

APPROVALS:

[Signature]
ASHLAND PLANNING DEPARTMENT
PA #2003-069 LAND PARTITION
DATE 4.5.04

EXAMINED AND APPROVED THIS 22 DAY OF March, 2004

[Signature]
CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, DAVID BEAUDOIN, CAROLE L. WHEELDON, ROBERT E. SCHAFER AND ANITA L. HIRSCH, 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. WE HEREBY DEDICATE TO THE CITY OF ASHLAND, A 20-FOOT WIDE PUBLIC UTILITY EASEMENT, AS AN EXTENSION FROM THE SOUTHERLY LINE OF AN EXISTING 20-FOOT WIDE PUBLIC UTILITY EASEMENT WITHIN PARCEL 2, TO THE NORTHERLY LINE OF PARCEL 3, AS SHOWN HEREON. WE HEREBY CREATE A PRIVATE 5-FOOT WIDE AND A 20-FOOT WIDE UTILITY AND ACCESS EASEMENT, OVER AND ACROSS PARCEL 2, TO BENEFIT PARCELS 1 & 3, AS SHOWN HEREON. WE ALSO CREATE A 10-FOOT WIDE PRIVATE STORM DRAIN EASEMENT, OVER AND ACROSS PARCEL 1, TO BENEFIT PARCELS 2 & 3, AS SHOWN HEREON.

DAVID BEAUDOIN

DAVID BEAUDOIN

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED DAVID BEAUDOIN, THIS 4 DAY OF March, 2004, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: [Signature]
LAURIE A. MILLER, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 363080
MY COMMISSION EXPIRES JANUARY 20, 2007

[Signature]

CAROLE L. WHEELDON

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED CAROLE L. WHEELDON, THIS 4 DAY OF March, 2004, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: [Signature]
LAURIE A. MILLER, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 363080
MY COMMISSION EXPIRES JANUARY 20, 2007

[Signature]

ROBERT E. SCHAFER

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED ROBERT E. SCHAFER, THIS 12 DAY OF March, 2004, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: [Signature]
NOTARY PUBLIC, STATE OF TEXAS
COMMISSION NO. 01056364-1
MY COMMISSION EXPIRES 11-20-2004

[Signature]

ANITA L. HIRSCH

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED ANITA L. HIRSCH, THIS 12 DAY OF March, 2004, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: [Signature]
NOTARY PUBLIC, STATE OF TEXAS
COMMISSION NO. 01056364-1
MY COMMISSION EXPIRES: 11-20-2004

PROPERTY LINE ADJUSTMENT &
LAND PARTITION SURVEY
PARTITION PLAT NO. P- 19 - 2004

OF

PARCELS 2 & 3

PARTITION PLAT NO. P-21-2000

LOCATED IN

SOUTHWEST QUARTER OF SECTION 4
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

CAROLE WHEELDON & DAVID BEAUDOIN

815 OAK STREET
ASHLAND, OREGON 97520

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.

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT NO. P-21-2000 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY, FROM WHICH A 3 INCH CITY OF ASHLAND BRASS CAPPED CENTERLINE MONUMENT AT A POINT OF TANGENCY ALONG OAK STREET BEARS SOUTH 03°56'55" EAST, 393.92 FEET; THENCE NORTH 00°25'09" EAST, ALONG THE WEST LINE OF OAK STREET, A DISTANCE OF 79.99 FEET TO A 2 1/2 INCH ALUMINUM CAPPED IRON PIN AT THE NORTHEAST CORNER OF SAID PARCEL 1, THE INITIAL POINT OF BEGINNING; THENCE CONTINUING NORTH 00°25'09" EAST, ALONG SAID WEST LINE OF OAK STREET, A DISTANCE OF 20.00 FEET TO THE NORTHEASTERLY-MOST CORNER OF PARCEL 2 OF SAID PARTITION PLAT NO. P-21-2000, FROM WHICH A 5/8 INCH IRON PIN BEARS NORTH 24°50' EAST, 0.17 FEET; THENCE NORTH 89°59'44" WEST, 363.00 FEET TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE SOUTH 26°20'46" EAST, 37.71 FEET TO A 5/8 INCH IRON PIN AT THE MOST NORTHERLY NORTHEAST CORNER OF PARCEL 3 OF SAID DESCRIBED PARTITION PLAT; THENCE NORTH 89°50'34" WEST, 72.21 FEET TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF SAID PARCEL 3; THENCE SOUTH 00°03'07" EAST, 172.56 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE SOUTH 89°59'43" EAST, 316.80 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE NORTH 00°28'24" EAST, A DISTANCE OF 173.77 FEET TO A 5/8 INCH IRON PIN AT A POINT OF CURVATURE ON THE WEST LINE OF PARCEL 1, PARTITION PLAT NO. P-21-2000; THENCE 19.53 FEET ALONG THE ARC OF A 12.50 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INCLUDED ANGLE OF 89°31'52" (CHORD BEARING NORTH 45°14'20" EAST, 17.61 FEET) TO A 5/8 INCH IRON PIN AT THE POINT OF TANGENCY; THENCE SOUTH 89°59'44" EAST, A DISTANCE OF 87.43 FEET TO THE INITIAL POINT OF BEGINNING.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

[Signature]
SURVEYOR

RECORDING:

FILED FOR RECORD THIS 8th DAY OF April, 2004 AT 1:40 CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-19-2004 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 15, PAGE 19.

[Signature] COUNTY CLERK
[Signature] DEPUTY

COUNTY SURVEYOR FILE NO. 18214

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF APRIL 6, 2004.

[Signature] Deputy 4/8/04
TAX COLLECTOR DATE

[Signature] Deputy 4-8-2004
ASSESSOR DATE

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF PARCEL 3, OF PARTITION PLAT NO. P-21-2000, AND A PROPERTY LINE ADJUSTMENT BETWEEN PARCELS 2 & 3 OF SAID PARTITION, AND FILED AS PLANNING AS PLANNING ACTION NO. 2003-069 WITH THE CITY OF ASHLAND DEPARTMENT OF COMMUNITY DEVELOPMENT.

PROCEDURE: UTILIZING A NIKON DTM-520 ELECTRONIC TOTAL STATION AND RANGING PRISMS, ALONG WITH SURVEY CONTROL ESTABLISHED DURING THE PERFORMANCE OF SURVEY NO. 16463, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I ESTABLISH THE MONUMENTS AS SHOWN AT THE NEW PARCEL CORNERS PER THE CLIENTS DIRECTION.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JULY 14, 1988
SHAWN KAMPMANN
02883 LS

RENEWAL DATE: 6/30/2005

** RECEIVED **

Date 4-8-04 By BB

This survey consists of

2 sheet(s) Map

0 page(s) Narrative

JACKSON COUNTY
SURVEYOR

SURVEYED BY:

POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: JANUARY 26, 2004
PROJECT NO. 122-03

PROPERTY LINE ADJUSTMENT &
LAND PARTITION SURVEY
PARTITION PLAT NO. P-19 - 2004

OF
PARCELS 2 & 3
PARTITION PLAT NO. P-21-2000

LOCATED IN
SOUTHWEST QUARTER OF SECTION 4
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
CAROLE WHEELDON & DAVID BEAUDOIN

815 OAK STREET
ASHLAND, OREGON 97520

LEGEND

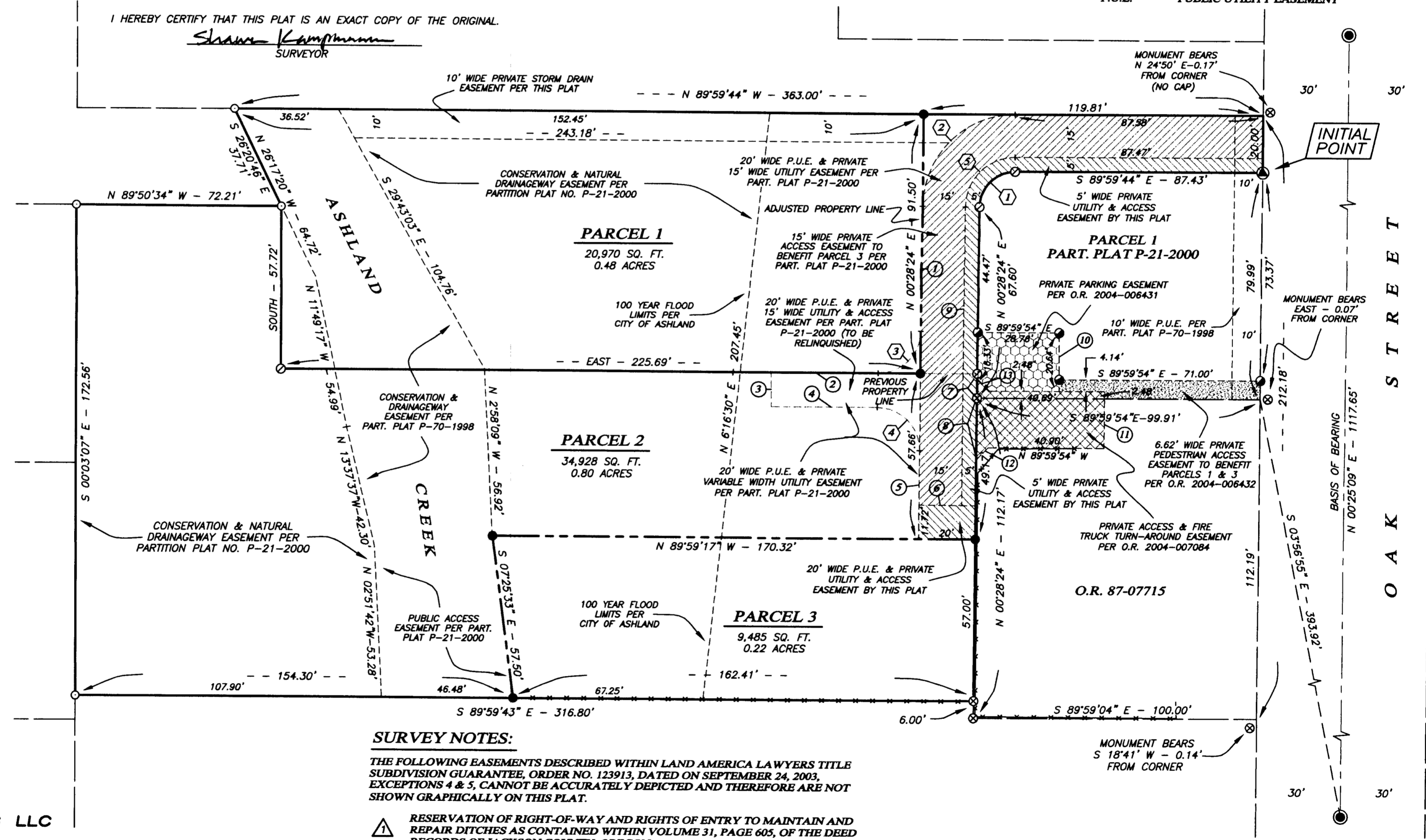
- 3" CITY OF ASHLAND BRASS CAP IN MONUMENT WELL PER S/N 16463 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "L.J. FRIAR & ASSOC." PER S/N 15918 (RECOVERED S/N 16463)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "SWAIN LS 759" PER S/N 5256 & 7331 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "MARQUESS & ASSOC." PER S/N 16463 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ 2 1/2" ALUMINUM CAP MARKED "INITIAL POINT LS 2883" PER S/N 16463 (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" FOR EASEMENT (ESTABLISHED)
- PROPERTY LINE
- - - PARTITION / ADJUSTED LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- S/N SURVEY NUMBER FILE, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- P.U.E. PUBLIC UTILITY EASEMENT

TABLE OF CURVES					
FLAG	Δ	R	A	T	CHORD
①	89°31'52"	12.50'	19.53'	12.40'	S 45°14'20" W - 17.61'
②	89°31'38"	32.50'	50.78'	32.23'	S 45°14'13" W - 45.77'
③	89°31'36"	15.00'	23.44'	14.88'	S 45°14'12" W - 21.13'
④	90°28'24"	15.00'	23.69'	15.12'	S 44°45'48" E - 21.30'
⑤	89°31'33"	17.50'	27.34'	17.36'	N 45°14'10" E - 24.65'

** RECEIVED **
Date 4-8-04 By CB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

TABLE OF COURSES		
FLAG	BEARING	DISTANCE
①	S 00°28'24" W	44.39'
②	N 90°00'00" W	37.67'
③	S 00°00'00" W	12.00'
④	S 90°00'00" E	37.33'
⑤	S 00°28'24" W	18.81'
⑥	S 89°31'36" E	15.00'
⑦	N 00°28'24" E	8.50'
⑧	N 00°28'24" E	21.62'
⑨	N 00°28'24" E	105.20'
⑩	S 00°00'06" W	16.50'
⑪	S 00°28'24" W	17.52'
⑫	S 45°14'15" W	5.83'
⑬	S 44°45'43" E	6.07'

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.
Shawn Kampmann
SURVEYOR



SCALE: 1" = 30'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann
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: JANUARY 26, 2004
PROJECT NO. 122-03

Assessor's Map No. 391E04CA Tax Lots 2802 & 2804

SURVEY NOTES:

THE FOLLOWING EASEMENTS DESCRIBED WITHIN LAND AMERICA LAWYERS TITLE SUBDIVISION GUARANTEE, ORDER NO. 123913, DATED ON SEPTEMBER 24, 2003, EXCEPTIONS 4 & 5, CANNOT BE ACCURATELY DEPICTED AND THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- ① RESERVATION OF RIGHT-OF-WAY AND RIGHTS OF ENTRY TO MAINTAIN AND REPAIR DITCHES AS CONTAINED WITHIN VOLUME 31, PAGE 605, OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- ② RIGHT-OF-WAY & EASEMENT FOR WATER AND SEWER PIPES AS CONTAINED WITHIN VOLUME 273, PAGE 335, OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- ③ AN EXISTING OVERHEAD POWERLINE CROSSING PARCELS 2 & 3 WILL BE REMOVED AT THE TIME UNDERGROUND UTILITIES ARE INSTALLED ON THE SITE PRIOR TO CONSTRUCTION.

BASIS OF BEARING

TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 15 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 LINE BETWEEN STREET CENTERLINE MONUMENTS LOCATED ON OAK STREET AS REFERENCED ON SURVEY NO. 16463 & 15918, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

FILE: SURVEYS\122-03\PARTITION PLAT.DWG

SHEET 2 of 2