APPROVALS ASHILAND PLANNING DEPARTMENT

EXAMINED AND APPROVED THIS 26 DAY OF May

CITY SURVEYOR

PA #2005-01704 / LAND PARTITION

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, 145 MAIN STREET, 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 HEREBY CREATE BY THIS PLAT AS SHOWN HEREON, A 5.00 FOOT WIDE PRIVATE UNDERGROUND UTILITY EASEMENT ALONG THE NORTHWESTERLY LINE OF PARCEL 2, TO WHICH THE UNDERLYING FEE OWNER WOULD RETAIN THE RIGHT TO CONSTRUCT BUILDINGS OR OTHER PERMANENT STRUCTURES OVER THE TOP OF SAID EASEMENT, SO LONG AS ANY SUCH STRUCTURES ARE ADEQUATELY SUPPORTED TO PROTECT SUCH UNDERGROUND UTILITIES AND THAT THE USE OF SUCH SHALL UTILITIES SHALL NOT BE IMPAIRED OR IMPEDED.

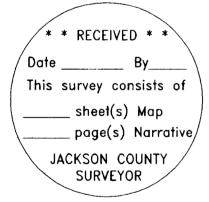
ROBERT J. MENDRICK, KENDRICK ENTERPRISE LLC, MEMBER FOR: 145 MAIN STREET LLC

STATE OF OREGON) COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED ROBERT J. KENDRICK, MEMBER OF KENDRICK ENTERPRISE LLC, ON BEHALF OF AND WITH THE AUTHORITY OF THE MEMBERS OF 145 MAIN STREET, LLC,
THIS 19 DAY OF 2006, AND ACKNOWLEDGED
THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

Laurie A. Mille NOTARY PUBLIC, STATE OF OREGON COMMISSION NO. 363080

MY COMMISSION EXPIRES 9 20, 20, 2007



REGISTERED PROFESSIONAL LAND SURVEYOR

Show Kingham

OREGON JULY 14, 1998 SHAWN KAMPMANN

RENEWAL DATE: 6/30/2007

SURVEYED BY:

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

> DATE: APRIL 16, 2006 PROJECT NO. 179-04

Assessor's Map No. 39 1E 09 BA, Tax Lot 11000

MINOR LAND PARTITION PARTITION PLAT NO. P - 50-2006

LOCATED IN

NORTHWEST QUARTER OF SECTION 9 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN CITY OF ASHLAND, JACKSON COUNTY, OREGON

145 MAIN STREET LLC

24 CROCKER STREET ASHLAND, OREGON 97520

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. 2004-047453 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE I EAST OF THE WILLAMETTE MERIDIAN IN

JACKSON COUNTY, OREGON. PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA ROBOTIC TOTAL STATION WITH RANGING PRISMS, I SURVEY THE MONUMENTS AS SHOWN HEREON. THE SUBJECT PROPERTY IS

LOCATED IN A PORTION OF LOT 4, MICKELSON'S ADDITION AND LOT 1, CHITWOOD'S ADDITION TO THE CITY OF ASHLAND. THE MICKELSON TRACT WAS LAID OUT IN 1869 BUT NOT RECORDED UNTIL MARCH 4, 1887 IN VOLUME 13, PAGES 445 AND 446 OF THE DEED RECORDS OF JACKSON COUNTY. THE CHITWOOD TRACT WAS RECORDED IN VOLUME 13, PAGES 447 AND 448, AND BOUNDS ALONG THE NORTHERLY AND WESTERLY LINES OF LOTS 2, 3 AND 4 OF THE MICKELSON TRACT. THE PLAT OF THE MICKELSON TRACT DID NOT INDICATE THE LOCATION OF SAID LOTS 1 THROUGH 4 IN RELATION TO ANY BOUNDARY CORNERS OF THE OVERALL TRACT WHICH WAS LATER CONVEYED TO J.H. CHITWOOD IN DEED RECORD VOLUME 10, PAGE 587 ON SEPTEMBER 26, 1883. THEREFORE IN ORDER TO COMPUTE THE LOCATION OF THE MICKELSON LOTS, I HOLD THE CHITWOOD TRACT DEED RECORD DISTANCE OF 204 FEET FROM THE INTERSECTION OF THE EASTERLY LINE OF OAK STREET WITH THE NORTHERLY LINE OF MAIN STREET, FOLLOWING SOUTHEASTERLY ALONG THE NORTHERLY LINE OF MAIN STREET TO DETERMINE THE SOUTHWESTERLY CORNER OF LOT 2, MICKELSON TRACT, COMMON WITH THE CHITWOOD TRACT EXTERIOR BOUNDARY ANGLE POINT ON THE EASTERLY SIDE OF FIRST STREET (NOW PIONEER STREET). I UTILIZE THE RECORD ANGLE OF 90° TO COMPUTE THE MICKELSON LOT SIDELINES, AND HOLD THE LOT WIDTH DISTANCES OF 60.6 FEET ALONG MAIN STREET AS SHOWN BY M.L. MCCALL ON THE OFFICIAL 1888 CITY OF ASHLAND MAP, WHICH CONFORMED IN SURPRISING HARMONY WITH THE EXISTING BUILDING FRONTAGE IMPROVEMENTS. THE SOUTHEASTERLY LINE OF THE CHITWOOD TRACT WAS MUCH MORE DIFFICULT TO DETERMINE THAN THE REST OF THE TRACT WHICH IS BOUNDED ALONG THE EASTERLY LINE OF OAK STREET, THE NORTHERLY SIDE OF MAIN STREET AND THE EAST LINE OF DONATION LAND CLAIM NO. 40. IN RESEARCHING SURVEY NO.'S 10436 AND 12197 BY EVERETT SWAIN, I CAME ACROSS AN INTERESTING OBSERVATION IN HIS NARRATIVE FOR SURVEY NO. 12197, WHICH NOTED A "METALLIC OBJECT" FOUND IN THE CENTERLINE OF SPRING STREET (NOW COMMONLY REFERRED TO AS "B" STREET) WHICH WAS APPROXIMATELY 0.50 FEET WEST OF THE EAST LINE OF DONATION LAND CLAIM NO. 40. HE GOES ON TO NOTE THAT THIS "METALLIC OBJECT" ALONG WITH OTHER VERY OLD MONUMENTS FOUND ALONG THE COPELAND YARDS DEED BOUNDARY FOUND IN VOLUME 239, PAGE 403, FIT VERY WELL IN RELATION TO EACH OTHER. I LOCATED AND TIED A 1 1/2" AXLE ON THE NORTH LINE OF THE COPELAND TRACT, ALSO RECOVERED BY MR. SWAIN, IN CLOSE PROXIMITY TO THE EASTERLY LINE OF BLOCK 23, CHITWOOD TRACT. A 5/8" IRON PIN OF UNKNOWN ORIGIN WAS FOUND AND TIED NEAR THE COMPUTED LOCATION FOR THE NORTHEAST CORNER OF LOT 4, MICKELSON TRACT WHICH FELL SLIGHTLY OVER A FOOT SOUTHERLY FROM THE 12' WIDE ALLEY (WILL DODGE WAY). IN COMPUTING THE INVERSE BETWEEN THE AFOREMENTIONED 5/8" PIN AND THE 1 1/2" AXLE, I FOUND THE BEARING TO MATCH THE RECORD BEARING WITH CHITWOOD'S VERY WELL. I SUSPECTED THAT THE "METALLIC OBJECT" WAS LIKELY INTENDED TO BE SET ON THE EAST LINE OF SAID CLAIM NO. 40 SO IN MY ANALYSIS, I RAN PLAT RECORD FROM CHITWOOD TRACT FROM THE "METALLIC OBJECT" ON A LINE PARALLEL WITH SAID EAST LINE OF CLAIM 40 TO THE SOUTH LINE OF SPRING STREET AND THEN PLAT RECORD 81 FEET TO AN ANGLE POINT. THEN I COMPUTED THE NEXT LEG AT A PLAT RECORD ANGLE DIFFERENCE OF 2° FROM SPRING STREET TO INTERSECT THE NORTHERLY EXTENSION OF THE COMPUTED LINE BETWEEN THE 5/8" PIN IN THE ALLEY AND THE 1 1/2" AXLE. ASTOUNDINGLY, THIS METHOD RESULTED IN AN ALMOST EXACT FIT WITH THE CHITWOOD PLAT RECORD FOR THE SOUTHEASTERLY LINE OF BLOCK 23 AND IN THE ABSENCE OF ANY STRONGER EVIDENCE, I ELECT TO HOLD THE LINE BETWEEN THESE MONUMENTS. THE 5/8" PIN ALSO FIT WITHIN 0.20' OF THE PLAT RECORD DISTANCE OF 122' ALONG THE EASTERLY LINE OF LOT 4, MICKELSON'S, AS WELL AS WITHIN 0.11' IN DISTANCE ALONG THE NORTHERLY LINE OF LOTS 2. 3 AND 4 OI IE MCCALL 1888 MAP RECORD. THEREFORE I ELECT TO HOLD SAID MONUMENT FOR THE NORTHEAST CORNER OF LOT 4, HOLDING SAID NORTHERLY LINE OF MICKELSON'S PARALLEL WITH MAIN STREET AS PER THE PLAT RECORD. THAT BOUNDARY LINE AGREEMENT DESCRIBED WITHIN INSTRUMENT NO. 89-24011 OF THE OFFICIAL RECORDS OF SAID COUNTY, FIXED THE EASTERLY LINE OF THE SUBJECT PROPERTY WITHIN THAT PORTION OF LOT 1, BLOCK 23, CHITWOOD TRACT LYING NORTHERLY OF THE 12' WIDE ALLEY (WILL DODGE WAY) WHICH CREATED A SLIGHT ANGLE POINT AT THE NORTHEAST CORNER OF LOT 4. AT THE NORTHEAST CORNER OF PARCEL 2, THE LINE FIXED BY O.R. 89-24011 BEARS WESTERLY 0.26' FROM THE COMPUTED SOUTHEASTERLY LINE OF SAID BLOCK 23. THE NORTHEAST AND NORTHWEST CORNERS OF LOT 1, BLOCK 23, CHITWOOD WERE CALCULATED BY PROPORTIONAL METHODS AGAINST THE PLAT RECORD, THE DIFFERENCE BEING PRACTICALLY INSIGNIFICANT. THE EXISTING BUILDING ON THE SUBJECT PROPERTY SHARES PARTY WALL AGREEMENTS ON BOTH SIDES AND NO ENCROACHMENTS WERE APPARENT BY THIS SURVEY. DESPITE THE COMPLEXITY INVOLVED IN THE PERFORMANCE OF THIS SURVEY, IT WAS SURPRISING TO FIND HOW WELL EVERYTHING ULTIMATELY FIT TOGETHER WHEN IT WAS ALL DONE.

RECORDING:

FILED FOR RECORD THIS DAY 3:0 O'CLOCK PM AND RECORDED	OF JUNE, 2006 AT DAS PARTITION PLAT NO. P-50-20	00
	ATS IN JACKSON COUNTY, OREGON.	
Kathleen & Beckett	Bartan Johan	
COUNTY CLERK	DEPUTO	

19206

TAX STATEMENT APPROVAL:

COUNTY SURVEYOR FILE NO.

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF JUNE 1 , 2006.

Patty Bud long Deputy	6-1-04
TAX COLLECTOR	DATE
Willea Domen, Dearty	6-1-2006
KSSESSOR /	DATE

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 POINT ON THE NORTHERLY SIDE LINE OF MAIN STREET IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, BEING SOUTH 55°15'35" EAST A DISTANCE OF 80.00 FEET (DEED RECORD SOUTH 55°18' EAST, 80 FEET) FROM THE SOUTHEAST CORNER OF LOT 2, AS DESIGNATED, NUMBERED AND DESCRIBED ON THE PLAT OF MICKELSON TRACT TO ASHLAND, RECORDED IN VOLUME 13, PAGES 445 AND 446 OF THE DEED RECORDS OF SAID COUNTY; THENCE SOUTH 55°15'35" EAST ALONG SAID NORTHERLY SIDE LINE OF MAIN STREET, A DISTANCE OF 40.00 FEET TO THE WESTERLY SIDE LINE OF WHAT IS COMMONLY KNOWN AS THE HELEN RALPH LOT, FRONTING ON SAID MAIN STREET (DEED RECORD SOUTH 55°18' EAST, 40 FEET); THENCE NORTH 33°41'13" EAST ON THE DIVISION LINE BETWEEN LOT 4 IN SAID MICKELSON'S ADDITION AND LOT 1 IN BLOCK 23, CHITWOOD TRACT ON ONE SIDE AND THE SAID HELEN RALPH LOT ON THE EAST SIDE, A DISTANCE OF 232.79 FEET TO THE NORTHEAST CORNER OF SAID LOT I (DEED RECORD NORTHERLY, 233 FEET); THENCE NORTH 66°55'22" WEST ALONG THE NORTHERLY SIDE OF SAID LOT 1, A DISTANCE OF 41.18 FEET (DEED RECORD NORTH 67° WEST, 41 FEET), MORE OR LESS, TO A POINT ON SAID LINE WHICH IS 170.50 FEET FROM THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 34°24'52" WEST (DEED RECORD SOUTH 34°12' WEST) TO A POINT ON THE NORTHERLY LINE OF LOT 4 IN SAID MICKELSON TRACT, BEING 20.00 FEET DISTANT FROM THE NORTHEAST CORNER OF LOT 3 IN SAID MICKELSON TRACT; THENCE SOUTH 34°01'21" WEST, 121.79 FEET (DEED RECORD SOUTH 34° WEST, 122 FEET TO THE POINT OF BEGINNING. TOGETHER WITH, ALL THAT PORTION OF PROPERTY LYING WESTERLY OF THAT BOUNDARY LINE AGREEMENT RECORDED OCTOBER 17, 1989 AS INSTRUMENT NO. 89-24011, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. EXCEPTING THEREFROM ALL THAT PORTION OF PROPERTY LYING EASTERLY OF THAT BOUNDARY LINE OF AGREEMENT RECORDED OCTOBER 17, 1989 AS INSTRUMENT NO. 89-24011, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. ALSO EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PROPERTY NOW INCLUDED IN THE ALLEY RUNNING THROUGH THE BLOCK IN WHICH THIS PROPERTY IS LOCATED FROM PIONEER AVENUE TO FIRST STREET. ALSO EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED REAL PROPERTY, CONVEYED TO THE STATE OF OREGON BY AND THROUGH ITS STATE HIGHWAY COMMISSION BY DEEDED RECORDED IN VOLUME 415 PAGE 165, OF THE DEED RECORDS OF JACKSON COUNTY, OREGON. ALSO EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE RELOCATED NORTHEASTERLY LINE OF MAIN STREET DENOTED IN CITY OF ASHLAND ENGINEERING FIELD BOOK "C" BY CITY SURVEYOR M.L. MCCALL IN 1904.

/	HEREBY	CERTIFY	THAT	THIS	PLAT	IS	AN	EXACT	COPY	OF	THE	ORIGINAL.
Shu khum												
					SUR							

FILE: SURVEYS\179-04\PARTITON PLAT.DWG

SHEET 1 of 3

