

APPROVALS:

ASHLAND PLANNING DEPARTMENT
PA 2007-01398 / PROPERTY LINE ADJUSTMENT
1/14/2008 DATE

EXAMINED AND APPROVED THIS 10th DAY OF January, 2008

Jean Holman
CITY SURVEYOR

PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P - 03 - 2008

LYING SITUATE IN
NORTHEAST QUARTER OF SECTION 9,
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
HAVURAH FRIENDS INVESTMENT GROUP, LLC

185 North Mountain Avenue
Ashland, Oregon 97520

RECORDING:

FILED FOR RECORD THIS 15 DAY OF January, 2008 AT
2:14 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-03-2008
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON,
INDEX VOLUME 19, PAGE 03

Kathleen S. Beckwith
COUNTY CLERK
Deputy

COUNTY SURVEYOR FILE NO. 19905

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF January 15, 2008.

Karen W. Meade Deputy
TAX COLLECTOR 1-15-08 DATE

Adam C. McAlvey Deputy
ASSESSOR 1/15/08 DATE

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT HAVURAH FRIENDS
INVESTMENT GROUP, LLC, AN OREGON LIMITED LIABILITY COMPANY,
IS THE OWNER 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.

Larry E. Medinger
LARRY E. MEDINGER, MANAGING MEMBER
HAVURAH FRIENDS INVESTMENT GROUP, LLC,
AN OREGON LIMITED LIABILITY COMPANY

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.

BEGINNING AT AN ALUMINUM CAPPED IRON PIN ON THE WEST LINE OF
MOUNTAIN AVENUE IN THE CITY OF ASHLAND, OREGON, LYING SITUATE
WITHIN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE
1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, FROM
WHICH THE CENTERLINE INTERSECTION OF MOUNTAIN AVENUE WITH THE
NORTHEASTERLY RIGHT-OF-WAY OF THE CENTRAL OREGON & PACIFIC
RAILROAD (FORMERLY SOUTHERN PACIFIC RAILROAD) BEARS SOUTH 89°47'26"
EAST, 30.00 FEET AND SOUTH 00°12'34" WEST, 324.41 FEET; THENCE NORTH
89°47'26" WEST, ALONG THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED
WITHIN VOLUME 358, PAGE 294 OF THE DEED RECORDS OF SAID COUNTY, A
DISTANCE OF 563.68 FEET (DEED RECORD NORTH 89°49' WEST, 563.35 FEET), TO
A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND
DESCRIBED WITH VOLUME 371, PAGE 210 OF SAID DEED RECORDS; THENCE
NORTH 61°08'11" WEST, ALONG THE NORTHEASTERLY LINE OF SAID RAILROAD,
77.14 FEET (DEED RECORD NORTH 61°09' WEST, 77.1 FEET), TO A 5/8 INCH IRON
PIN ON THE EAST LINE OF DONATION LAND CLAIM NO. 42; THENCE NORTH
00°07'01" EAST, ALONG SAID EAST CLAIM LINE, 103.01 FEET (DEED RECORD
NORTH 00°05' EAST, 103.0 FEET), TO A 5/8 INCH IRON PIN AT THE NORTHWEST
CORNER OF SAID TRACT OF LAND DESCRIBED WITHIN VOLUME 358, PAGE 294
OF SAID DEED RECORDS; THENCE SOUTH 89°47'26" EAST, ALONG THE NORTH
LINE OF SAID TRACT, 631.54 FEET (DEED RECORD SOUTH 89°49' EAST, 631.0
FEET), TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF SAID TRACT;
THENCE SOUTH 00°12'34" WEST, ALONG THE WEST LINE OF MOUNTAIN AVENUE,
140.00 FEET (DEED RECORD SOUTH 00°11' WEST, 140.0 FEET), TO THE INITIAL
POINT OF BEGINNING.

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

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT
BETWEEN TRACT "B" AND TRACT "C" OF THOSE PARCELS OF LAND
DESCRIBED WITHIN INSTRUMENT NO. 2007-009731 OF THE OFFICIAL
RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN
THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH,
RANGE 1 EAST OF THE WILLAMETTE MERIDIAN.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA 1103 & 1203 ROBOTIC TOTAL
STATIONS WITH RANGING PRISMS AND ASHTECH PROMARK 2 SURVEY
GRADE GLOBAL POSITIONING SATELLITE RECEIVERS (G.P.S.), IN
CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY
THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 18910, I
SURVEY THE LAND AS SHOWN HEREON. THE RIGHT OF WAY OF
NORTH MOUNTAIN AVENUE WAS DETERMINED BY HOLDING
RECOVERED CITY OF ASHLAND STREET CENTERLINE MONUMENTS
LOCATED AT AN ANGLE POINT SOUTHEASTERLY OF THE
INTERSECTION WITH HERSEY STREET, AND AT THE INTERSECTIONS
OF EAST MAIN STREET AND "B" STREET. THE WEST LINE OF THE
SUBJECT PROPERTY IS BOUNDED BY THE EAST LINE OF DONATION
LAND CLAIM NO. 42, WHICH WAS DETERMINED FROM RECOVERED
MONUMENTS AT THE NORTHEAST & SOUTHEAST CORNERS OF SAID
CLAIM. THE RIGHT OF WAY OF THE CENTRAL OREGON & PACIFIC
RAILROAD (FORMERLY SOUTHERN PACIFIC COMPANY) WAS
DETERMINED BY HOLDING THE RECORD ANGLE OF 60°20'35" WITH
THE RAILROAD CENTERLINE AT MOUNTAIN AVENUE AS COMPUTED
BY SURVEYOR EVERETT SWAIN AND SHOWN ON FILED SURVEY NO.
13679, WHICH CORRESPONDED WELL WITH SURVEY MEASUREMENTS
TAKEN ALONG THE EXISTING MAIN TRACK GAUGE CENTERLINE. THE
NORTH AND SOUTH LINES OF THE SUBJECT PROPERTY WERE
DETERMINED BY HOLDING DEED RECORD DISTANCE CALLS ALONG
THE CENTERLINE OF MOUNTAIN AVENUE FROM THE INTERSECTION
WITH EAST MAIN STREET PER JACKSON COUNTY DISTRICT COURT
PROBATE JOURNAL VOLUME 33, PAGE 256, DATED SEPTEMBER 1922,
AS WELL AS FROM DEED RECORD VOLUME 358, PAGE 294 OF THE
JACKSON COUNTY RECORDERS OFFICE. THE HISTORIC SENIOR DEEDS
FOR PROPERTIES LOCATED ON THE WEST SIDE OF MOUNTAIN
AVENUE LYING NORTH OF THE RAILROAD IN THIS VICINITY ALL
MAKE DISTANCE CALLS FROM SAID CENTERLINE INTERSECTION OF
MOUNTAIN AVENUE WITH EAST MAIN STREET, ALONG SAID
CENTERLINE OF MOUNTAIN AVENUE TO THEIR RESPECTIVE POINTS
OF BEGINNING AND ADJOIN MATHEMATICALLY WHICH EACH OTHER
WITHOUT APPARENT DEED GAPS OR OVERLAPS, AND THEN TURN OFF
RECORD RIGHT ANGLES FROM MOUNTAIN AVENUE FOR THE
EAST-WEST COURSES WHICH TERMINATED AT THE EAST LINE OF
DONATION LAND CLAIM NO. 42.

ACKNOWLEDGEMENT

STATE OF OREGON)
JACKSON COUNTY)

PERSONALLY APPEARED THE ABOVE NAMED LARRY E. MEDINGER,
AS MANAGING MEMBER ON AUTHORITY OF HAVURAH FRIENDS
INVESTMENT GROUP, LLC, AN OREGON LIMITED LIABILITY
COMPANY, ON THIS 10 DAY OF January, 2008 AND
ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND
DEED.

NOTARY SIGNATURE Laurie A. Miller
NOTARY PUBLIC - OREGON Laurie A. Miller
COMMISSION NO. 412791
MY COMMISSION EXPIRES Jan. 20, 2011

SURVEY NOTES:

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

- 4 WATER RIGHTS, TIMBER RIGHTS AND MINERAL RIGHTS, SUBJECT TO THE
TERMS AND PROVISIONS THEREOF, RESERVED BY SOUTHERN PACIFIC
TRANSPORTATION COMPANY, A DELAWARE CORPORATION, IN DEED
RECORDED JANUARY 3, 1995, AS NO. 95-00050 OF THE OFFICIAL RECORDS
OF JACKSON COUNTY, OREGON.
- 5 RESERVATIONS AND EASEMENT, AS SET OUT IN DEED FROM SOUTHERN
PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION,
RECORDED JANUARY 3, 1995, AS NO. 95-00050 OF THE OFFICIAL RECORDS
OF JACKSON COUNTY, OREGON.
- 6 RIGHT, TITLE AND INTEREST OF THE CENTRAL OREGON AND PACIFIC
RAILROAD COMPANY IN AND TO THAT PORTION OF SUBJECT PROPERTY
LYING WITHIN 100.0 FEET OF THE RAILROAD CENTERLINE WHICH MAY BE
SUBJECT TO THE ACT OF CONGRESS, DATED JULY 25, 1866.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1999
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: DECEMBER 20, 2007
PROJECT NO. 300-05

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

Shawn Kampmann
SURVEYOR

** RECEIVED **
Date 1-15-08 By
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

**PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P - 03 - 2008**

LYING SITUATE IN
NORTHEAST QUARTER OF SECTION 9,
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
HAVURAH FRIENDS INVESTMENT GROUP, LLC

185 North Mountain Avenue
Ashland, Oregon 97520

LEGEND

- ⊗ 1-1/4" IRON PIPE w/ 2-1/2" BRASS CAP, 6" DEEP IN GRAVEL SURFACE, PER S/N 8486, 13679, 14389 & 17680 (RECOVERED)
- ⊕ 1" GALVANIZED IRON PIPE w/ 3" CITY OF ASHLAND BRASS CAP IN MONUMENT WELL PER S/N 13679 (RECOVERED)
- ⊙ 2 1/2" BRASS CAP IN MONUMENT WELL STAMPED "CITY OF ASHLAND, 1993, LS-759" PER S/N 13679 (RECOVERED)
- 5/8"x 30" IRON PIN w/ RED PLASTIC CAP MARKED "SWAIN LS-759" PER S/N 5939 (RECOVERED)
- 5/8"x 30" IRON PIN w/ 2" ALUMINUM CAP MARKED "INITIAL POINT" "KAMPMANN PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
- 5/8"x 30" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- 5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- - - ADJUSTED PROPERTY LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- - - FENCELINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- D.R. DEED RECORD, VOLUME & PAGE, JACKSON COUNTY CLERK
- W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- D.L.C. DONATION LAND CLAIM
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- [] DEED RECORD DATA PER O.R. 2007-009731 & D.R. 370/277, 371/210, 358/294
- () SURVEY RECORD DATA PER S/N 11856 (FRIAR)
- { } SURVEY RECORD DATA PER S/N 13679 (SWAIN)
- { } SURVEY RECORD DATA PER S/N 5939 (SWAIN)
- < > SURVEY RECORD DATA PER S/N 14389 (HIBBS)

BASIS OF BEARING

TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 9 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 EAST LINE OF DONATION LAND CLAIM NO. 42, HAVING A RECORD PLAT BEARING OF NORTH 00°07'01" WEST, AS REFERENCED ON SURVEY NO. 14389 & 16528, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

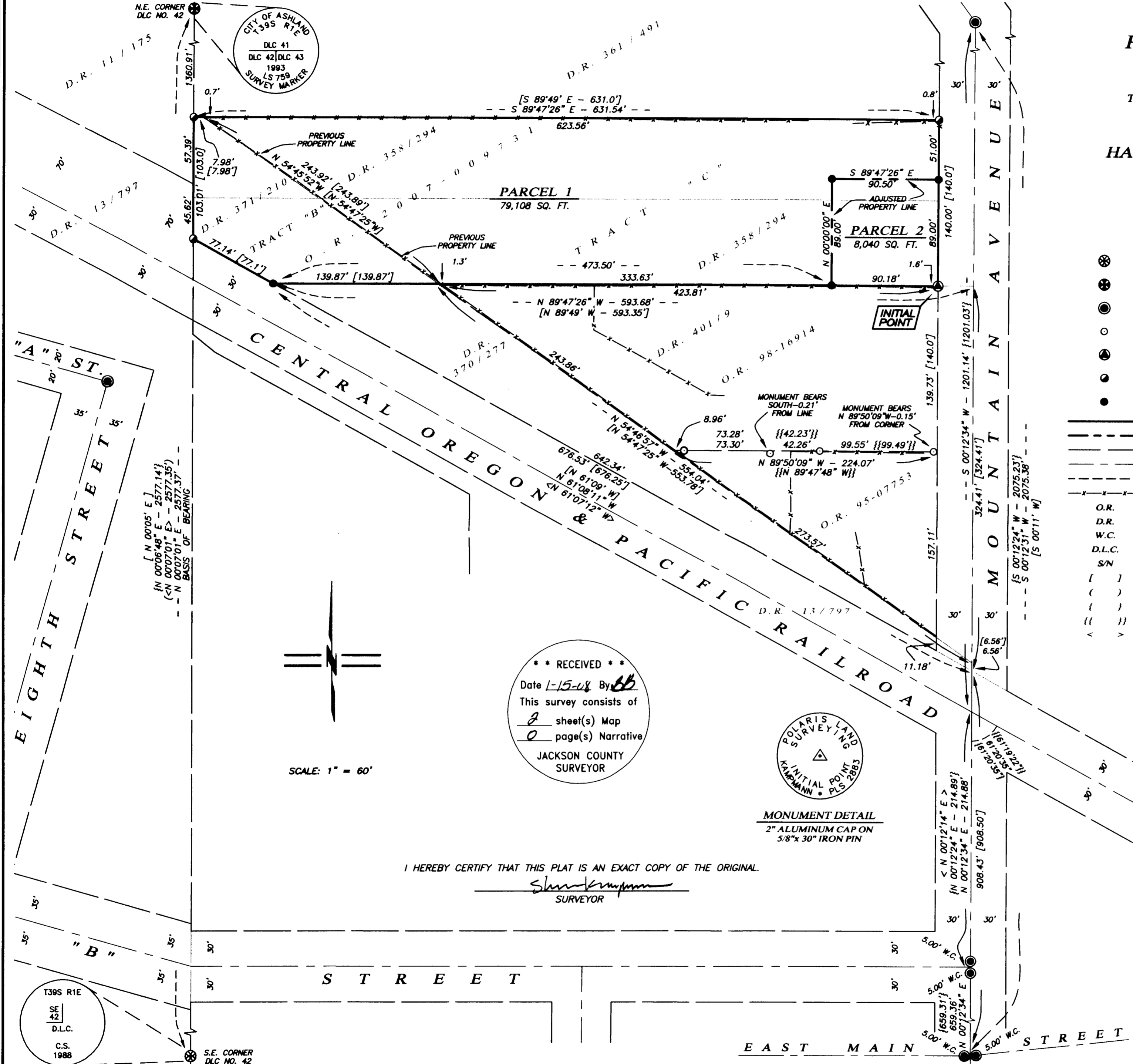
RENEWAL DATE: 6/30/2009

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

DATE: DECEMBER 20, 2007
PROJECT NO. 300-05

FILE: SURVEYS\300-05\HAVURAH PLA PLAT.DWG

SHEET 2 of 2



**** RECEIVED ****
Date 1-15-08 By SK
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

POLARIS LAND SURVEYING
INITIAL POINT
KAMPMANN PLS 2883
MONUMENT DETAIL
2" ALUMINUM CAP ON
5/8"x 30" IRON PIN

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

T39S R1E
SE
42
D.L.C.
C.S.
1988

S.E. CORNER
DLC NO. 42

Assessor's Map No. 39 1E 09 AA, Tax Lots 1500 & 1600