

APPROVAL: [Signature]
ASHLAND PLANNING DEPARTMENT
PA #2002-008 PROPERTY LINE ADJUSTMENT

7.26.02
DATE

LAND PARTITION SURVEY
PARTITION PLAT NO. P-63-2002
Property Line Adjustment
Located in the N.W. 1/4 of Section 4, T.38S, R.1E, W.M.
in the City of Ashland, Jackson County, Oregon
for
NOMOCO, LLC
P.O. Box 899
Ashland, OR 97530

*** RECORDER'S CERTIFICATE ***

FILED FOR RECORD THIS 29 DAY OF October, 2002 AT
1:33 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-63-2002
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 13, PAGE 63

Kathleen S. Beckett COUNTY CLERK
Glorinda E. Beckett DEPUTY
COUNTY SURVEYOR FILE NO. 17532

APPROVAL:
EXAMINED AND APPROVED THIS 26th DAY OF July, 2002

[Signature]
CITY SURVEYOR

DATE:
MAY 31, 2002

*** TAX STATEMENT ***

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE
BEEN PAID AS OF OCTOBER 29, 2002

Patty Bidsony, Deputy 10-29-02 William Johnson, Deputy 10-29-02
TAX COLLECTOR DATE ASSESSOR DATE

*** SURVEYOR'S CERTIFICATE ***

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY 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:

Commencing at the Southeast corner of Donation Land Claim No. 41, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence North 89°37'42" West (record West), 30.00 feet to the West line of North Mountain Avenue; thence along said West line, North 00°03'39" East, 304.00 feet to the INITIAL POINT OF BEGINNING; thence North 89°56'59" West (record West), 773.29 feet to the Easterly line of that tract described in Document No. 97-31247, Official Records of Jackson County, Oregon; thence along said Easterly line, North 00°11'37" West (record North 00°11'33" West), 214.83 feet to an angle point; thence continue along said Easterly line, North 61°30'04" West, 26.79 feet to the West line of that tract described in Volume 263, Page 599, Jackson County Deed Records; thence along said West line, North 00°11'37" West, 566.68 feet to a 3/4 inch iron pipe at the Northwest corner of said tract; thence along the West line of Parcel 2 described in Document No. 96-26871, said Official Records, North 00°06'24" East, 795.65 feet (record 792 feet) to the Northwest corner thereof; thence along the North of said tract, North 89°56'17" East, 274.62 feet to the West line of GREAT OAKS SUBDIVISION AT MOUNTAIN MEADOWS, A PLANNED COMMUNITY, according to the official plat thereof, now of record in Jackson County, Oregon; thence along said West line, South 00°03'33" West, 80.01 feet to the Southwest corner of said SUBDIVISION; thence along the South line thereof, North 89°58'11" East, 225.05 to the Northwest corner of Parcel 1 described in Document No. 96-26871, said Official Records; thence along the East line of said tract, South 00°03'39" West, 435.00 feet to the Southwest corner thereof; thence along the South line of said Parcel 1, North 89°58'11" East, 300.00 feet to the West line of North Mountain Avenue; thence along said West line, South 00°03'39" West, 1076.17 feet to the INITIAL POINT OF BEGINNING.

***** DECLARATION *****

Know all men by these presents that we, BEAGLE PROPERTIES, LLC, BILLIE JEAN FETZ and SALLY BEAGLE PRICE, as Individuals, GARY T. NELSON and MARIANNE NELSON, as Trustees under the NELSON LIVING TRUST dated 4-30-1993 and BILLIE JEAN FETZ, SALLY BEAGLE PRICE and MARIANNE NELSON, as Trustees of the MARION L. BEAGLE TRUST, are the owners in fee of the land shown hereon, more particularly described in the Surveyor's Certificate and have caused the same to be partitioned into the parcels as shown on sheets 2 and 3.

[Signature]
BILLIE JEAN FETZ
Trustee of the MARION L. BEAGLE TRUST

[Signature]
SALLY BEAGLE PRICE
Trustee of the MARION L. BEAGLE TRUST

[Signature]
GARY T. NELSON
Trustee under the NELSON LIVING TRUST

[Signature]
MARIANNE NELSON
Trustee under the NELSON LIVING TRUST
Manager of BEAGLE PROPERTIES, LLC
Trustee of the MARION L. BEAGLE TRUST

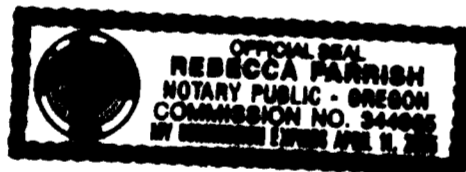
STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named SALLY BEAGLE PRICE, Individually and as Trustee, and acknowledged the foregoing instrument to be her voluntary act and deed.

Dated this 23 day of July, 2002

[Signature]

Notary Public - Oregon
Commission No. 344965
My Commission Expires April 11, 2005



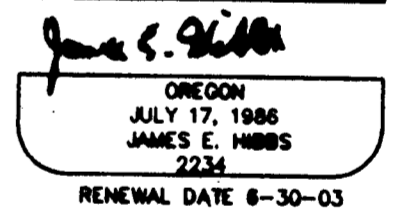
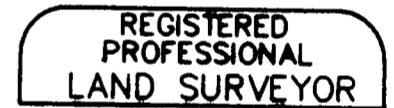
STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named GARY T. NELSON, as Trustee, and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 11th day of July, 2002

[Signature]

Notary Public - Oregon
Commission No. _____
My Commission Expires 8.9.04



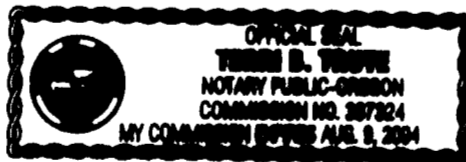
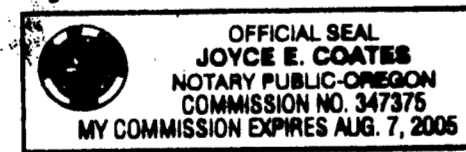
STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named BILLIE JEAN FETZ, Individually and as Trustee, and acknowledged the foregoing instrument to be her voluntary act and deed.

Dated this 16th day of July, 2002

[Signature]

Notary Public - Oregon
Commission No. 347375
My Commission Expires 8-7-05



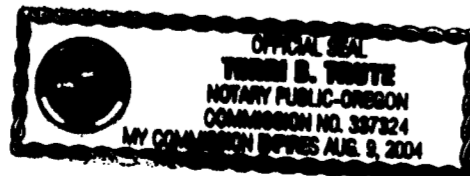
STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named MARIANNE NELSON, as Manager and Trustee, and acknowledged the foregoing instrument to be her voluntary act and deed.

Dated this 11th day of July, 2002

[Signature]

Notary Public - Oregon
Commission No. _____
My Commission Expires 8.9.04



SURVEY NARRATIVE TO COMPLY WITH O.R.S. 200.250

PURPOSE: TO SURVEY AND MONUMENT TWO ADJUSTED PARCELS CREATED THROUGH A LAND PARTITION/PROPERTY LINE ADJUSTMENT. SEE ASHLAND PA# 2002-088.

PROCEDURE: TIED TO MONUMENTS SHOWN HEREON FOR CONTROL. HELD MAP RECORD DISTANCE PER FS7421 TO COMPUTE THE N.E. CORNER OF THE PATTERSON-PHELPS TRACTS. HELD MAP RECORD DISTANCE PER FS6779 TO COMPUTE THE POSITION OF THE 1/2" IRON PIPE CALLED FOR IN VOL.263, PG.599, JC.D.R. HELD DEED RECORD DISTANCE ALONG THE EAST LINE OF THE SUBJECT TRACT TO COMPUTE THE N.E. CORNER. HELD DEED RECORD DISTANCE WESTERLY FROM THE N.E. CORNER. THE BEARING FOR THIS LINE WAS HELD AS BEING PARALLEL TO THE N. LINE OF THE S. 1/2 OF D.L.C. 41 & 53 AS SHOWN ON FS6779. HELD DEED RECORD DISTANCES TO COMPUTE PARCEL 1 PER DOC.#96-26871, ORJCO. THE ADJUSTED PROPERTY LINE WAS HELD AS A LINE CENTERED BETWEEN THE BANKS OF BEAR CREEK AS INSTRUCTED BY THE CLIENT. PINS WERE THEN SET ALONG A MEANDER LINE WITH COURSES TO THE ANGLE POINTS IN THE DIVIDING LINE. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN HEREON.

RECEIVED
DATE 10-29-02 BY [Signature]
This survey consists of:
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
SURVEYOR

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

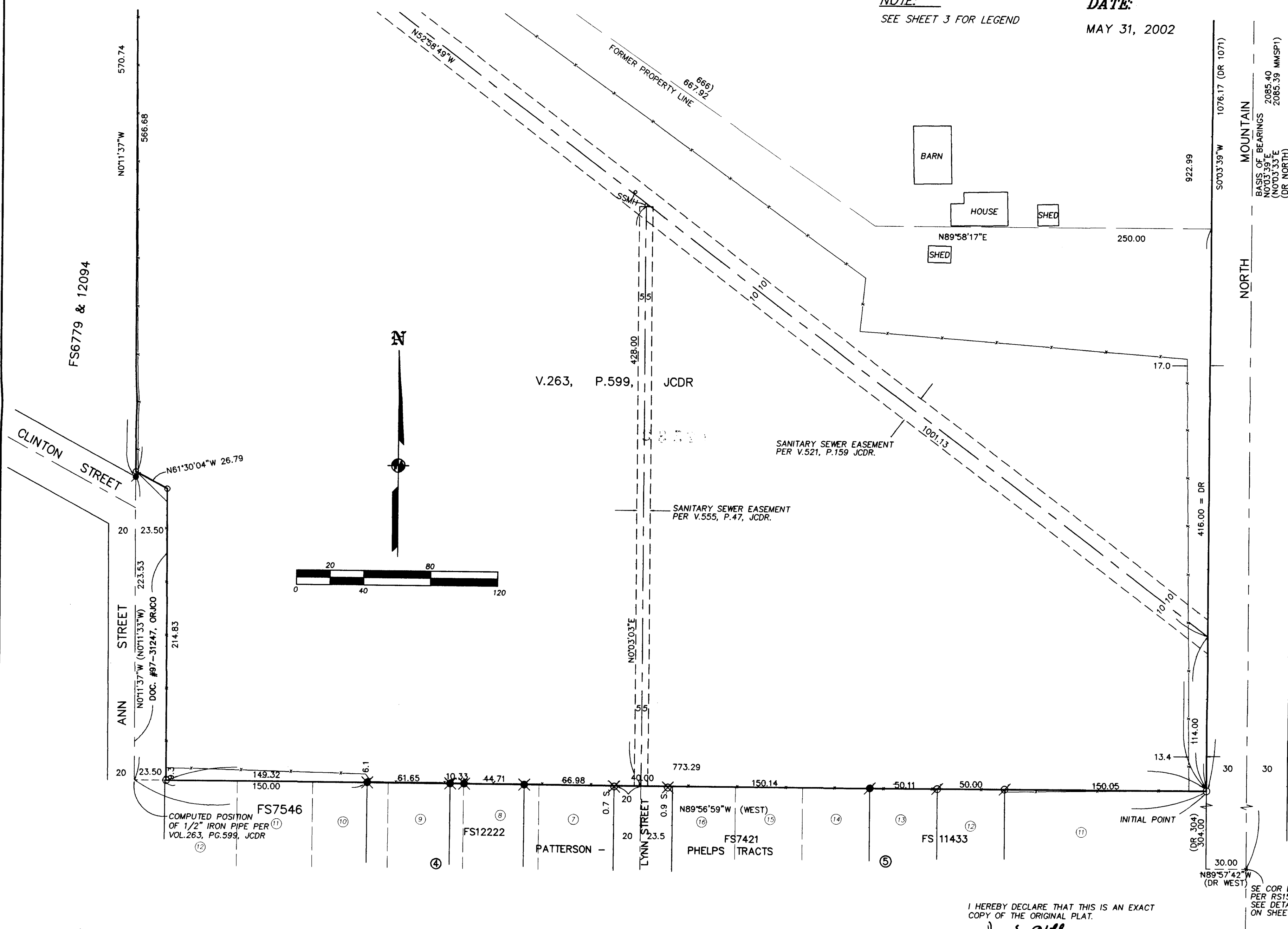
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in the City of Ashland, Jackson County, Oregon
for
NOMOCO, LLC
P.O. Box 689
Ashland, OR 97520

- EASEMENTS PER SUBDIVISION GUARANTEE**
- 1) EASEMENT FOR TELEPHONE, TELEGRAPH AND COMMUNICATIONS LINES PER V.144, P.159, JCDR CANNOT BE DEPICTED HEREON BUT MAY AFFECT THE SUBJECT TRACT.
 - 2) EASEMENT FOR DITCH AND PIPELINE PER V.155, P.186, JCDR CANNOT BE DEPICTED HEREON BUT MAY AFFECT THE SUBJECT TRACT.
 - 3) PUBLIC UTILITY EASEMENT PER DOC.83-12166, ORJCO DOES NOT LIE WITHIN THE SUBJECT TRACT.

SEE SHEET 3

NOTE:
SEE SHEET 3 FOR LEGEND

DATE:
MAY 31, 2002



REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RECEIVED
DATE 10-29-02 BY *ab*
This survey consists of:
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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SURVEYOR

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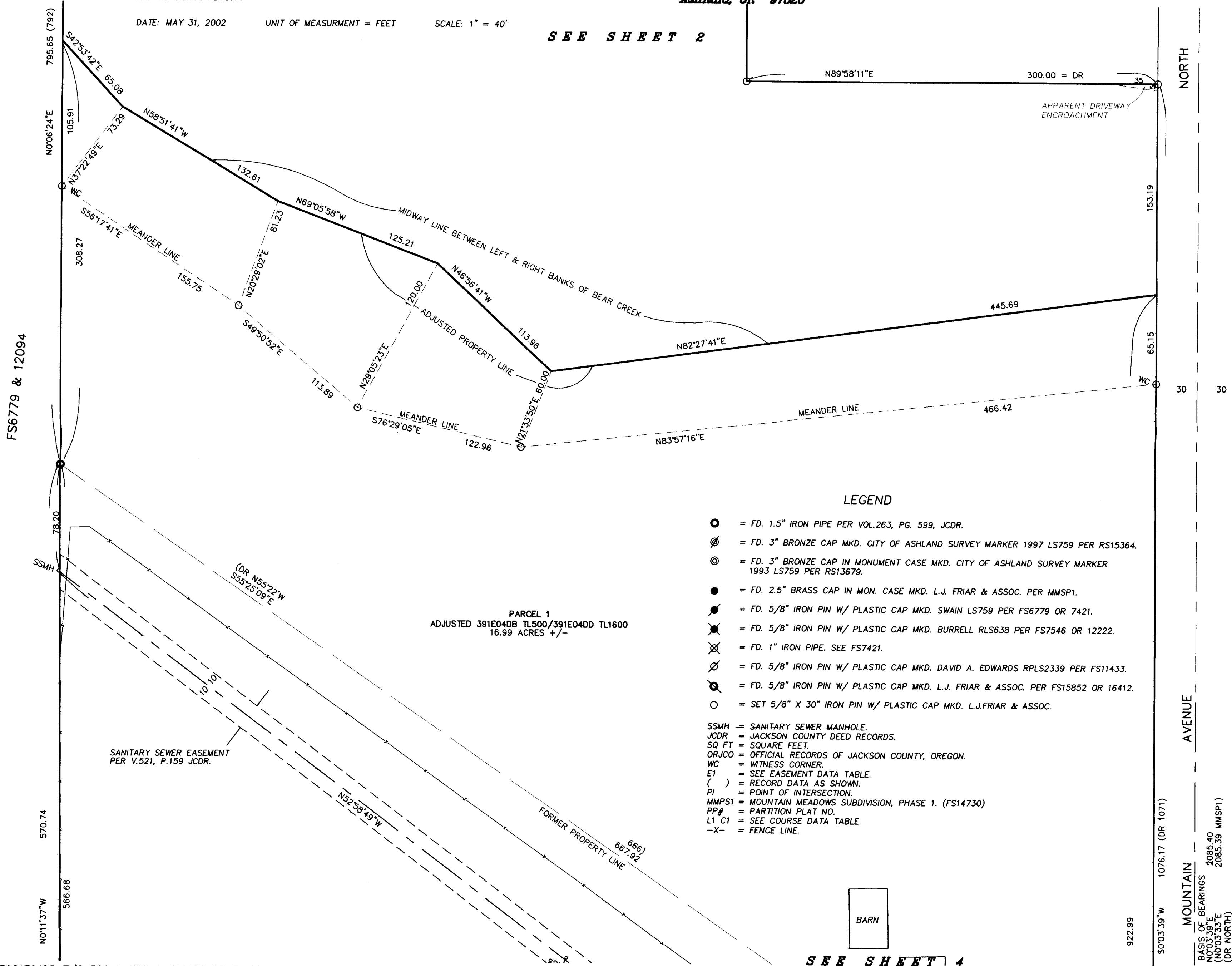
EASEMENTS PER SUBDIVISION GUARANTEE
1) EASEMENT FOR PIPELINE CARRYING WATER OR GAS PER V.109, P.203, JCDR CANNOT BE DEPICTED HEREON BUT MAY AFFECT THE SUBJECT TRACT.
2) EASEMENT FOR TRANSMISSION OF ELECTRICITY PER V.360, P.97, JCDR CANNOT BE DEPICTED HEREON BUT MAY AFFECT THE SUBJECT TRACT.

BASIS OF BEARINGS

NOAA TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 4. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN FROM THE CENTERLINE OF NORTH MOUNTAIN AVENUE AS SHOWN ON SURVEY NO. 6779 ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE AND AS SHOWN HEREON.

DATE: MAY 31, 2002 UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'

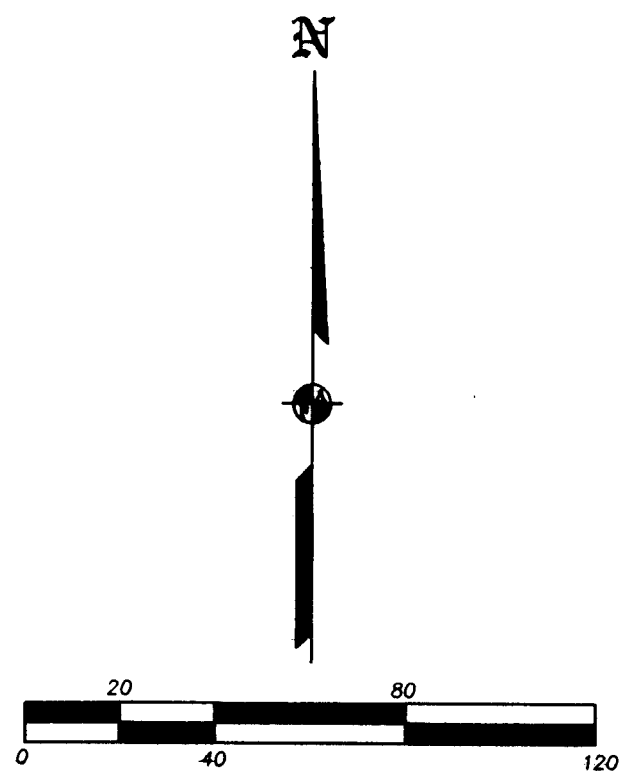
SEE SHEET 2



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

LEGEND

- = FD. 1.5" IRON PIPE PER VOL.263, PG. 599, JCDR.
 - ⊙ = FD. 3" BRONZE CAP MKD. CITY OF ASHLAND SURVEY MARKER 1997 LS759 PER RS15364.
 - ⊗ = FD. 3" BRONZE CAP IN MONUMENT CASE MKD. CITY OF ASHLAND SURVEY MARKER 1993 LS759 PER RS13679.
 - = FD. 2.5" BRASS CAP IN MON. CASE MKD. L.J. FRIAR & ASSOC. PER MMSPI.
 - ⦿ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. SWAIN LS759 PER FS6779 OR 7421.
 - ⊗ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. BURRELL RLS638 PER FS7546 OR 12222.
 - ⊗ = FD. 1" IRON PIPE. SEE FS7421.
 - ⊗ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. DAVID A. EDWARDS RPLS2339 PER FS11433.
 - ⊗ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS15852 OR 16412.
 - = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC.
- SSMH = SANITARY SEWER MANHOLE.
JCDR = JACKSON COUNTY DEED RECORDS.
SQ FT = SQUARE FEET.
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
WC = WITNESS CORNER.
E1 = SEE EASEMENT DATA TABLE.
() = RECORD DATA AS SHOWN.
PI = POINT OF INTERSECTION.
MMSPI = MOUNTAIN MEADOWS SUBDIVISION, PHASE 1. (FS14730)
PP# = PARTITION PLAT NO.
L1 C1 = SEE COURSE DATA TABLE.
-X- = FENCE LINE.



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SURVEYOR

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39S1E04DB TL'S 300 & 500 & 39S1E04DD TL1600

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

SEE SHEET 4

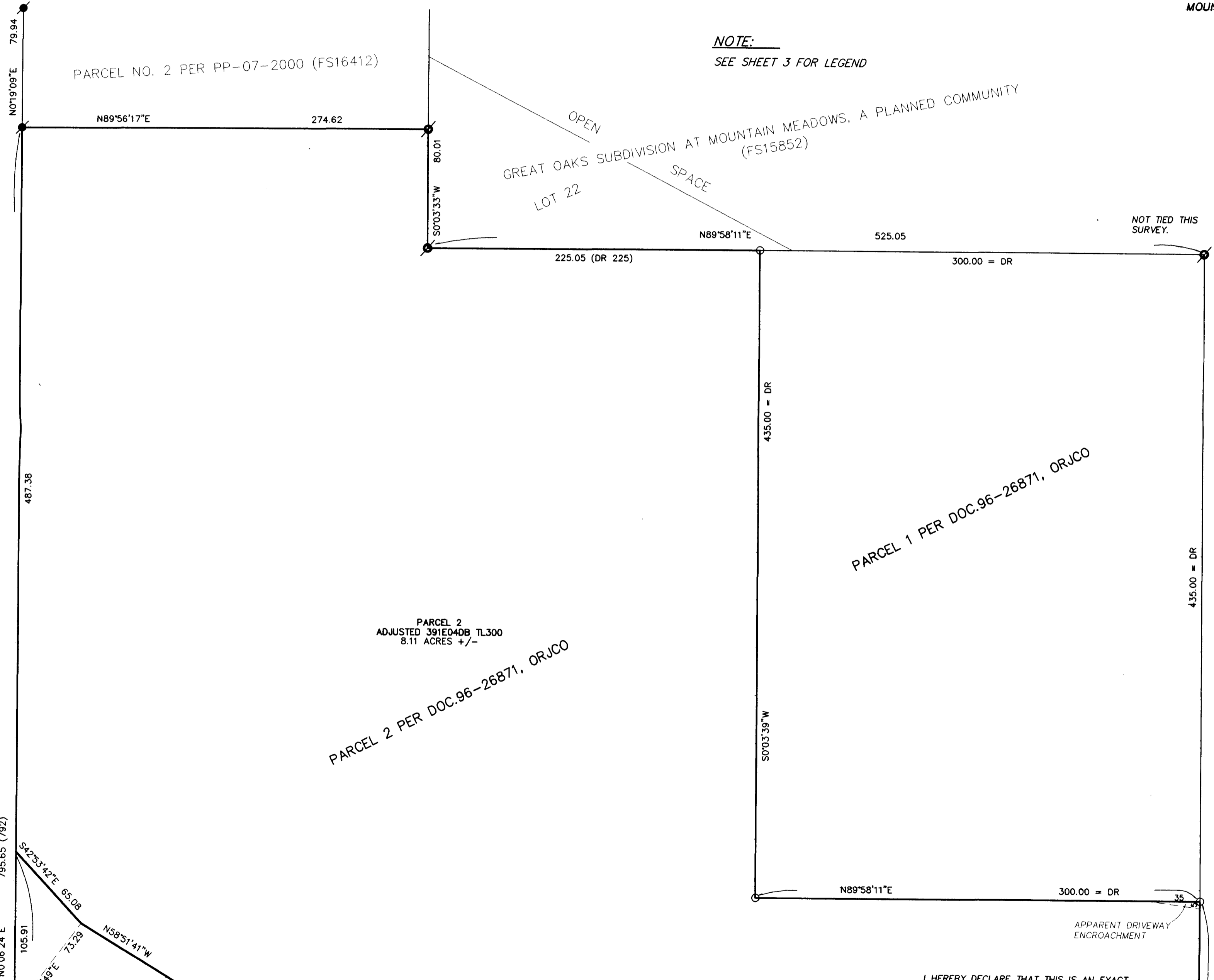
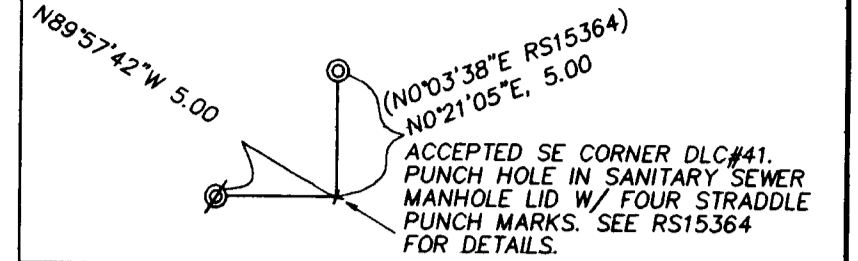
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in the City of Ashland, Jackson County, Oregon
for
NOMOCO, LLC
P.O. Box 689
Ashland, OR 97520

DATE:
MAY 31, 2002

DETAIL - S.E. CORNER DLC #41



NOTE:
SEE SHEET 3 FOR LEGEND

OPEN SPACE
LOT 22
GREAT OAKS SUBDIVISION AT MOUNTAIN MEADOWS, A PLANNED COMMUNITY
(FS15852)

NOT TIED THIS SURVEY.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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



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SEE SHEET 3

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SHEET 2 OF 4 01306FM