

APPROVALS: *[Signature]* 5/5/2006
ASHLAND PLANNING DEPARTMENT DATE
PA #2005-230 LAND PARTITION

EXAMINED AND APPROVED THIS 20 DAY OF April, 2006
[Signature]
CITY SURVEYOR

DECLARATION:
KNOW ALL MEN BY THESE PRESENTS, THAT LARSON PARK, LLC, IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND 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. LARSON PARK, LLC, HEREBY DEDICATES TO THE CITY OF ASHLAND, A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE FRONTAGE OF PARK STREET, AS SHOWN HEREON. ALSO, A PRIVATE 15.00 FOOT WIDE MUTUAL ACCESS EASEMENT TO BENEFIT PARCEL 1, IS HEREBY CREATED BY THIS PLAT, AS WELL AS A PRIVATE 5.00 FOOT WIDE UTILITY EASEMENT TO BENEFIT PARCEL 2, AS SHOWN HEREON.

[Signature]
HELEN L. LARSON, MANAGING MEMBER
LARSON PARK, LLC

STATE OF OREGON) SS
COUNTY OF JACKSON)
PERSONALLY APPEARED THE ABOVE NAMED HELEN L. LARSON, THIS 7 DAY OF April, 2006, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.
BEFORE ME: *[Signature]*
Louise Miller, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 363080
MY COMMISSION EXPIRES: 1/20/2007

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 AT THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2005-028127 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, SAID POINT ALSO BEING ON A BOUNDARY BY AGREEMENT DESCRIBED WITHIN INSTRUMENT NO. 79-08090 OF SAID OFFICIAL RECORDS; THENCE SOUTH 89°51'37" EAST, A DISTANCE OF 180.00 FEET TO THE EASTERLY TERMINUS OF SAID BOUNDARY LINE AGREEMENT ON THE WEST LINE OF PARK STREET, FROM WHICH A 3/4 INCH IRON PIPE BEARS NORTH 89°51'37" WEST, 0.06 FEET; THENCE SOUTH 00°14'27" WEST, ALONG THE WEST LINE OF PARK STREET, A DISTANCE OF 95.72 FEET (DEED RECORD SOUTH, 100 FEET) TO A POINT FROM WHICH A 3/4 INCH IRON PIN AT THE REPORTED SOUTHEAST CORNER OF LOT 37 OF THE BELLVUE TRACTS PER SURVEY NO. 3889, BEARS NORTH 89°32'45" WEST, A DISTANCE OF 0.12 FEET; THENCE NORTH 89°32'45" WEST, A DISTANCE OF 145.06 FEET, TO A 5/8 INCH IRON PIN AT THE EASTERLY TERMINUS OF THAT BOUNDARY LINE AGREEMENT DESCRIBED WITHIN INSTRUMENT NO. 73-14055 OF SAID OFFICIAL RECORDS; THENCE SOUTH 88°22'39" WEST, ALONG SAID DESCRIBED BOUNDARY LINE AGREEMENT (DEED RECORD SOUTH 88°23'10" WEST), A DISTANCE OF 34.96 FEET, TO A 5/8 INCH IRON PIN; THENCE NORTH 00°14'27" EAST, PARALLEL WITH AND 180.00 FEET WESTERLY OF THE WEST LINE OF PARK STREET, A DISTANCE OF 96.00 FEET (DEED RECORD NORTH, 100 FEET) TO THE INITIAL POINT OF BEGINNING.

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009
DATE: AUGUST 20, 2005
PROJECT NO. 265-05

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS
RENEWAL DATE: 6/30/2007

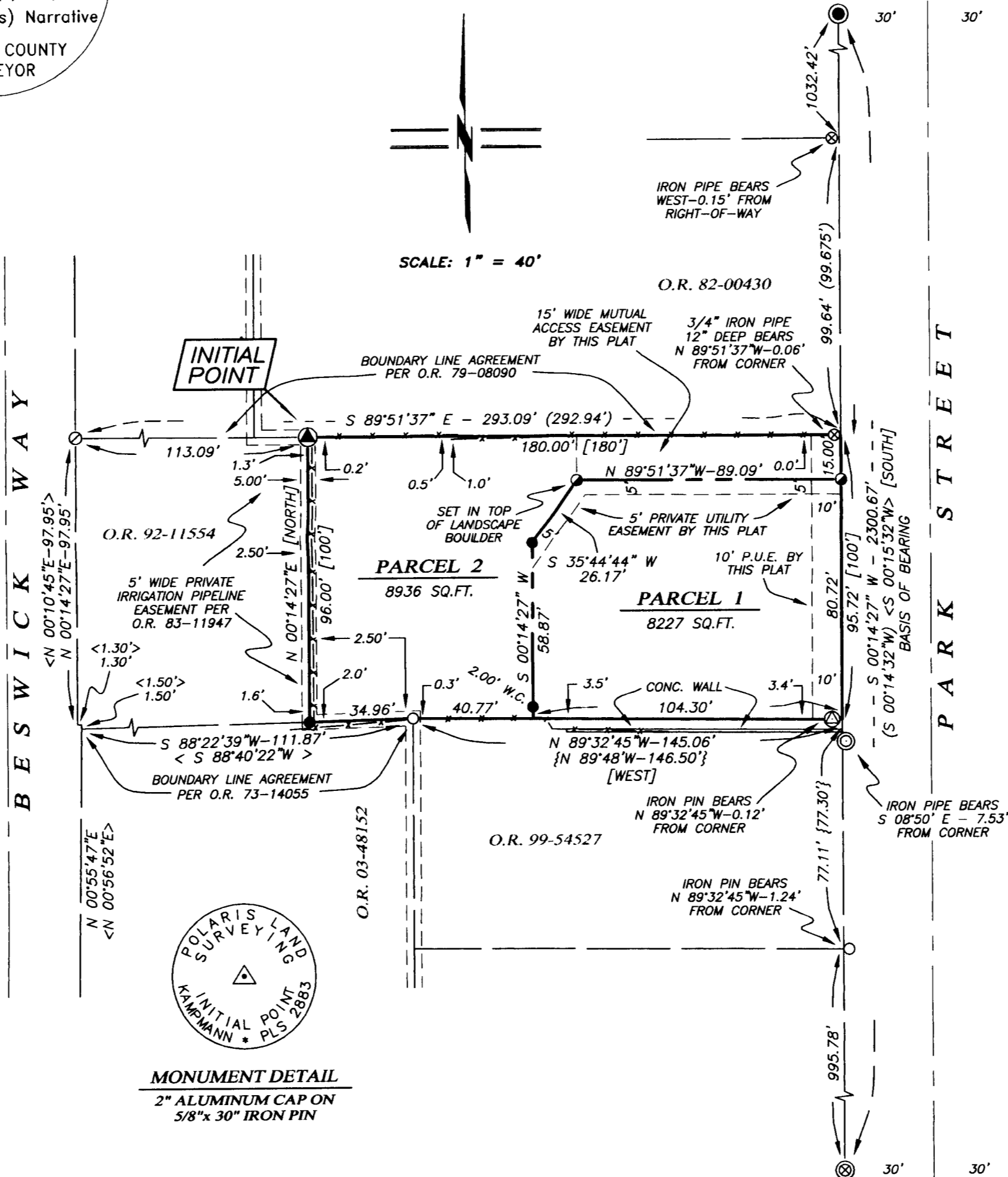
LAND PARTITION
PARTITION PLAT NO. P- 43-2006

LOCATED IN
SOUTHEAST QUARTER OF SECTION 15
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
LARSON PARK, LLC

1031 PARK STREET
ASHLAND, OREGON 97520

** RECEIVED **
Date 5/09/06 By *[Signature]*
This survey consists of
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR



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.
[Signature]
SURVEYOR

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 CENTERLINE OF PARK STREET, AS SHOWN ON SURVEY NO. 17576, BETWEEN THE RECOVERED INITIAL POINT MONUMENTS FOR JESKA SUBDIVISION AND NORWOOD SUBDIVISION, HAVING A RECORD PLAT BEARING OF SOUTH 00°14'27" WEST.

RECORDING:
FILED FOR RECORD THIS 9th DAY OF May, 2006 AT
10:21 O'CLOCK AM AND RECORDED AS PARTITION PLAT NO. P-43-2006
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON,
INDEX VOLUME 17, PAGE 43.
[Signature] *[Signature]*
COUNTY CLERK DEPUTY
COUNTY SURVEYOR FILE NO. 19175

TAX STATEMENT APPROVAL:
ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF MAY 9th, 2006
[Signature] *[Signature]*
TAX COLLECTOR DEPUTY
ASSESSOR DEPUTY
DATE 5/9/06

- LEGEND**
- 3" CITY OF ASHLAND BRASS CAP IN CONCRETE, 18" DEEP, JESKA SUBDIVISION INITIAL POINT PER S/N 8831, 4033 & 17576 (RECORD)
 - 2" IRON PIPE, 0.65' DEEP, NORWOOD SUBDIVISION INITIAL POINT PER S/N 8831, 4033 & 17576 (RECORD)
 - 3/4" IRON PIN, 0.2' DEEP IN CONCRETE - REPORTED S.E. CORNER OF LOT 37, BELLVUE TRACT PER S/N 8831 & 3889 (RECOVERED)
 - 1/2" IRON PIPE, 0.2' DEEP - ORIGIN UNKNOWN (RECOVERED)
 - 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "SWAIN RLS 759" PER S/N 7890 & 8831 (RECOVERED)
 - 5/8" IRON PIN, NO MARKINGS, PER S/N 3889 (RECOVERED)
 - 3/4" IRON PIPE PER S/N 7890 (RECOVERED)
 - 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
 - CONCRETE "MAG" NAIL w/ 1/2" BRASS WASHER IN CONCRETE, OR AS DESCRIBED, 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
 - P.U.E. PUBLIC UTILITY EASEMENT
 - () SURVEY RECORD DATA PER S/N 7890
 - { } SURVEY RECORD DATA PER S/N 3889
 - ^ > SURVEY RECORD DATA PER S/N 8831
 - [] DEED RECORD DATA PER O.R. 2005-028127

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. 2005-028127 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND FILED AS PLANNING ACTION NO. 2005-230 WITH THE CITY OF ASHLAND DEPARTMENT OF COMMUNITY DEVELOPMENT.
PROCEDURE: UTILIZING A LEICA TCRA 1103 ROBOTIC ELECTRONIC TOTAL STATION AND RANGING PRISMS, IN ADDITION TO SURVEY CONTROL ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 17576, I SURVEY THE MONUMENTS AS SHOWN. THE WEST LINE OF PARK STREET WAS DETERMINED BY HOLDING THE RECORD LINE BETWEEN THE INITIAL POINTS OF JESKA AND NORWOOD SUBDIVISIONS SHOWN ON SURVEY NO. 17576. THE WEST LINE OF THE SUBJECT PROPERTY WAS DETERMINED AS BEING PARALLEL WITH AND 180.00 FEET WEST OF PARK STREET PER THE DEED RECORD. MONUMENTS RECOVERED FROM SURVEY NO. 7890 ALONG THAT BOUNDARY LINE AGREEMENT DESCRIBED WITHIN O.R. 79-08090 WERE HELD FOR THE NORTH LINE OF SUBJECT PROPERTY. THE SOUTH LINE OF THE SUBJECT PROPERTY IS DESCRIBED BY DEED AS BEING THE SOUTH LINE OF LOT 37 OF THE BELLVUE TRACT. AS NOTED IN MANY OF THE SURVEY NARRATIVES PERFORMED WITHIN THE BELLVUE TRACT, THERE IS A SUBSTANTIAL MIS-CLOSURE IN THE ORIGINAL PLAT'S EXTERIOR BOUNDARY, AND AS ALMOST ALL OF THE ORIGINAL MONUMENTATION HAS BEEN LOST OR OBLITERATED, IT IS IMPRACTICAL AND PERHAPS IMPOSSIBLE TO LOCATE MANY OF THE ACTUAL LOT CORNERS AT THIS TIME. THEREFORE, ESPECIALLY IN THIS VICINITY, NUMEROUS BOUNDARY LINE AGREEMENTS HAVE BEEN MADE, ON THE RECOMMENDATION OF MANY SURVEYORS, TO RESOLVE THE UNCERTAINTIES REGARDING BOUNDARIES IN THIS LOCALITY. THE PARTITIONER HAS ATTEMPTED TO CONTACT THE ADJACENT PARCEL OWNER TO THE SOUTH IN THE HOPE OF OBTAINING A BOUNDARY LINE AGREEMENT FOR THE REMAINING PORTION OF THE SOUTH LINE THAT IS IN QUESTION, BUT HAS NOT YET BEEN SUCCESSFUL AS THE ADJOINING LANDOWNER IS CURRENTLY OUT OF THE COUNTRY. THEREFORE, FOR THE PURPOSE OF THIS SURVEY, I HOLD THE MONUMENTS RECOVERED FROM SURVEY NO. 3889 FOR THE SOUTH LINE, FOR LACK OF BETTER AVAILABLE EVIDENCE TO DETERMINE THE SOUTH LINE OF SAID LOT 37.