

APPROVAL: [Signature] 7.30.2002
ASHLAND PLANNING DEPARTMENT PA # 2002-072 PROPERTY LINE ADJUSTMENT DATE

LAND PARTITION SURVEY

PARTITION PLAT NO. P-54-2002
PROPERTY LINE ADJUSTMENT
In the N.E. 1/4 of Section 15, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon

*** RECORDING ***
FILED FOR RECORD THIS 26 DAY OF August, 20 02 AT
9:31 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-54-2002
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 13, PAGE 54.

APPROVAL: EXAMINED AND APPROVED THIS 19th DAY OF July, 20 02

for
JON TURRELL CONSTRUCTION, INC.
430 Chestnut Street, Suite A
Ashland, OR 97520

KATHLEEN S BECKETT COUNTY CLERK
Barbara Shaw DEPUTY
COUNTY SURVEYOR FILE NO. 17460

Jam Nolan CITY SURVEYOR

DATE: MAY 3, 2002

*** TAX STATEMENT ***

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF August 26, 20 02

Janice Clark, Deputy 8/26/02 TAX COLLECTOR DATE
C. Longmire, Deputy 8/26/02 ASSESSOR DATE

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT JON TURRELL CONSTRUCTION, INC., AN OREGON CORPORATION, JONATHAN P. TURRELL AND TERRY L. TURRELL ARE THE OWNERS IN FEE OF THE REAL PROPERTY SHOWN ON SHEET 2, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO THE PARCELS AS SHOWN ON SHEET 2. PARCEL 2 SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOC. NO. 00-51668, ORJCO, AND AS AMENDED BY DOC. 01-48588, ORJCO AND TO THE BY-LAWS OF THE SISKIYOU SPRINGS HOMEOWNERS ASSOCIATION RECORDED AS DOC. 00-51667, ORJCO. WE DO HEREBY DEDICATE TO THE CITY OF ASHLAND THE PUBLIC UTILITY EASEMENT SHOWN ON SHEET 2 WITH THE CONDITION THAT CHARTER COMMUNICATIONS, ITS SUCCESSORS OR ASSIGNS IN INTEREST SHALL HAVE THE RIGHT TO USE SAID PUE FOR THE PLACEMENT AND MAINTENANCE OF CABLE TV LINES AS LONG AS THEY DO NOT INTERFERE WITH THE PLACEMENT AND MAINTENANCE OF CITY OF ASHLAND UTILITY LINES.

SURVEY BY:

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

DATE: JUNE 20, 2002

*** 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:

TRACT "A"
The Open Space and Ingress, Egress & Parking Easement (being the Common Property) of SISKIYOU SPRINGS LUXURY TOWNHOMES, according to the official plat thereof, now of record in Jackson County, Oregon.

TRACT "B"
Beginning at the Northwest corner of said SISKIYOU SPRINGS LUXURY TOWNHOMES; thence along the South line of that tract described in Volume 438, Page 225, Jackson County Deed Records and its Westerly prolongation, South 89°29'30" East (record South 89°59' East), 120.00 feet to the Southeast corner thereof; thence along the East line thereof, North 00°06'06" East (record North 00°04' West), 80.00 feet to the Northeast corner thereof; thence along the North line thereof and its Westerly prolongation, North 89°29'30" West (record North 89°59' West), 120.00 feet to the East line of Park Street; thence along said East line, South 00°06'06" West, 80.00 feet to the point of beginning.

Jonathan P. Turrell JONATHAN P. TURRELL PRESIDENT, JON TURRELL CONSTRUCTION, INC.
Terry L. Turrell TERRY L. TURRELL

REGISTERED PROFESSIONAL LAND SURVEYOR
JAMES E. HIBBS
OREGON JULY 17, 1986 JAMES E. HIBBS 2234
RENEWAL DATE 6-30-03

STATE OF OREGON) SS
COUNTY OF JACKSON)
PERSONALLY APPEARED THE ABOVE NAMED JONATHAN P. TURRELL, INDIVIDUALLY AND AS PRESIDENT OF JON TURRELL CONSTRUCTION, INC, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 19th DAY OF July, 20 02
Karen L. Lafitte
KAREN L. LAFITTE Notary Public - Oregon
Commission No. 354244
My Commission Expires March 20, 2006

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

PURPOSE: To survey and monument the corners of two adjusted tracts created through a Land Partition/Property Line Adjustment. See Planning File No. PA-2002-072.
PROCEDURE: From control and monuments found or set by this office during FS16757, computed the corner positions of the adjusted tracts and set pins as shown.

STATE OF OREGON) SS
COUNTY OF JACKSON)
PERSONALLY APPEARED THE ABOVE NAMED TERRY L. TURRELL, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 19th DAY OF July, 20 02
Karen L. Lafitte
KAREN L. LAFITTE Notary Public - Oregon
Commission No. 354244
My Commission Expires March 20, 2006

RECEIVED
DATE 8-26-02 BY [Signature]
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

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

LAND PARTITION SURVEY
PARTITION PLAT NO. P-54-2001
PROPERTY LINE ADJUSTMENT
In the N.E. 1/4 of Section 15, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon
for
JON TURRELL CONSTRUCTION, INC.
430 Chestnut Street, Suite A
Ashland, OR 97520

LEGEND:

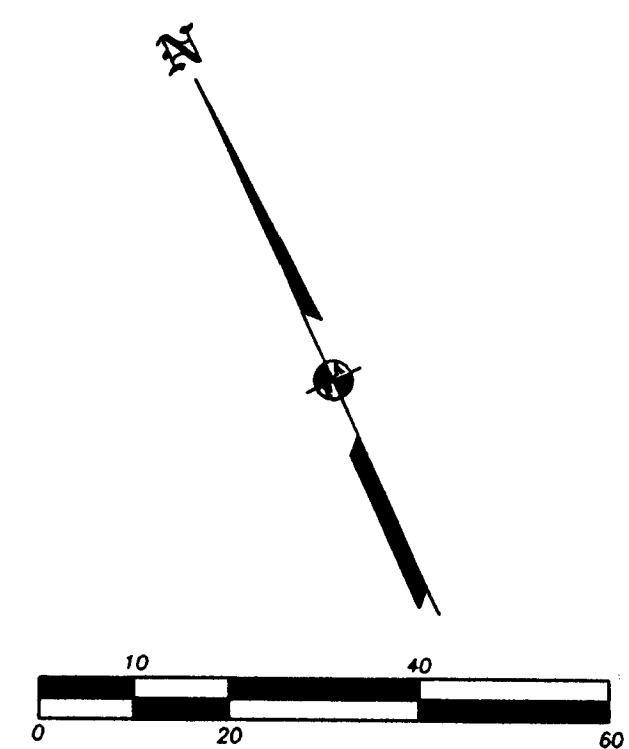
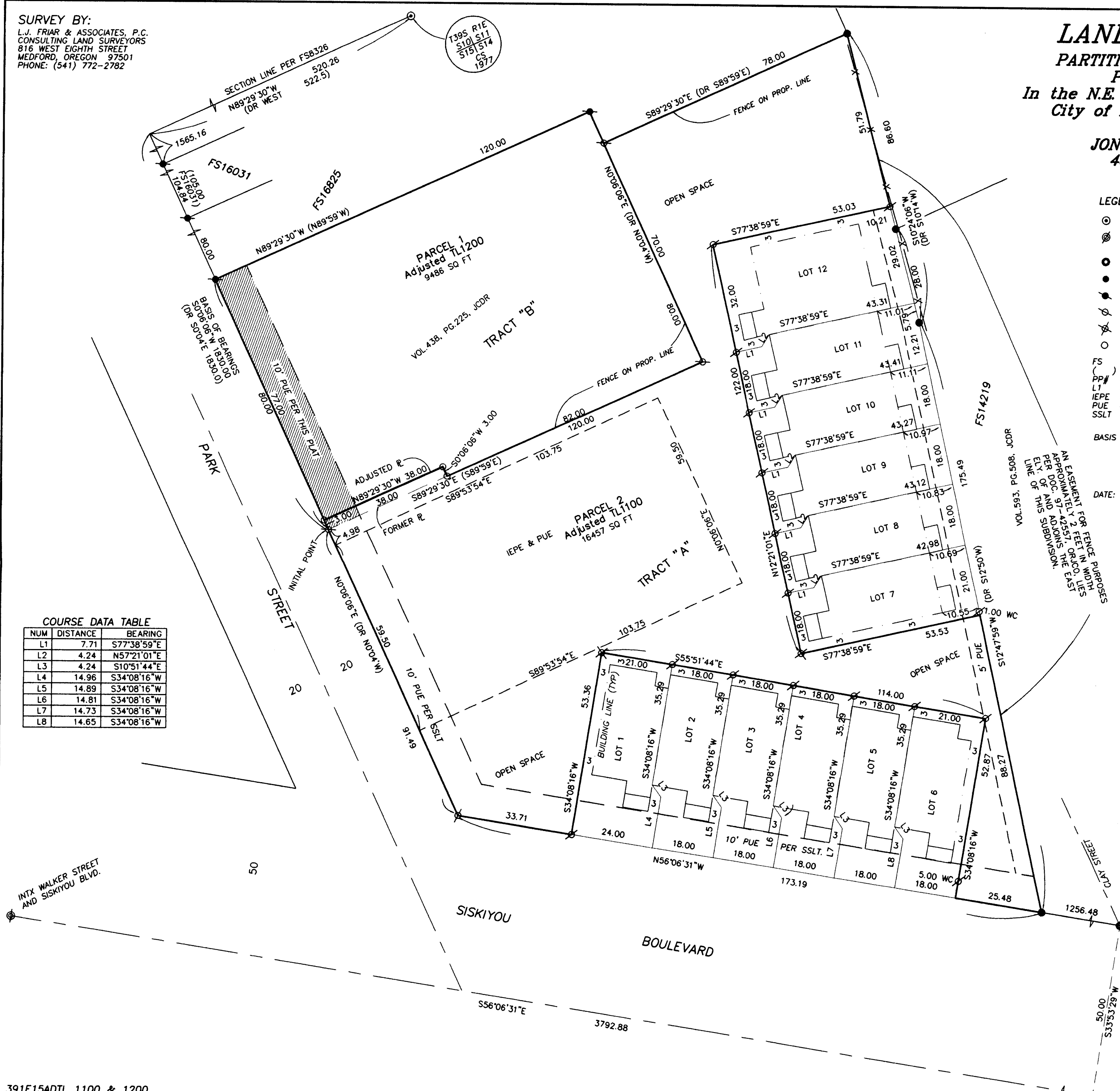
- ⊙ = FD. 2.5" BRASS CAP IN CONCRETE MKD. AS SHOWN.
- ⊗ = FD. 3" BRONZE CAP IN MONUMENT CASE MKD. CITY OF ASHLAND SURVEY MARKER LS759 PER RS13617.
- = FD. 1.5" BRASS CAP PER FS4574.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. DA EDWARDS LS2339 PER FS14219.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. D HUCK LS2023 PER FS16031 OR 16825.
- ⊗ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER SSLT.
- ⊗ = FD. BRASS TAG MKD. L.J.FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE PER SSLT.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- FS = FILED SURVEY #.
- () = MAP RECORD DATA PER FS12902.
- PP# = PARTITION PLAT NO.
- L1 = SEE COURSE DATA TABLE.
- IEPE = INGRESS, EGRESS & PARKING EASEMENT PER SSLT.
- PUE = PUBLIC UTILITY EASEMENT.
- SSLT = SISKIYOU SPRINGS LUXURY TOWNHOMES. (FS16757)

BASIS OF BEARINGS: TRUE BEARING AT N-S- CENTERLINE OF SECTION 15 AS DERIVED FROM THE NOAA NET ESTABLISHED IN 1968 AND ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL IS THE EAST LINE OF PARK STREET AS SHOWN ON FILED SURVEY NO. 8326 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

DATE: JUNE 20, 2002 UNIT OF MEASUREMENT: FEET SCALE: 1" = 80'

COURSE DATA TABLE

NUM	DISTANCE	BEARING
L1	7.71	S77°38'59"E
L2	4.24	N57°21'01"E
L3	4.24	S10°51'44"E
L4	14.96	S34°08'16"W
L5	14.89	S34°08'16"W
L6	14.81	S34°08'16"W
L7	14.73	S34°08'16"W
L8	14.65	S34°08'16"W



REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-03

RECEIVED
DATE 8-26-02 BY *[Signature]*
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SURVEYOR