

SURVEY NO. 17827
P-40-2003

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

SURVEY FOR: Brent Thompson
P.O. BOX 201
Ashland, OR 97520

LOCATION: in the Southeast one/quarter (1/4) of Section 5, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon

PURPOSE: To survey and monument a land partition as approved by the City of Ashland Planning Department.

PROCEDURE: The property now being partitioned is described in deed Instrument No. 89-02262, official records of Jackson County, and was previously surveyed and monumented by Surveyor Everett Swain per filed survey No. 6004. Monuments found from that survey and from Glennview Estates and Wood Creek Condominium were recovered and verified for correct location. The location of the partition lines was computed according to client's direction and monuments were set as shown on the attached plat. Equipment used: a leica TCA 1800 total station.

BASIS OF BEARING: N.O.A.A. True Meridian at the North-South centerline of Section 10 as derived from the 1968 N.O.A.A. Survey Net on file in the office of the Jackson County Surveyor and as referenced on filed Survey No. 6004.

DATE: MAY 19, 2003

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

Darrell L. Huck
L.S. 2023 - Oregon
Expires 06/30/03
Hoffbuhr & Associates, Inc.
3155 Alameda St., Suite 201
Medford, OR., 97504

(97173nar.wpd)

**** RECEIVED ****
Date 7-8-03 By BB
This survey Consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

LAND PARTITION SURVEY
PARTITION PLAT NO. P-40-2003

RECORDING

Filed for record this the 8th day of July, 2003
at 1:54 o'clock P.M. and recorded as Partition Plat No.
P-40-2003 of the Records of Jackson County, Oregon.

Index Volume 14, Page 40

Kathleen S. Beckett County Clerk
Rose A. Crews Deputy

COUNTY SURVEYOR File No. 17827

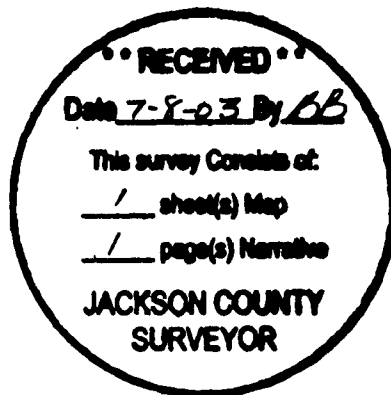
ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED
BY O.R.S. 92.095 HAVE BEEN PAID AS OF July 8th, 2003

Christopher Francis ASSESSOR 7/8/03 DATE

Janice Clark, Deputy TAX COLLECTOR 7/8/03 DATE

APPROVAL:

Brent E. Thompson 6.25.03
ASHLAND PLANNING DEPARTMENT DATE
PA # 2002-057



Examined and Approved this 16th day of June, 2003

Jamie Holan
City Surveyor

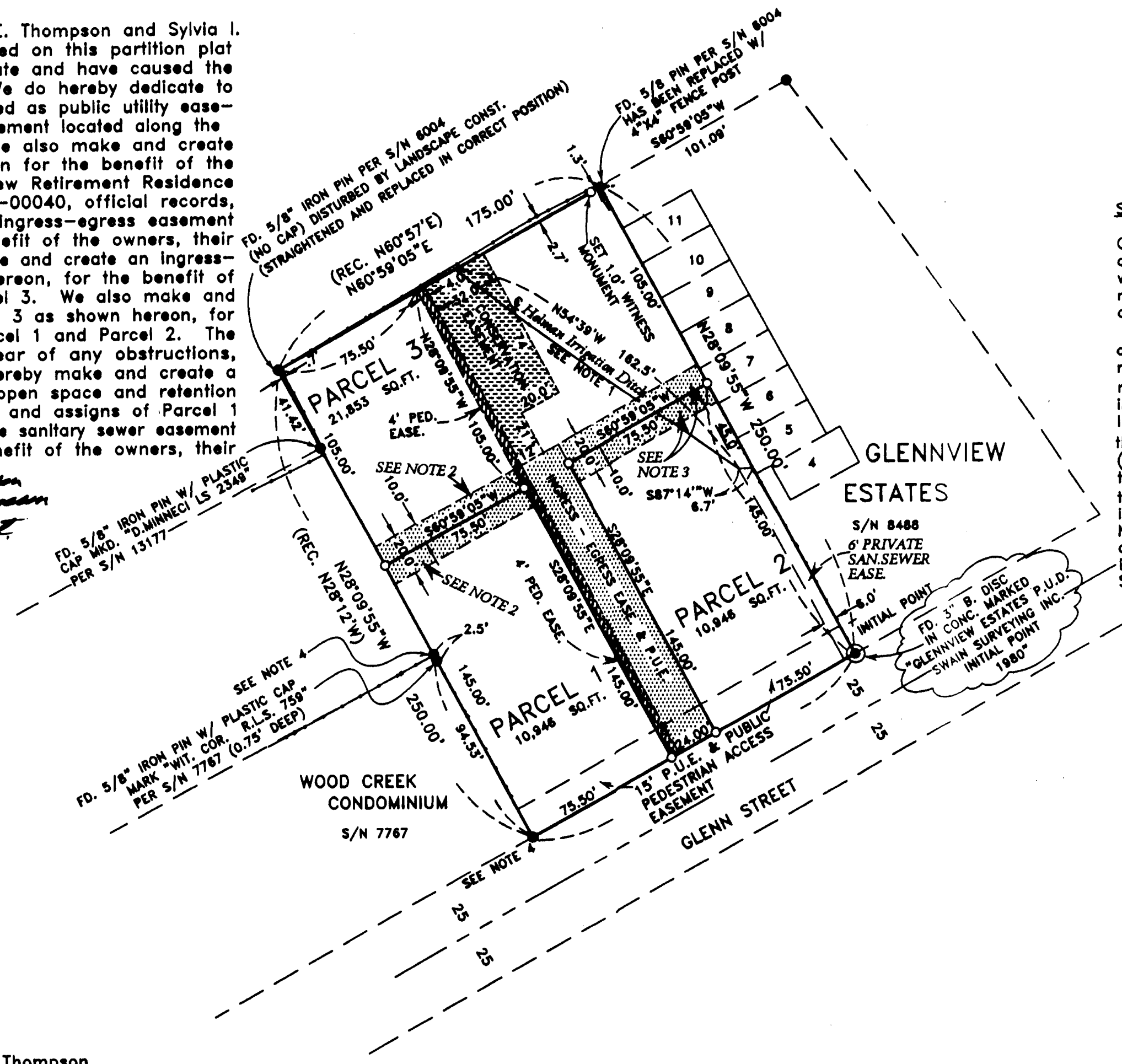
LOCATED IN:
The S.E. 1/4 SECTION 05, T39S., R1E., WM.
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
BRENT THOMPSON
P.O. BOX 201
ASHLAND, OR 97520

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Brent E. Thompson and Sylvia I. Thompson are the owners of the real property represented on this partition plat and more particularly described in the surveyor's certificate and have caused the same to be partitioned into parcels as shown hereon. We do hereby dedicate to the City of Ashland, for public use, those easements labeled as public utility easement and also that particular public pedestrian access easement located along the northerly boundary of Glenn Street, as shown hereon. We also make and create a 4.00 foot pedestrian access easement as shown hereon for the benefit of the owners, residents, staff and guests of the Mountain View Retirement Residence located on that property described in Instrument No. 92-00040, official records, Jackson County, Oregon. We also make and create an ingress-egress easement over and across Parcel 1, as shown hereon, for the benefit of the owners, their heirs and assigns of Parcel 2 and Parcel 3. We also make and create an ingress-egress easement over and across Parcel 2, as shown hereon, for the benefit of the owners, their heirs and assigns of Parcel 1 and Parcel 3. We also make and create an ingress-egress easement over and across Parcel 3 as shown hereon, for the benefit of the owners, their heirs and assigns of Parcel 1 and Parcel 2. The ingress-egress easements are to be kept free and clear of any obstructions, including fences and parked vehicles at all times. We hereby make and create a Conservation Easement as shown hereon, for landscape, open space and retention pond purposes, for the benefit of the owners, their heirs and assigns of Parcel 1 and Parcel 2. We also make and create a 6.00 foot private sanitary sewer easement over and across Parcel 2, as shown hereon, for the benefit of the owners, their heirs and assigns of Parcel 3.

Sylvia I. Thompson
Brent E. Thompson
BY BRENT E. THOMPSON
ATTORNEY-IN-FACT



SURVEYOR'S CERTIFICATE:

I Darrell L. Huck, a duly Registered Surveyor of the State of Oregon, do hereby certify that the tract of land shown hereon was correctly surveyed by me or under my direction and was marked with proper monuments as provided by law and the plat is a correct representation of the same and the following is an accurate description of the tract.

BEGINNING at the southwest corner of GLENNVIEW ESTATES, a planned unit development to the City of Ashland, according to the official plat thereof, now of record in Jackson County, Oregon; thence, along the northerly right-of-way line of Glenn Street, South 60°59'05" West 175.00 feet to 5/8 inch iron pin located at the southwest corner of that tract of land Jackson County, Instrument No. 89-02262 of the official records of said Jackson County, thence along the westerly boundary of said tract, North 28°09'55" West (Record North 28°12' West) 250.00 feet to a 5/8 inch iron pin located at the northwest corner thereof; thence along the northerly boundary of said tract, North 60°59'05" East (Record North 60°57' East) 174.00 feet to a 5/8 inch iron pin witness monument; thence continue along said northerly boundary North 60°59'05" East 1.00 foot to a fence corner post located at the northeast corner thereof, being also the northwest corner of the aforesaid GLENNVIEW ESTATES; thence along the westerly boundary of Glennview Estates, South 28°09'55" East 250.00 feet to the point of beginning.

Darrell L. Huck
Surveyor

HOFFBUHR & ASSOCIATES, INC.
3155 ALAMEDA STREET, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 Inch = 50' May 19, 2003

BASIS OF BEARING: N.O.A.A. True Bearing at the N-S
Centerline of Section 10 as derived from the 1968 N.O.A.A.
net on file in the Office of the Jackson County Surveyor
and as referenced on Recorded Survey No. 6004.

- = Set 5/8"x24" iron pin with plastic cap stamped "D. Huck LS 2023".
- = Found 5/8" iron pin with plastic cap stamped "LS. 749" per S/N 6004 unless noted otherwise
- ⊙ = Found monument as noted
- S/N = Survey Number
- x-x- = fence line.
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance

I certify this plat to be an exact photocopy of the original.
Darrell L. Huck
SURVEYOR

STATE OF OREGON)
COUNTY OF JACKSON) ss.

Personally appeared the above name Brent E. Thompson and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me this 10th day of June, 2003.

Patricia Gray
Notary

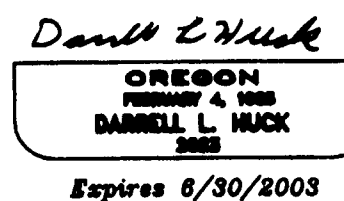
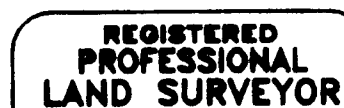


STATE OF OREGON)
COUNTY OF JACKSON) ss.

This instrument was acknowledged before me by Brent E. Thompson as Attorney-in-Fact for Sylvia I. Thompson.

Before me this 10th day of June, 2003.

Patricia Gray
Notary



NOTE 1 = IRRIGATION EASEMENT OVER HELMAN IRRIGATION DITCH AS SET OUT IN VOLUME 30, PAGE 320 OF DEED RECORDS OF JACKSON COUNTY, OREGON.

NOTE 2 = INGRESS-EGRESS EASEMENT & P.U.E.

NOTE 3 = INGRESS-EGRESS EASEMENT

NOTE 4 = FD. 5/8" IRON PIN W/ PLASTIC CAP MARKED "OSMUS PLS 2464" (SURVEY IS IN PROGRESS, SURVEY MAP HAS NOT YET BEEN FILED)