

HIGHWOOD MOUNTAIN RESERVE

A Subdivision located within

SOUTHWEST QUARTER OF SECTION 15
TOWNSHIP 39 SOUTH, RANGE 1 EAST
WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

for

WALK THE LAND, L.L.C.

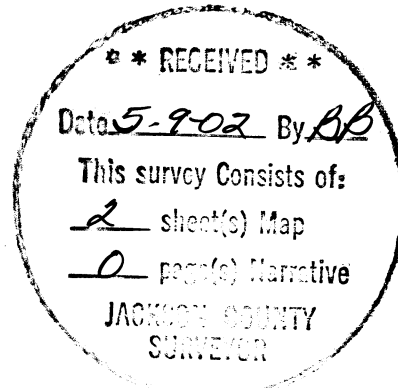
880 PINECREST TERRACE
ASHLAND, OREGON 97520

Surveyor's Certificate:

I, Shawn Kampmann, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

That tract of land located within the Southwest Quarter of Section 15, Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon, described within Exhibit "C" of Instrument No. 94-40318 of the Official Records of said County, more particularly described and bounded as follows, to wit:

BEGINNING AT a brass capped iron pipe at the West Quarter Corner of Section 15, Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon, the INITIAL POINT OF BEGINNING; thence South 00°06'00" East [Deed Record South 00°05'35" East] along the westerly line of said Section 15 a distance of 1331.99 feet to a brass capped iron pipe at the South 1/16th Corner between said Section 15 and Section 16; thence South 89°42'36" East along the South line of the Northwest Quarter of the Southwest Quarter of said Section 15, a distance of 664.06 feet to a 1/2" iron pipe [Deed Record South 89°42'45" East, 664.13 feet]; thence South 00°02'27" East, leaving said South line, a distance of 258.31 feet to a 1/2" iron pipe; thence North 65°46'48" East a distance of 622.62 feet to a point intersecting the South line of the Northwest Quarter of the Southwest Quarter of said Section 15, from which a 1/2" iron pipe witness corner bears North 89°42'36" West, 10.80 feet; thence North 22°30'00" East 77.77 feet [Deed Record 77.72 feet] to a point of curvature, from which a 1/2" iron pipe reference monument bears North 67°30'00" West 10.00 feet; thence 94.78 feet along the arc of a 58.00 foot radius curve to the left, having an included angle of 93°37'30", long chord bearing North 24°18'45" West 84.58 feet, from which a 1/2" iron pipe reference monument bears South 18°52'30" West 10.00 feet; thence North 71°07'30" West 19.23 feet to a point of curvature, from which a 1/2" iron pipe reference monument bears South 18°52'30" West 10.00 feet; thence 128.28 feet along the arc of a 147.00 foot radius curve to the right, having an included angle of 50°00'00", long chord bearing North 46°07'30" West 124.25 feet, from which a 5/8 inch iron pin reference monument bears South 68°52'30" West 10.00 feet; thence North 21°07'30" West 79.71 feet to a point of curvature, from which a 1/2 inch iron pipe reference monument bears South 68°52'30" West 20.00 feet; thence 41.26 feet along the arc of a 32.00 foot curve to the right, having an included angle of 73°52'30", long chord bearing North 15°48'45" East 38.46 feet, from which a 1/2" iron pipe reference monument bears North 37°15'00" West 20.00 feet; thence North 52°45'00" East 193.02 feet to a point of curvature, from which a 1/2 inch iron pipe reference monument bears North 85°15'00" West 10.00 feet; thence 90.11 feet along the arc of a 107.56 foot radius curve to the left, having an included angle of 48°00'00", long chord bearing North 28°45'00" East 87.50 feet, from which a 1/2" iron pipe reference monument bears North 85°15'00" West 10.00 feet; thence North 04°45'00" East 70.99 feet to a point of curvature, from which a 1/2 inch iron pipe reference monument bears North 85°15'00" West 10.00 feet; thence 34.94 feet along the arc of a 32.00 foot radius curve to the right, having an included angle of 62°33'36", long chord bearing North 36°01'48" East 33.23 feet [Deed Record North 35°57'50" East 33.17 feet] to a 5/8 inch iron pin at a point on the westerly line of Timber Line Subdivision as filed in Volume 9, Page 45 of the Plat Records of said County; thence North 00°03'46" West along said westerly line, a distance of 687.50 feet to a 5/8 inch iron pin at a point on the North line of the Southwest Quarter of said Section 15, from which a brass cap monument being the Northwest corner of said Timber Line Subdivision bears North 00°03'46" West 6.34 feet; thence North 89°42'00" West along said North line of the Southwest Quarter of Section 15, a distance of 1323.75 feet [Deed Record North 89°42'12" West 1323.55 feet] to the INITIAL POINT OF BEGINNING.



Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Walk the Land, L.L.C., an Oregon Limited Liability Company, are the owners of the lands hereon described, and that we have subdivided the same into lots and streets as shown hereon, and the size of the lots and the lengths of all lines are plainly set forth, and that this plat is a correct representation of the Subdivision. We hereby dedicate to the public for public use, the public utility easements as shown hereon. We also hereby dedicate to the City of Ashland, the street, sidewalk, utility and slope easements on that portion of Pinecrest Terrace, as shown hereon, to replace the existing easement of the same width and purpose described within Instrument No. 66-05618 of the Official Records of Jackson County, Oregon, which will be vacated. We also hereby create a 50 foot wide private access and utility easement as shown hereon for the benefit of all lots within this Subdivision. We also hereby create two private easements for the purpose of the construction, access and maintenance of shared wells, waterlines, pumps and appurtenances as shown hereon. We also hereby create a 20 foot wide private access and maintenance easement over and across Lots 2 & 3 for an existing private drive. We hereby designate said Subdivision as Highwood Mountain Reserve.

Barbara A. Cecil (FORMERLY COFFMAN)
Barbara A. Cecil, Member
Carolyn J. Askar
Carolyn J. Askar, Member

State of Oregon )
County of Jackson )

The foregoing instrument was acknowledged before me this 2 day of May, 2002, by Barbara A. Cecil, Member of WALK THE LAND L.L.C., an Oregon Limited Liability Company, on behalf and authority of the Company.

Notary Public for Oregon
My commission expires 8-22-03



State of Oregon )
County of Jackson )

The foregoing instrument was acknowledged before me this 2 day of May, 2002, Carolyn J. Askar, Member of WALK THE LAND, L.L.C., an Oregon Limited Liability Company, on behalf and authority of the Company.

Notary Public for Oregon
My commission expires 8-22-03



Approvals:

File No. 2000-11-5

Examined and approved by the Jackson County Planning Department this 3rd day of May 2002.

Signature: Planning Director

Examined and approved by the Jackson County Roads and Parks Services this day of 2002.

(NOT APPLICABLE) Signature: County Engineer

Examined and approved by the Jackson County Surveyor this 3rd day of May 2002.

Signature: County Surveyor

All deferred monuments are now set per Instrument No. 02-63204 of the Official Records, this 27th day of November, 2002.

Signature: County Surveyor

Examined and approved by the City of Ashland Surveyor this 2nd day of May 2002.

Signature: City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of May 7, 2002.

Signature: Tax Collector, Deputy

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

Signature: Assessor

Recorder:

Filed for Record this 9 day of MAY, 2002 at 11:02 O'clock, A.M. and Recorded in Volume 28, Page 27 of the Plat Records of Jackson County, Oregon.

Signature: Kathleen S. Beckett, County Clerk; Deputy

Recording Number(s) of Related Documents: 02-23636 (CC#R's)

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

Purpose: To survey and monument Highwood Mountain Reserve, a subdivision of land as approved by the Jackson County Planning Department, File No. 2000-11-5.

Procedure: Utilizing Ashtech Locus survey grade GPS receivers and a Nikon DTM-830 terrestrial total station with ranging prisms, I survey the monuments recovered and established as shown. The exterior deed boundary of that tract described within Exhibit "C" of Instrument No. 94-40318 is identical with the boundary of the Southern Oregon State College tract shown on Survey No. 13714 and was retraced by this survey which closely conformed with the survey record on most courses. Additional monuments along the west line of Timber Line Subdivision were also surveyed as well as the existing travelled way of those portions of Pinecrest Terrace and a private drive located in the northwest quadrant of the subject property. It was found by this survey that the improvements within said portion of Pinecrest Terrace did not match the easement described within Instrument No. 66-05618, therefore after consultation with the City Surveyor of Ashland, it was agreed that a new relocated easement be created, to better conform with the existing roadbed and the latter to be vacated by petitioning the City Council. It was also discovered in the performance of this survey that no easement of record existed for the aforementioned private drive, therefore an easement was created hereon to encompass the existing roadbed within the subject property.

Shawn Kampmann, PLS 2883



Signature: Shawn Kampmann



RENEWAL DATE: 6/30/03

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

Signature: Shawn Kampmann
SHAWN KAMPMANN P.L.S. 2883

All deferred monuments will be set by December 31, 2002.

Signature: Shawn Kampmann
SHAWN KAMPMANN P.L.S. 2883

MARQUESS & ASSOCIATES, INC.
CONSULTING ENGINEERS &
LAND SURVEYORS

1120 EAST JACKSON
MEDFORD, OREGON 97501
www.marquess.com

TEL (541) 772-7115
FAX (541) 779-4079
info@marquess.com

FEBRUARY 28, 2002
PROJECT NO. 17614

SUB-SIGN/DWG
SHEET 1 OF 2

LEGEND

- ⊗ 1" IRON PIPE w/ 2 1/2" BRASS CAP PER COUNTY SURVEYOR RE-ESTAB NOTES
- ⊙ 1" IRON PIPE w/ 2 1/2" BRASS CAP MARKED "LS 759" PER S/N 13714
- ⊙ 3/4" IRON PIPE PER TIMBER LINE SUBDIVISION PLAT
- ⊙ 5/8" IRON PIN w/ RED PLASTIC CAP MARKED "RPLS 2339" PER S/N 11993
- ⊙ 1/2" IRON PIPE w/ YELLOW PLASTIC PLUG MARKED "LS 2057" PER S/N 13714
- ⊙ 1/2" IRON PIPE w/ YELLOW PLASTIC PLUG MARKED "LS 2057" PER S/N 13714 (20' W.C.)
- ⊙ 5/8" x 30" IRON PIN w/ 1 1/2" ALUMINUM CAP MARKED "LS 2883" (POST MONUMENTED)
- ⊙ 5/8" x 30" IRON PIN w/ 1" YELLOW PLASTIC CAP MARKED "MARQUESS" (ESTABLISHED)
- ⊙ 5/8" x 24" IRON PIN w/ 1" YELLOW PLASTIC CAP MARKED "MARQUESS" (ESTABLISHED)
- ⊙ PRIVATE WELL LOCATION
- CENTERLINE
- PROPERTY BOUNDARY
- BOUNDARY LINE
- EASEMENT LINE
- S/N JACKSON COUNTY SURVEYOR FILE NUMBER
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDERS
- W.C. WITNESS CORNER MONUMENT (AS INDICATED)
- ( ) RECORD MEASUREMENT PER S/N 11993
- [ ] RECORD MEASUREMENT PER S/N 13714
- [ ] PLAT RECORD PER TIMBER LINE SUBDIVISION

HIGHWOOD MOUNTAIN RESERVE

A SUBDIVISION LOCATED WITHIN  
SOUTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 39 SOUTH, RANGE 1 EAST  
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

EASEMENT NOTE

EASEMENTS WHICH ARE BLANKET IN NATURE WERE NOT DEPICTED GRAPHICALLY ON THIS PLAT. THOSE INCLUDE A 20 FOOT WIDE EASEMENT FOR PIPELINE PURPOSES TO BENEFIT THE CITY OF ASHLAND DESCRIBED IN VOLUME 445, PAGE 385 OF THE DEED RECORDS OF JACKSON COUNTY WHICH UNDERLIES THE DEDICATED PORTION OF PINECREST TERRACE, AND A 3 FOOT WIDE PEDESTRIAN ACCESS EASEMENT DESCRIBED WITHIN INSTRUMENT NO. 94-40318 OF THE OFFICIAL RECORDS OF SAID COUNTY.

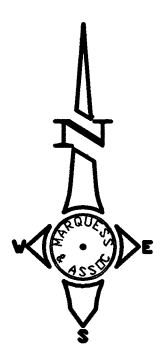
**\*\* RECEIVED \*\***  
Date 5-9-02 By GL  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

TABLE OF COURSES

FLAG	BEARING	DISTANCE
1	N 22°30'00" E	77.77'
2	S 71°07'30" E	19.23'
3	N 21°07'30" W	79.71'
4	N 52°45'00" E	193.02'
5	N 04°45'00" E	70.99'
6	N 71°55'37" W	108.82'
7	N 82°13'35" W	19.42'
8	S 09°54'29" W	28.39'
9	S 09°54'29" W	321.22'
10	S 09°54'29" W	61.00'
11	S 80°05'31" E	70.00'
12	S 11°27'24" W	29.17'
13	S 62°56'00" E	266.74'
14	S 77°15'05" E	165.50'
15	S 02°16'36" W	100.30'
16	S 00°03'46" E	429.26'
17	N 89°52'00" W	54.41'
18	N 00°03'46" W	2.49'
19	N 00°03'46" W	129.98'
20	S 22°30'00" W	44.21'
21	S 72°28'30" W	37.53'
22	N 52°09'00" W	163.88'
23	N 28°26'00" W	152.20'
24	S 89°59'48" E	1.35'
25	S 00°03'46" E	8.08'
26	S 00°06'00" E	34.96'
27	S 33°17'25" W	128.76'
28	S 56°14'43" W	31.03'
29	N 69°11'03" E	104.19'
30	N 00°06'00" W	50.57'
31	S 89°42'00" E	349.02'
32	S 26°06'17" W	109.76'
33	S 69°01'35" W	111.95'
34	N 15°09'46" W	187.43'
35	S 00°06'00" E	275.00'
36	S 89°59'48" E	50.74'
37	S 00°03'46" E	25.98'
38	S 62°56'00" E	50.00'
39	N 27°04'00" E	10.00'
40	S 77°15'05" E	50.00'
41	N 12°44'55" E	15.00'

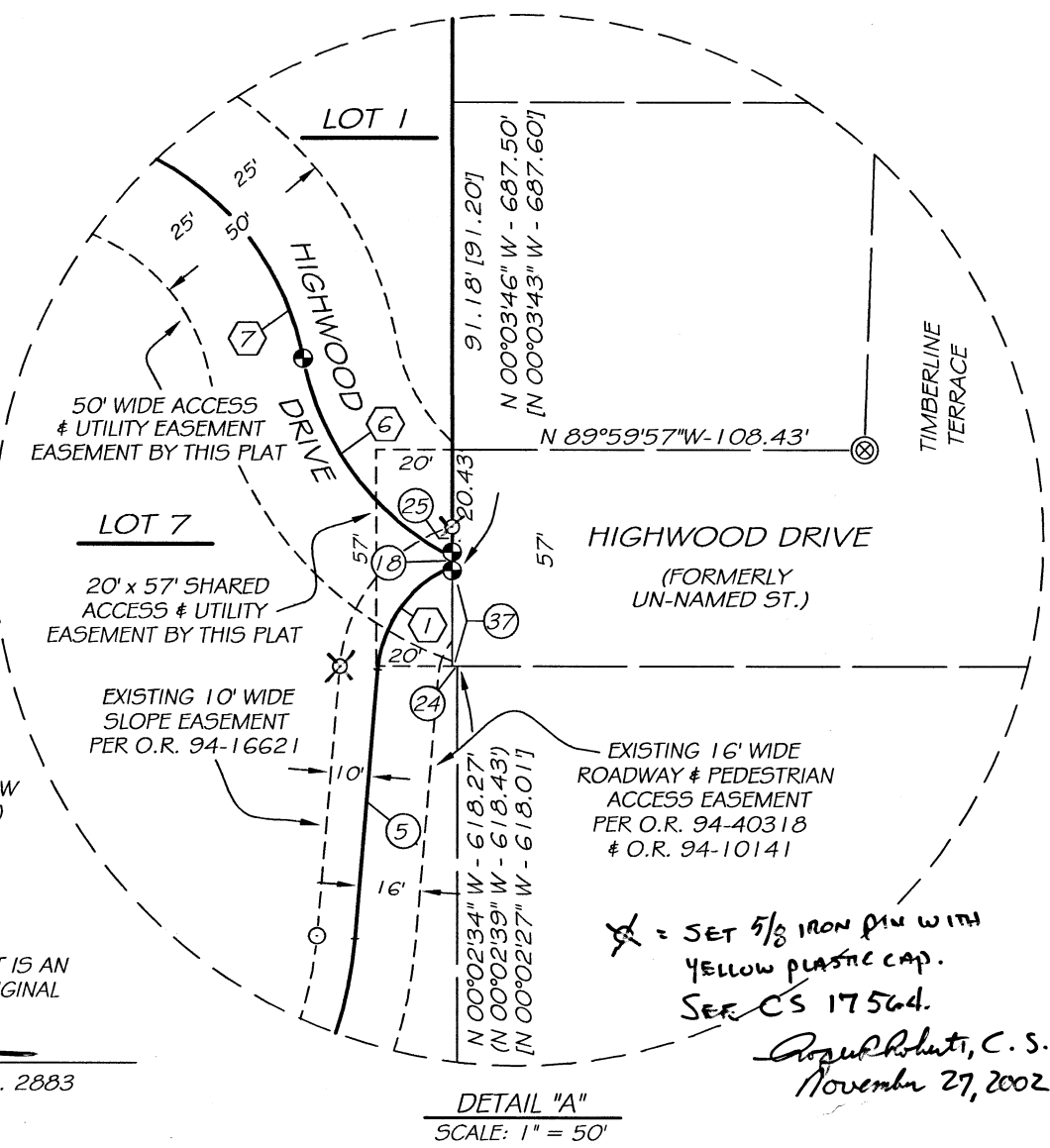
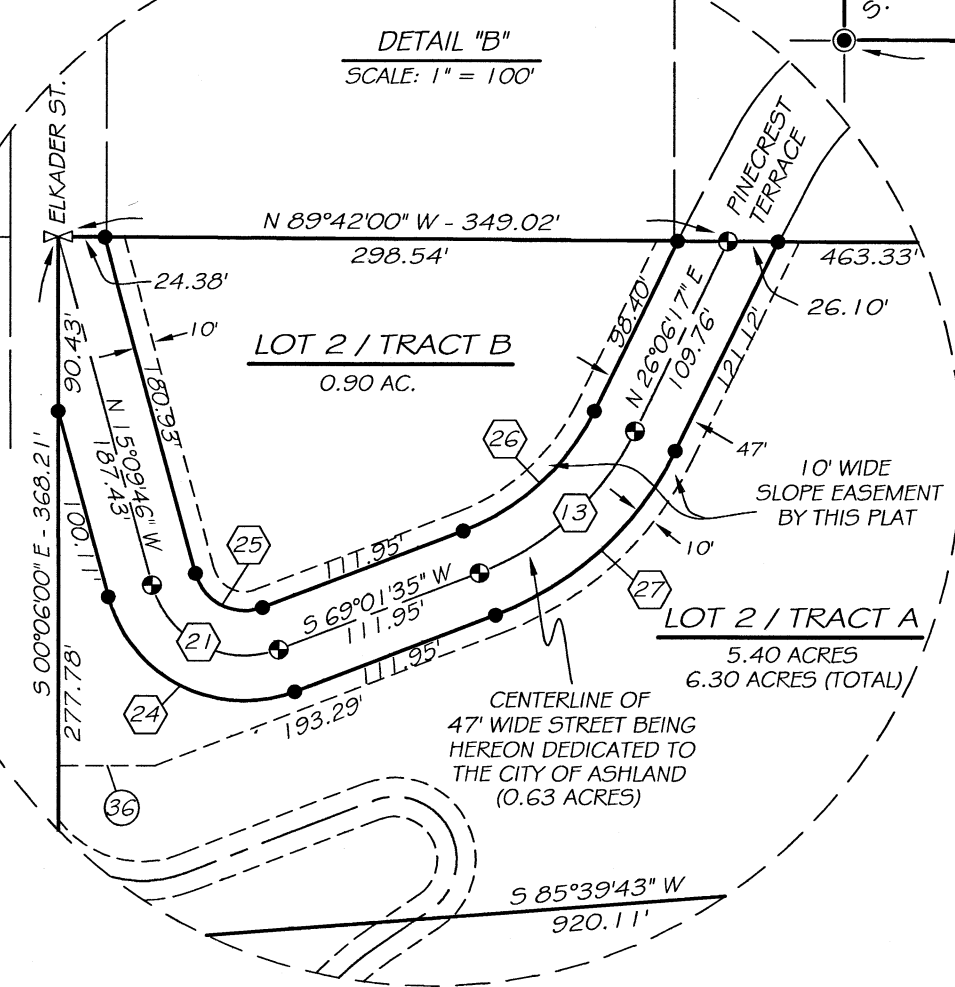
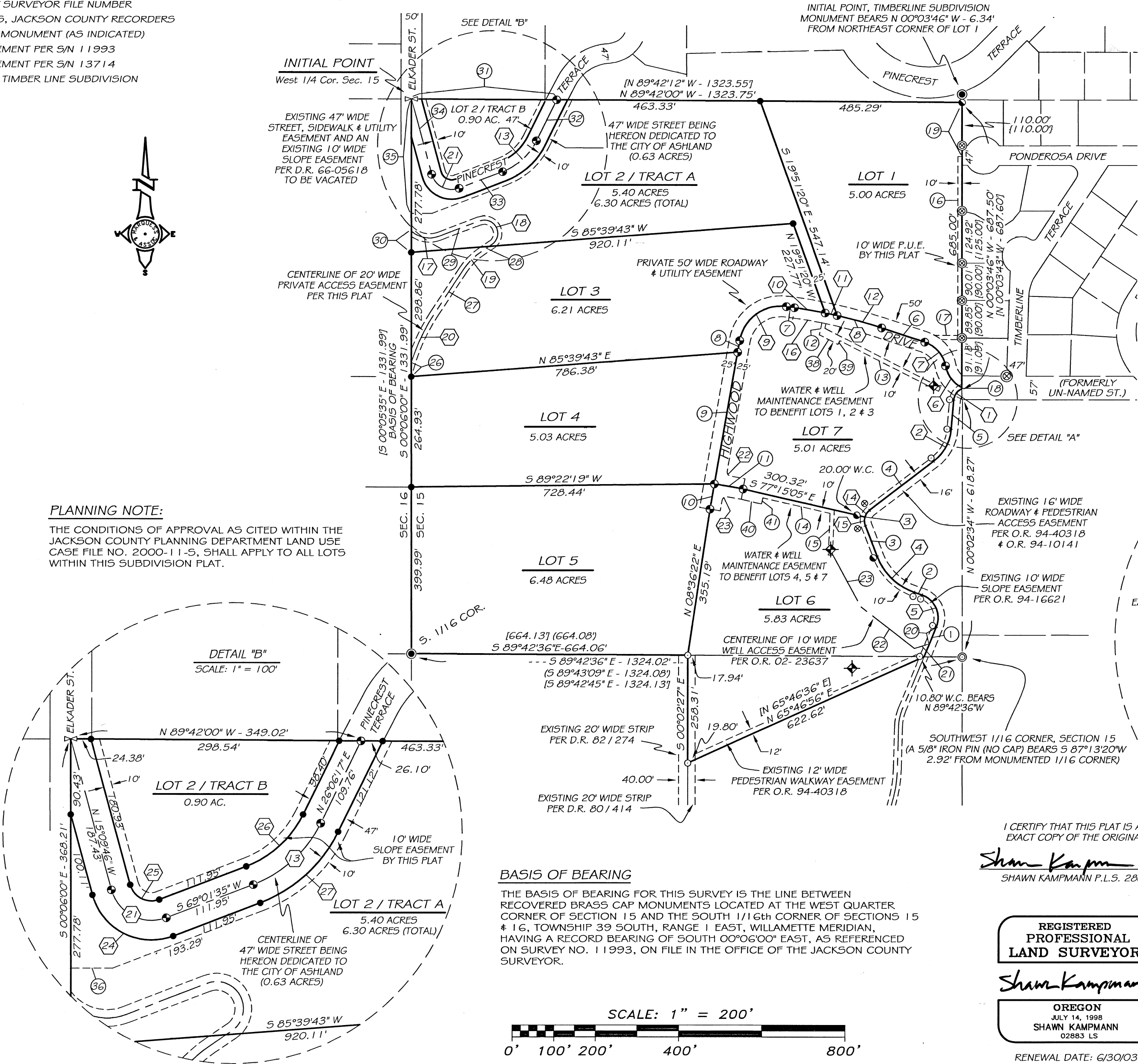
TABLE OF CURVES

FLAG	Δ	R	L	T	CHORD
1	62°36'23"	32.00'	34.97'	19.46'	N 36°03'12"E - 33.25'
2	48°00'00"	107.56'	90.11'	47.89'	N 28°45'00"E - 87.50'
3	73°52'30"	32.00'	41.26'	24.06'	N 15°48'45"E - 38.46'
4	50°00'00"	147.00'	128.28'	68.55'	N 46°07'30"W - 124.25'
5	93°37'30"	58.00'	94.78'	61.79'	N 24°18'45"W - 84.58'
6	51°48'12"	75.00'	67.81'	36.42'	N 36°47'08"W - 65.52'
7	61°02'35"	75.00'	79.91'	44.22'	N 41°24'19"W - 76.18'
8	10°17'58"	1200.00'	215.71'	108.15'	N 77°04'36"W - 215.42'
9	87°51'56"	100.00'	153.35'	96.34'	S 53°50'27"W - 138.76'
10	03°35'07"	1200.00'	75.09'	37.56'	N 80°26'02"W - 75.08'
11	01°24'22"	1200.00'	29.45'	14.73'	N 77°56'17"W - 29.45'
12	05°18'29"	1200.00'	111.17'	55.63'	N 74°34'52"W - 111.13'
13	42°55'18"	150.00'	112.37'	58.97'	S 47°33'56"W - 109.76'
14	36°55'05"	32.00'	20.62'	10.68'	N 34°17'27"E - 20.26'
15	36°57'25"	32.00'	20.64'	10.69'	S 02°38'47"E - 20.28'
16	03°26'21"	1175.00'	70.53'	35.27'	S 80°30'24"E - 70.52'
17	62°52'14"	65.00'	71.32'	39.73'	N 79°22'50"E - 67.80'
18	167°03'40"	32.00'	93.30'	282.20'	S 27°17'07"E - 63.59'
19	22°57'17"	150.00'	60.10'	30.46'	S 44°46'04"W - 59.69'
20	16°15'48"	450.00'	127.73'	64.30'	S 25°09'31"W - 127.30'
21	95°48'39"	50.00'	83.61'	55.35'	N 63°04'05"W - 74.20'
22	90°00'00"	10.00'	15.71'	10.00'	S 35°05'30"E - 14.14'
23	90°00'00"	10.00'	15.71'	10.00'	N 54°54'30"E - 14.14'
24	95°48'36"	73.50'	122.91'	81.36'	S 63°03'54"E - 109.08'
25	95°48'36"	26.50'	44.31'	29.33'	N 63°03'54"W - 39.33'
26	42°55'48"	126.50'	94.78'	49.74'	N 47°33'54"W - 92.58'
27	42°55'48"	173.50'	130.00'	68.22'	N 47°33'54"E - 126.98'



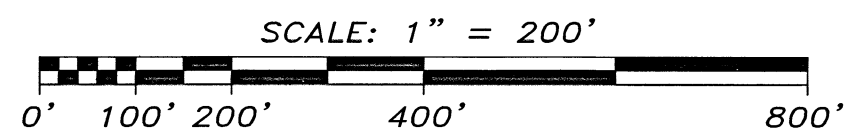
PLANNING NOTE:

THE CONDITIONS OF APPROVAL AS CITED WITHIN THE JACKSON COUNTY PLANNING DEPARTMENT LAND USE CASE FILE NO. 2000-11-S, SHALL APPLY TO ALL LOTS WITHIN THIS SUBDIVISION PLAT.



BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE LINE BETWEEN RECOVERED BRASS CAP MONUMENTS LOCATED AT THE WEST QUARTER CORNER OF SECTION 15 AND THE SOUTH 1/16th CORNER OF SECTIONS 15 & 16, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, HAVING A RECORD BEARING OF SOUTH 00°06'00" EAST, AS REFERENCED ON SURVEY NO. 11993, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.



I CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL  
*Shawn Kampmann*  
SHAWN KAMPMANN P.L.S. 2883

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Shawn Kampmann*  
OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
02883 LS  
RENEWAL DATE: 6/30/03

MARQUESS & ASSOCIATES, INC.  
CONSULTING ENGINEERS & LAND SURVEYORS  
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SUB-PLAT.DWG  
SHEET 2 OF 2