

APPROVALS:

Bill Wh... ASHLAND PLANNING DEPARTMENT PA #2002-038 LAND PARTITION DATE 7.30.2002

EXAMINED AND APPROVED THIS 18th DAY OF July, 2002

Jan Holman CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, FINANCIAL VENTURES L.L.C., AN OREGON LIMITED LIABILITY COMPANY, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED...

William D. Johnson, PRESIDENT

STATE OF OREGON) SS COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED WILLIAM D. JOHNSON, MANAGING MEMBER OF FINANCIAL VENTURES L.L.C., AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: Laurie A. Miller LAURIE A. MILLER, NOTARY PUBLIC, STATE OF OREGON COMMISSION NO. 319825 MY COMMISSION EXPIRES JANUARY 20, 2003

C. LORAN FAUDREE, SECRETARY

STATE OF OREGON) SS COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED C. LORAN FAUDREE, MANAGING MEMBER OF FINANCIAL VENTURES L.L.C., AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: Laurie A. Miller LAURIE A. MILLER, NOTARY PUBLIC, STATE OF OREGON COMMISSION NO. 319825 MY COMMISSION EXPIRES JANUARY 20, 2003

GENERAL NOTE:

THAT EASEMENT DESCRIBED WITHIN VOLUME 443, PAGE 498 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON, IS BLANKET IN NATURE AND NOT DEPICTED GRAPHICALLY ON THIS PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann OREGON JULY 14, 1998 SHAWN KAMPMANN 02883 LS

RENEWAL DATE: 6/30/2003

SURVEYED BY:

POLARIS LAND SURVEYING P.O. BOX 459 ASHLAND, OREGON 97520 (541) 482-5009

DATE: JUNE 6, 2002 PROJECT NO. 058-02

Assessor's Map No. 391E14CD Tax Lot 4900

** RECEIVED ** Date 8-5-02 By JB This survey consists of 1 sheet(s) Map 2 page(s) Narrative JACKSON COUNTY SURVEYOR

LAND PARTITION SURVEY PARTITION PLAT NO. P-50-2002

OF LOT 1, BLOCK 2 PAYNE SUBDIVISION LOCATED IN SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR FINANCIAL VENTURES L.L.C.

2320 MORADA LANE ASHLAND, OREGON 97520

RECORDING:

FILED FOR RECORD THIS 5th DAY OF August, 2002 AT 3:20 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-50-2002 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 12, PAGE 50

Kathleen S. Beckett COUNTY CLERK Barbara J. Shaw DEPUTY

COUNTY SURVEYOR FILE NO. 17428

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF August 5, 2002.

Lynne Adsett, Deputy Tax Collector 8/5/02 DATE 26 Deputy Assessor 5 August 2002 DATE

LEGEND

- 3" BRASS CAP ON 2" IRON PIPE PER S/N 5096, ALSO BEING THE INITIAL POINT FOR PAYNE SUBDIVISION. (RECOVERED MONUMENT FOUND ON SOUTH SIDE OF BURIED 8"x 8" WOOD FENCE POST, 4.2' BELOW CURB, IN ROAD EMBANKMENT FILL, ON EAST SIDE OF GREENMEADOWS WAY)
3" BRASS CAP IN MONUMENT WELL PER S/N 5096 AND S/N 6439 (RECOVERED)
3/4" IRON PIPE PER S/N 16187 (RECOVERED)
5/8" IRON PIN PER S/N 5096 (RECOVERED)
5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
PROPERTY LINE
PARTITION LINE
BOUNDARY LINE
CENTERLINE
EASEMENT LINE
FENCELINE
S/N
O.R.
OFFICIAL RECORDS, JACKSON COUNTY RECORDER

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

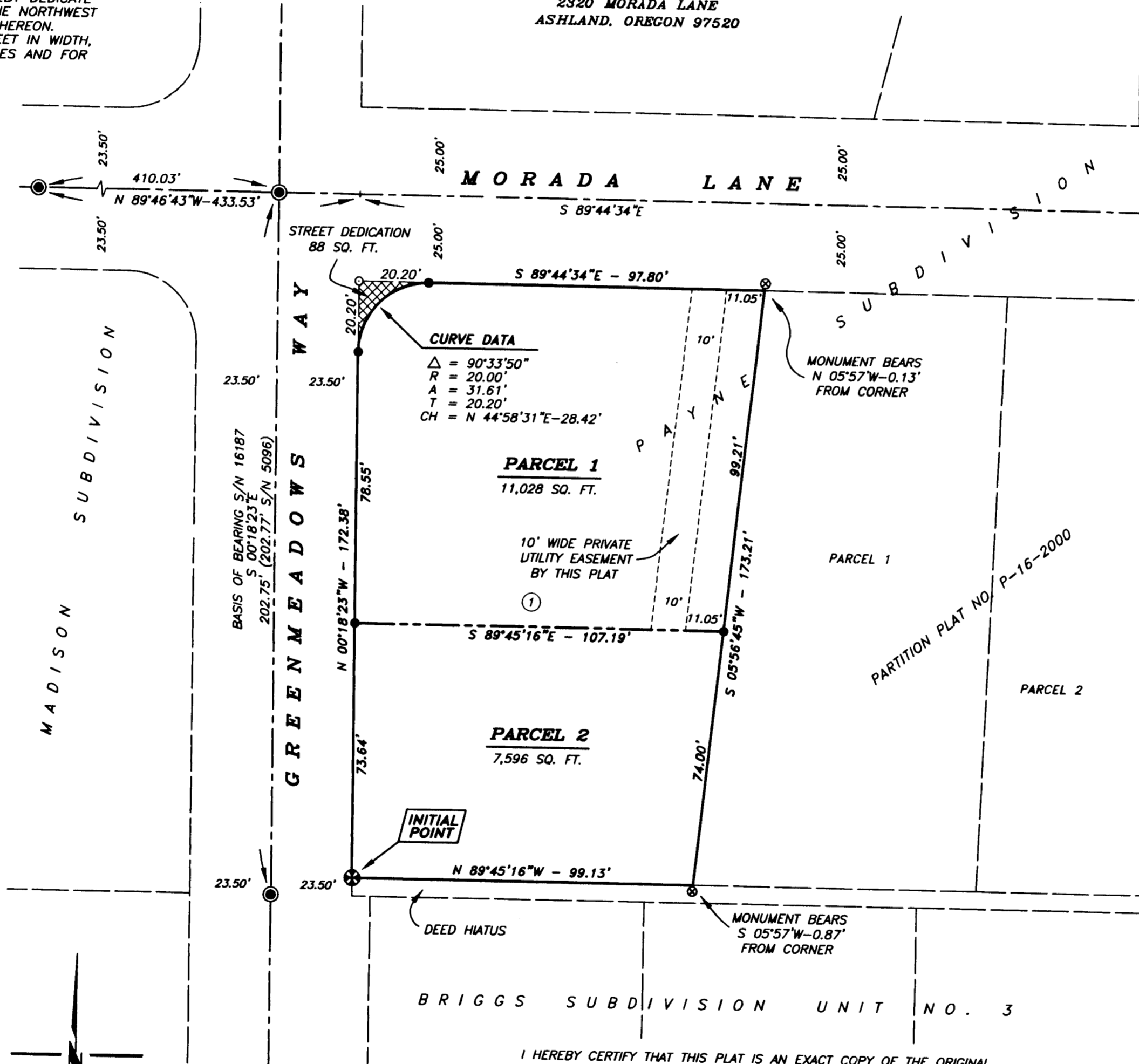
PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF LOT 1, BLOCK 2, PAYNE SUBDIVISION TO THE CITY OF ASHLAND, FILED AS PLANNING ACTION NO. 2002-038 WITH THE CITY OF ASHLAND DEPARTMENT OF COMMUNITY DEVELOPMENT.
PROCEDURE: UTILIZING SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS FIRM IN THE PERFORMANCE OF FILED SURVEY NO. 16187 & 16441 IN 1999, I SURVEY AND MONUMENT THE PARTITION AS SHOWN HEREON.

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.

THAT TRACT OF LAND LYING SITUATE IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT A 3 INCH BRASS CAP ON A 2 INCH IRON PIPE, SAID PIPE BEING THE INITIAL POINT FOR PAYNE SUBDIVISION TO THE CITY OF ASHLAND, OREGON, AND ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE FOR GREENMEADOWS WAY; THENCE NORTH 00°18'23" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 172.38 FEET TO A 5/8" IRON PIN AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2, OF SAID PAYNE SUBDIVISION; THENCE SOUTH 89°44'34" EAST, ALONG THE SOUTHERLY RIGHT OF WAY FOR MORADA LANE, A DISTANCE OF 118.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, FROM WHICH A 3/4 INCH IRON PIPE BEARS NORTH 05°56'45" EAST, 0.13 FEET; THENCE SOUTH 05°56'45" WEST, A DISTANCE OF 173.21 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, FROM WHICH A 3/4 INCH IRON PIPE BEARS SOUTH 05°56'45" WEST, 0.87 FEET; THENCE NORTH 89°45'16" WEST, 99.13 FEET TO THE INITIAL POINT OF BEGINNING.



BASIS OF BEARING

TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 23 AS DERIVED FROM THE N.O.A.A. NET ESTABLISHED IN 1968 AND ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE BEARING FOR THIS SURVEY IS THE LINE BETWEEN STREET CENTERLINE MONUMENTS ON GREENMEADOWS WAY AS SHOWN ON SURVEY NO. 16441, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, HAVING A RECORD BEARING OF SOUTH 00°18'23" EAST.

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

Shawn Kampmann SURVEYOR

SCALE: 1" = 30'