland, Oregon 97520

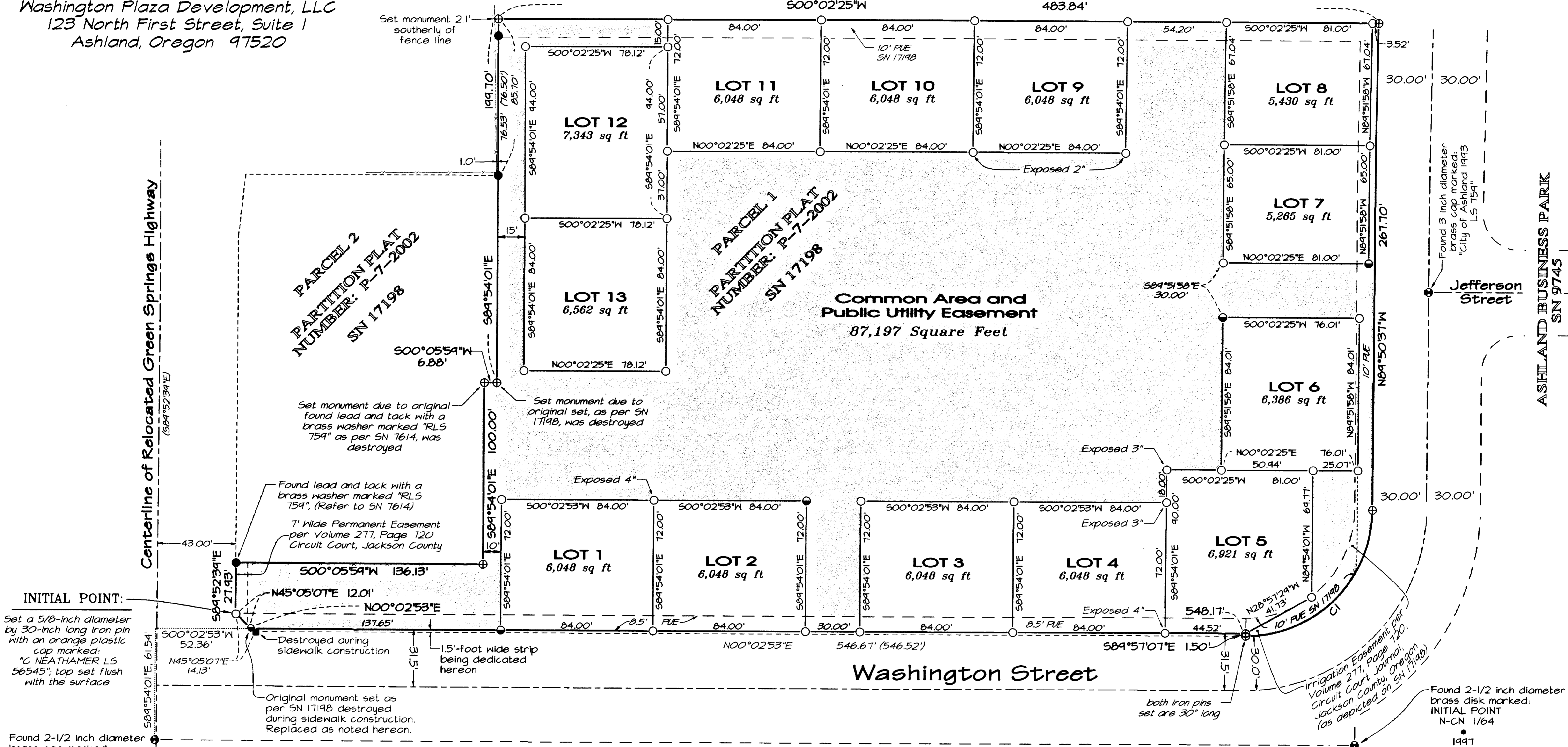
Centerline of Relocated Green Springs Highway  
(S89°52'39"E)

PARCEL 2  
PARTITION PLAT  
NUMBER: P-7-2002  
SN 17198

PARCEL 1  
PARTITION PLAT  
NUMBER: P-7-2002  
SN 17198

Common Area and  
Public Utility Easement  
87,197 Square Feet

ASHLAND BUSINESS PARK  
SN 9745



INITIAL POINT:  
Set a 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked: "C NEATHAMER LS 56545", top set flush with the surface

Found 2-1/2 inch diameter brass cap marked: SWAIN SURVEYING 1/4 COR S 11 S 14 LS 754 SURVEY MONUMENT 1489

- LEGEND**
- Indicates a set 5/8-inch diameter by 24-inch long iron pin, with an orange plastic cap marked "C NEATHAMER LS 56545", set flush, or as noted hereon.
  - Indicates a set 3/8-caliber shell casing with a tack and brass tag marked "NEATHAMER LS 56545", set flush in a concrete surface.
  - ⊕ Indicates a found 5/8-inch diameter iron pin, with an orange plastic cap marked "C NEATHAMER LS 56545", set flush, or as noted hereon. Refer to SN 17198.
  - Indicates a found 5/8-inch diameter rebar with yellow plastic cap marked "E.L. SWAIN RLS 754", or as noted hereon. Refer to SN 7614.
  - Indicates a found 5/8-inch diameter rebar with yellow plastic cap marked "ANDREWS RLS 1626". Origin unknown.
  - x— Indicates an existing fence.
  - ( ) Indicates record information as per SN 7614.
  - SN Indicates a recorded survey by number in the office of the Jackson County Surveyor.
  - 8.5' PUE Indicates an 8.5-foot wide public utility easement being created hereon.
  - 10' PUE SN 17198 Indicates a 10-foot wide public utility easement as created on SN 17198.

### BASIS OF BEARINGS:

500°02'32"W 661.99' (661.965')

**CURVE TABLE**

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
CI	89°53'30"	70.00'	109.82'	N44°53'52"W	48.90'

### BASIS OF BEARINGS:

True Meridian at the North-South Centerline of Section 14, as derived from the N.O.A.A. Net, Established in 1968 and on file in the Jackson County Surveyor's Office. Bearing reference is between the North One-Quarter of Section 14 and the North-Center North One-Sixty Fourth corner of Section 14, as depicted hereon, and as contained on Survey Number 7614, on file in the Jackson County Surveyor's Office.

I hereby certify that this is an exact copy of the original.  
*Carl E. Neathamer*  
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

*Carl E. Neathamer*  
OREGON  
JULY 09, 2001  
CAEL E. NEATHAMER  
56545

Renewal Date 12/31/02

RECEIVED  
DATE 3-13-02 BY *AS*  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

PREPARED BY: Neathamer Surveying, Inc.  
304 South Central Avenue  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

PROJECT NUMBER: 01025 DATE: February 12, 2002

Sheet 2 of 2 © CEN

T39 IE 14A, Tax Lot 2800

Drawing: S:\Layer & Assoc\Subdivision Plat.pro

# WASHINGTON PROFESSIONAL PLAZA A PLANNED COMMUNITY

## PREPARED FOR:

Washington Plaza Development, LLC  
123 North First Street, Suite 1  
Ashland, Oregon 97520

A Replat of Parcel 1 of Partition Plat Number P-7-2002, as recorded February 4, 2002, in Volume 13 at Page 7 of the Records of Partition Plats in Jackson County, Oregon. Located in the Northeast One-Quarter of Section 14, in Township 39 South, Range 1 East of the Willamette Meridian, in the City of Ashland, Jackson County, Oregon.

### DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that Washington Plaza Development, LLC, an Oregon limited liability company, as Declarant, is the fee title owner of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and the following named member acting for and on behalf of Washington Plaza Development, LLC, hereby dedicate to the City of Ashland for public use that certain 1.50 foot wide strip for right-of-way dedication and an 8.50 foot wide public utility easement, as shown hereon. Charter Communications, their assigns and/or successors in interest are hereby granted the right to install and maintain TV cable service over, across and through public utility easements, as shown hereon, as long as it does not interfere with the installation, maintenance or placement of the City of Ashland's utilities. WASHINGTON PROFESSIONAL PLAZA, A PLANNED COMMUNITY shall be subject to Covenants, Conditions, Restrictions and Agreements setting forth Common Property, depicted hereon as Common Space and Public Utility Easement; allowing public and private utilities including, but not limited to telephone, power, cable television, domestic water, irrigation, sanitary sewer and storm drain facilities, and the access to install, maintain and repair such facilities; subject to the requirements, maintenance and other items by the Homeowners Association, as contained in Instrument Number 01-46811, recorded October 1, 2001, and as amended by Instrument Number 02-10646 recorded March 1, 2002, Official Records of Jackson County, Oregon. Washington Plaza Development, LLC, has caused this tract of land to be surveyed and platted into lots, Common Space, street dedication and public utility easements, as shown hereon, and hereby designates this subdivision as WASHINGTON PROFESSIONAL PLAZA, A PLANNED COMMUNITY to the City of Ashland.

IN WITNESS WHEREOF, I set my hand and seal this 12<sup>th</sup> day of February, 2002.

David R. Layer  
David R. Layer, Member of Washington Plaza Development, LLC.

STATE OF OREGON } SS  
County of Jackson }

Personally appeared the above named David R. Layer, known to me as a member of Washington Plaza Development, LLC, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 12<sup>th</sup> day of February, 2002.

Before me:  
[Signature]  
Notary Public - Oregon



### SURVEYOR'S CERTIFICATE:

I, Cael E. 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:

All that real property situated in the Northeast One-quarter of Section 14, Township 39 South, Range 1 East of the Willamette Meridian, within the City on Ashland, Jackson County, Oregon, more particularly described as follows:

Parcel 1 of Partition Plat Number P-7-2002, recorded February 4, 2002, in Volume 13 at Page 7 of the Record of Partition Plats in Jackson County, Oregon, and filed as Survey Number 17198 in the office of the Jackson County Surveyor.

Cael E. Neathamer  
Surveyor

### RELEASE

PremierWest Bank, as holders of beneficiary interest under that certain Trust Deed, Line of Credit dated June 14, 2001, and recorded June 15, 2001, as Instrument Number 01-27280, Official Records of Jackson County, Oregon, affecting the land depicted hereon, do hereby release from lien of said trust deed and Assignment of Rents, all property described in the "SURVEYOR'S CERTIFICATE" hereon, dedicated to public use.

Signed this 12<sup>th</sup> day of February, 2002.

[Signature]  
Wayne Thompson, Assistant-Vice President  
PremierWest Bank

STATE OF OREGON } SS  
County of Jackson }

Personally appeared the above named Wayne Thompson, known to me as the Assistant-Vice President, PremierWest Bank.

WITNESS my hand and seal this 12<sup>th</sup> day of February, 2002.

Before me:  
[Signature]  
Notary Public - Oregon



### NOTES

Washington Professional Plaza, A Planned Community, is subject to the following matters of record:

This subdivision is situated in the Talent Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.

Rights of the public in and to any portion lying within the limits of public roadways, if any, and/or rights of private parties over any portion lying within existing roadways or driveways not disclosed by the public records.

Right of Easement and easement for the purpose of carrying water or gas, granted to the city of Ashland, a municipal corporation, by the Instrument recorded in Volume 104, Page 446, of the official records of Jackson County, Oregon.

Easement for the transmission and distribution of electricity, granted the California Oregon Power Company, as recorded in Volume 360, Page 198, of the Deed Records of Jackson County, Oregon, does not effect this subdivision.

All existing, future or potential common law or statutory abutter's easements of access between the right-of-way of the relocated Green Springs Highway and the property as described in Volume 262, Page 438 of the Deed Records of Jackson County, Oregon, except at designated points, were bargained, sold, conveyed and relinquished to the State of Oregon, by and through its State Highway Commission, as recorded in Volume 507, Page 183 of the Deed Records of Jackson County, Oregon.

Easement for the transmission and distribution of electricity, granted the Pacific Power and Light Company, as recorded in Volume 524, Page 502, of the Deed Records of Jackson County, Oregon, does not effect this subdivision.

Permanent easement for the purpose of locating irrigation facilities, and a 7-foot wide permanent easement for the purpose of locating drainage facilities, and for the purpose of constructing, maintaining and repairing the slopes of cuts or fills, appropriated by the State of Oregon, by and through its State Highway Commission, in the Stipulated Judgment of the Jackson County, Oregon, Circuit Court, dated March 7, 1973, filed in Volume 277, Page 720, Jackson County, Oregon, Circuit Court Journal.

Agreement, including the terms and provisions thereof, dated January 14, 1977, by and between the City of Ashland, a Municipal Corporation, and Frank H. Goddard and Joyce H. Goddard, husband and wife, recorded February 8, 1977, as Document Number 77-02606, Official Records of Jackson County, Oregon, and amended by Addendum to Agreement recorded March 15, 1977, as Document Number 77-04989, Official Records of Jackson County, Oregon.

Restriction as set forth in Document Number 89-01163, Official Records of Jackson County, Oregon, to wit: "No motel shall be constructed on the above described premises. This restriction is for the benefit and protection of the Knights' Inn Motel of Ashland, 2354 Highway 66, Ashland, Oregon."

Declaration of covenants, conditions, and restrictions effecting Parcel 1, as more fully set forth in Instrument recorded as Document Number 01-46811, Official Records of Jackson County, Oregon.

The Bylaws of Washington Professional Plaza Homeowners Association, subject to the terms and provisions thereof, recorded October 1, 2001, as Document Number 01-46810, Official Records of Jackson County, Oregon.

Existing leases, if any, and rights of parties in possession, other than month to month tenancies.

### SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

**Purpose:** Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and Planning Action Number 2000-097 as administratively approved by the City of Ashland Planning Department on October 10, 2000.

**Procedure:** Utilizing a Nikon DTM-520 and a Ranger 200-R with TDS software, all found monuments were tied in a closed traverse.

Based on said traverse, Surveys Numbered 4032, 7614, 9705, and 9745, and 17198 on file in the Jackson County Surveyor's Office, and Document Number 01-27274, Official Records of Jackson County, Oregon, the project boundaries and interior lots were computed and monumented as depicted hereon.

### APPROVALS:

[Signature] 3.04.2002  
ASHLAND PLANNING DEPARTMENT DATE  
Planning Action Number: 2000-097

Examined and approved this 25<sup>th</sup> day of February, 2002.

[Signature]  
City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.045 have been paid as of March 7, 2002.

[Signature] 3/7/02  
Tax Collector Date Deputy Date

Examined and approved as required by O.R.S. 92.100 this 7 day of March, 2002.

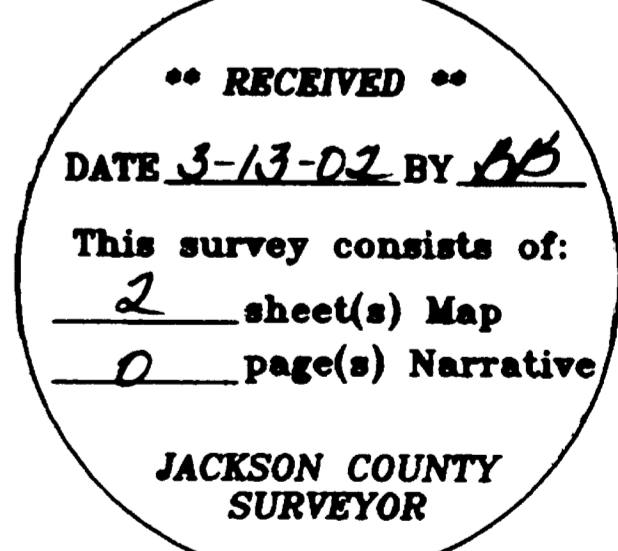
[Signature] 3/7/02  
Assessor Date Deputy Date

### RECORDING

FILED FOR RECORD THIS THE 13 DAY OF March, 2002 AT 2:09 O'CLOCK P.M.  
AND RECORDED IN VOLUME 28 OF PLATS AT PAGE 14 OF THE RECORDS JACKSON COUNTY, OREGON.

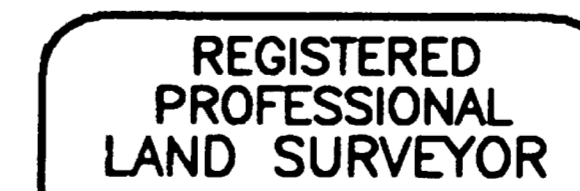
FOR THE ORDER THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 1, PAGE 1.

[Signature] [Signature]  
County Clerk Deputy

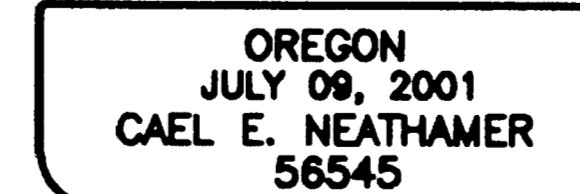


I hereby certify that this is an exact copy of the original.

Cael E. Neathamer  
Surveyor



Cael E. Neathamer



Renewal Date 12/31/02

PREPARED BY: Neathamer Surveying, Inc.  
304 South Central Avenue  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

PROJECT NUMBER: 01025 DATE: February 12, 2002

Sheet 1 of 2 © CEN