

APPROVALS:

[Signature]
ASHLAND PLANNING DEPARTMENT
PL-2006-02238 / LAND PARTITION
DATE 3/12/2007

EXAMINED AND APPROVED THIS 8th DAY OF March, 2007
[Signature]
ASHLAND CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, MARK GOODMAN AND ROBERT FINLEY, 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.

[Signature] MARK GOODMAN
[Signature] ROBERT FINLEY

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED MARK GOODMAN, ON THIS 22 DAY OF December, 2006, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: [Signature]
NOTARY PUBLIC, STATE OF OREGON Laurie A. Miller
COMMISSION NO. 363080
MY COMMISSION EXPIRES Jan. 20, 2007

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED CELESTE A. GOODMAN, ON THIS 22 DAY OF December, 2006, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO WITHIN INSTRUMENT NO. 2006-055952 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AS ATTORNEY IN FACT OF ROBERT FINLEY AND ACKNOWLEDGED THAT SHE SUBSCRIBED THE NAME OF ROBERT FINLEY THERETO AS PRINCIPAL, AND HER OWN NAME AS ATTORNEY IN FACT.

BEFORE ME: [Signature]
NOTARY PUBLIC, STATE OF OREGON Laurie A. Miller
COMMISSION NO. 363080
MY COMMISSION EXPIRES Jan. 20, 2007

** RECEIVED **
Date 3-30-07 BY [Signature]
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

LAND PARTITION
PARTITION PLAT NO. P - 21-2007

LYING SITUATE IN
PORTIONS OF LOTS 10 & 11, BLOCK 14,
ADOPTED CITY OF ASHLAND 1888 OFFICIAL PLAT
SOUTHEAST QUARTER OF SECTION 5,
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Mark & Celeste Goodman
333 North Main 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. 02-68633 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA ROBOTIC TOTAL STATION WITH RANGING PRISMS, I SURVEY THE MONUMENTS AS SHOWN HEREON. THE SUBJECT PROPERTY LIES WITHIN BLOCK 14 OF THE CITY OF ASHLAND TOWNSITE AND BOUNDED BY A 16 FOOT WIDE ALLEY TO THE SOUTH, AND BY NORTH MAIN, WIMER AND ALMOND STREETS ON THE EAST, NORTH & WEST SIDES. BASED ON THE LEGAL DESCRIPTIONS OF THE SUBJECT PROPERTY AND ADJOINERS, IT WAS NECESSARY TO DETERMINE THE BOUNDARIES FOR LOTS 10 & 11 SAID BLOCK 14. NO FILED SURVEYS OF RECORD WERE FOUND TO EXIST WITHIN THIS BLOCK, THEREFORE THE CITY OF ASHLAND 1888 PLAT BY SURVEYOR M.L. McCALL, ADOPTED BY THE ASHLAND CITY COUNCIL ON NOVEMBER 5, 1888, WAS UTILIZED FOR THIS SURVEY. ORIGINAL AND RE-ESTABLISHED MONUMENTS SHOWN ON THE 1888 McCALL PLAT WERE RECOVERED ALONG THE WEST LINE OF DONATION LAND CLAIM NO. 40, ALSO BEING THE CENTERLINE OF ALMOND STREET, NOW COMMONLY REFERRED TO AS HIGH STREET, AND ALSO ALONG THE CENTERLINES OF WIMER STREET, NORTH MAIN STREET AND MANZANITA STREET. THESE MONUMENTS WERE HELD FOR PRIMARY CONTROL TO DETERMINE THE BOUNDARIES OF BLOCK 14 AND BLOCK 24. MEASUREMENTS TAKEN IN THE PERFORMANCE OF THIS SURVEY FIT VERY WELL WITH THE 1888 PLAT RECORD, ALTHOUGH AN APPARENT DRAFTING ERROR WAS DISCOVERED ON THE 1888 PLAT ON THE NORTH-SOUTH DISTANCE OF BLOCK 14 ALONG ALMOND AND NORTH MAIN STREETS, WHERE IT APPEARS THAT THE DISTANCES SHOWN ON THE 1888 PLAT WERE TAKEN TO THE CENTERLINE OF THE 16 FOOT WIDE ALLEY BETWEEN BLOCKS 14 AND 24. BY SUBTRACTING THE 8 FOOT HALF WIDTH DISTANCE OF THE ALLEY FROM THE SOUTH BOUNDARY OF LOT 11 IN BLOCK 14, THE LOT WIDTHS OF LOTS 7 THROUGH 11 FIT EXTREMELY WELL WITH THE PLAT RECORD, AND I DETERMINE THIS TO BE THE BEST RESOLUTION FOR THIS SURVEY.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.
[Signature]
SURVEYOR

RECORDING:

FILED FOR RECORD THIS 30th DAY OF March, 2007 AT
2:27 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-21-2007
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON,
INDEX VOLUME 18, PAGE 21.

[Signature] Kathleen S. Beckett
COUNTY CLERK
[Signature] Sonya S. Morgan
DEPUTY

COUNTY SURVEYOR FILE NO. 19571

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 3-30, 2006. 7

[Signature] Deputy 3-30-07
TAX COLLECTOR DATE
[Signature] Deputy 3-20-07
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 5/8 INCH IRON PIN ON THE SOUTHERLY LINE OF LOT 11, BLOCK 14 OF THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, ADOPTED NOVEMBER 5, 1888, WHICH BEARS NORTH 69°58'04" EAST, 123.00 FEET (DEED RECORD EASTERLY, 123 FEET) FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 10°24'01" WEST, 103.86 FEET TO AN ALUMINUM CAPPED 5/8 INCH IRON PIN AT THE INITIAL POINT OF BEGINNING, WHICH BEARS NORTH 75°07'15" EAST, 100.00 FEET FROM THE INTERSECTION OF THE DIVISION LINE BETWEEN THE NORTHERLY HALF AND THE SOUTHERLY HALF OF LOT 10 IN SAID BLOCK 14 WITH THE EAST LINE OF ALMOND STREET IN SAID CITY (DEED RECORD EASTERLY, 100 FEET); THENCE SOUTH 10°24'01" EAST, 103.86 FEET (DEED RECORD SOUTHERLY, 107.5 FEET) TO THE 5/8 INCH IRON PIN ON THE SOUTHERLY LINE OF SAID DESCRIBED LOT 11; THENCE NORTH 69°58'04" EAST, ALONG SAID SOUTHERLY LINE OF LOT 11, A DISTANCE OF 228.06 FEET TO A CONCRETE NAIL AND BRASS WASHER AT THE SOUTHEAST CORNER THEREOF (DEED RECORD NORTH 69°53' EAST); THENCE NORTH 15°14'42" WEST, ALONG THE WESTERLY LINE OF NORTH MAIN STREET IN SAID CITY, A DISTANCE OF 83.06 FEET, TO THE DIVISION LINE BETWEEN THE NORTHERLY HALF AND THE SOUTHERLY HALF OF LOT 10 IN SAID DESCRIBED BLOCK 14 (DEED RECORD NORTHERLY, 91 FEET, MORE OR LESS), FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER REFERENCE MONUMENT BEARS SOUTH 75°07'15" WEST, 1.00 FEET; THENCE SOUTH 75°07'15" WEST, ALONG THE NORTHERLY LINE OF SAID SOUTHERLY HALF OF LOT 10, A DISTANCE OF 218.50 FEET, TO THE INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature] 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: OCTOBER 12, 2006
PROJECT NO. 140-03

LAND PARTITION PARTITION PLAT NO. P - 21-2007

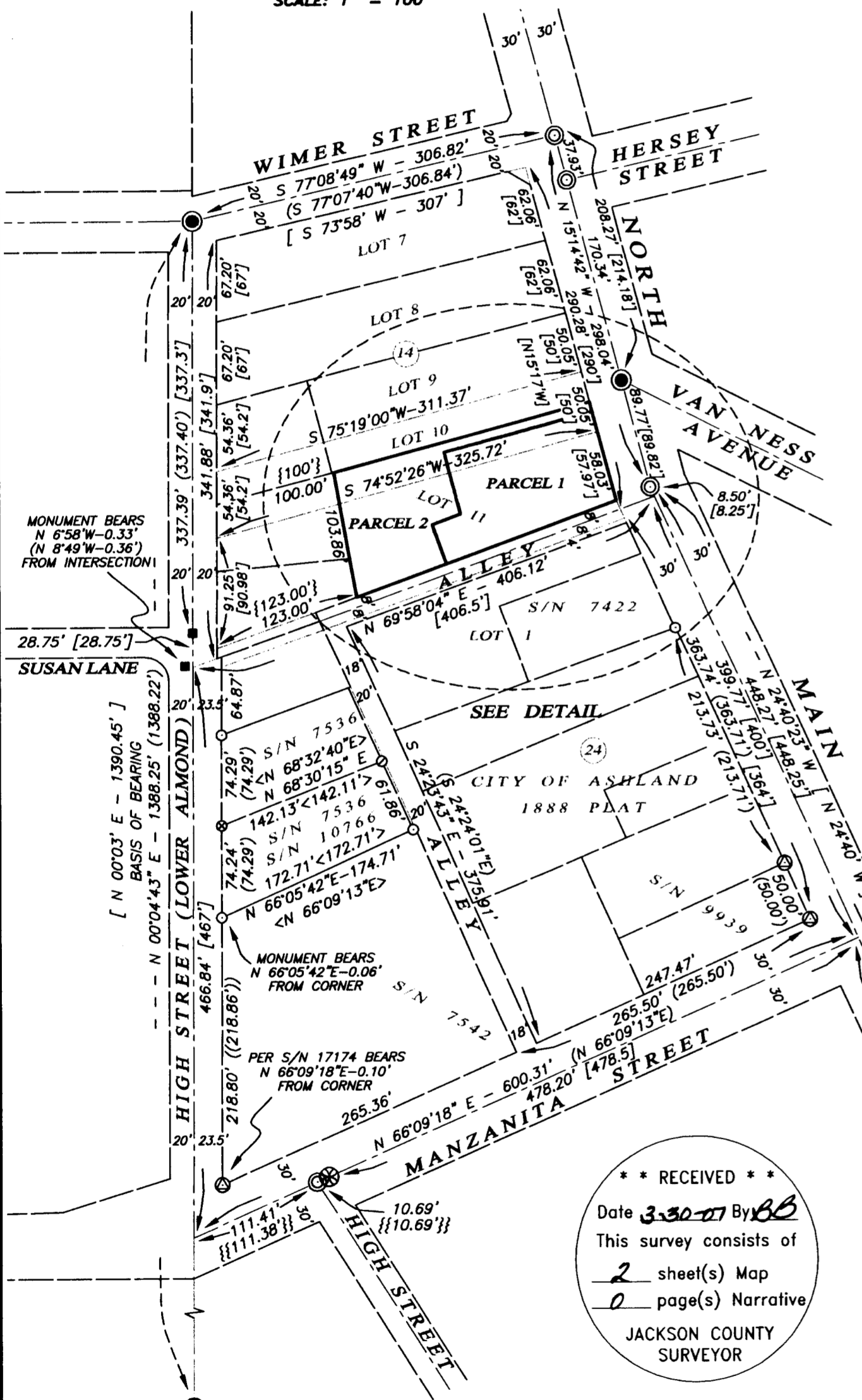
LYING SITUATE IN
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SOUTHEAST QUARTER OF SECTION 5,
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Mark & Celeste Goodman
333 North Main Street
Ashland, Oregon 97520

SCALE: 1" = 100'

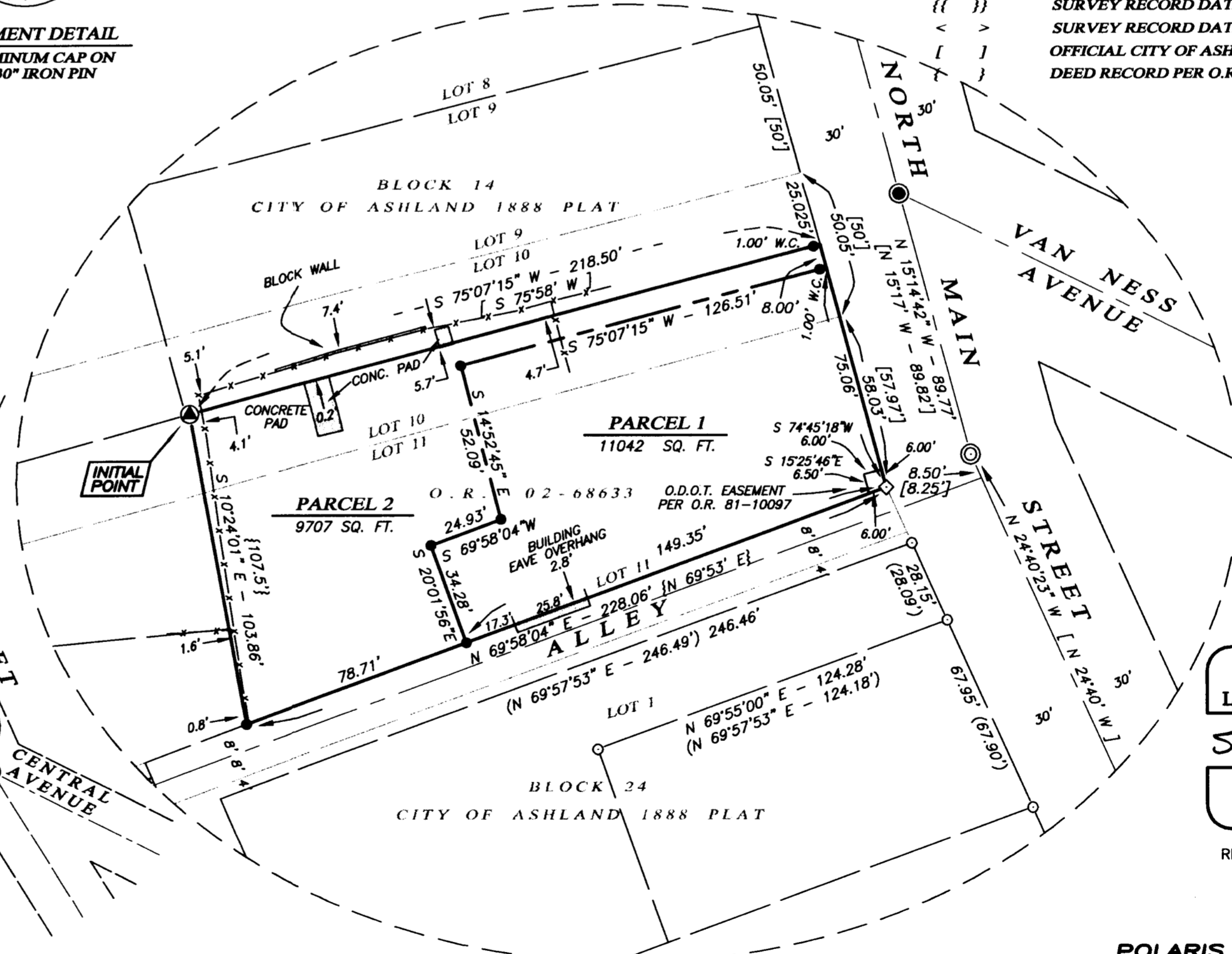
LEGEND

- ⊗ 2" BRASS CAP ON 1/2" IRON PIPE MARKED "SURVEY MONUMENT L.S. 759 - 1983" IN GRAVEL ROAD PER S/N 9724 (RECOVERED)
- ⊗ LEAD PLUG IN SANDSTONE IN MONUMENT WELL PER CITY OF ASHLAND 1888 PLAT, S/N 7422, 7536 & 7542 (RECOVERED)
- ⊙ 3" BRASS CAP IN MONUMENT WELL PER CITY OF ASHLAND ENGINEERING FIELD BOOK REFERENCES (RECOVERED)
- ⊙ 3/4" IRON PIPE IN MONUMENT WELL PER CITY OF ASHLAND ENGINEERING FIELD BOOK REFERENCES (RECOVERED)
- 1" SQUARE IRON BAR PER S/N 7422, 7536, 7542 & OFFICIAL CITY OF ASHLAND 1888 PLAT (RECOVERED)
- 5/8" IRON PIN w/CAP MARKED "SWAIN RLS 759" PER S/N 7422, 7536, 7542, 9939 & 10904 (RECOVERED)
- ⊗ 3" BRASS CAP ON 2" IRON PIPE MARKED "HESTIA ARMS INITIAL POINT - PLS 1822 - 1986" PER S/N 10766 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "KAUBLE PLS 1822" PER S/N 10766 (RECOVERED)
- ⊗ TACK IN LEAD PLUG w/ BRASS WASHER MARKED "LS 2234" PER S/N 17174 (RECOVERED)
- ▲ 5/8"x 30" IRON PIN w/ 2" ALUMINUM CAP "INITIAL POINT" MARKED PER MONUMENT DETAIL (ESTABLISHED)
- 5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- ◇ 1" x 3/8" CONCRETE "MAG" NAIL w/ 1" BRASS WASHER MARKED "POLARIS LS 2883" IN CONCRETE (ESTABLISHED)
- PROPERTY LINE
- - - PARTITION LINE
- BOUNDARY LINE
- CENTERLINE
- FENCELINE
- S/N JACKSON COUNTY SURVEYOR FILE NUMBER
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- () SURVEY RECORD DATA PER 7422, 7536, 7542, 9939 & 10904
- (()) SURVEY RECORD DATA PER S/N 17174
- { } SURVEY RECORD DATA PER S/N 16722
- > SURVEY RECORD DATA PER S/N 10766
- OFFICIAL CITY OF ASHLAND 1888 PLAT RECORD DATA
- DEED RECORD PER O.R. 02-68633



MONUMENT DETAIL
2" ALUMINUM CAP ON
5/8"x 30" IRON PIN

DETAIL AREA
SCALE: 1" = 40'



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0 page(s) Narrative
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: OCTOBER 12, 2006
PROJECT NO. 140-03

FILE: SURVEYS\140-03\PARTITON PLAT.DWG SHEET 2 of 2

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

Shawn Kampmann
SURVEYOR

Assessor's Map No. 39 1E 05 DD, Tax Lot 3300