

APPROVALS:

*[Signature]*  
ASHLAND PLANNING DEPARTMENT  
PA #2005-00649 / LAND PARTITION  
DATE 11/1/2006

EXAMINED AND APPROVED THIS 19 DAY OF October, 2006

*[Signature]*  
CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT I, WILLIAM DOUGLAS JOHNSON, 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 HEREBY CREATE BY THIS PLAT, A 10.00 FOOT WIDE PRIVATE SEWER AND STORM DRAINAGE EASEMENT, ALONG THE NORTH LINE OF PARCEL 1, FOR THE BENEFIT OF PARCEL 2, AS SHOWN HEREON. I ALSO HEREBY CREATE A VARIABLE WIDTH PRIVATE MUTUAL ACCESS EASEMENT FOR THE BENEFIT OF BOTH PARCELS 1 AND 2, AS SHOWN HEREON.

*[Signature]*  
WILLIAM DOUGLAS JOHNSON

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

PERSONALLY APPEARED THE ABOVE NAMED WILLIAM DOUGLAS JOHNSON, THIS 27 DAY OF SEPTEMBER, 2006, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: PATRICIA ARNTZEN  
*[Signature]*, NOTARY PUBLIC, STATE OF UTAH  
COMMISSION NO. 8564809  
MY COMMISSION EXPIRES JUNE 14, 2010

\*\* RECEIVED \*\*  
Date 11-9-06 By *[Signature]*  
This survey consists of  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*[Signature]*  
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: APRIL 16, 2006  
PROJECT NO. 044-01

Assessor's Map No. 39 1E 14 CA, Tax Lot 5800

MINOR LAND PARTITION  
PARTITION PLAT NO. P - 104 - 2006

LOCATED IN  
SOUTHWEST QUARTER OF SECTION 14  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
BILL JOHNSON

933 BELLVIEW AVENUE  
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. 00-39557 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH ASHTECH PROMARK 2 SURVEY GRADE GLOBAL POSITIONING SATELLITE RECEIVERS (G.P.S.) USED IN ESTABLISHING A CITY-WIDE SURVEY CONTROL NETWORK BY THIS OFFICE, I SURVEY THE MONUMENTS AS SHOWN HEREON. THE SUBJECT PROPERTY, DESCRIBED AS TRACTS "A" AND "B" IN O.R. 00-39557, WAS ORIGINALLY SURVEYED IN 1963 BY L.E. AGER AND FILED AS SURVEY NO. 2203 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, AND CORRESPONDS EXACTLY WITH DEED CALLS FOR SAID PROPERTY. THE DEED DESCRIPTION COMMENCES ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14 AND FOLLOWS METES AND BOUNDS CALLS TO THE NORTH LINE OF BELLEVUE AVENUE AS REFERENCED IN DEED RECORD VOLUME 344, PAGE 335 AND THEN TO THE EAST LINE OF VOLUME 346, PAGE 464 THEN PROCEEDS NORTHERLY ALONG SAID EAST LINE TO AN ANGLE POINT AND THEN CONTINUES NORTHERLY 410.0 FEET TO THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY. THERE I FIND AN IRON PIPE, WHICH WAS DENOTED AS FOUND AND HELD FOR THE SOUTHWEST CORNER OF SAID PROPERTY BY AGER ON SURVEY NO. 2203. I ALSO HOLD SAID PIPE AND TURN THE DEED RECORD ANGLE OFF OF THE WEST LINE OF BELLVIEW AVENUE FOR THE SOUTH PROPERTY LINE, THEN RUN RECORD DISTANCE TO THE SOUTHWEST CORNER OF SAID DESCRIBED TRACT "A". THE MONUMENTS SET BY AGER AROUND THE SOUTHWEST AREA OF SAID TRACT "B" WERE DILIGENTLY SEARCHED FOR BUT WERE DETERMINED TO BE LOST DUE TO MAJOR FLOOD EVENTS ALONG THE CREEK SINCE 1963. OVER FOUR FEET OF SEDIMENT APPEARS TO HAVE BEEN DEPOSITED SINCE THAT SURVEY BASED ON EVIDENCE OF BURIED FENCE POSTS THAT WERE FOUND NEAR THE LOCATIONS OF THE COMPUTED CORNER POSITIONS. SURVEYOR EVERETT SWAIN HAD RECOVERED THREE OF THESE MONUMENTS IN THE PERFORMANCE OF SURVEY NO. 6614, THEREFORE I CALCULATED THE MONUMENT POSITIONS FOUND BY SWAIN AND HOLD THOSE POSITIONS FOR THE CORRESPONDING CORNERS OF TRACT "B". THE BASIS FOR DETERMINING THE CENTERLINE OF THE VACATED ROAD DESCRIBED IN O.R. 72-10234, WHICH IS COMMON TO THE WESTERLY LINE OF TRACT "B" WAS HOLDING A RECOVERED SWAIN MONUMENT ON THE CENTERLINE OF SAID VACATED ROAD AT THE SOUTHEAST CORNER OF PARCEL 2 SHOWN ON SURVEY NO. 6614 AND RUNNING RECORD COURSES NORTHERLY TO INTERSECT THE SOUTHWESTERLY LINE OF SISKIYOU BOULEVARD, THEN ROTATING SAID COURSES TO THE TERMINUS CALCULATED FROM THE RECORD DISTANCE OF 35.64 FEET NORTHWESTERLY FROM THE INTERSECTION OF THE NORTH-SOUTH CENTERLINE OF THE SOUTHWEST QUARTER OF SECTION 14 WITH SISKIYOU BOULEVARD PER SURVEY NO. 5955. THIS SOLUTION FIT EXTREMELY WELL WITH THE SURVEY RECORD FOR MONUMENTS RECOVERED AT THE NORTHWEST CORNER OF TRACT "B" FROM AGER'S SURVEY NO. 2203, AND D.A. EDWARD'S SURVEY NO. 11957. FOR THE NORTH LINE OF TRACTS "A" AND "B", I HELD MONUMENTS RECOVERED FROM SURVEY NO.'S 11957 & 14922 AS SHOWN. THE RIGHT OF WAY BELLVIEW AVENUE WAS DETERMINED BY HOLDING MONUMENTS RECOVERED FROM SURVEYS 8777 & 17075 AT THE SOUTH END AND FROM SURVEYS 9595, 11957 & 14922 ON THE NORTH END. THE RIGHT OF WAY FOR SISKIYOU BOULEVARD WAS DETERMINED BY HOLDING RECOVERED MONUMENTS FOUND FROM SURVEYS 5563, 9595, 11957 & 18997.

SURVEY NOTE:

THE FOLLOWING EASEMENTS DESCRIBED WITHIN LANDAMERICA LAWYERS TITLE ORDER NO. 48G0484632, DATED ON JULY 18, 2006, AND DENOTED AS EXCPETIONS NO. 4 AND 5, ARE BLANKET IN NATURE AND CANNOT BE ACCURATELY DEPICTED, THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

△ EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND APPURTENANCES GRANTED TO PACIFICORP, AN OREGON CORPORATION, AS DESCRIBED WITHIN VOLUME 340, PAGE 112 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

△ EASEMENT FOR IRRIGATION PIPELINES AND RIGHTS IN CONNECTION THEREWITH, SUBJECT TO THE TERMS AND PROVISIONS THEREOF, AS DESCRIBED WITHIN VOLUME 600, PAGE 392 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

RECORDING:

FILED FOR RECORD THIS 9<sup>th</sup> DAY OF NOVEMBER, 2006 AT 3:30 O'CLOCK PM AND RECORDED AS PARTITION PLAT NO. P-104-2006 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 17, PAGE 104.

Kathleen S Beckett COUNTY CLERK  
Barbara J Shaw DEPUTY

COUNTY SURVEYOR FILE NO. 19408

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF November 7, 2006.

Patricia Brubaker Deputy 11-9-06  
TAX COLLECTOR DATE  
S. Hunsolt, deputy 11-09-06  
ASSESSOR 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.

COMMENCING AT A POINT ON THE SOUTH LINE OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, WHICH POINT BEARS SOUTH 89°49'53" EAST, 495.00 FEET (DEED RECORD NORTH 89°41' EAST, 7.50 CHAINS) FROM THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 25°15'00" EAST, 473.88 FEET; THENCE NORTH 40°30' EAST, 50.00 FEET IN WIDTH, AS DESCRIBED IN VOLUME 344, PAGE 335 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON, NOW KNOWN AS BELLVIEW AVENUE; THENCE SOUTH 89°49'19" EAST, 639.72 FEET ALONG SAID ROAD LINE (DEED RECORD EAST, 629.94 FEET) TO THE INTERSECTION OF SAID NORTH LINE WITH THE WEST LINE OF A ROAD, 60.00 FEET IN WIDTH, AS DESCRIBED IN VOLUME 346, PAGE 464 OF SAID DEED RECORDS, ALSO NOW KNOWN AS BELLVIEW AVENUE; THENCE NORTH 00°07'17" WEST, ALONG THE WEST LINE OF SAID ROAD, 60.00 FEET IN WIDTH, 357.28 FEET (DEED RECORD NORTH 0°15' WEST, 357.28 FEET); THENCE NORTH 00°40'06" EAST, 408.27 FEET (DEED RECORD NORTH 0°33' EAST, 410.0 FEET) TO A NAIL AND BRASS WASHER IN CONCRETE AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN VOLUME 379, PAGE 158 OF SAID DEED RECORDS; THENCE CONTINUING NORTH 00°40'06" EAST, ALONG THE WEST LINE OF BELLVIEW AVENUE, A DISTANCE OF 111.37 FEET (DEED RECORD NORTH 0°33' EAST, 110.0 FEET) TO A BRASS CAP IN CONCRETE, THE INITIAL POINT OF BEGINNING; THENCE SOUTH 00°40'06" WEST, ALONG SAID WEST LINE, 111.37 FEET TO PREVIOUSLY SAID DESCRIBED NORTHEAST CORNER; THENCE SOUTH 89°48'07" WEST, LEAVING SAID WEST LINE OF BELLVIEW AVENUE, A DISTANCE OF 259.29 FEET (DEED RECORD SOUTH 89°41' WEST, 259.50 FEET), FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER BEARS NORTH 89°48'07" EAST, 15.00 FEET; THENCE SOUTH 11°15'35" WEST, 18.09 FEET (DEED RECORD SOUTH 12°00' WEST, 18.09 FEET), FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER BEARS SOUTH 89°36'44" WEST, 12.00 FEET; THENCE SOUTH 89°36'44" WEST, 25.16 FEET TO A 5/8 INCH IRON PIN (DEED RECORD WEST, 25.16 FEET); THENCE NORTH 11°43'09" EAST, 41.40 FEET TO A 5/8 INCH IRON PIN (DEED RECORD NORTH 11°35' EAST, 41.46 FEET), WHICH BEARS SOUTH 56°05'41" EAST, 44.63 FEET FROM THE SOUTHEAST CORNER OF LOT SIXTEEN (16) OF BELLEVUE TRACTS IN SAID SECTION 14, (DEED RECORD SOUTH 56°13' EAST, 44.63 FEET); THENCE NORTH 56°05'41" WEST, 12.89 FEET TO A TO A 5/8 INCH IRON PIN (DEED RECORD NORTH 56°13' WEST, 12.89 FEET); THENCE NORTH 05°50'46" EAST, 95.97 FEET TO A 5/8 INCH IRON PIN (DEED RECORD NORTH 5°38' EAST, 95.95 FEET); THENCE NORTH 83°30'15" EAST, 103.58 FEET TO A LEAD PLUG AND TACK IN A CONCRETE WALL (DEED RECORD NORTH 84°32' EAST, 103.99 FEET); THENCE SOUTH 00°03'21" WEST, 25.12 FEET TO A 5/8 INCH IRON PIN (DEED RECORD SOUTH, 25.05 FEET); THENCE NORTH 89°52'46" EAST, 178.90 FEET (DEED RECORD NORTH 89°41' EAST) TO THE INITIAL POINT OF BEGINNING.

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

*[Signature]*  
SURVEYOR

# MINOR LAND PARTITION PARTITION PLAT NO. P - 104-2006

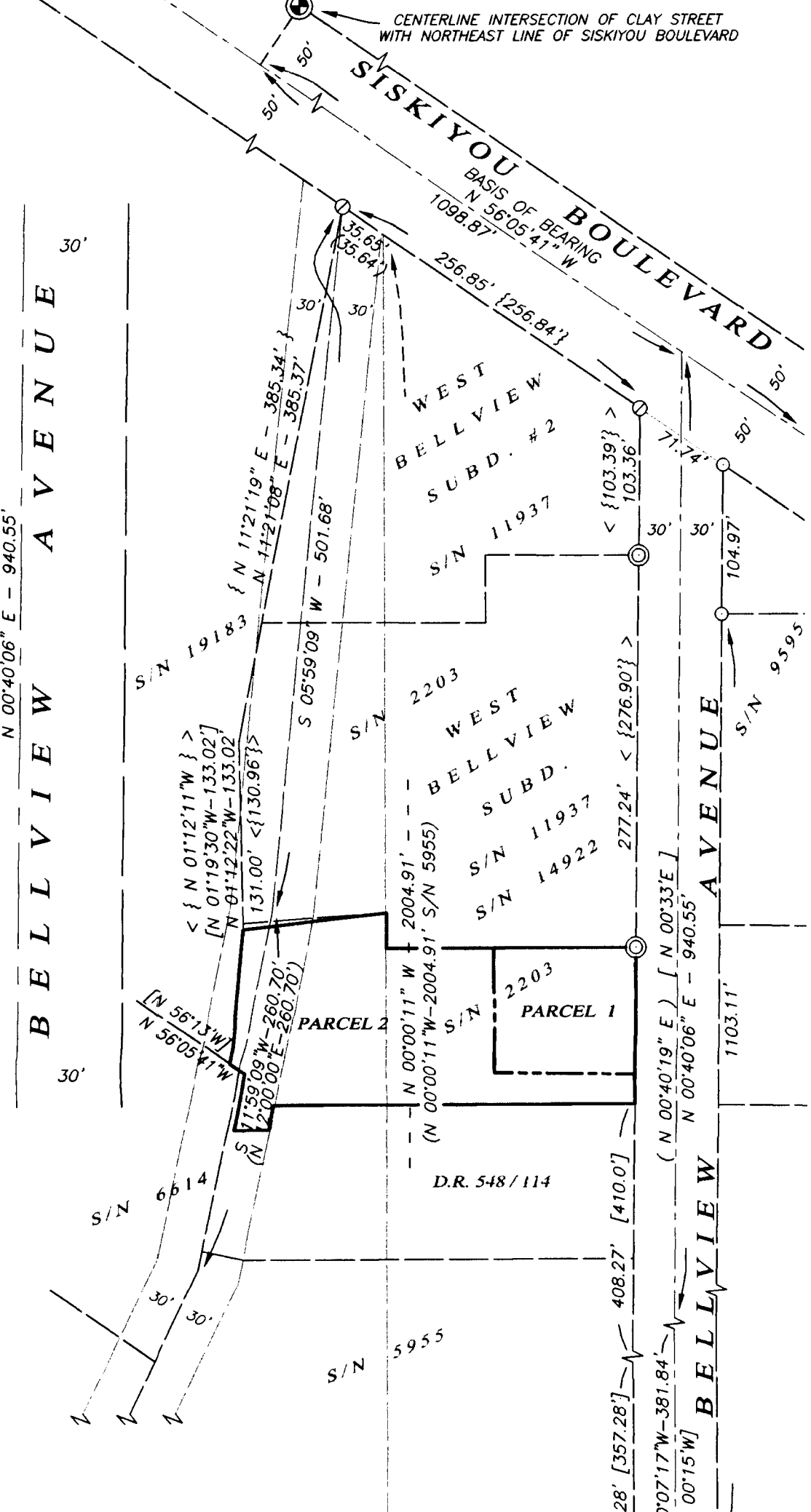
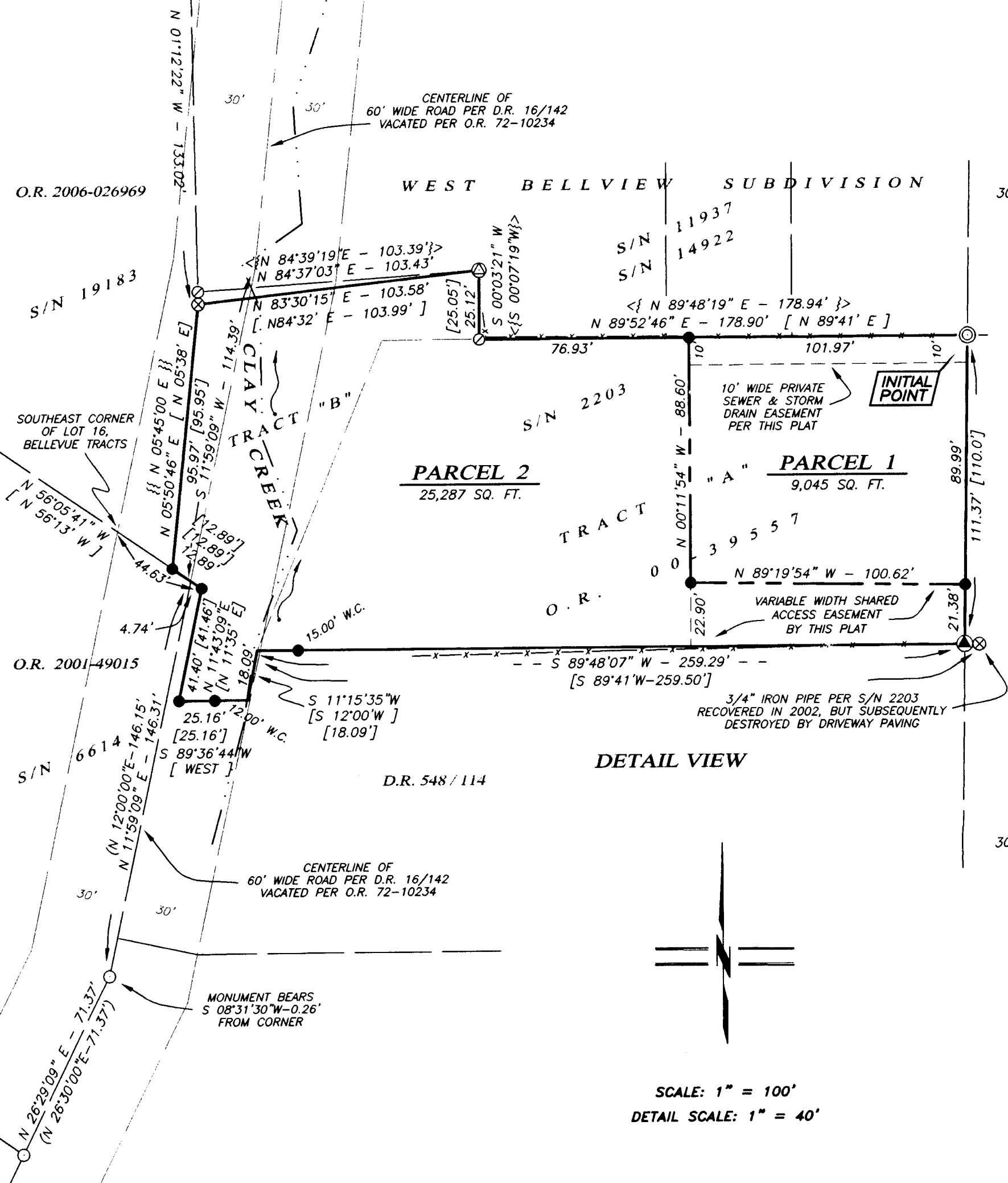
LOCATED IN  
SOUTHWEST QUARTER OF SECTION 14  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
**BILL JOHNSON**

933 BELLVIEW AVENUE  
ASHLAND, OREGON 97520

### LEGEND

- ⊗ SOUTHWEST CORNER OF SECTION 14, EVERETT SWAIN PER S/N 5955 (RECORDED)
- ⊗ 2 1/2" BRASS CAP QUARTER SECTION CORNER PER S/N 5955 AND S/N 18872 (RECOVERED)
- ⊗ 3" BRASS CAP IN MONUMENT WELL PER CITY OF ASHLAND ENGINEERING FIELD BOOK REFERENCES (RECOVERED)
- ⊗ 2" BRASS CAP IN CONCRETE STAMPED "INITIAL POINT LS 2023" PER WEST BELLVIEW SUBDIVISION PHASE 1 & 2 (RECOVERED)
- ⊗ 2" ALUMINUM CAP IN ASPHALT PER S/N 16187 & 17075 (RECOVERED)
- ⊗ 1 1/2" BRASS CAP IN CONCRETE PER S/N 18997 & 12690 (RECOVERED)
- ⊗ 3/4" IRON PIPE - NO MARKINGS PER S/N 2203 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ RED PLASTIC CAP MARKED "D.A. EDWARDS RPLS 2339" PER S/N 11957 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "E.L. SWAIN RLS 759" PER S/N 6614, 7289, 8777 & 9595 (RECOVERED)
- ⊗ LEAD & TACK w/ 3/4" BRASS WASHER STAMPED "LS 2023" IN TOP OF CONCRETE RETAINING WALL PER S/N 14922 (RECOVERED)
- ⊗ 3/8" x 1" MAG' NAIL IN 1" BRASS WASHER STAMPED "POLARIS LS 2883" DRILLED IN CONCRETE DRIVEWAY (ESTABLISHED)
- ⊗ 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- — — — — PROPERTY LINE
- — — — — PARTITION LINE
- — — — — BOUNDARY LINE
- — — — — CENTERLINE
- — — — — EASEMENT LINE
- — — — — FENCELINE
- S/N JACKSON COUNTY SURVEYOR FILE NUMBER
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- D.R. DEED RECORDS, JACKSON COUNTY RECORDER
- W.C. WITNESS CORNER MONUMENT, AS DESCRIBED
- [ ] DEED RECORD PER O.R. 00-39557 AND SURVEY RECORD PER S/N 2203
- ( ) SURVEY RECORD DATA (SWAIN) PER S/N 6614, 7289, 8777 & 9595
- ( ) SURVEY RECORD DATA (EDWARDS) PER S/N 11957
- < > SURVEY RECORD DATA (HUCK) PER WEST BELLVIEW SUBDIVISION
- (( )) SURVEY RECORD DATA (KAMPMANN) PER S/N 17075



### BASIS OF BEARING

TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 14 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 SISKIYOU BOULEVARD, HAVING A RECORD BEARING OF NORTH 56°05'41" WEST, AS REFERENCED ON SURVEY NO. 5955, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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

*Shawn Kampmann*  
SURVEYOR

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: APRIL 16, 2006  
PROJECT NO. 044-01

FILE: SURVEYS1044-01PARTITION PLAT.DWG

SHEET 2 of 2