APPROVALS:

JACKSON COUNTY PLANNING DEPARTMENT

FILE NO. SUB2004-00059 / MINOR LAND PARTITION

EXAMINED AND APPROVED THIS 10 DAY OF Queguet, 2005

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT I, JEFF M. MILLER, AM THE OWNER OF THE LANDS HEREON DESCRIBED, AND THAT I 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. I ALSO HEREBY CREATE A TWENTY-FIVE FOOT WIDE PRIVATE ACCESS EASEMENT, OVER AND ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2, AS SHOWN

STATE OF OREGON)
COUNTY OF JACKSON)
SS

PERSONALLY APPEARED THE ABOVE NAMED JEFF M. MILLER, ON THIS 28 DAY OF JUNE, 2005, AND ACKNOWLEDGE THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

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

> * * RECEIVED * Date 8-10-05 By 30 This survey consists of 3 sheet(s) Map ___ page(s) Narrative/ JACKSON COUNTY SURVEYOR

REGISTERED **PROFESSIONAL** LAND SURVEYOR

Show Kongmun

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: MAY 18, 2005 PROJECT NO. 255-05

Assessor's Map No. 40 2E 29 Tax Lot 803

MINOR LAND PARTITION PARTITION PLAT NO. P - 57 - 2005

LOCATED IN

NORTHEAST QUARTER OF SECTION 29 TOWNSHIP 40 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN JACKSON COUNTY, OREGON

FOR

JEFF MILLER

11000 MOUNT ASHLAND SKI ROAD 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.

BEGINNING AT A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 93-27706 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, SAID POINT BEING ON THE NORTHWESTERLY LINE OF U.S. INTERSTATE 5 (PACIFIC HIGHWAY 99); THENCE NORTH 00°18'57" WEST, LEAVING SAID DESCRIBED NORTHWESTERLY LINE AND RUNNING ALONG THE NORTH-SOUTH CENTERLINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 40 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY, A DISTANCE OF 502.66 FEET TO A 5/8 INCH IRON PIN (DEED RECORD NORTH 00°18'22" WEST, 533 FEET, MORE OR LESS) AT THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN VOLUME 153, PAGE 64 OF THE DEED RECORDS OF SAID COUNTY; THENCE NORTH 89°40'02" EAST, ALONG THE NORTH LINE OF SAID DESCRIBED TRACT, A DISTANCE OF 712.56 FEET (DEED RECORD NORTH 89°41'38" EAST, 483 FEET, MORE OR LESS) TO THE NORTHWESTERLY LINE OF SAID INTERSTATE 5, FROM WHICH A 5/8 INCH IRON PIN WITNESS MONUMENT BEARS SOUTH 89°40'02" WEST, A DISTANCE OF 2.35 FEET; THENCE SOUTH 51°10'05" WEST, ALONG SAID NORTHWESTERLY LINE OF INTERSTATE 5, A DISTANCE OF 336.46 FEET, TO A 5/8 INCH IRON PIN BEING 235.00 FEET NORTHWESTERLY OF AND PERPENDICULAR TO OREGON STATE HIGHWAY DEPARTMENT CENTERLINE STATION 576+31.14 P.S. FOR SAID INTERSTATE 5; THENCE FOLLOWING SAID NORTHWESTERLY LINE ALONG A SPIRAL CURVE TO THE LEFT, THE SPIRAL CHORD BEARING SOUTH 50°11'03" WEST, 379.98 FEET, TO A 5/8 INCH IRON PIN BEING 235.00 FEET NORTHWESTERLY OF AND PERPENDICULAR TO OREGON STATE HIGHWAY DEPARTMENT STATION 580+00.00; THENCE SOUTH 71°14'28" WEST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 164.28 FEET (DEED RECORD 162 FEET. MORE OR LESS), TO THE INITIAL POINT OF BEGINNING.

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

SURVEY NOTES:

THE FOLLOWING EASEMENTS DESCRIBED WITHIN TICOR TITLE REPORT NO. 03-67355, DATED ON MAY 13, 2005, EXCEPTION NO.'s 2, 3, & 4, CANNOT BE ACCURATELY DEPICTED AND ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

EASEMENT FOR PUBLIC UTILITIES, IN FAVOR OF PACIFIC TELEPHONE AND EASEMENT FOR PUBLIC UTILITIES, IN FAVOR OF THE TOTAL T THE DEED RECORDS OF JACKSON COUNTY, OREGON.

EASEMENT FOR PUBLIC UTILITIES, IN FAVOR OF THE CALIFORNIA OREGON POWER COMPANY, AS DESCRIBED WITHIN VOLUME 197, PAGE 95 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

EASEMENT FOR INGRESS AND EGRESS ABOVE AND BELOW THE SURFACE OF THE LAND AS IMPLIED BY RESERVATION OF MINERAL RIGHTS IN DEED, IN FAVOR OF LULU BRIGGS McNAIR, AS DESCRIBED WITHIN VOLUME 233, PAGE 567 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

RECORDING:

FILED FOR RECORD THIS ODDAY OF AUGUST, 2005 AT 3:31 O'CLOCK MAND RECORDED AS PARTITION PLAT NO. 9-57-2005 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 16 , PAGE 57.

Kathleen S Beckett Barbary Shaw DEPUTY

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF HUMUSH | Dtm., 2005.

COUNTY SURVEYOR FILE NO.

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

PURPOSE: TO SURVEY AND MONUMENT A MINOR LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 96-27706 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING

SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 40 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY. PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA ROBOTIC TOTAL STATION AND NIKON DTM-520 TOTAL STATION, WITH RANGING PRISMS, IN CONJUNCTION WITH ASHTECH SURVEY GRADE PROMARK-2 GPS RECEIVERS TO ESTABLISH A PRIMARY CONTROL NETWORK, AS WELL AS UTILIZING SURVEY CONTROL ESTABLISHED IN THE PERFORMANCE OF SURVEY NO. 17278 BY THIS OFFICE, I SURVEY THE MONUMENTS AS SHOWN ON THE PLAT. THE NORTHEAST CORNER, THE NORTH AND EAST QUARTER CORNERS, THE CENTER NORTH SIXTEENTH CORNER AND THE NORTHEAST SIXTEENTH CORNER OF SECTION 29, WERE RETRACED FROM SURVEY NO. 5496, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, IN ORDER TO ESTABLISH SECTIONAL CONTROL. IRON PIN MONUMENTS FROM SURVEY NO.'S 5496, 8229 & 12301 WERE RECOVERED IN ORDER TO ESTABLISH THE RIGHT OF WAY FOR THE MOUNT ASHLAND ROAD (FORMERLY THE

COLESTINE-MOUNT ASHLAND ROAD), AS DESCRIBED BY DEED WITHIN VOLUME 557, PAGE 476 OF THE DEED RECORDS OF JACKSON COUNTY. ADDITIONALY, ALUMINUM CAPPED IRON PIN MONUMENTS WERE ALSO RECOVERED ALONG THE NORTHWESTERLY LINE OF INTERSTATE 5 (PACIFIC HIGHWAY), WHICH WAS BASED ON THE OREGON STATE HIGHWAY DEPARTMENT "WALL CREEK TO SISKIYOU SUMMIT SECTION" OF PACIFIC HIGHWAY MAPPING, DATED JUNE 1963 AND REVISED APRIL 2000, IN ORDER TO DETERMINE SAID RIGHT OF WAY LINE WHICH BOUNDS THE SUBJECT PROPERTY. O.S.H.D. RIGHT OF WAY MONUMENTS WERE FOUND UNDISTURBED AND IN GOOD CONDITION AT STATIONS 572+02.54 P.O.T. & 576+31.14 P.S., MATCHING THE FIELD MEASUREMENTS OF THIS SURVEY WITHIN 0.01' AND I HELD THESE FOR POSITION AS THE BASIS OF ALIGNMENT OF INTERSTATE 3 FOR THIS SURVEY, HAVING THE "BEST FIT RELATIONSHIP WITH THE OTHER O.S.H.D. MONUMENTS FOUND. AS FOR THE MOUNT ASHLAND ROAD, RIGHT OF WAY MONUMENTS RECOVERED FROM SURVEY NO. 5496 & 8229 FIT REMARKABLY WELL WITH THE SURVEY AND DEED RECORD AND WERE HELD FOR POSITION. FROM THE NORTH-SOUTH SIXTEENTH LINE OF THE NORTHEAST QUARTER OF SECTION 29, I CONTINUED PROJECTING THE DEED RECORD ALIGNMENT FROM VOLUME 557, PAGE 476 OUT TO THE BEGINNING STATION AT 60+10 WHERE IT INTERSECTS THE CENTERLINE OF PACIFIC HIGHWAY. FROM THERE, I CHECK THE INVERSE DISTANCE BACK TO THE EAST QUARTER CORNER OF SECTION 29, WHICH IS THE POINT OF BEGINNING FOR THE ROAD DEED, AND MATCH CLOSELY (0.04') WITH THE DISTANCE REPORTED ON SURVEY NO. 12301. I HELD THE MONUMENTS SET ALONG THE SOUTH LINE OF SURVEY NO. 12301 FOR LINE, BEING COMMON WITH THE NORTH LINE OF THE SUBJECT PROPERTY. ALTHOUGH I FIND THE WESTERLY PIN TO BE 0.23' EAST OF THE PREVIOUSLY DESCRIBED COMPUTED RIGHT OF WAY OF MOUNT ASHLAND ROAD. THIS MAY HAVE BEEN DUE TO DISTURBANCE AND I WAS UNABLE TO VERIFY THE POSITION OF THAT SURVEY'S BASIS OF ROAD CONTROL BEING A MONUMENT ON THE WEST SIDE OF STATION 83+50.39. ALSO AS A NOTE. THE DEED RECORD EAST RIGHT OF WAY BETWEEN STATIONS 71+75.17 AND 73+99.47 CALLS FOR A STRAIGHT LINE FROM A 60' CENTERLINE OFFSET TO A 75' OFFSET, WHICH DOESN'T MATCH THE EXISTING ROAD IMPROVEMENTS. THE RIGHT-OF-WAY LINE SHOWN ON SURVEY NO. 12301 BETWEEN THESE TWO ROAD STATIONS CORRELATES BETTER WITH THE ACTUAL ROAD IMPROVEMENTS AS

OPPOSED FROM THE MENTIONED DEED LOCATION. THEREFORE, I AM

JUDGEMENT AS THE ISSUE IS NOT NECESSARY TO RESOLVE FOR THE

DENOTING BOTH LOCATIONS ON THE MAP AND RESERVING

FILE: SURVEYS\255-05\PARTITION PLAT.DWG

PURPOSE OF THIS SURVEY.

SHEET 1 of 3



