

APPROVALS: ASHLAND PLANNING DEPARTMENT PA #2005-004 LAND PARTITION

1/17/2006 DATE

EXAMINED AND APPROVED THIS 6th DAY OF January, 2006

James H. Olson CITY SURVEYOR

TRUSTEES OF THE STEVEN AND PATRICIA SCHEIN TRUST

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, STEVEN A. SCHEIN AND PATRICIA A. SCHEIN, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED...

STEVEN A. SCHEIN - TRUSTEE

STATE OF OREGON ) COUNTY OF JACKSON )

PERSONALLY APPEARED THE ABOVE NAMED STEVEN A. SCHEIN, THIS 5 DAY OF January, 2006, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: Alisha V. Chubb NOTARY PUBLIC, STATE OF OREGON COMMISSION NO. 390582 MY COMMISSION EXPIRES 3-14-09

PATRICIA A. SCHEIN - TRUSTEE

STATE OF OREGON ) COUNTY OF JACKSON )

PERSONALLY APPEARED THE ABOVE NAMED PATRICIA A. SCHEIN, THIS 5 DAY OF January, 2006, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: Alisha V. Chubb NOTARY PUBLIC, STATE OF OREGON COMMISSION NO. 390582 MY COMMISSION EXPIRES 3-14-09

REGISTERED PROFESSIONAL LAND SURVEYOR

SHAWN KAMPMANN OREGON JULY 14, 1998 SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2007

SURVEYED BY:

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

DATE: NOVEMBER 30, 2005 PROJECT NO. 195-04

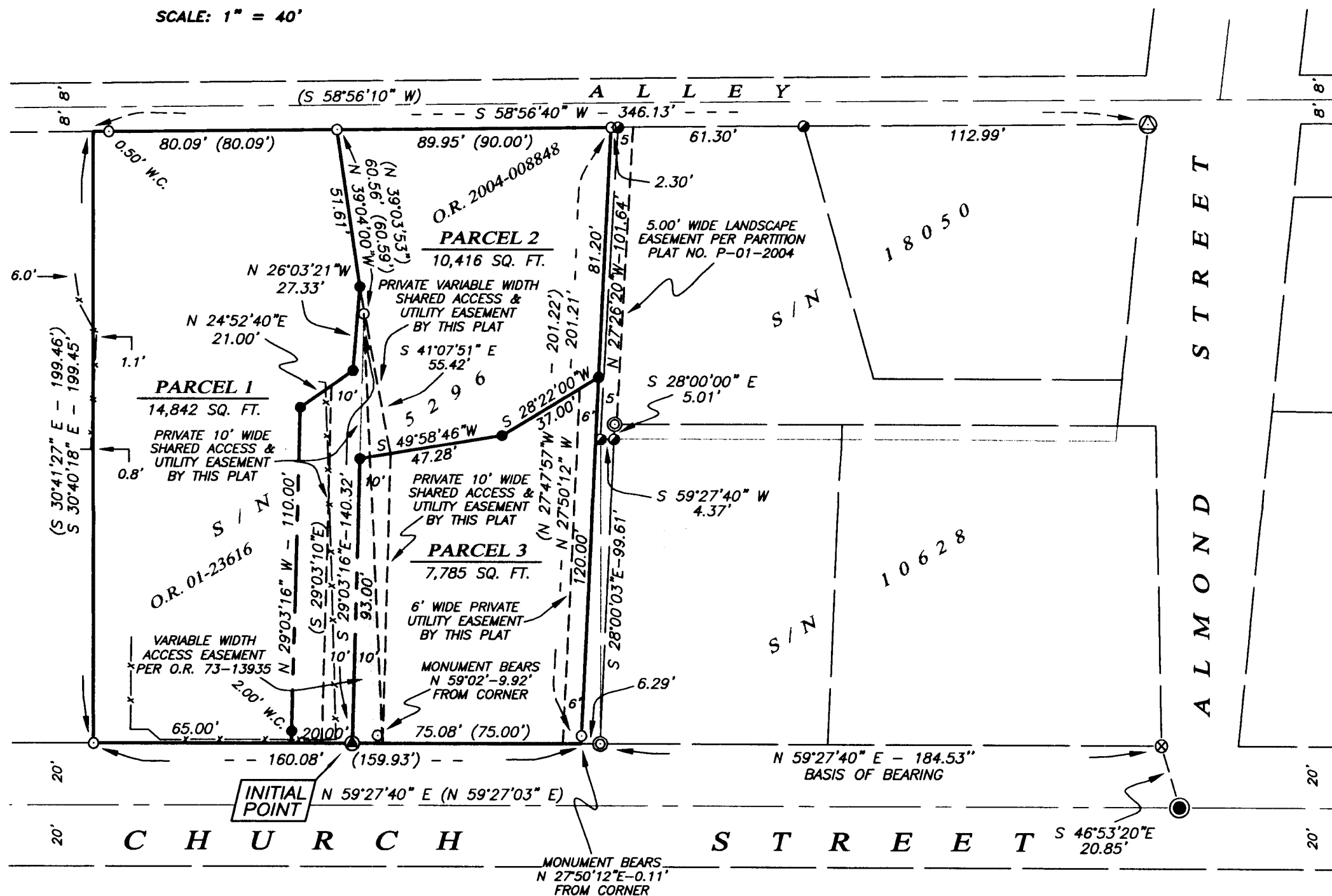
Assessor's Map No. 39 1E 08 AA, Tax Lots 5200 & 5201

LAND PARTITION PARTITION PLAT NO. P - 11-2006

LOCATED IN NORTHEAST QUARTER OF SECTION 8 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR STEVE SCHEIN 167 CHURCH STREET ASHLAND, OREGON 97520

SCALE: 1" = 40'



RECORDING: FILED FOR RECORD THIS 27th DAY OF January, 2006 AT 9:28 CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. 11-2006 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 17, PAGE 11. Kathleen S. Beckett COUNTY CLERK Carmen D. Helmer DEPUTY

COUNTY SURVEYOR FILE NO. 19051

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF January 27, 2006. Carol Applegate, Deputy TAX COLLECTOR 1-27-06 DATE. Assessor 1/27/06 DATE.

LEGEND

- 1 1/2" ALUMINUM CAP IN ASPHALT SURFACE OF UNKNOWN ORIGIN PER S/N 17516 & 18050 (RECOVERED)
1 1/2" ALUMINUM CAP ON 5/8" IRON PIN MARKED "WIT COR LS 759 1986" PER S/N 10628 (RECOVERED)
1/2" IRON PIPE w/ YELLOW PLASTIC PLUG & BRASS TACK MARKED "SWAIN RLS 759" PER S/N 10628 (RECOVERED)
5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "SWAIN RLS 759 PER S/N 5296 (RECOVERED)
5/8" IRON PIN w/ 2" ALUMINUM CAP MARKED "INITIAL POINT PLS 2883" PER S/N 18050 & MONUMENT DETAIL (RECORD)
5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" PER S/N 17516 (RECORD)
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
W.C. WITNESS CORNER, AS DESCRIBED
( ) SURVEY RECORD PER S/N 5296 AND ALSO DEED RECORD PER O.R. 2004-008848 & O.R. 01-23616

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

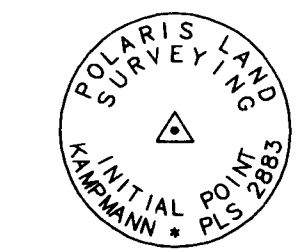
PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2004-008848 & 01-23616 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND FILED AS PLANNING ACTION NO. 2005-004 WITH THE CITY OF ASHLAND DEPARTMENT OF COMMUNITY DEVELOPMENT.

PROCEDURE: UTILIZING A LEICA TCRA 1103 ROBOTIC ELECTRONIC TOTAL STATION AND RANGING PRISMS, AS WELL AS SURVEY CONTROL ESTABLISHED IN THE PERFORMANCE OF SURVEY NO. S 17516 & 18050 BY THIS OFFICE, I SURVEY THE MONUMENTS AS SHOWN. THE SUBJECT PROPERTIES WERE PREVIOUSLY SURVEYED BY EVERETT SWAIN IN 1973 DURING THE PERFORMANCE OF SURVEY NO. 5296, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. ALL THE MONUMENTS SET BY THAT SURVEY WERE RECOVERED AND FOUND TO BE IN HARMONY WITH THE SURVEY RECORD AND WERE HELD FOR POSITION, EXCEPT FOR THE MOST EASTERLY CORNER WHICH WAS HELD FOR LINE ON THE NORTHEASTERLY LINE, AND A RECORD 10.00' WITNESS CORNER WHICH WAS FOUND SLIGHTLY OFF THE NORTHWESTERLY LINE OF CHURCH STREET 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 AN ALUMINUM CAPPED 5/8 INCH IRON PIN ON THE NORTHWESTERLY LINE OF CHURCH STREET AT THE MOST EASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 01-23616 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE NORTH 59°27'40" EAST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 75.08 FEET (DEED RECORD NORTH 57°27'03" EAST, 75.00 FEET), TO THE MOST EASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2004-008848 OF SAID OFFICIAL RECORDS, FROM WHICH A 5/8 INCH IRON PIN BEARS NORTH 27°50'12" WEST, 0.11 FEET; THENCE NORTH 27°50'12" WEST, 201.21 FEET (DEED RECORD NORTH 27°47'57" WEST, 201.22 FEET), TO A 5/8 INCH IRON PIN AT THE MOST NORTHERLY CORNER OF SAID DESCRIBED TRACT; THENCE SOUTH 58°56'40" WEST, ALONG THE SOUTHEASTERLY LINE OF A 16.00 FOOT WIDE ALLEY, A DISTANCE OF 170.04 FEET (DEED RECORD SOUTH 58°56'10" WEST, 170.09 FEET), TO THE MOST WESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 01-23616, FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER BEARS NORTH 58°56'40" EAST, 0.50 FEET; THENCE SOUTH 30°41'27" EAST, 199.45 FEET (DEED RECORD SOUTH 30°41'27" EAST, 199.46 FEET), TO A 5/8 INCH IRON PIN AT THE MOST SOUTHERLY CORNER OF SAID DESCRIBED TRACT; THENCE NORTH 59°27'40" EAST, ALONG THE NORTHWESTERLY LINE OF CHURCH STREET, A DISTANCE OF 85.00 FEET (DEED RECORD NORTH 57°27'03" EAST, 84.93 FEET), TO THE INITIAL POINT OF BEGINNING.



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

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 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, AS REFERENCED ON SURVEY NO. 18050, HAVING A RECORD BEARING OF NORTH 59°27'40" EAST.