

A REPLAT OF LOTS 9, 10, 12, 13 AND THE COMMON AREA OF THE WASHINGTON PROFESSIONAL PLAZA, A PLANNED COMMUNITY

A Replat of Lots 9, 10, 12 and 13 of the WASHINGTON PROFESSIONAL PLAZA, A PLANNED COMMUNITY, Located in the Northeast One-Quarter of Section 14, in Township 39 South, Range 1 East of the Willamette Meridian, in the City of Ashland, Jackson County, Oregon.

SURVEYOR'S CERTIFICATE:

I, Cael E. Neathamer, a 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 shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

All that real property situated in the Northeast One-quarter of Section 14, Township 39 South, Range 1 East of the Willamette Meridian, within the City of Ashland, Jackson County, Oregon, more particularly described as follows:

Lots 9, 10, 12, 13 and the "Common Area and Public Utility Easement" of the WASHINGTON PROFESSIONAL PLAZA, A PLANNED COMMUNITY, recorded March 13, 2002 in Volume 28 of Plats at Page 14 of the Records of Jackson County, Oregon, and filed as Survey Number 17233 in the office of the Jackson County Surveyor.

Cael E. Neathamer Surveyor

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that Washington Plaza Development, LLC, an Oregon limited liability company, Declarant, Lawyers Exchange-Layer, LLC, an Oregon limited liability company, and Lawyers Exchange-Henneman, LLC, an Oregon limited liability company, are the fee title owners of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and have caused this replat of Lots 9 and 10 to result in the creation of Lot 14, and the replat of Lot 12, Lot 13 and that portion of the Common Area and Public Utility Easement, noted hereon as "A", to result in the creation of Lot 15, Lot 16. This replat shall not impact the Public Utility Easement situated therein. This replat does not affect the remaining portion of said Common Area and Public Utility Easement, or any other easements or uses, other than defined hereinabove, as created or dedicated on the original plat of WASHINGTON PROFESSIONAL PLAZA, A PLANNED COMMUNITY. The undersigned hereby declare that lots 14, 15 and 16 shall take the place of Lots 9, 10, 12 and 13 respectively in the original plat, and shall be subject to the Covenants, Conditions, Restrictions and Agreements, as contained in Instrument Number 01-46811, recorded October 1, 2001, amended by Instrument Number 02-10646, recorded March 1, 2002, and amended by Instrument Number _____, recorded _____, 2003, of the Official Records of Jackson County, Oregon.

IN WITNESS WHEREOF, I set my hand and seal this 9 day of June, 2003.

Randall A. Rothfus, Member Washington Plaza Development, LLC.

David R. Layer, Member Lawyers Exchange-Layer, LLC.

Michael W. Henneman, Member Lawyers Exchange-Henneman, LLC.

STATE OF OREGON } ss County of Jackson

Personally appeared the above named Randall A. Rothfus, member of Washington Plaza Development, LLC, an Oregon limited liability company, and acknowledged the foregoing instrument, pursuant to authorization by the members of said LLC, to be a voluntary act and deed.

WITNESS my hand and seal this 6th day of June, 2003.

Notary Public-Oregon, TONYA L. ANDERSON, Commission No. 367692, My Commission Expires 6/22/07.

STATE OF OREGON } ss County of Jackson

Personally appeared the above named David R. Layer, member of Lawyers Exchange-Layer, LLC., an Oregon limited liability company, and acknowledged the foregoing instrument, pursuant to authorization by the members of said LLC, to be a voluntary act and deed.

WITNESS my hand and seal this 6th day of June, 2003.

Notary Public-Oregon, TONYA L. ANDERSON, Commission No. 367692, My Commission Expires 6/22/07.

STATE OF OREGON } ss County of Jackson

Personally appeared the above named Michael W. Henneman, member of Lawyers Exchange-Henneman, L.L.C., an Oregon limited liability company, and acknowledged the foregoing instrument, pursuant to authorization by the members of said LLC, to be a voluntary act and deed.

WITNESS my hand and seal this 9 day of June, 2003.

Notary Public-Oregon, B. LORRAINE CHRISTIAN, Commission No. 348815, My Commission Expires June 6, 2005.

Cael E. Neathamer Surveyor

PREPARED FOR:

Washington Plaza Development, LLC 123 North First Street, Suite 1 Ashland, Oregon 97520

RELEASE

PremierWest Bank, as holders of beneficiary interest under that certain Trust Deed, Line of Credit dated June 14, 2001, and recorded June 15, 2001, as Instrument Number 01-27280, Official Records of Jackson County, Oregon, affecting the land depicted hereon, do hereby release from lien of said trust deed and Assignment of Rents, all property described in the "SURVEYOR'S CERTIFICATE" hereon, dedicated to public use.

Signed this 17 day of June, 2003.

Wayne Thompson, Assistant-Vice President PremierWest Bank

STATE OF OREGON } ss County of Jackson

Personally appeared the above named Wayne Thompson, known to me as the Assistant-Vice President, PremierWest Bank.

WITNESS my hand and seal this 17 day of June, 2003.

Logan Miles, Notary Public-Oregon, Commission No. 359839, My Commission Expires July 29, 2006.

NOTES

This replat is subject to the following matters of record:

This replat is situated in the Talent Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.

Right of Easement and easement for the purpose of carrying water or gas, granted to the city of Ashland, a municipal corporation, by the Instrument recorded in Volume 109, Page 446, of the Official Records of Jackson County, Oregon.

All existing, future or potential common law or statutory abutter's easements of access between the right-of-way of the relocated Green Springs Highway and the property as described in Volume 262, Page 438 of the Deed Records of Jackson County, Oregon, except at designated points, were bargained, sold, conveyed and relinquished to the State of Oregon, by and through its State Highway Commission, as recorded in Volume 507, Page 183 of the Deed Records of Jackson County, Oregon.

Permanent easement for the purpose of locating irrigation facilities, and a 7-foot wide permanent easement for the purpose of locating drainage facilities, and for the purpose of constructing, maintaining and repairing the slopes of cuts or fills, appropriated by the State of Oregon, by and through its State Highway Commission, in the Stipulated Judgment of the Jackson County, Oregon, Circuit Court, dated March 7, 1973, filed in Volume 271, Page 720, Jackson County, Oregon, Circuit Court Journal.

Agreement, including the terms and provisions thereof, dated January 14, 1977, by and between the City of Ashland, a Municipal Corporation, and Frank H. Goddard and Joyce H. Goddard, husband and wife, recorded February 8, 1977, as Document Number TT-02606, Official Records of Jackson County, Oregon, and amended by Addendum to Agreement recorded March 15, 1977, as Document Number TT-04489, Official Records of Jackson County, Oregon.

Restriction as set forth in Document Number 89-01163, Official Records of Jackson County, Oregon, to wit: "No motel shall be constructed on the above described premises. This restriction is for the benefit and protection of the Knights' Inn Motel of Ashland, 2354 Highway 66, Ashland, Oregon."

The Bylaws of Washington Professional Plaza Homeowners Association, subject to the terms and provisions thereof, recorded October 1, 2001, as Document Number 01-46810, Official Records of Jackson County, Oregon.

Permanent easement for the purpose of locating irrigation facilities, and a 7-foot wide permanent easement for the purpose of locating drainage facilities, and for the purpose of constructing, maintaining and repairing the slopes of cuts or fills, appropriated by the State of Oregon, by and through its State Highway Commission, in the Stipulated Judgment of the Jackson County, Oregon, Circuit Court, dated March 7, 1973, filed in Volume 271, Page 720, Jackson County, Oregon, Circuit Court Journal.

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The Bylaws of Washington Professional Plaza Homeowners Association, subject to the terms and provisions thereof, recorded October 1, 2001, as Document Number 01-46810, Official Records of Jackson County, Oregon.

An Agreement, including the terms and provisions thereof, recorded as Document Number 02-37973, Official Records of Jackson County, Oregon.

An easement for right and easement of enjoyment, including the terms and provisions thereof, as disclosed in instrument recorded as Document Number 02-51426, Official Records of Jackson County, Oregon.

Existing leases, if any, and rights of parties in possession, other than month to month tenancies.

Drawing: G:\WSI Projects\Washington Professional Plaza\Rothfus Replat\Final Plat of PLA-Replat.pro

APPROVALS:

Ashland Planning Department, Planning Action Number: 2003-027

6.13.03 DATE

Examined and approved this 13th day of June, 2003.

Richard F. Reynolds, Assistant City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of June 17, 2003.

Gary Cadle, Tax Collector; James Spinning, Deputy

Examined and approved as required by O.R.S. 92.100 this 17th day of June, 2003.

Jeffrey D. [Signature], Assessor

RECORDING

FILED FOR RECORD THIS THE 26 DAY OF June, 2003 AT 9:26 O'CLOCK A.M. AND RECORDED IN VOLUME 29 OF PLATS AT PAGE 26 OF THE RECORDS JACKSON COUNTY, OREGON.

FOR THE ORDER THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 204, PAGE 199-2001

Kathleen A. Beckett, County Clerk; Geraldine Cutting, Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer, OREGON JULY 08, 2001 CAEL E. NEATHAMER 58545

Renewal Date 12/31/04

RECEIVED DATE 6-26-03 BY [Signature] This survey consists of: 2 sheet(s) Map 2 page(s) Narrative JACKSON COUNTY SURVEYOR

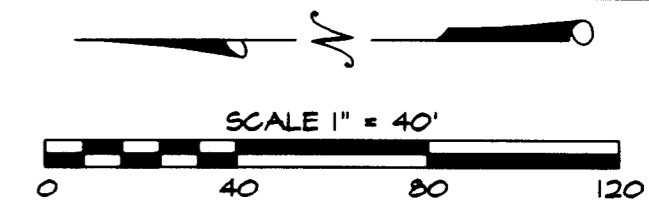
PREPARED BY: Neathamer Surveying, Inc. 100 East Main St., Suite N PO Box 1584 Medford, Oregon 97501 Phone (541) 732-2869 FAX (541) 732-1382

PROJECT NUMBER: 02035 DATE: June 4, 2002

Sheet 1 of 2

A REPLAT OF LOTS 9, 10, 12, 13 AND THE COMMON AREA OF THE WASHINGTON PROFESSIONAL PLAZA, A PLANNED COMMUNITY

A Replat of Lots 9, 10, 12 and 13 of the WASHINGTON PROFESSIONAL PLAZA, A PLANNED COMMUNITY, Located in the Northeast One-Quarter of Section 14, in Township 39 South, Range 1 East of the Willamette Meridian, in the City of Ashland, Jackson County, Oregon.



PREPARED FOR:

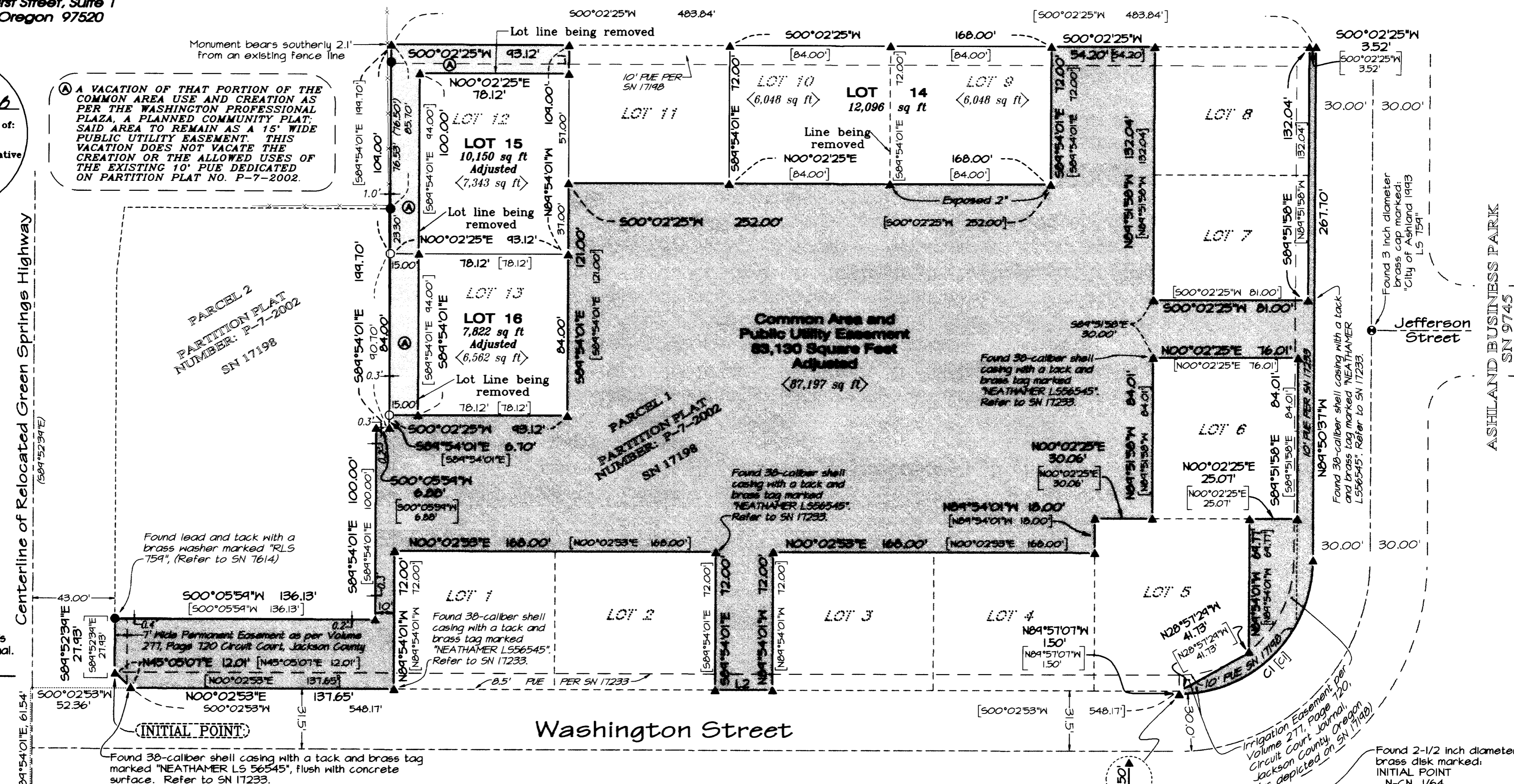
Washington Plaza Development, LLC
123 North First Street, Suite 1
Ashland, Oregon 97520

**** RECEIVED ****
DATE 6-26-03 BY AB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

A VACATION OF THAT PORTION OF THE COMMON AREA USE AND CREATION AS PER THE WASHINGTON PROFESSIONAL PLAZA, A PLANNED COMMUNITY PLAT; SAID AREA TO REMAIN AS A 15' WIDE PUBLIC UTILITY EASEMENT. THIS VACATION DOES NOT VACATE THE CREATION OR THE ALLOWED USES OF THE EXISTING 10' PUE DEDICATED ON PARTITION PLAT NO. P-7-2002.

Centerline of Relocated Green Springs Highway
(S89°52'39"E)

I hereby certify that this is an exact copy of the original.
Carl E. Neathamer
Surveyor



LEGEND

- Indicates a set 5/8-inch diameter by 24-inch long iron pin, with an orange plastic cap marked "C NEATHAMER LS 56545", set flush, or as noted hereon.
- ▲ Indicates a found 5/8-inch diameter iron pin, with an orange plastic cap marked "C NEATHAMER LS 56545", set flush, or as noted hereon. Refer to SN 17233.
- ⊕ Indicates a found 5/8-inch diameter iron pin, with an orange plastic cap marked "C NEATHAMER LS 56545", set flush, or as noted hereon. Refer to SN 17198.
- Indicates a found 5/8-inch diameter rebar with yellow plastic cap marked "E.L. SWAIN RLS 754", or as noted hereon. Refer to SN 7614.
- < > Indicates record/original area of a closed figure, such as a lot, per the WASHINGTON PROFESSIONAL PLAZA, A PLANNED COMMUNITY plat.
- () Indicates record information as per SN 7614.
- [] Indicates record information as per SN 17233.
- SN Indicates a recorded survey by number in the office of the Jackson County Surveyor.
- PUE Indicates an existing public utility easement.
- x- Indicates an existing fence.

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N89°54'01"W	15.00'
L2	N00°02'53"E	30.00'

CURVE TABLE

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	89°53'30"	70.00'	109.82'	N44°53'52"W	48.90'

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

Purpose: Perform a boundary survey and prepare a Final Plat pursuant to Client's Instructions and Planning Action Number 2003-027 as administratively approved by the City of Ashland Planning Department.

Procedure: Utilizing a Nikon DTM-520 and a Ranger 200-R with TDS software, all found monuments were tied in a closed traverse.

Based on said traverse, Surveys Numbered 4032, 7614, 9705, and 9745, 17198, and 17233 on file in the Jackson County Surveyor's Office, and Document Number 01-27274, Official Records of Jackson County, Oregon, the project boundaries and interior lots were computed and monumented as depicted hereon.

BASIS OF BEARINGS:

True Meridian at the North-South Centerline of Section 14, as derived from the N.O.A.A. Net, Established in 1968 and on file in the Jackson County Surveyor's Office. Bearing reference is between the North One-quarter of Section 14 and the North-Center North One-Sixty Fourth corner of Section 14, as depicted hereon, and as contained on Survey Number 7614, on file in the Jackson County Surveyor's Office.

PREPARED BY: Neathamer Surveying, Inc.
100 East Main St., Suite N
PO Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 02035 **DATE: June 4, 2003**
Sheet 2 of 2 © CEN