

APPROVAL: [Signature]
ASHLAND PLANNING DEPARTMENT
PA #2006-000492 PROPERTY LINE ADJUSTMENT

5/2/2006
DATE

LAND PARTITION SURVEY
PROPERTY LINE ADJUSTMENT
In the S.W. 1/4 of Section 14, T.39S, R.1E, W.M.
City of Ashland Jackson County, Oregon

*** RECORDING ***

FILED FOR RECORD THIS 12 DAY OF May, 2006 AT
2:33 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P.44-2006
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 17, PAGE 44. DOC. # 2006-025103, ORJCO.

Kathleen S. Beckett COUNTY CLERK
[Signature] DEPUTY

COUNTY SURVEYOR FILE NO. 19183

APPROVAL:
EXAMINED AND APPROVED THIS 1st DAY OF May, 2006.
[Signature]
CITY SURVEYOR

SURVEY FOR:
PNW BUILDING & DESIGN, LLC
518 WASHINGTON STREET, #2
ASHLAND, OR 97520

DATE:
APRIL 24, 2006

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782
EMAIL: ljfriar@charter.net

*** TAX STATEMENT ***

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE
BEEN PAID AS OF MAY 12th, 2006.

Patty Budzong Deputy 5-12-06 DATE
TAX COLLECTOR ASSESSOR
[Signature] DEPUTY 5/12/06 DATE

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT ADULT STUDENT HOUSING, INC. AND FINANCIAL PACIFIC, INC. ARE THE OWNERS OF THE LAND SHOWN ON THIS PARTITION PLAT, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO THE PARCELS AS SHOWN ON SHEET 2 AND DO HEREBY MAKE AND ESTABLISH THE CREEK MAINTENANCE AND ACCESS EASEMENT FOR THE BENEFIT & USE BY PARCEL 1 AND THE TALENT IRRIGATION DISTRICT.

[Signature]
PHIL MCLENNAN, President
ADULT STUDENT HOUSING, INC.
FINANCIAL PACIFIC, INC.

[Signature]
FRED BENDER, Secretary
ADULT STUDENT HOUSING, INC.
FINANCIAL PACIFIC, INC.

STATE OF OREGON)
)SS.
COUNTY OF ~~JACKSON~~ Washington

PERSONALLY APPEARED THE ABOVE NAMED PHIL MCLENNAN AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF FINANCIAL PACIFIC, INC. AND ADULT STUDENT HOUSING, INC.

DATED THIS 27th DAY OF April, 2006.

Connie Herb
[Signature] NOTARY PUBLIC - OREGON
COMMISSION NO. 372932
MY COMMISSION EXPIRES Sep. 23, 2007

STATE OF OREGON)
)SS.
COUNTY OF ~~JACKSON~~ Washington

PERSONALLY APPEARED THE ABOVE NAMED FRED BENDER AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF FINANCIAL PACIFIC, INC. AND ADULT STUDENT HOUSING, INC.

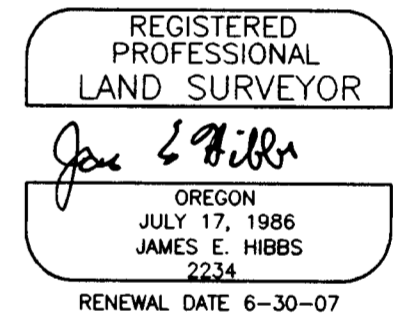
DATED THIS 27th DAY OF April, 2006.

Connie Herb
[Signature] NOTARY PUBLIC - OREGON
COMMISSION NO. 372932
MY COMMISSION EXPIRES Sep. 23, 2007

*** SURVEYOR'S CERTIFICATE ***

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY DECLARE THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND COMPLIES WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

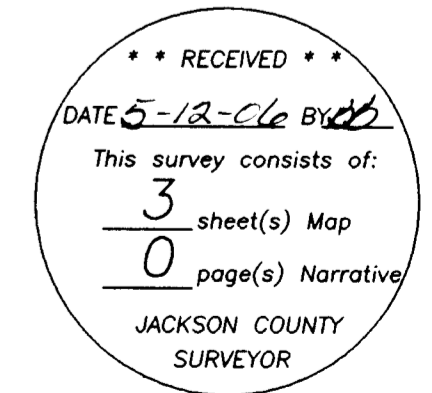
Beginning at the Northeast corner of DEERFIELD ESTATES SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the East line thereof, South 00°16'50" West, 473.84 feet to the Southeast corner thereof; thence along the South line of that tract described in Document No. 88-15112, Official Records of Jackson County, Oregon, South 56°06'00" East, 322.63 feet to the Southeast corner thereof; thence along the Easterly line of said tract and that tract described in Document No. 97-48757, said Official Records, the following three courses: North 05°45'00" East, 95.95 feet; thence North 01°12'30" West, 133.02 feet; thence North 11°21'00" East, 385.37 feet to the Southwesterly line of Siskiyou Boulevard; thence along said Southwesterly line, North 56°05'49" West, 786.63 feet to the East line of Clay Street; thence along said East line, South 00°16'50" West, 236.12 feet to the Northwest corner of that tract described in Document No. 96-17247, said Official Records; thence along the North line of said tract, South 80°29'42" East, 68.17 feet to the Northeast corner thereof; thence along the East line of said tract, South 01°52'19" West, 84.51 feet to the North line of said DEERFIELD ESTATES SUBDIVISION; thence along said North line, South 76°10'02" East, 248.66 feet to the Initial Point of Beginning.



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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO PARCELS CREATED THROUGH A LAND PARTITION/ PROPERTY LINE ADJUSTMENT. SEE ASHLAND PA #2006-000492.

PROCEDURE: FROM CONTROL AND MONUMENTS ESTABLISHED BY THIS OFFICE DURING FS18685 MADE TIES TO ADDITIONAL MONUMENTS TO CONTROL THIS SURVEY. COMPUTED THE POSITION OF THE ADJUSTED PROPERTY CORNERS AND SET MONUMENTS AS SHOWN ON SHEETS 2 & 3.



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

[Signature]
SURVEYOR

SURVEY FOR:

PNW BUILDING & DESIGN, LLC
518 WASHINGTON STREET, #2
ASHLAND, OR 97520

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST 8TH STREET
MEDFORD, OR 97501
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

DATE:

APRIL 24, 2006

LAND PARTITION SURVEY
PROPERTY LINE ADJUSTMENT
In the S.W. 1/4 of Section 14, T.39S, R.1E., W.M.
City of Ashland Jackson County, Oregon

LEGEND:

- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. RCE 7971 PER FS7007 OR AS NOTED.
 - = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. BOYDEN RLS281 PER FS11615.
 - ⊗ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD D.A. EDWARDS PLS2339 PER FS11957.
 - ⊙ = FD. 5/8" IRON PIN PER FS5563.
 - ⊘ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS18685.
 - = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. KAMPMANN PLS2338 (SURVEY IN PROGRESS.)
 - ▣ = FD. 5/8" IRON PIN PER FS2203.
 - = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.
- FS = FILED SURVEY #.
JCDR = JACKSON COUNTY DEED RECORDS.
WC = WITNESS CORNER MONUMENT.
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
C1/L1 = SEE COURSE DATA TABLE.
TID = TALENT IRRIGATION DISTRICT.

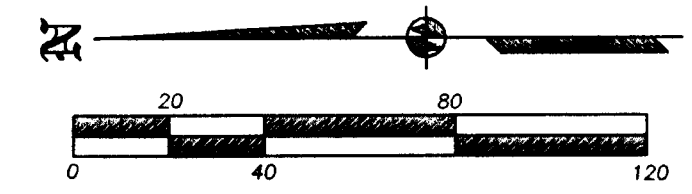
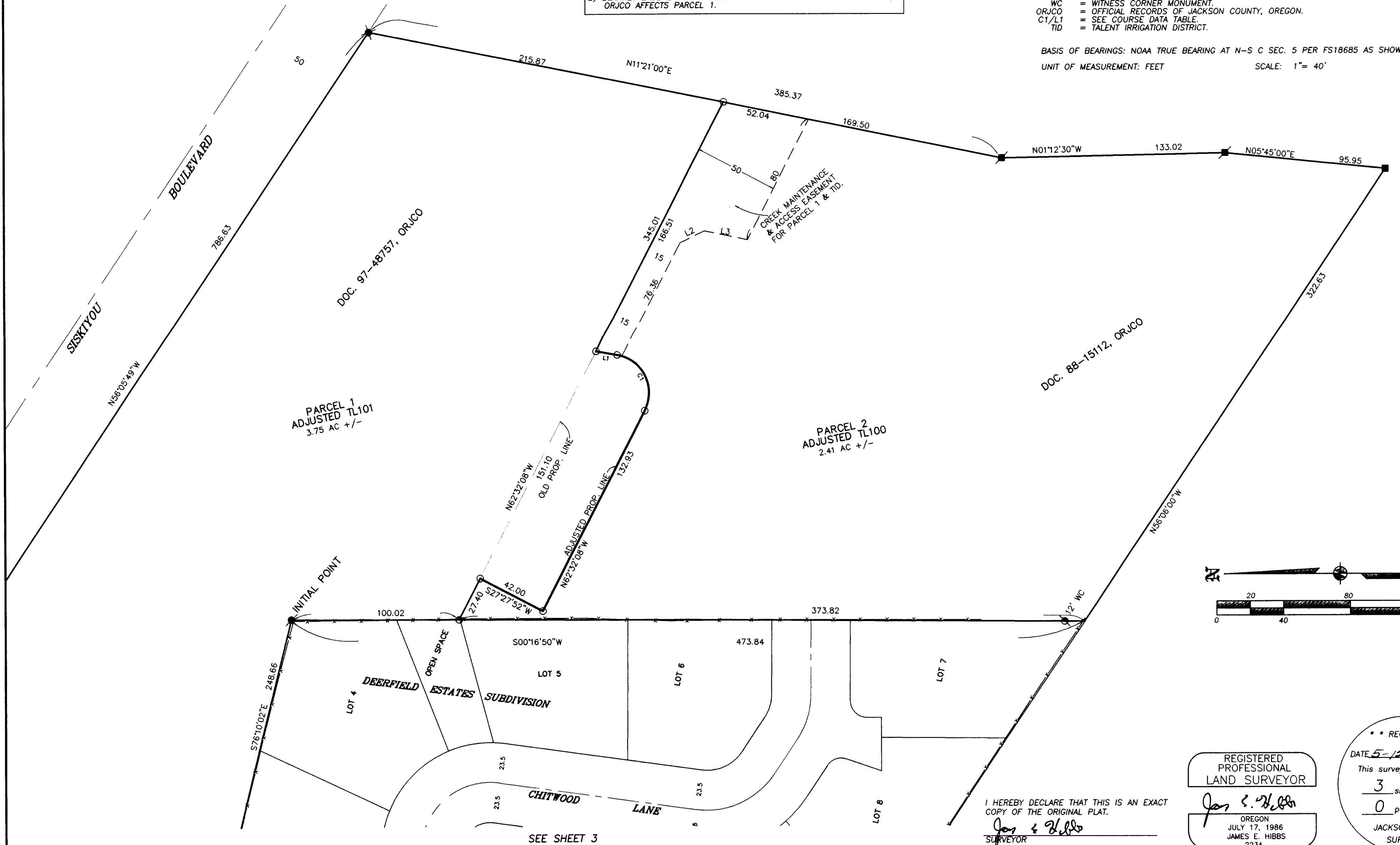
| COURSE DATA TABLE | | | | |
|-------------------|-------------|----------|--------|-------------------|
| NUM | DELTA | ARC | RADIUS | LONG CHORD |
| C1 | 107°18'03" | 43.07 | 23.00 | N63°48'50"E 37.05 |
| NUM | BEARING | DISTANCE | | |
| L1 | S10°09'49"W | 12.74 | | |
| L2 | N25°35'34"W | 15.98 | | |
| L3 | N11°21'00"E | 26.43 | | |

EASEMENTS PER SUBDIVISION REPORT

1) RIGHTS OF WAY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER V.330, P.455, JCDR CANNOT BE DEPICTED DUE TO NON-SPECIFIC LEGAL DESCRIPTION.

2) BLANKET EASEMENT FOR ELECTRICAL FACILITIES PER DOC. 72-03206. ORJCO AFFECTS PARCEL 1.

BASIS OF BEARINGS: NOAA TRUE BEARING AT N-S C SEC. 5 PER FS18685 AS SHOWN HEREON.
UNIT OF MEASUREMENT: FEET SCALE: 1"= 40'



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-07

** RECEIVED **
DATE 5-12-06 BY [Signature]
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SURVEY FOR:

PNW BUILDING & DESIGN, LLC
518 WASHINGTON STREET, #2
ASHLAND, OR 97520

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST 8TH STREET
MEDFORD, OR 97501
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

DATE:

APRIL 24, 2006

LAND PARTITION SURVEY
PROPERTY LINE ADJUSTMENT
In the S.W. 1/4 of Section 14, T.39S, R.1E, W.M.
City of Ashland Jackson County, Oregon

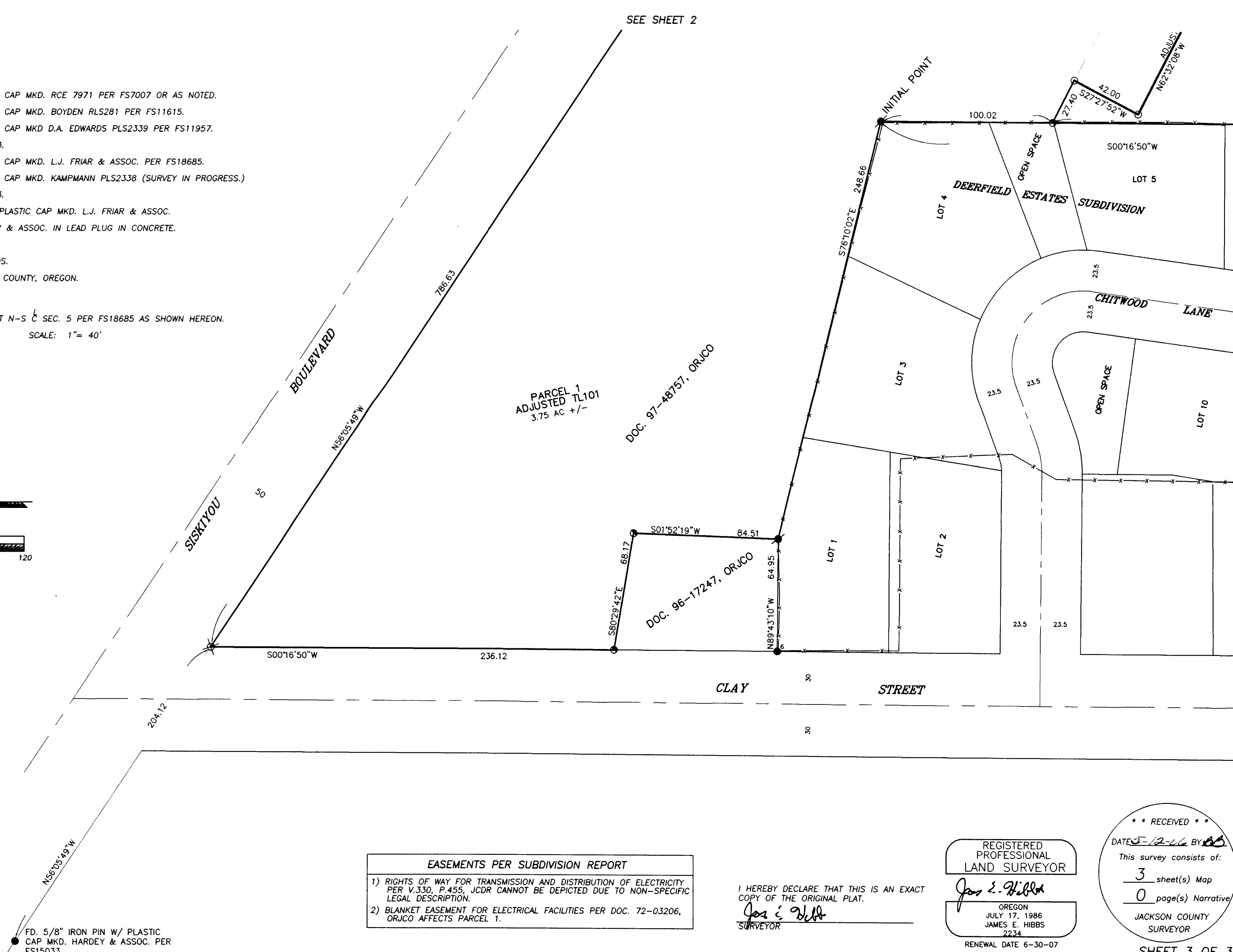
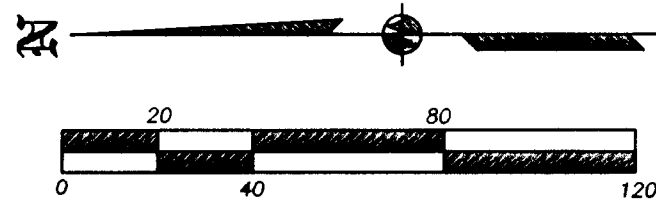
COURSE DATA TABLE

| NUM | DELTA | ARC | RADIUS | LONG CHORD |
|-----|-------------|----------|--------|-------------------|
| C1 | 107°18'03" | 43.07 | 23.00 | N63°48'50"E 37.05 |
| NUM | BEARING | DISTANCE | | |
| L1 | S10°09'49"W | 12.74 | | |
| L2 | N25°35'34"W | 15.98 | | |
| L3 | N11°21'00"E | 26.43 | | |

LEGEND:

- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. RCE 7971 PER FS7007 OR AS NOTED.
 - = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. BOYDEN RLS281 PER FS11615.
 - = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. D.A. EDWARDS PLS2339 PER FS11957.
 - = FD. 5/8" IRON PIN PER FS5563.
 - = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS18685.
 - = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. KAMPMANN PLS2338 (SURVEY IN PROGRESS.)
 - = FD. 5/8" IRON PIN PER FS2203.
 - = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.
- FS = FILED SURVEY #.
JCDR = JACKSON COUNTY DEED RECORDS.
WC = WITNESS CORNER MONUMENT.
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
C1/L1 = SEE COURSE DATA TABLE.
TID = TALENT IRRIGATION DISTRICT.

BASIS OF BEARINGS: NOAA TRUE BEARING AT N-S 1/2 SEC. 5 PER FS18685 AS SHOWN HEREON.
UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'



EASEMENTS PER SUBDIVISION REPORT

- RIGHTS OF WAY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER V.330, P.455, JCDR CANNOT BE DEPICTED DUE TO NON-SPECIFIC LEGAL DESCRIPTION.
- BLANKET EASEMENT FOR ELECTRICAL FACILITIES PER DOC. 72-03206, ORJCO AFFECTS PARCEL 1.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-07

RECEIVED
DATE 5-12-06 BY *ES*
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

391E14CB TL'S 100 & 101

FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. HARDEY & ASSOC. PER FS15033.
THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

SHEET 3 OF 3
05137FM