

APPROVALS:

ASHLAND PLANNING DEPARTMENT PA #2003-058 LAND PARTITION DATE 12.09.2003 EXAMINED AND APPROVED THIS 18 DAY OF NOV., 2003

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, ARCHERD & DRESNER, L.L.C., AN OREGON LIMITED LIABILITY COMPANY, AND HILLARY B. ROBERTS AND ANTOINETTE ROBERTS, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND THAT WE HAVE PARTITIONED THE SAME INTO PARCELS SHOWN HEREON, AND THAT THE SIZE OF THE PARCELS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION.

EVAN ARCHERD, MANAGING MEMBER ARCHERD & DRESNER, LLC

STATE OF OREGON) COUNTY OF JACKSON) PERSONALLY APPEARED THE ABOVE NAMED EVAN ARCHERD THIS 17 DAY OF November, 2003, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: Laurie A. Miller, NOTARY PUBLIC, STATE OF OREGON COMMISSION NO. 363080 MY COMMISSION EXPIRES JANUARY 20, 2007

HILLARY B. ROBERTS

STATE OF OREGON) COUNTY OF JACKSON) PERSONALLY APPEARED THE ABOVE NAMED HILLARY B. ROBERTS, THIS 18 DAY OF November, 2003, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: Laurie A. Miller, NOTARY PUBLIC, STATE OF OREGON COMMISSION NO. 363080 MY COMMISSION EXPIRES JANUARY 20, 2007

HILLARY B. ROBERTS, AS ATTORNEY IN FACT OF ANTOINETTE ROBERTS

STATE OF OREGON) COUNTY OF JACKSON) PERSONALLY APPEARED HILLARY B. ROBERTS, AS THE ATTORNEY IN FACT OF ANTOINETTE ROBERTS, THIS 18 DAY OF November, 2003, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED, AS ATTORNEY IN FACT.

BEFORE ME: Laurie A. Miller, NOTARY PUBLIC, STATE OF OREGON COMMISSION NO. 363080 MY COMMISSION EXPIRES JANUARY 20, 2007

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 14, 1998 SHAWN KAMPMANN 02883 LS RENEWAL DATE: 6/30/2005

SURVEYED BY: POLARIS LAND SURVEYING LLC P.O. BOX 459 ASHLAND, OREGON 97520 (541) 482-5009 DATE: AUGUST 30, 2003 PROJECT NO. 094-03

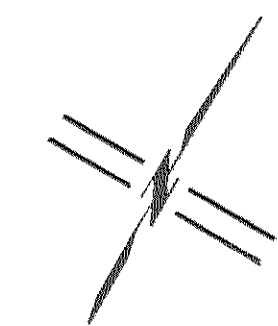
Assessor's Map No. 39 1E 08 AA Tax Lot 5100

LAND PARTITION SURVEY PARTITION PLAT NO. P-01-2004

LYING SITUATE WITHIN NORTHEAST QUARTER OF SECTION 8 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR ARCHERD & DRESNER, LLC BRUCE & POKII ROBERTS 120 NORTH 2nd STREET ASHLAND, OREGON 97520

** RECEIVED ** Date 1-7-04 By 60 This survey consists of 1 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR



SCALE: 1" = 30'

RECORDING:

FILED FOR RECORD THIS 07 DAY OF January, 2004 AT 4:05 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-01-2004 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 15, PAGE 01. Kathleen S. Beckett COUNTY CLERK Deputy County Surveyor File No. 18050

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 1/7/04, 2003. Tax Collector: Janice Clark, Deputy; Assessor: Bruce Pook, Deputy. Date: Jan. 07 2004

LEGEND

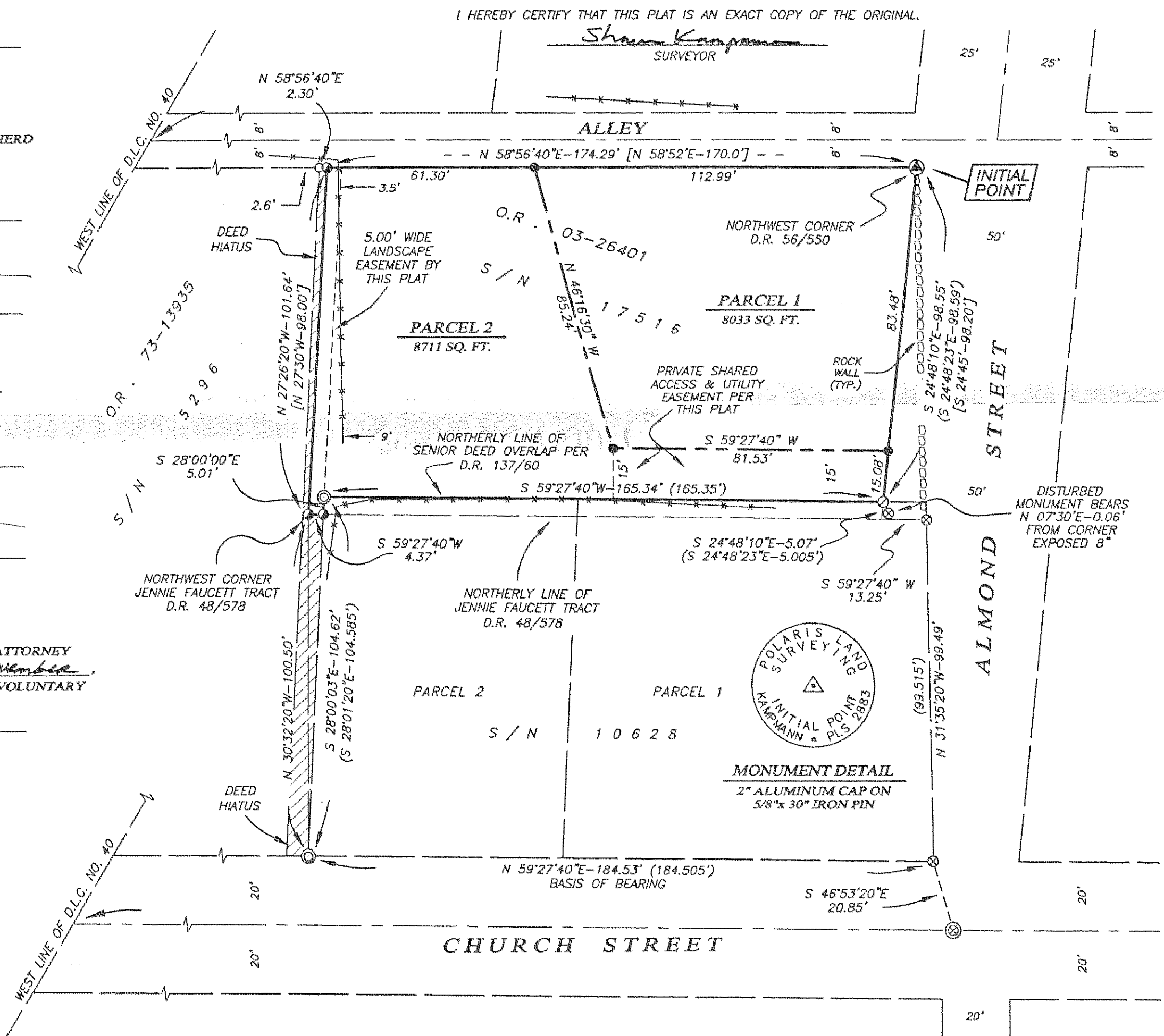
- 1 1/2" ALUMINUM CAP IN ASPHALT SURFACE - ORIGIN UNKNOWN (RECOVERED)
5/8" IRON PIN w/ ALUMINUM CAP MARKED "WIT COR L.S. 759 1986" PER S/N 10628 (RECOVERED)
5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "E.L. SWAIN RLS 759" PER S/N 5296 (RECOVERED)
1/2" IRON PIPE w/ YELLOW PLASTIC PLUG & BRASS TACK MARKED "SWAIN RLS 759" PER S/N 10628 (RECOVERED)
1/2" IRON PIPE PER S/N 10628 IN SPRUCE TREE (RECORD)
5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" PER S/N 17516 (RECOVERED)
5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
5/8"x 30" IRON PIN w/ 2" ALUMINUM CAP MARKED "INITIAL POINT PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
PROPERTY LINE
PARTITION LINE
BOUNDARY LINE
CENTERLINE
EASEMENT LINE
FENCELINE
S/N SURVEY NUMBER FILE, JACKSON COUNTY SURVEYOR
O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
D.R. DEED RECORD VOLUME/PAGE, JACKSON COUNTY RECORD
[] DEED RECORD PER O.R. 03-26401
() SURVEY RECORD PER S/N 10628 & 5296

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 03-26401 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND FILED AS PLANNING ACTION NO. 2003-058 WITH THE CITY OF ASHLAND PLANNING DEPT.
PROCEDURE: UTILIZING A NIKON DTM-520 ELECTRONIC TOTAL STATION AND RANGING PRISMS, AND SURVEY CONTROL ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 17516, I SURVEYED THE PARTITION MONUMENTS PER THE CLIENTS DIRECTION, AS SHOWN.

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.
BEGINNING AT A 5/8 INCH IRON PIN WITH AN ALUMINUM CAP AT THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN VOLUME 56, PAGE 550 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON, LOCATED ON THE SOUTHWESTERLY RIGHT OF WAY OF ALMOND STREET AND LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 8 OF TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF ASHLAND, OREGON; THENCE SOUTH 24°48'10" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 98.55 FEET TO A 1/2 INCH IRON PIPE ON THE NORTHWESTERLY LINE OF THAT TRACT OF LAND DESCRIBED WITHIN VOLUME 137, PAGE 60 OF THE DEED RECORDS OF SAID COUNTY; THENCE SOUTH 59°27'40" WEST, ALONG SAID DESCRIBED NORTHWESTERLY LINE, 165.34 FEET TO A 5/8 INCH IRON PIN AT THE MOST WESTERLY CORNER OF SAID DESCRIBED TRACT; THENCE SOUTH 28°00'00" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID DESCRIBED TRACT, SAID LINE BEING COMMON WITH THE SOUTHWESTERLY LINE OF THAT TRACT DESCRIBED WITHIN JACKSON COUNTY CIRCUIT COURT DECREE CASE NO. 2252-E DATED OCTOBER 15, 1921, A DISTANCE OF 5.01 FEET TO A 5/8 INCH IRON PIN ON THE NORTHWESTERLY LINE OF THE JEANNIE FAUCETT TRACT DESCRIBED WITHIN VOLUME 48, PAGE 578 OF SAID DEED RECORDS; THENCE SOUTH 59°27'40" WEST, ALONG SAID DESCRIBED NORTHWESTERLY LINE, 4.37 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 27°26'20" WEST, 101.64 FEET TO A 5/8 INCH IRON PIN ON THE SOUTHEASTERLY LINE OF A 16.00 FOOT WIDE ALLEY; THENCE NORTH 58°56'40" EAST, ALONG SAID SOUTHEASTERLY LINE, 174.29 FEET TO THE INITIAL POINT OF BEGINNING.



BASIS OF BEARING TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 8 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 CENTERLINE OF CHURCH STREET, HAVING A RECORD BEARING OF NORTH 59°27'40" EAST, AS REFERENCED ON SURVEY NO. 17516 & 10628, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.