

APPROVALS:

[Signature]
ASHLAND PLANNING DEPARTMENT
PA #2006-00456 / LAND PARTITION
10/12/2006
DATE

EXAMINED AND APPROVED THIS 11th DAY OF October, 2006

[Signature]
CITY SURVEYOR

MINOR LAND PARTITION

PARTITION PLAT NO. P - 109-2006

LOCATED IN

SOUTHWEST QUARTER OF SECTION 11
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

PREMIER WEST BANK

2235 HIGHWAY 66
ASHLAND, OREGON 97520

RECORDING:

FILED FOR RECORD THIS 29th DAY OF November, 2006 AT
2:50 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-109-2006
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON,
INDEX VOLUME 17, PAGE 109.

[Signature] COUNTY CLERK
[Signature] DEPUTY

JACKSON COUNTY SURVEYOR FILE NO. 19429

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF November 29, 2006.

[Signature] Deputy 11-29-06
TAX COLLECTOR DATE
[Signature] Deputy 11-29-2006
ASSESSOR DATE

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT PREMIER WEST BANK, AN OREGON BANKING CORPORATION, IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND THAT SAID CORPORATION HAS 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. PREMIER WEST BANK, INC. DOES HEREBY DEDICATE TO THE CITY OF ASHLAND, A FIVE FOOT WIDE PUBLIC PEDESTRIAN ACCESS EASEMENT ACROSS THE PARCEL 2, AS SHOWN HEREON. PREMIER WEST BANK, INC. DOES ALSO HEREBY CREATE BY THIS PLAT, A VARIABLE WIDTH PRIVATE MUTUAL ACCESS EASEMENT TO BENEFIT BOTH PARCEL 1 AND PARCEL 2 OF THIS PARTITION, AND A 10.00 FOOT WIDE STORM DRAIN EASEMENT OVER AND ACROSS PARCEL 2 AS SHOWN HEREON.

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.

A TRACT OR PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 80°29'41" WEST, 4051.67 FEET TO A BRASS CAP MONUMENT IN CONCRETE SITUATED ON THAT BOUNDARY LINE BY AGREEMENT RECORDED AS INSTRUMENT NO. 75-15343 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND BEING REFERRED TO IN SAID DOCUMENT AS FOUND PER FILED SURVEY NO. 5613; THENCE SOUTH 00°42'14" WEST, ALONG SAID AGREEMENT LINE, 269.40 FEET (DEED RECORD SOUTH 00°42'02" WEST, 269.38 FEET) TO A 5/8" IRON ROD FOR THE INITIAL POINT OF BEGINNING; THENCE SOUTH 89°51'37" EAST, LEAVING SAID AGREEMENT LINE, A DISTANCE OF 109.93 FEET (DEED RECORD SOUTH 89°52'39" EAST, 110.01 FEET) TO A 5/8" IRON ROD; THENCE SOUTH 00°36'38" WEST (DEED RECORD SOUTH 00°42'02" WEST), 80.48 FEET TO A BRASS CAP STREET CENTERLINE MONUMENT ON Y.M.C.A. WAY; THENCE SOUTH 00°47'13" WEST, 159.66 FEET TO A 5/8 INCH IRON ROD (DEED RECORD SOUTH 00°42'02" WEST); THENCE SOUTH 89°15'56" EAST, 30.20 FEET TO A 5/8" IRON ROD (DEED RECORD SOUTH 89°52'39" EAST, 30.0 FEET); THENCE SOUTH 00°42'06" WEST, 110.27 FEET (DEED RECORD SOUTH 00°42'02" WEST, 110.0 FEET) TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT OF WAY OF THE RELOCATED GREEN SPRINGS HIGHWAY, AS HEREINABOVE REFERRED TO; THENCE NORTH 89°52'39" WEST ALONG SAID HIGHWAY RIGHT OF WAY, 100.93 FEET (DEED RECORD 100.67 FEET) TO A 5/8 INCH IRON ROD SITUATED AT AN ANGLE POINT IN SAID HIGHWAY RIGHT OF WAY; THENCE NORTH 79°29'56" WEST, ALONG SAID HIGHWAY RIGHT OF WAY, 39.67 FEET (DEED RECORD NORTH 79°30'55" WEST, 39.91 FEET) TO A 5/8" IRON ROD SITUATED ON THAT BOUNDARY LINE BY AGREEMENT AS HEREINABOVE MENTIONED; THENCE LEAVING SAID HIGHWAY RIGHT OF WAY, NORTH 00°42'14" EAST ALONG SAID BOUNDARY LINE AGREEMENT, 342.84 FEET (DEED RECORD NORTH 00°42'02" EAST, 342.82 FEET) TO THE INITIAL POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF OREGON BY AND THROUGH ITS STATE HIGHWAY COMMISSION, BY DEED RECORDED SEPTEMBER 12, 1972, AS INSTRUMENT NO. 72-12228 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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

PURPOSE: TO SURVEY AND MONUMENT A MINOR LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2005-021443 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 17875 AND 18590, I SURVEY THE MONUMENTS AS SHOWN HEREON. THE SUBJECT PROPERTY WAS CREATED AS PARCEL 1 OF THAT MINOR LAND PARTITION RECORDED IN VOLUME 4, PAGE 68 OF THE PARTITION PLAT RECORDS OF JACKSON COUNTY, ON SEPTEMBER 28, 1981, AND FILED AS SURVEY NO. 9032 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. ALL THE CORNERS FROM THE ORIGINAL PARTITION WERE RECOVERED EXCEPT FOR THE NORTHWEST CORNER, AND FIT REASONABLY WELL WITH THE SURVEY AND DEED RECORDS. Y.M.C.A. WAY, WHICH GIVES PUBLIC ACCESS ON THE EAST SIDE OF THE SUBJECT PROPERTY, WAS CREATED ON THE RECORD PLAT FOR THE Y.M.C.A. COMMERCIAL P.U.D. SUBDIVISION AND FILED AS SURVEY NO. 10916, AND WAS ORIGINALLY A PRIVATE MUTUAL ACCESS EASEMENT AS DESCRIBED WITHIN INSTRUMENT NO. 83-03551 OF THE OFFICIAL RECORDS OF SAID COUNTY. THIS MUTUAL ACCESS EASEMENT WAS RECIPROCAL BETWEEN PARCELS 1 AND 2 OF SAID MINOR LAND PARTITION (SURVEY NO. 9032), THE LOCATION NOT SPECIFICALLY DESCRIBED BY METES AND BOUNDS, BUT AS A BLANKET EASEMENT OVER "DRIVEWAYS AND ACCESS WAYS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS." BECAUSE OF THE UNCERTAINTY OF THE EXACT LOCATION AND LIMITS OF SAID EASEMENT, I WAS UNABLE TO SHOW IT GRAPHICALLY ON THIS PLAT. A NEW PRIVATE MUTUAL ACCESS EASEMENT WAS ADDITIONALLY CREATED ON THIS PLAT IN ORDER TO CLARIFY THE LEGAL ACCESS LOCATION.

[Signature]
TOM ANDERSON
EXECUTIVE VICE PRESIDENT & CHIEF FINANCIAL OFFICER

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED TOM ANDERSON, ON BEHALF OF AND WITH THE AUTHORITY OF PREMIER WEST BANK, AN OREGON CORPORATION, THIS 20 DAY OF September, 2006 AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: *[Signature]*
NOTARY PUBLIC, STATE OF OREGON *[Signature]*
COMMISSION NO. 402943
MY COMMISSION EXPIRES: 3-4-2010

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

[Signature]
SURVEYOR

SURVEY NOTE:

THE FOLLOWING ENCUMBRANCES DESCRIBED WITHIN LANDAMERICA LAWYERS TITLE ORDER NO. 48G0486046, DATED AUGUST 28, 2006, AS EXCEPTIONS NO. 4, 6, 7 & 8, ARE EITHER NOT APPLICABLE TO THIS SITE OR ARE BLANKET IN NATURE AND CAN NOT BE ACCURATELY DEPICTED NOR ARE SHOWN GRAPHICALLY ON THIS PLAT.

- △ A SANITARY SEWER EASEMENT TO THE CITY OF ASHLAND RECORDED ON DECEMBER 28, 1971 AS INSTRUMENT NO. 71-16452 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, IS NOT APPLICABLE TO THIS PROPERTY.
- △ TOLMAN CREEK ROAD TRAFFIC SIGNAL ASSESSMENT DISTRICT AGREEMENT AS DESCRIBED WITHIN DOCUMENT NO. 81-22260, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- △ A RECIPROCAL EASEMENT AGREEMENT WITH THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF ASHLAND RECORDED ON MARCH 4, 1983 AS INSTRUMENT NO. 83-03551 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND AMENDED OCTOBER 5, 1987 IN INSTRUMENT NO. 87-20995 OF SAID RECORDS.
- △ TERMS, PROVISIONS AND CONDITIONS, INCLUDING MAINTENANCE PROVISIONS CONTAINED IN THE RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 4, 1983 AS INSTRUMENT NO. 83-03551 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

** RECEIVED **
Date 11-29-06 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: JULY 28, 2006
PROJECT NO. 242-05

Assessor's Map No. 391E11C Tax Lot 1002

MINOR LAND PARTITION
PARTITION PLAT NO. P - 109-2006

LOCATED IN
 SOUTHWEST QUARTER OF SECTION 11
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
PREMIER WEST BANK

2235 HIGHWAY 66
 ASHLAND, OREGON 97520

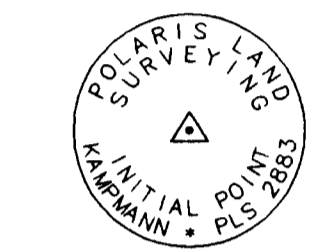
LEGEND

- 3" BRASS CAP IN MONUMENT WELL, OR AS OTHERWISE DESCRIBED, PER S/N 10916 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "SWAIN LS 759" PER S/N 8788 (RECOVERED)
- ⊗ LEAD PLUG w/ BRASS WASHER PER S/N 10916 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ 1-1/2" ALUMINUM CAP MARKED "O.S.H.D." PER S/N 6055 (RECOVERED)
- ⊗ 5/8"x 30" IRON PIN w/ 2" ALUMINUM CAP MARKED "INITIAL POINT" PER MONUMENT DETAIL & S/N 18590 (RECOVERED)
- ⊗ 5/8"x 30" IRON PIN w/ 2" ALUMINUM CAP MARKED "INITIAL POINT" PER MONUMENT DETAIL (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- FENCELINE
- S/N JACKSON COUNTY SURVEYOR FILE NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- P.P.A.E. PUBLIC PEDESTRIAN ACCESS EASEMENT BY THIS PLAT
- M.A.E. PRIVATE MUTUAL ACCESS EASEMENT BY THIS PLAT
- () SURVEY RECORD PER S/N 10916
- [] DEED RECORD PER O.R. 2005-021443 & S/N 9032
- { } SURVEY RECORD PER S/N 6271
- [] VARIABLE WIDTH PRIVATE MUTUAL ACCESS EASEMENT BY THIS PLAT

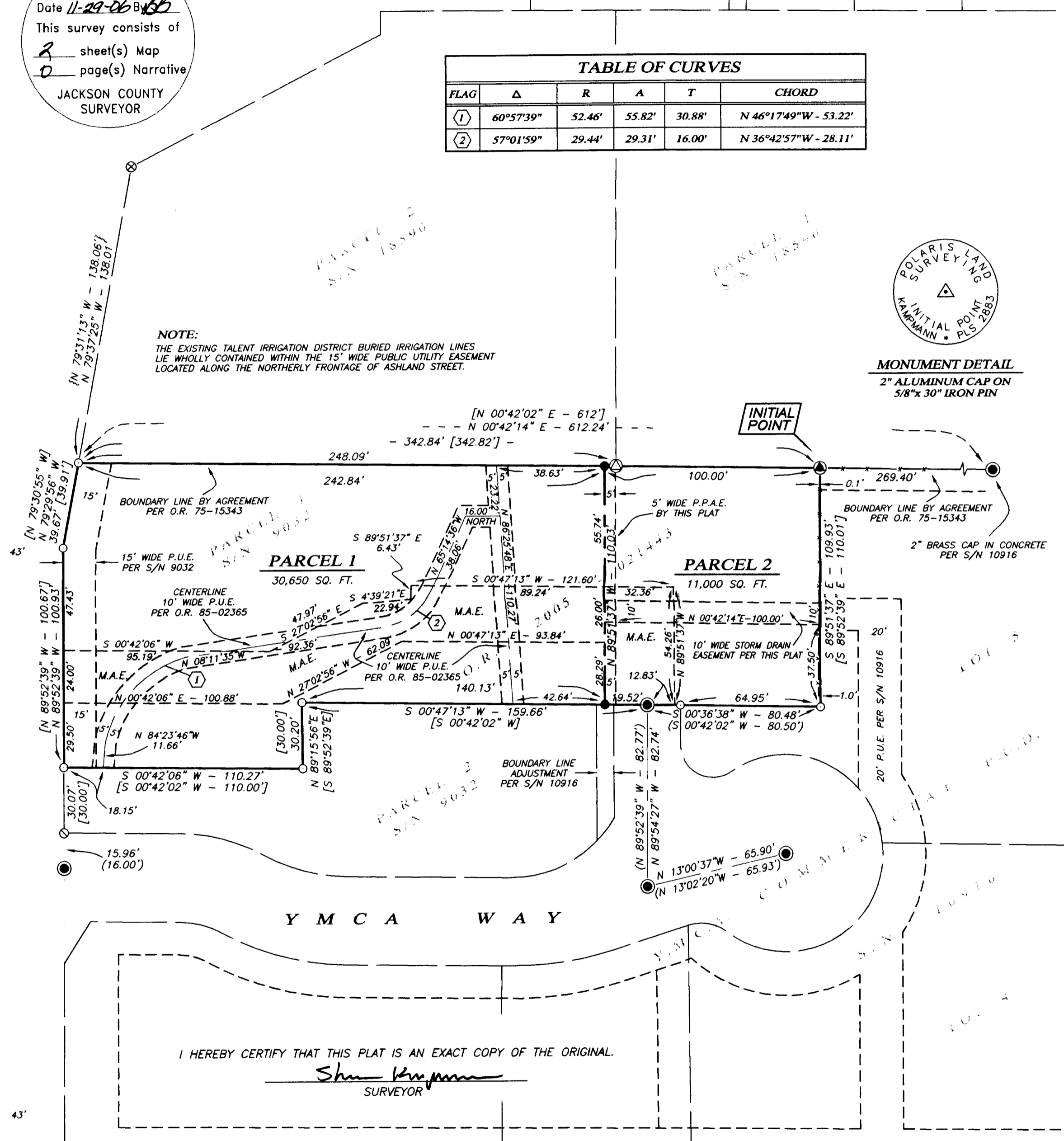
FLAG	Δ	R	A	T	CHORD
①	60°57'39"	52.46'	55.82'	30.88'	N 46°17'49"W - 53.22'
②	57°01'59"	29.44'	29.31'	16.00'	N 36°42'57"W - 28.11'

**** RECEIVED ****
 Date 11-29-06 By SB
 This survey consists of
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

NOTE:
 THE EXISTING TALENT IRRIGATION DISTRICT BURIED IRRIGATION LINES LIE WHOLLY CONTAINED WITHIN THE 15' WIDE PUBLIC UTILITY EASEMENT LOCATED ALONG THE NORTHERLY FRONTAGE OF ASHLAND STREET.



ASHLAND STREET (HIGHWAY 66)



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

BASIS OF BEARING
 TRUE MERIDIAN AT THE NORTH-SOUTH CENTERLINE OF SECTION 14 AS DERIVED FROM THE N.O.A.A. NET ESTABLISHED IN 1968, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE BEARING FOR THIS SURVEY IS THE CENTERLINE OF OREGON STATE HIGHWAY 66 (ASHLAND STREET), HAVING A RECORD PLAT BEARING OF NORTH 89°52'39" WEST, AS REFERENCED ON SURVEY NO. 6271 AND 18590, ON FILE IN THE OFFICE OF THE JACKSON COUNTY 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: SEPTEMBER 21, 2006
 PROJECT NO. 242-05