

LAND PARTITION SURVEY

PARTITION PLAT NO. P-01-2007

LOCATED IN:

THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

SURVEY FOR:

JOHN WEISINGER
3150 SISKIYOU BOULEVARD
ASHLAND, OREGON 97520

LOCATION:

3150 SISKIYOU BOULEVARD
ASHLAND, OREGON 97520

SURVEY BY:

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@bisp.net

I CERTIFY THAT THIS SURVEY WAS PREPARED WITH
ARCHIVAL QUALITY MATERIALS AS REQUIRED BY ORS
209.250. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD
INK #51640A ON COMSTOCK POLYESTER FILM # 130444.

L. M. C.
STUART M. OSMUS, PLS 2464

THIS IS TO CERTIFY THAT THIS IS A CADD
GENERATED COPY OF THE ORIGINAL DRAWING

L. M. C.
STUART M. OSMUS, PLS 2464

DATE OF SURVEY: NOVEMBER 30, 2006

TERRASURVEY JOB NO. 562-06

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT JOHN D. WEISINGER IS THE OWNER IN FEE SIMPLE OF THE LANDS
HEREON DESCRIBED, AND SAID OWNER HAS PARTITIONED THE SAME INTO
LOTS AS SHOWN HEREON, AND THE NUMBER AND SIZE OF LOTS AND
THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS
PLAT IS A CORRECT REPRESENTATION OF THE SAID PARTITION AND THAT
SAID OWNER DOES HEREBY CREATE, AS SHOWN ON SHEET 3 OF 3 OF
THIS PLAT AND FOR THE PURPOSE AS DESCRIBED ON SAID SHEET 3 OF
3, THE PRIVATE ACCESS AND UTILITY EASEMENT, THE WATER LINE
EASEMENT, THE ELECTRICAL EASEMENT, THE IRRIGATION EASEMENT, THE
EASEMENT FOR GEOTHERMAL LINES, AND THE DRAIN FIELD AND SEWER
LINE EASEMENT.

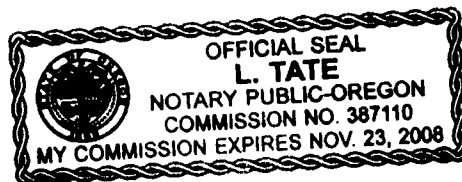
John D. Weisinger
JOHN D. WEISINGER

STATE OF OREGON)
COUNTY OF JACKSON) S.S.

ON THIS, THE 20 DAY OF December, 2006, BEFORE ME
APPEARED JOHN D. WEISINGER, TO ME PERSONALLY KNOWN, WHO BEING
DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND
TO BE HIS FREE ACT AND DEED.

BY: L. Tate
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: NOV. 23, 2008



TAX STATEMENT:

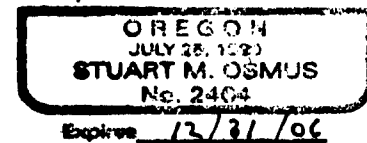
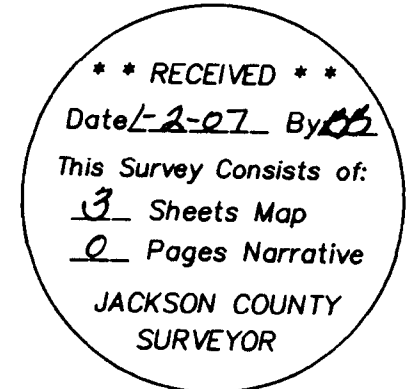
ALL TAXES, FEES, ASSESSMENTS OR OTHER

CHARGES AS REQUIRED BY O.R.S. 92.095

HAVE BEEN PAID AS OF January 02, 2007

ASSESSOR S. Hensoldt, deputy

TAX COLLECTOR Patty Budson, Deputy



RECORDING:

FILED FOR RECORD THIS 2ND DAY OF January
2006, AT 1:48 O'CLOCK, P.M. AND RECORDED AS

PARTITION PLAT NO. P-01-2007 OF THE RECORDS
OF PARTITION PLATS IN JACKSON COUNTY, OREGON.

INDEX VOLUME 18, PAGE 01

Kathleen S. Beckett COUNTY CLERK
Sonya S. Morgan DEPUTY

APPROVAL:

COUNTY SURVEYOR FILE NO. 19467

EXAMINED AND APPROVED THIS 21ST DAY OF
December, 2006

Robert Roberts
COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, STUART M. OSMUS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR
IN THE STATE OF OREGON, NO. 2464, DO HEREBY CERTIFY THAT I HAVE
CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS
PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS
PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING
AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 23 AND 24
OF TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN
JACKSON COUNTY, OREGON; THENCE NORTH 1,157.31 FEET AND EAST
584.68 FEET (RECORD IS 584.39') TO A 5/8" IRON PIN ON THE
SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 99, BEING THE
INITIAL POINT AND POINT OF BEGINNING;
THENCE, LEAVING SAID RIGHT OF WAY, SOUTH 45° 48' 07" WEST, 605.65
FEET (RECORD IS 605.71 FEET) TO A 5/8" IRON PIN; THENCE NORTH 85°
47' 57" WEST, 39.85 FEET (RECORD IS NORTH 85° 43' 09" WEST, 39.77
FEET) TO A 5/8" IRON PIN; THENCE NORTH 37° 13' 17" WEST (RECORD IS
NORTH 37° 14' 25" WEST), 132.50 FEET TO A 5/8" IRON PIN; THENCE
CONTINUING NORTH 37° 13' 17" WEST, 10.69 FEET TO THE NORTHWESTERLY
BOUNDARY LINE OF VOLUME 348, PAGE 390, DEED RECORDS, JACKSON
COUNTY, OREGON; THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 52°
40' 06" EAST (RECORD IS NORTH 52° 40' 40" EAST), 69.48 FEET TO THE
MOST SOUTHERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN VOLUME
210, PAGE, 68 OF SAID DEED RECORDS; THENCE ALONG THE
SOUTHWESTERLY LINE OF SAID TRACT, NORTH 37° 19' 54" WEST (RECORD
IS NORTH 38° 30' WEST), 650.10 FEET TO THE MOST WESTERLY CORNER OF
SAID TRACT; THENCE NORTH 52° 40' 06" EAST (RECORD IS NORTH 51° 30'
EAST), 660.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF THE
OREGON-CALIFORNIA RAILROAD COMPANY (NOW THE CENTRAL OREGON
PACIFIC RAILROAD COMPANY); THENCE ALONG SAID RIGHT OF WAY, SOUTH
37° 19' 54" EAST (RECORD IS SOUTH 38° 30' EAST), 650.10 FEET TO THE
SOUTHEASTERLY LINE OF SAID TRACT DESCRIBED IN VOLUME 210, PAGE 68;
THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 52° 40' 06" WEST
(RECORD IS SOUTH 51° 30' WEST), 98.70 FEET TO THE SOUTHWESTERLY
LINE OF U.S. HIGHWAY NO. 99 AS DESCRIBED IN DEED RECORDED
DECEMBER 7, 1935, IN VOLUME 204, PAGE 635, OF SAID DEED RECORDS;
THENCE ALONG SAID SOUTHWESTERLY LINE, ALONG THE ARC OF A SPIRAL
CURVE TO THE RIGHT (THE CENTERLINE SPIRAL VALUES ARE: L=400', S=2'
00', AND a=0.25) A CHORD BEARING OF SOUTH 37° 22' 41" EAST, 97.21
FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM A STRIP OF LAND 100 FEET WIDE CONVEYED TO
THE STATE OF OREGON, AS DESCRIBED IN DEED RECORDED DECEMBER 7,
1935, IN VOLUME 204, PAGE 635, OF THE DEED RECORDS OF JACKSON
COUNTY, OREGON.

L. M. C.
STUART M. OSMUS, PLS 2464

12/20/06
DATE

LEGEND

- SURVEYED PROPERTY LINES
- - - - - EASEMENT (SEE EASEMENT NOTE)
- x--- FENCE
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP MARKED 'OSMUS PLS 2464' UNLESS OTHERWISE NOTED
- ⊠ SET 5/8" X 24" IRON PIN WITH PLASTIC CAP MARKED 'OSMUS PLS 2464' UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON PIN W/CAP MARKED E.L. SWAIN, RLS 759 (SURVEY NOT FILED) UNLESS OTHERWISE NOTED
- FS FILED SURVEY--JACKSON COUNTY, OREGON
- FD FOUND
- IP IRON PIN
- DOC. NO. OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- VOL., PG. DEED RECORDS, JACKSON COUNTY, OREGON

LAND PARTITION SURVEY

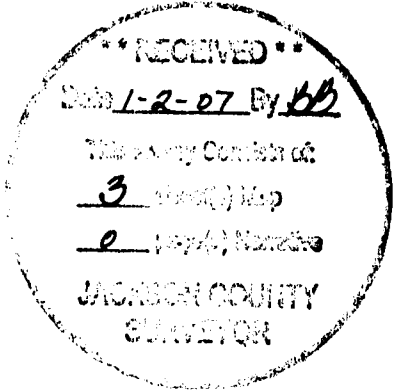
PARTITION PLAT NO. P-01-2007

LOCATED IN:
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 TOWNSHIP 39 SOUTH, RANGE 1 EAST,
 WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

SURVEY FOR:
 JOHN WEISINGER
 3150 SISKIYOU BOULEVARD
 ASHLAND, OREGON 97520

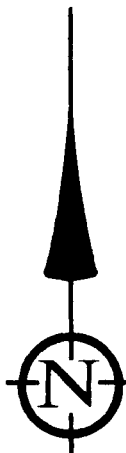
NOTE: THIS LAND DIVISION IS PURSUANT TO 2004 STATE BALLOT MEASURE 37, AND JACKSON COUNTY COMMISSIONERS BOARD ORDER NO. 382-05, SIGNED ON AUGUST 10, 2005 AND RECORDED AS DOCUMENT NO. 2005-048556.

EASEMENT NOTE: FOR DETAILS OF EXISTING EASEMENTS AND NEW EASEMENT INFORMATION, SEE SHEET 3 OF 3.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	368.89	5680.00	3°43'16"	S41°07'38"E	368.84
C2	365.49	5780.00	3°37'23"	N41°04'42"W	365.42

SPIRAL TABLE					
SPIRAL	LENGTH	CHORD DIRECTION	CHORD LENGTH	S	a
SP1	400.00	S37°59'21"E	399.98	2' 00"	0.25
SP2	359.19	S38°03'54"E	359.16		
SP3	97.21	S37°22'41"E	97.21		
SP4	18.91	S37°15'52"E	18.91		
SP5	20.15	S37°17'38"E	20.15		
SP6	133.88	N38°43'49"W	133.88		



SCALE: 1" = 100'

DATE OF SURVEY:
 ALL DISTANCES ARE IN FEET
 AND DECIMALS THEREOF

REFERENCES

- (DR) DEED RECORD, DOC. NO. 84-09358
- (DR2) DEED RECORD, VOL. 348, PG. 390
- (R1) RECORD DISTANCE, FS 7612
- (R2) RECORD DISTANCE, FS 12519

THIS IS TO CERTIFY THAT THIS IS A CADD GENERATED COPY OF THE ORIGINAL DRAWING

STUART M. OSMUS, PLS 2464

BASIS OF BEARING

THE SOUTHWESTERLY LINE OF HIGHWAY NO. 99 AS SHOWN ON FILED SURVEYS NO. 12519 AND 7612.

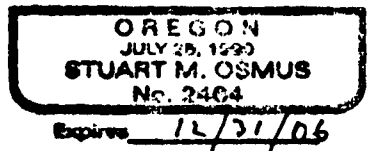
FD 1/4 CORNER COMMON TO SECTIONS 23 & 24
 2 1/2" BRASS CAP ON IRON PIPE MARKED:
 T 39 S R 1 E
 1/4
 23 1 24
 CS 1963

I CERTIFY THAT THIS SURVEY WAS PREPARED WITH ARCHIVAL QUALITY MATERIALS AS REQUIRED BY ORS 209.250. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD INK #51640A ON COMSTOCK POLYESTER FILM # 130444.

STUART M. OSMUS, PLS 2464

TERRASURVEY, INC.
 PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
 ASHLAND, OREGON 97520
 (541) 482-6474
 terrain@bisp.net



LEGEND

- SURVEYED PROPERTY LINES
- - - EASEMENT
- x - FENCE
- 97-12061 OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- VOL., PG. DEED RECORDS, JACKSON COUNTY, OREGON
- TYP TYPICAL

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NOTE: THIS LAND DIVISION IS PURSUANT TO 2004 STATE BALLOT MEASURE 37, AND JACKSON COUNTY COMMISSIONERS BOARD ORDER NO. 382-05, SIGNED ON AUGUST 10, 2005 AND RECORDED AS DOCUMENT NO. 2005-048556.

BOUNDARY NOTE: FOR BOUNDARY LINE DETAILS AND MONUMENT DESCRIPTIONS, SEE SHEET 2 OF 3.

RECEIVED
 Date 1-2-07 By [Signature]
 This survey consists of:
 3 sheets of Map
 0 pages of Narrative
 JACKSON COUNTY SURVEYOR

DOC. NO. 96-05872

EASEMENT NOTES:

- 1) THIS PROPERTY IS SUBJECT TO A SIX FOOT WIDE EASEMENT FOR THE "TOLMAN DUNN HOUCK DITCH" AS DESCRIBED IN VOLUME 30, PAGE 122 AND VOLUME 41, PAGE 547. THE DITCH HAS BEEN RELOCATED UPSTREAM FROM THIS SITE AND THE DITCH WAS FILLED IN ACROSS THIS PROPERTY. NO EVIDENCE COULD BE FOUND OF THE DITCH LOCATION.
- 2) EASEMENT IN FAVOR OF TALENT IRRIGATION DISTRICT AS DESCRIBED IN VOLUME 493, PAGE 67 AND QUITCLAIM DEED TO THE UNITED STATES OF AMERICA IN VOLUME 495, PAGE 375, LIES SOUTHERLY OF THIS PROPERTY.
- 3) EASEMENT FOR ROADWAY PURPOSES IN FAVOR OF ADJACENT PROPERTIES AS RECORDED IN DOCUMENT NO. 79-04320 DOES NOT DESCRIBE THE LOCATION OR THE SIZE OF SAID EASEMENT. AN EXISTING ROADWAY CURRENTLY EXISTS THAT SERVES THE PROPERTIES DESCRIBED IN DOCUMENT NO. 96-05872. THE INTENTION OF THE PRIVATE ACCESS AND UTILITY EASEMENT BEING CREATED BY THIS PLAT IS TO ALLOW ACCESS ACROSS AND MAINTENANCE OF THE EXISTING ROADWAY AND MAINTENANCE OF THE EXISTING UNDERGROUND UTILITIES BURIED WITHIN THE EASEMENT.
- 4) THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANT RECORDED IN DOCUMENT NO. 88-08235.
- 5) THIS PROPERTY IS SUBJECT TO HOLD HARMLESS AGREEMENT RECORDED AS DOCUMENT NO. 88-08711.
- 6) THE WATER LINE EASEMENT, IRRIGATION EASEMENT, ELECTRICAL EASEMENT, DRAIN FIELD AND SEWER EASEMENT, AND EASEMENT FOR GEOTHERMAL LINES ARE BEING CREATED FOR THE REPAIR AND MAINTENANCE OF EXISTING LINES AND EQUIPMENT.

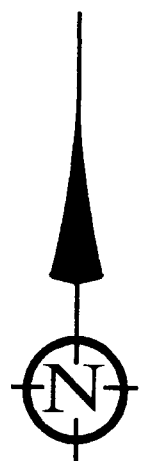
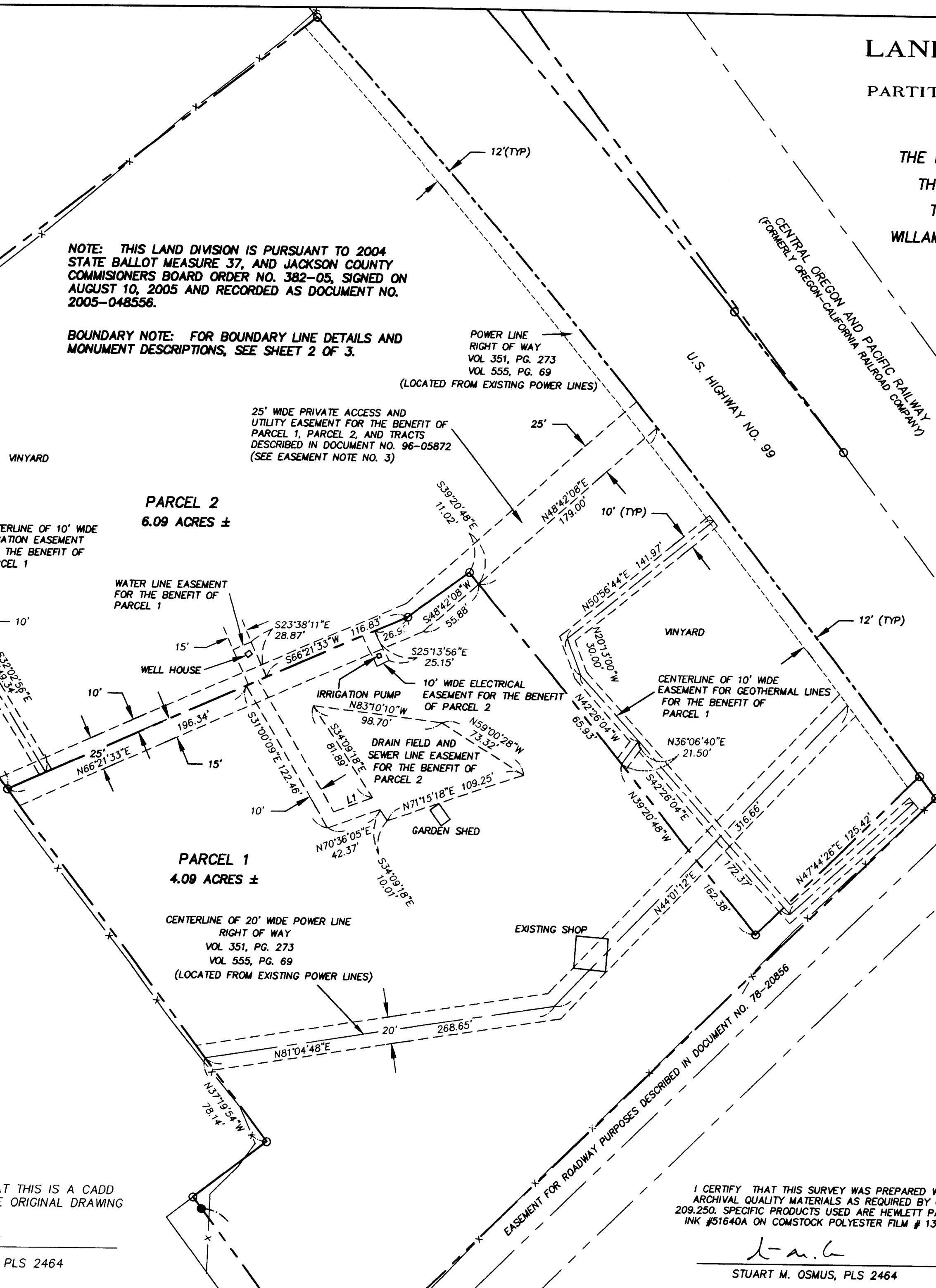
BASIS OF BEARING

THE SOUTHWESTERLY LINE OF HIGHWAY NO. 99 AS SHOWN ON FILED SURVEYS NO. 12519 AND 7612.

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[Signature]
 STUART M. OSMUS, PLS 2464

T 39 S, R 1 E, SEC 23, TL 2700 & 2702



SCALE: 1" = 60'
 DATE OF SURVEY:
 ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

LINE	LENGTH	BEARING
L1	31.58	N70°36'05"E

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
 OREGON
 JULY 28, 1993
 STUART M. OSMUS
 No. 2464
 Expires 7/27/06

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