

APPROVALS:

[Signature]
ASHLAND PLANNING DEPARTMENT
PA #2004-116 / PROPERTY LINE ADJUSTMENT
DATE 12-23-2004

EXAMINED AND APPROVED THIS 10 DAY OF DECEMBER, 2004

[Signature]
CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, ARCHERD & DRESNER, LLC AND REDCO DEVELOPMENT CO., LLC, 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 ALSO HEREBY DEDICATE TO THE CITY OF ASHLAND, A TEN FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE NORTH TEN FEET OF PARCEL 1, AS SHOWN HEREON.

EVAN ARCHERD, MANAGER

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED EVAN ARCHERD, ON BEHALF OF AND WITH THE AUTHORITY OF THE MEMBERS OF ARCHERD & DRESNER, LLC, THIS 8 DAY OF December, 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]
RUSSELL E. DALE, MANAGER

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED RUSSELL E. DALE, ON BEHALF OF AND WITH THE AUTHORITY OF THE MEMBERS OF REDCO DEVELOPMENT CO., LLC, THIS 8 DAY OF December, 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



RENEWAL DATE: 6/30/2005

SURVEYED BY:

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

DATE: DECEMBER 6, 2004
PROJECT NO. 168-04

Assessor's Map No. 391E11CC Tax Lots 100 & 300

PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P - 05-2005

LOCATED IN
SOUTHWEST QUARTER OF SECTION 11
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
ARCHERD & DRESNER LLC
REDCO DEVELOPMENT CO., LLC

2205 ASHLAND 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 A BRASS CAP AT THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON; THENCE SOUTH 89°54'06" EAST, ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 1327.61 FEET (DEED RECORD 1327.64 FEET); THENCE NORTH 00°42'14" EAST, LEAVING SAID SOUTH LINE OF SECTION 11, A DISTANCE OF 49.89 FEET, TO A 5/8 INCH IRON PIN ON THE NORTHERLY LINE OF OREGON STATE HIGHWAY 66 (ASHLAND STREET), AS SHOWN ON SURVEY NO. 6055 (DEED RECORD NORTH 00°42'02" EAST, 49.675 FEET); THENCE CONTINUING NORTH 00°42'14" EAST, LEAVING SAID NORTHERLY LINE AND FOLLOWING ALONG THE EAST LINE OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2004-061693 OF THE OFFICIAL RECORDS OF SAID COUNTY, A DISTANCE OF 248.09 FEET, TO THE INITIAL POINT OF BEGINNING FOR A PROPERTY LINE ADJUSTMENT; THENCE SOUTH 00°42'14" WEST, ALONG SAID EAST LINE, A DISTANCE OF 248.09 FEET TO THE PREVIOUSLY DESCRIBED 5/8 INCH IRON PIN; THENCE ALONG THE NORTHERLY LINE OF SAID DESCRIBED HIGHWAY 66 THE FOLLOWING COURSES: NORTH 79°37'25" WEST, 138.01 FEET TO A 5/8 INCH IRON PIN (DEED RECORD NORTH 79°31'13" WEST, 138.06 FEET); THENCE NORTH 27°25'00" WEST, 129.74 FEET TO A 5/8 INCH IRON PIN (DEED RECORD NORTH 27°25'42" WEST, 129.75 FEET); THENCE NORTH 89°46'10" WEST, 10.70 FEET TO A 5/8 INCH IRON PIN (DEED RECORD NORTH 89°52'50" WEST, 10.67 FEET); THENCE NORTH 00°12'50" EAST, 69.38 FEET TO A 5/8 INCH IRON PIN (DEED RECORD NORTH 00°13'00" EAST, 69.47 FEET); THENCE CONTINUING NORTH 00°12'50" EAST, LEAVING SAID NORTHERLY LINE OF HIGHWAY 66, A DISTANCE OF 400.07 FEET TO A 3/4 INCH IRON PIPE (DEED RECORD NORTH 00°13'00" EAST, 400.00 FEET); THENCE NORTH 89°16'35" EAST, 211.98 FEET TO A 2 INCH BRASS CAP AT THE NORTHWEST CORNER OF Y.M.C.A. COMMERCIAL P.U.D. (DEED RECORD NORTH 89°17'32" EAST, 211.93 FEET); THENCE SOUTH 00°42'14" WEST, A DISTANCE OF 364.15 FEET TO THE INITIAL POINT OF BEGINNING.

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

[Signature]
SURVEYOR

AFFIDAVIT OF CONSENT

FOR NONA ONE FAMILY LIMITED PARTNERSHIP AND ANITA N. PARENT LIVING TRUST, AS BENEFICIARY OF THAT TRUST DEED DATED RECORDED OCTOBER 28, 2003, AS INSTRUMENT NO. 2003-74174 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2004-002465 OF SAID DESCRIBED OFFICIAL RECORDS.

SURVEY NOTE:

THE FOLLOWING EASEMENT DESCRIBED WITHIN FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, ORDER NO. CTI-20020090-KW, DATED ON OCTOBER 17, 2003, EXCEPTION NO. 5, CANNOT BE ACCURATELY DEPICTED AND IS NOT SHOWN GRAPHICALLY ON THIS PLAT.

EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND APPURTENANCES GRANTED TO PACIFIC POWER AND LIGHT COMPANY, AS DESCRIBED WITHIN VOLUME 560, PAGE 360 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

RECORDING:

FILED FOR RECORD THIS 14 DAY OF January, 2005 AT 1:56 O'CLOCK PM AND RECORDED AS PARTITION PLAT NO. P-05-2005 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 16, PAGE 05.

[Signature] COUNTY CLERK
[Signature] DEPUTY

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF January 14, 2004-2005

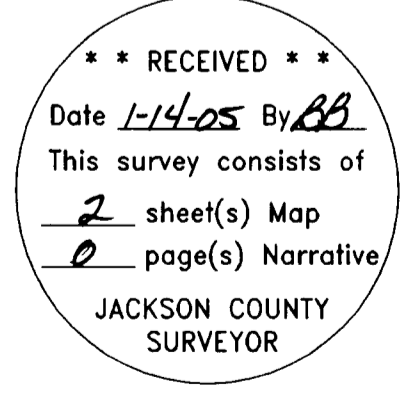
[Signature] 1-14-05
TAX COLLECTOR DATE
[Signature] 1/14/05
ASSESSOR DATE

COUNTY SURVEYOR FILE NO. 18590

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

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO. 66-07151 AND INSTRUMENT NO. 68-10771 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA ROBOTIC TOTAL STATION WITH RANGING PRISMS, I SURVEYED THE MONUMENTS AS SHOWN HEREON. THE CENTERLINE OF THE RIGHT OF WAY FOR OREGON STATE HIGHWAY 66, LOCALLY KNOWN AS ASHLAND STREET, AS ESTABLISHED BY SURVEY NO. 6055 BY THE OREGON STATE HIGHWAY DIVISION, FILE NO. DRG. NO. 9B-8-22 IN MARCH, 1971, DOES NOT PRECISELY FOLLOW THE LINE COMMON TO SECTIONS 11 & 14, BUT WAS REFERENCED TO SAID SECTION LINE BY THAT SURVEY. DEED DESCRIPTIONS OF RIGHT OF WAY TAKES ALONG HIGHWAY 66 BY THE STATE WERE ALSO REFERENCED TO THE CENTERLINE AS SHOWN BY THAT SURVEY. I CALCULATED THE RELATIONSHIP BETWEEN SAID DESCRIBED HIGHWAY CENTERLINE AND THE SECTION LINE BASED ON THE SURVEY DATA OF SN 6055 AND COMPARED IT WITH MONUMENTS I RECOVERED FROM SURVEY'S SUBSEQUENTLY CONDUCTED BY EVERETT SWAIN ALONG SAID RIGHT OF WAY, WHICH MATCHED CLOSELY WITH MY CALCULATIONS BASED ON THE LOCATION OF THE MONUMENTED SOUTHWEST CORNER AND SOUTH QUARTER CORNER OF SECTION 11. FEW MONUMENTS REMAIN IN EXISTENCE TO CONTROL AND PROPERLY SUBDIVIDE SECTION 11, AND FOR THIS REASON AND THE EXPENSE INVOLVED TO SURVEY SAID SECTION, NUMEROUS BOUNDARY LINE AGREEMENTS HAVE PREVIOUSLY TAKEN PLACE IN THIS AREA, INCLUDING THE WEST, NORTH & EAST LINES OF THE SUBJECT PROPERTY, AS DENOTED ON SURVEY NO. 6271. THE LEGAL DESCRIPTION FOR A 10-FOOT WIDE SEWER EASEMENT GRANTED TO THE CITY OF ASHLAND BY INSTRUMENT NO. 73-05083, APPEARS TO HAVE BEEN INTENDED TO BE ALONG THE NORTH LINE OF THE SUBJECT PROPERTY WHERE THE AS-CONSTRUCTED LINE IS LOCATED, BUT FALLS SOUTHERLY BY APPROXIMATELY 30 FEET. THEREFORE A NEW 10-FOOT WIDE EASEMENT TO THE CITY OF ASHLAND IS BEING DEDICATED BY THIS PLAT ALONG SAID NORTH LINE, AND THE CITY WILL RELINQUISH OR OTHERWISE VACATE THE MIS-DESCRIBED EASEMENT AFTER RECORDING OF THIS PLAT.



PROPERTY LINE ADJUSTMENT PARTITION PLAT NO. P - P-05-2005

LOCATED IN
SOUTHWEST QUARTER OF SECTION 11
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
ARCHERD & DRESNER LLC
REDCO DEVELOPMENT CO., LLC
2205 ASHLAND STREET
ASHLAND, OREGON 97520

LEGEND

- ⊕ 2 1/2" BRASS CAP SECTION CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- ⊕ 2 1/2" BRASS CAP QUARTER CORNER IN ASPHALT PER PER S/N 4847, 7610, 7475, 4247, 12541 & 17875 (RECOVERED)
- ⊕ 3" BRASS CAP IN MONUMENT WELL PER S/N 10916 (RECOVERED)
- ⊕ 2" BRASS CAP IN CONCRETE PER S/N 10916 (RECOVERED)
- ⊕ 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "SWAIN LS 759" PER S/N 6271, 9032, 7610 & 8788 (RECOVERED)
- ⊕ 5/8" IRON PIN w/ 1 1/2" ALUMINUM CAP MARKED "O.S.H.D." PER S/N 6055 (RECOVERED)
- ⊕ LEAD PLUG w/ 3/4" WASHER PER S/N 10916 (RECOVERED)
- ⊕ 3/4" CRIMPED TOP IRON PIPE PER S/N 6271 (RECOVERED)
- ⊕ 5/8"x 30" IRON PIN w/ 2" ALUMINUM CAP MARKED PER MONUMENT DETAIL (ESTABLISHED)
- ⊕ 1" x 3/8" CONCRETE NAIL w/ 1" BRASS WASHER MARKED "POLARIS LS 2883" ON CONCRETE WALL (ESTABLISHED)
- PROPERTY LINE
- - - ADJUSTED PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- - - EASEMENT LINE
- FENCELINE
- S/N JACKSON COUNTY SURVEYOR FILE NUMBER
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- W.C. WITNESS CORNER MONUMENT, AS DESCRIBED
- () SURVEY RECORD PER S/N 6271, 9032 & 7610
- [] DEED RECORD PER O.R. 2004-061693 & SURVEY NO. 6271
- { } SURVEY DATA FROM SOUTH LINE OF SECTION 11
- < > SURVEY RECORD PER S/N 10916



MONUMENT DETAIL
2" ALUMINUM CAP ON
5/8"x 30" IRON PIN

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
02863 LS

RENEWAL DATE: 6/30/2005

CENTRAL OREGON

PACIFIC RAILROAD

ASHLAND STREET (OREGON STATE HWY 66)

--- {1327.61'} [1327.64'] ---
[S 89°54'06" E - 2665.73'] BASIS OF BEARING PER S/N 6271
S 89°52'39" E - O.D.O.T. HWY 66 CENTERLINE PER S/N 6055 & 17875

SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11

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

Shawn Kampmann
SURVEYOR

BASIS OF BEARING

TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 14 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 SOUTH LINE OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, HAVING A RECORD BEARING OF NORTH 89°54'06" WEST, AS REFERENCED ON SURVEY NO. 6271, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009
DATE: DECEMBER 6, 2004
PROJECT NO. 168-04

FILE: SURVEYS\168-04\PLA PLAT.DWG SHEET 2 of 2

Assessor's Map No. 391E11CC Tax Lots 100 & 300

