

APPROVAL:

Marc Knof
ASHLAND PLANNING DEPARTMENT
PA # 2002-051
DATE 7/23/02
LAND PARTITION/PROPERTY LINE ADJUSTMENT

LAND PARTITION SURVEY

PARTITION PLAT NO. P-48-2002
Partition & Property Line Adjustment
Located in the N.W. 1/4 of Section 10,
T.39S., R.1E., W.M. City of Ashland
Jackson County, Oregon
for
Kurtz-Walsh Property, LLC
831 Liberty Street
Ashland, OR 97520

*** RECORDING ***

FILED FOR RECORD THIS 26th DAY OF July, 2002 AT
9:39 O'CLOCK A. M., AND RECORDED AS PARTITION PLAT NO. P-48-2002
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 13, PAGE 48.

APPROVAL:

EXAMINED AND APPROVED THIS 18th DAY OF July, 2002.

Jan Holman
CITY SURVEYOR

Kathleen S Beckett COUNTY CLERK
Barbara J Shaw DEPUTY
COUNTY SURVEYOR FILE NO. 17416

DATE:
JULY 12, 2002

*** TAX STATEMENT ***

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE
BEEN PAID AS OF July 26, 2002.

Patty Budsong, Deputy 7-26-02 TAX COLLECTOR
Raymond, Deputy 7/26/02 ASSESSOR

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT KURTZ-WALSH PROPERTIES, LLC, DONALD SEVER AND CYNTHIA SEVER,
ARE THE OWNERS IN FEE OF THE LAND SHOWN ON THIS PARTITION PLAT, MORE PARTICULARLY DESCRIBED IN THE
SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO THE PARCELS AS SHOWN ON
SHEET 2. WE DO HEREBY MAKE AND ESTABLISH THE PRIVATE STORM DRAINAGE EASEMENT (PSDE) FOR THE BENEFIT
OF PARCEL 3 AS SHOWN ON SHEET 2.

Scott Kurtz SCOTT KURTZ, MEMBER KURTZ-WALSH PROPERTY, LLC
Donald Sever DONALD SEVER
Cynthia Sever CYNTHIA SEVER

*** SURVEYOR'S CERTIFICATE ***

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY DECLARE THAT
THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND COMPLIES WITH THE REGULATIONS
FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED
AS FOLLOWS:

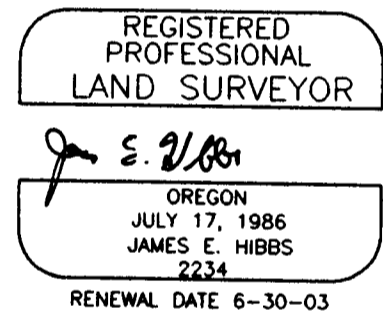
Parcel No. 1 per Partition Plat No. P-115-1990, according to the official plat thereof, now of
record in Volume 1, Page 115 of "Record of Partition Plats" in Jackson County, Oregon and filed
as Survey No. 12244 in the Office of the Jackson County Surveyor.
AND
Parcel Nos. 1 and 4 per Partition Plat No. P-13-2001, according to the official plat thereof, now
of record in Volume 12, Page 13 of "Record of Partition Plats" in Jackson County, Oregon and filed
as Survey No. 16827 in the Office of the Jackson County Surveyor.

STATE OF OREGON))SS.
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED SCOTT KURTZ, OF KURTZ-WALSH PROPERTY, LLC AND ACKNOWLEDGED
THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF KURTZ-WALSH
PROPERTY, LLC.

DATED THIS 23rd DAY OF July, 2002.

Diana L. Burke
Diana L. Burke Notary Public - Oregon
Commission No. 348216
My Commission Expires 9-1-05



STATE OF OREGON))SS.
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED DONALD SEVER AND CYNTHIA SEVER AND ACKNOWLEDGED THE FOREGOING
INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 24th DAY OF July, 2002.

Diana L. Burke
Diana L. Burke Notary Public - Oregon
Commission No. 348216
My Commission Expires 9-1-05

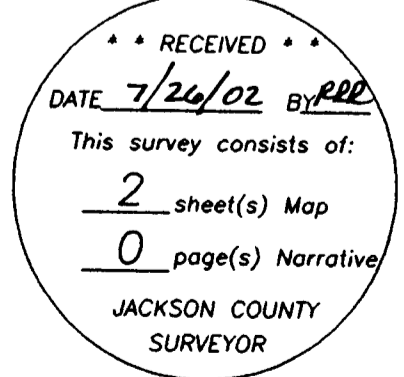


SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT TWO ADJUSTED TRACTS AND TWO NEW PARCELS CREATED
THROUGH A LAND PARTITION/PROPERTY LINE ADJUSTMENT AS REQUESTED BY THE
CLIENT. SEE ASHLAND PA# 2002-051.

PROCEDURE: MONUMENTS PER FS12244, 15292 & 16827 WERE TIED TO CONTROL THIS SURVEY.
SET PINS AT THE ADJUSTED PROPERTY CORNER LOCATIONS AS SHOWN HEREON AS
WELL AS THE NEW PARCEL CORNER LOCATIONS. THOSE MONUMENTS FOUND AS WELL
AS THOSE SET ARE AS SHOWN HEREON. THE CENTERLINE MONUMENTS ON ROMEO
DRIVE WERE 5/8" IRON PINS SET BY FS15292. THESE WERE SUBSEQUENTLY REMOVED
BY THE CONSTRUCTION OF ROMEO DRIVE. THESE MONUMENTS WERE RE-ESTABLISHED
PER MAP RECORD POSITIONS PER FS15292 AND STANDARD CITY OF ASHLAND
CENTERLINE MONUMENTS WERE SET.

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PH: (541) 772-2782



I HEREBY DECLARE THAT THIS IS AN EXACT
COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
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LEGEND:

- ⊙ = FD. 3" BRASS DISC IN MONUMENT CASE PER THOMAS SUBD (FS12496).
- ⊙ = FD. 2" BRASS DISC IN WELL CASE MKD. LS2023 PER FS16827.
- ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. D. HUCK LS2023 PER FS15292 OR 16827.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. KAUBLE PLS1822 PER FS12244.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ = SET 2.5" BRASS DISK MKD. L.J. FRIAR & ASSOC. IN MON. WELL. SEE NARRATIVE FOR DETAILS.
- ⊙ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.

EASEMENTS PER SUBDIVISION GUARANTEE

- 1) EASEMENT FOR TELEPHONE, TELEGRAPH AND COMMUNICATION LINES PER V.144, P.160, JCDR CANNOT BE DEPICTED BUT MAY AFFECT SUBJECT PROPERTY.
- 2) R/W FOR WATER DITCHES, ETC PER V.243, P.178 & 239, P.47 & V.267, P.400, JCDR CANNOT BE DEPICTED BUT MAY AFFECT SUBJECT PROPERTY.
- 3) EASEMENT FOR TRANSMISSION OF ELECTRICITY PER V.174, P.76; V.368, P.121-124 & V.369, P.8, JCDR CANNOT BE DEPICTED BUT MAY AFFECT SUBJECT PROPERTY.
- 4) PARCELS 3 AND 4 ARE SUBJECT TO IRRIGATION CONDITIONS PER TALENT IRRIGATION DISTRICT CERTIFICATION DATED JANUARY 19, 2001 AS SHOWN ON PP# P-13-2001.

BASIS OF BEARINGS:

TRUE BEARING AT THE NORTH-SOUTH CENTERLINE OF SECTION 10 AS DERIVED FROM THE NOAA NET ESTABLISHED IN 1968 AND ON FILE WITH THE JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN ALONG THE CENTERLINE OF FORDYCE STREET SHOWN HEREON AND AS SHOWN SURVEY NO. 16827 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

DATE: JULY 12, 2002 **UNIT OF MEASUREMENT:** FEET **SCALE:** 1" = 30'

COURSE DATA TABLE

| NUM | DELTA | ARC | RADIUS | LONG CHORD | TANGENT |
|-----|-----------|-------|--------|-------------|-------------|
| C1 | 89°56'33" | 23.55 | 15.00 | S45°04'39"W | 21.20 |
| C2 | 18°14'31" | 76.89 | 241.50 | S09°02'51"E | 76.56 38.77 |
| C3 | 18°14'28" | 76.89 | 241.50 | N09°02'52"W | 76.56 38.77 |
| C4 | 16°53'32" | 76.51 | 259.50 | S08°22'20"E | 76.23 |
| C5 | 1°21'00" | 6.11 | 259.50 | S17°29'36"E | 6.11 |

| NUM | DISTANCE | BEARING |
|-----|----------|------------|
| L1 | 5.00 | N0°06'22"E |
| L2 | 15.36 | S0°06'22"W |
| L3 | 10.26 | S0°06'22"W |
| L4 | 10.00 | N0°06'22"E |
| L5 | 12.85 | S0°04'25"W |
| L6 | 9.94 | N0°06'22"E |

ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

C1 L1 = SEE COURSE DATA TABLE.

JCDR = JACKSON COUNTY DEED RECORDS.

FS = FILED SURVEY #.

PP# = PARTITION PLAT NO.

-X- = FENCE LINE.

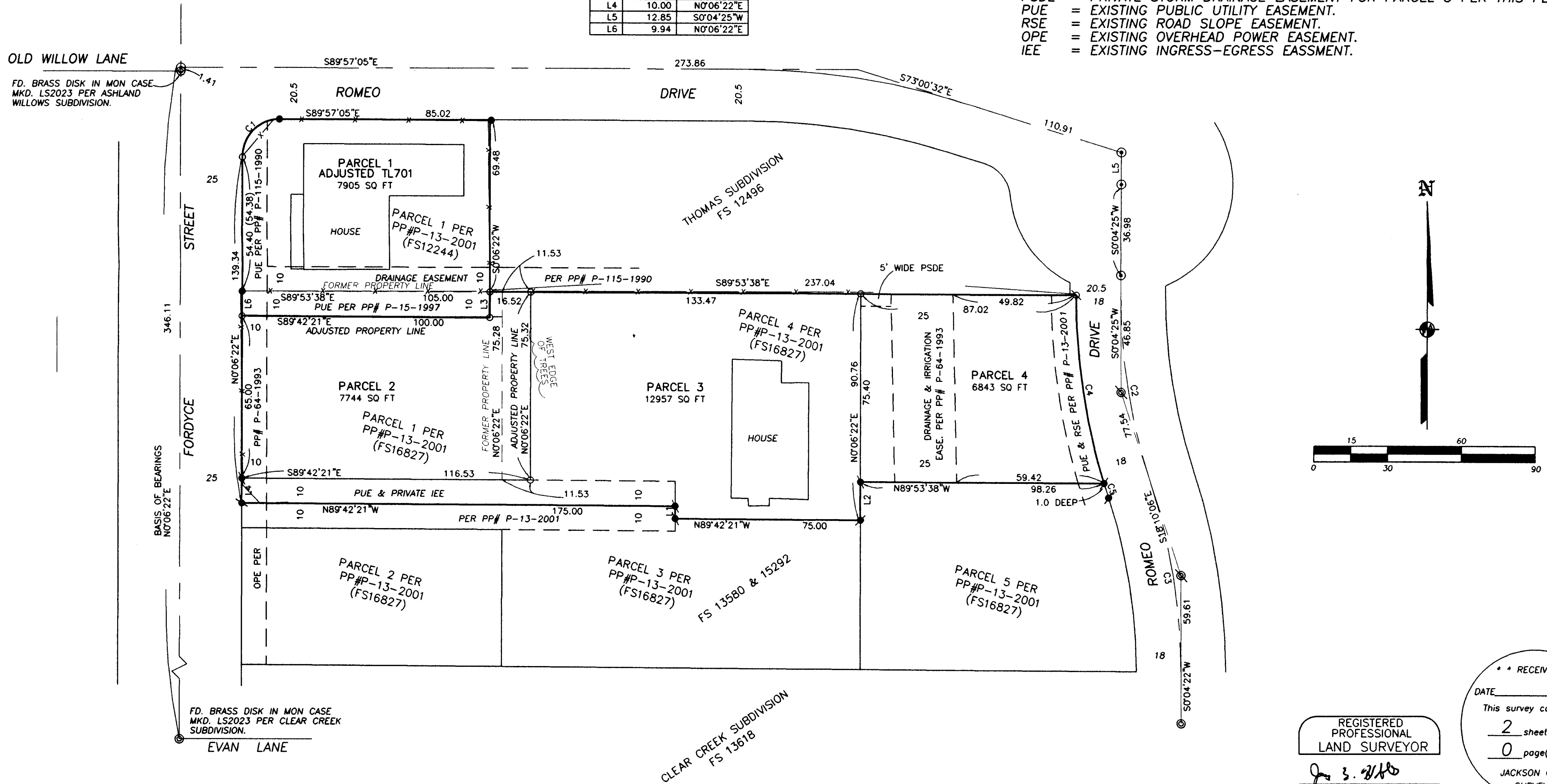
PSDE = PRIVATE STORM DRAINAGE EASEMENT FOR PARCEL 3 PER THIS PLAT.

PUE = EXISTING PUBLIC UTILITY EASEMENT.

RSE = EXISTING ROAD SLOPE EASEMENT.

OPE = EXISTING OVERHEAD POWER EASEMENT.

IEE = EXISTING INGRESS-EGRESS EASEMENT.



FD. BRASS DISK IN MON CASE MKD. LS2023 PER CLEAR CREEK SUBDIVISION.

EVAN LANE

REGISTERED PROFESSIONAL LAND SURVEYOR

JAMES E. HIBBS
OREGON
JULY 17, 1986
RENEWAL DATE 6-30-03

RECEIVED
DATE _____ BY _____
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

JAMES E. HIBBS
SURVEYOR