

APPROVALS:

ASHLAND PLANNING DEPARTMENT
PL-2007-01393 / MINOR LAND PARTITION
EXAMINED AND APPROVED THIS 16 DAY OF November, 2007
CITY SURVEYOR

MINOR LAND PARTITION
PARTITION PLAT NO. P-2007-70

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

FOR
Ashland South Holdings, LLC

700 Mistletoe Road
Ashland, Oregon 97520

RECORDING:

FILED FOR RECORD THIS 29th DAY OF November, 2007 AT
2:56 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-70-2007
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON,
INDEX VOLUME 18, PAGE 70

Kathleen Beckett, County Clerk
Carmen D. Helman, Deputy

COUNTY SURVEYOR FILE NO. 19843

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF November 28, 2007.

Carol A. Johnson, Deputy Tax Collector 11-28-07
Amanda Kirkpatrick, Deputy Assessor 11/20/07

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT ASHLAND SOUTH HOLDINGS,
LLC, AN OREGON LIMITED LIABILITY COMPANY, DOUGLAS K. HEALY AND
NINA M. HEALY, MARK L. KNOX AND NORA A. KNOX, 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
ALSO HEREBY DEDICATE TO THE CITY OF ASHLAND, A 10.00 FOOT WIDE
PUBLIC UTILITY EASEMENT ALONG THE EAST SIDE OF MISTLETOE ROAD,
AS SHOWN HEREON. WE ALSO HEREBY DEDICATE TO THE CITY OF
ASHLAND, THE 10.00 FOOT WIDE STORM DRAIN EASEMENTS AND THE 5.00
FOOT WIDE PUBLIC PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON.
WE ALSO HEREBY CREATE THE PRIVATE STORM DRAIN EASEMENTS TO
BENEFIT ALL THREE PARCELS AND THE PRIVATE MUTUAL ACCESS
EASEMENT TO BENEFIT PARCEL 1 AND PARCEL 2, AS SHOWN HEREON.

MARK DIRIENZO, MANAGING MEMBER
ASHLAND HOLDINGS SOUTH LLC., AN OREGON LIMITED LIABILITY COMPANY

STATE OF OREGON)
COUNTY OF JACKSON) SS
PERSONALLY APPEARED THE ABOVE NAMED MARK DIRIENZO, AS MANAGING
MEMBER ON AUTHORITY OF ASHLAND SOUTH HOLDINGS LLC., AN OREGON
LIMITED LIABILITY COMPANY ON THIS 5th DAY OF November,
2007 AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND
DEED.

BEFORE ME: Jamie C. Miller
Laurie A. Miller, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 412791
MY COMMISSION EXPIRES Jan. 20, 2011

DOUGLAS K. HEALY
NINA M. HEALY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
PERSONALLY APPEARED THE ABOVE NAMED DOUGLAS K. HEALY,
THIS 8 DAY OF November, 2007 AND ACKNOWLEDGED
THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: E.Q. George
E.Q. George, NOTARY PUBLIC, STATE OF OREGON CALIFORNIA
COMMISSION NO. 1606050
MY COMMISSION EXPIRES Sept. 12, 2009

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
PERSONALLY APPEARED THE ABOVE NAMED NINA M. HEALY,
THIS 8 DAY OF November, 2007 AND ACKNOWLEDGED
THE FORGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: E.Q. George
E.Q. George, NOTARY PUBLIC, STATE OF OREGON CALIFORNIA
COMMISSION NO. 1606050
MY COMMISSION EXPIRES Sept. 12, 2009

MARK L. KNOX
NORA A. KNOX

STATE OF OREGON)
COUNTY OF JACKSON) SS
PERSONALLY APPEARED THE ABOVE NAMED MARK L. KNOX, THIS
5th DAY OF November, 2007 AND ACKNOWLEDGED
THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: Jamie C. Miller
Laurie A. Miller, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 412791
MY COMMISSION EXPIRES Jan. 20, 2011

STATE OF OREGON)
COUNTY OF JACKSON) SS
PERSONALLY APPEARED THE ABOVE NAMED NORA A. KNOX, THIS
5th DAY OF November, 2007 AND ACKNOWLEDGED
THE FORGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: Jamie C. Miller
Laurie A. Miller, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 412791
MY COMMISSION EXPIRES Jan. 20, 2011

Assessor's Map No. 39 1E 14A, Tax Lot 2302

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 THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF
SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
JACKSON COUNTY, OREGON; THENCE NORTH 00°02'32" EAST, ALONG THE WEST
LINE OF SAID NORTHEAST QUARTER, 1085.22 FEET, TO THE SOUTHERLY RIGHT
OF WAY LINE OF THE CENTRAL OREGON AND PACIFIC RAILROAD, FORMERLY
SOUTHERN PACIFIC RAILROAD (DEED RECORD NORTH, 1124.0 FEET); THENCE
SOUTH 55°11'53" EAST, ALONG SAID RIGHT OF WAY, 226.59 FEET TO A IRON PIN
AT (DEED RECORD SOUTH 55°12' EAST, 206.5 FEET), SAID POINT BEING THE
NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN
INSTRUMENT NO. 2005-001124 OF THE OFFICIAL RECORDS OF JACKSON COUNTY,
OREGON; THENCE SOUTH 55°11'53" EAST, CONTINUING ALONG SAID SOUTHERLY
RIGHT OF WAY, 19.53 FEET TO AN ALUMINUM CAPPED 5/8 INCH IRON PIN AT
THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN
INSTRUMENT NO. 2007-021405 OF SAID OFFICIAL RECORDS, THE INITIAL POINT
OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY,
THE FOLLOWING COURSES: SOUTH 55°11'53" EAST, 396.97 FEET, TO A 5/8 INCH
IRON PIN; THENCE SOUTH 54°50'53" EAST 90.38 FEET, TO A 5/8 INCH IRON PIN;
THENCE 233.76 FEET, ALONG THE ARC OF A 2814.93 FOOT RADIUS CURVE TO
THE RIGHT; HAVING A DELTA ANGLE OF 04°45'29" (CHORD BEARING SOUTH
51°54'14" EAST, 233.70 FEET) TO A 5/8 INCH IRON PIN (DEED RECORD
SOUTHEASTERLY, 755.5 FEET) AT THE MOST EASTERLY CORNER OF SAID
DESCRIBED TRACT OF LAND; THENCE SOUTH 47°00'00" WEST, LEAVING SAID
SOUTHERLY RIGHT OF WAY LINE, 681.73 FEET TO A CONCRETE NAIL AND
BRASS WASHER AT THE MOST SOUTHERLY CORNER OF SAID TRACT OF LAND
(DEED RECORD SOUTH 47°00' WEST, 680.0 FEET); THENCE NORTH 12°15'45" WEST,
ALONG THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED WITHIN
INSTRUMENT NO. 90-19048, A DISTANCE OF 57.45 FEET TO A 5/8 INCH IRON PIN
(DEED RECORD NORTH 12°15'45" WEST) AT THE MOST SOUTHERLY CORNER OF
SAID TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2005-001124;
THENCE NORTH 05°00'56" WEST, ALONG THE EASTERLY LINE OF SAID OF SAID
DESCRIBED TRACT, A DISTANCE OF 834.78 FEET TO THE INITIAL POINT OF
BEGINNING.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES ARE EITHER BLANKET IN NATURE, OR
OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE ARE NOT
SHOWN GRAPHICALLY ON THIS PLAT.

- EASEMENT DATED MAY 18, 1950 FOR ELECTRICAL FACILITIES AS
DESCRIBED WITHIN VOLUME 334, PAGE 108 OF THE DEED RECORDS OF
JACKSON COUNTY, OREGON TO CALIFORNIA OREGON POWER COMPANY.
RESTRICTIVE COVENANT, INCLUDING THE TERMS AND PROVISIONS
HEREOF, RECORDED JULY 10, 2002 WITHIN INSTRUMENT NO. 02-36943
OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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

Shawn Kampmann
SURVEYOR

AFFIDAVIT OF CONSENT

FOR DOUGLAS K. HEALY AND NINA M. HEALY, AS BENEFICIARIES
OF THAT TRUST DEED DATED AUGUST 22, 2006, AND RECORDED
ON AUGUST 23, 2006, AS INSTRUMENT NO. 2006-042812 OF THE
OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
AN AFFIDAVIT OF CONSENT WAS RECORDED AS DOCUMENT
NO. 2007-053754 OF SAID DESCRIBED OFFICIAL RECORDS.

AFFIDAVIT OF CONSENT

FOR BANK OF THE CASCADES, AS BENEFICIARY OF THAT
TRUST DEED DATED MARCH 7, 2007 AND RECORDED ON
MARCH 23, 2007, AS INSTRUMENT NO. 2007-014218 OF THE
OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
AN AFFIDAVIT OF CONSENT WAS RECORDED AS DOCUMENT
NO. 2007-063755 OF SAID DESCRIBED OFFICIAL RECORDS.

** RECEIVED **
Date 11-29-07
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

AFFIDAVIT OF CONSENT

FOR A. BLAINE BOWMAN, DOUGLAS K. HEALY AND NINA M.
HEALY, AS BENEFICIARIES OF THAT TRUST DEED DATED ON
AUGUST 22, 2006, AND RECORDED ON AUGUST 23, 2006, AS
INSTRUMENT NO. 2006-042811 OF THE OFFICIAL RECORDS OF
JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS
RECORDED AS DOCUMENT NO. 2007-053756 OF SAID
DESCRIBED OFFICIAL RECORDS.

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. 2006-057291 OF THE
OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE
WITHIN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 39
SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA ROBOTIC TOTAL STATION
WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL
PREVIOUSLY ESTABLISHED BY THIS OFFICE IN THE PERFORMANCE OF
SURVEY NO. 19703, I SURVEY THE MONUMENTS AS SHOWN HEREON.
THE SUBJECT PROPERTY IS DESCRIBED BY METES AND BOUNDS
DESCRIPTION WHICH DOES NOT CLOSE ON ITSELF BY NEARLY 73
FEET, WHICH I BELIEVE ORIGINATED WITH THE CONFUSION OF THE
RAILROAD RIGHT OF WAY ISSUE MORE PARTICULARLY DESCRIBED IN
THE SURVEY NARRATIVES FOR SURVEY NO. 19703 AND SURVEY NO.
17207. THE SUBJECT PROPERTY WAS PREVIOUSLY SURVEYED AND
MONUMENTED BY GEORGE BURELL IN SURVEY NO. 17207, WHICH
CORRESPONDS RELATIVELY WELL WITH THIS SURVEY, WITH A
SLIGHT DIFFERENCE IN THE CALCULATED SOUTHERLY LINE OF THE
RAILROAD RIGHT OF WAY. IN SURVEY NO. 19703 PERFORMED BY
THIS OFFICE, I HELD THE MONUMENTED NORTHERLY LINE OF SAID
RAILROAD RIGHT OF WAY BASED ON SURVEY NO. 9668 WHICH VERY
SLIGHTLY DIFFERS FROM THE CALCULATED RIGHT OF WAY BY
BURELL IN SURVEY NO. 17207. SO TO BE CONSISTENT, I DETERMINED
THE DIFFERENCE NOT TO BE SIGNIFICANT ENOUGH TO WARRANT
ALTERING THE PREVIOUSLY DETERMINED RIGHT OF WAY. THE
DISTANCE CALLED OUT IN THE DEED ALONG THE RAILROAD RIGHT
OF WAY OF 755.5 FEET DOES NOT FIT WELL WITH MR. BURELL'S OR
MY MEASUREMENTS, AND THE BEST FIT RESULT THAT I COULD
DETERMINE WAS TO HOLD THE DEED RECORD AND SURVEY NO. 17207
RECORD BEARING OF NORTH 47°00'00" EAST FROM THE BURELL
MONUMENT FOUND AT THE MOST SOUTHERLY CORNER OF THE
SUBJECT PROPERTY.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2009

SURVEYED BY:

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

DATE: SEPTEMBER 18, 2007
PROJECT NO. 464-07

MINOR LAND PARTITION PARTITION PLAT NO. P-2007- 70

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

FOR
Ashland South Holdings, LLC

700 Mistletoe Road
Ashland, Oregon 97520

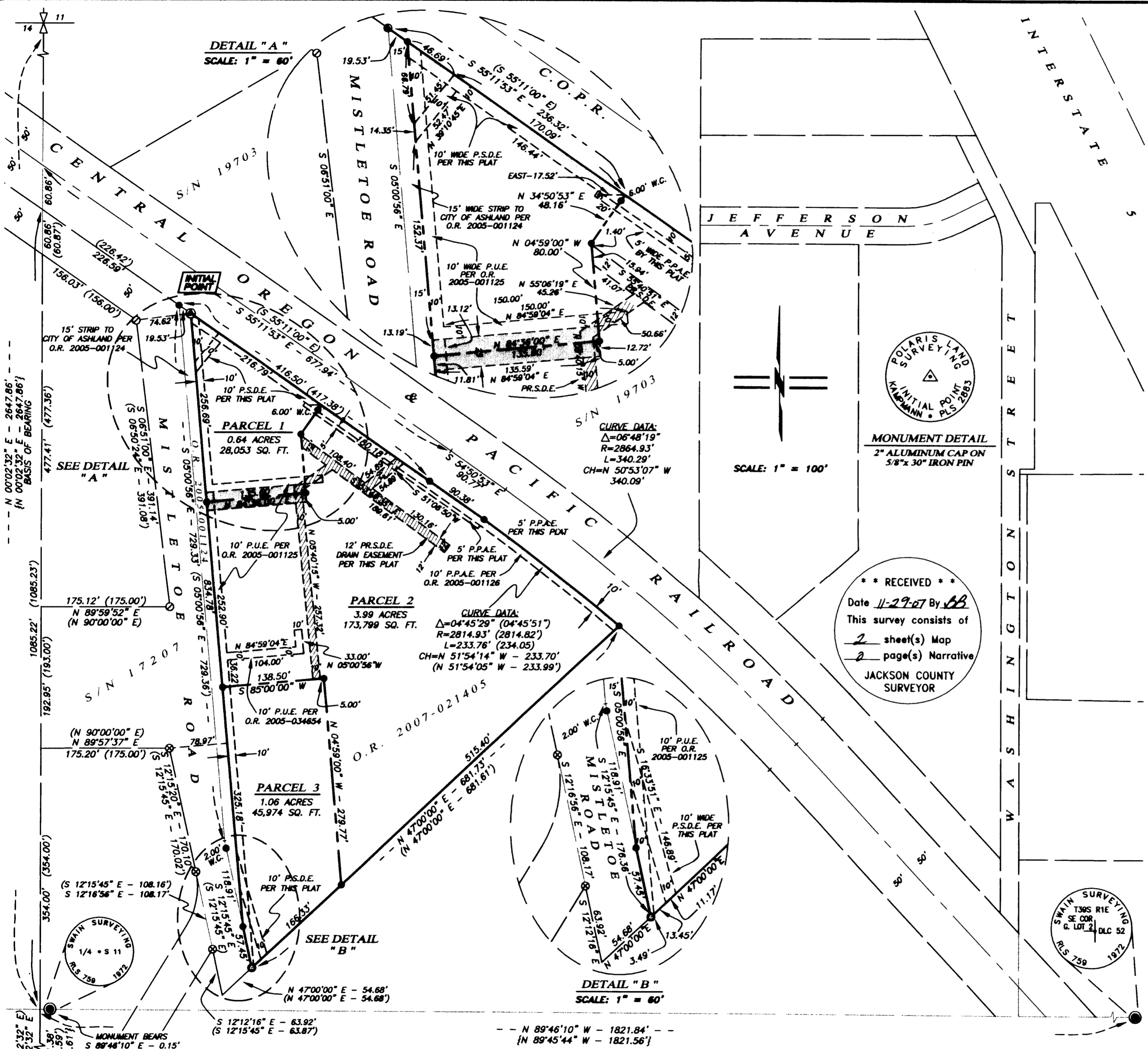
LEGEND

- ⊗ 2 1/2" BRASS CAP - QUARTER SECTION CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- ⊙ 2 1/2" BRONZE CAP STAMPED "SWAIN SURVEYING RLS 759 1972" PER S/N 4847 (RECOVERED)
- ⊕ 3/8" x 1" CONCRETE (MAG) NAIL AND 1" BRASS WASHER STAMPED "LS 638" PER S/N 17207 (RECOVERED)
- ⊖ 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "SWAIN LS 759" PER S/N 7031 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "BURRELL PLS 638" PER S/N 17207 (RECOVERED)
- ⊙ 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT" PER MONUMENT DETAIL (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
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- P.U.E. PUBLIC UTILITY EASEMENT
- P.P.A.E. PUBLIC PEDESTRIAN ACCESS EASMENT
- P.S.D.E. PUBLIC STORM DRAIN EASMENT
- PR.S.D.E. PRIVATE STORM DRAIN EASMENT
- () SURVEY RECORD DATA PER S/N 17207 "BURRELL"
- () SURVEY RECORD DATA PER S/N 4847 "SWAIN"
- ▨ 25' WIDE MUTUAL ACCESS EASEMENT PER THIS PLAT
- ▨ PRIVATE STORM DRAIN EASEMENT BY THIS PLAT
- ▨ PUBLIC UTILITY EASEMENT PER O.R. 2005-001125 & 2005-034654
- ▨ PUBLIC PEDESTRIAN EASEMENT PER O.R. 2005-001126
- ▨ PUBLIC STORM DRAIN EASEMENT BY THIS PLAT

**** RECEIVED ****
Date 11-29-07 By SB
This survey consists of
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR



SCALE: 1" = 100'



DETAIL "A"
SCALE: 1" = 60'

DETAIL "B"
SCALE: 1" = 60'

BASIS OF BEARING

THE REFERENCE BEARING FOR THIS SURVEY IS THE NORTH-SOUTH CENTERLINE OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, HAVING A RECORD BEARING OF NORTH 00°02'32" EAST, AS REFERENCED ON SURVEY NO. 9668 & 19703, 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, 1988
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2009

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

DATE: SEPTEMBER 18, 2007
PROJECT NO. 464-07

Assessor's Map No. 39 1E 14A, Tax Lot 2302