

APPROVALS:

[Signature]
ASHLAND PLANNING DEPARTMENT
PL-2007-00574 / MINOR LAND PARTITION
DATE 1/10/2008

EXAMINED AND APPROVED THIS 18 DAY OF January, 2008

[Signature]
CITY SURVEYOR

MINOR LAND PARTITION

PARTITION PLAT NO. ~~P-2007~~ P-11-2008

LYING SITUATE IN

SOUTHEAST QUARTER OF SECTION 9
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

Gregg J. Adams

954 Siskiyou Boulevard
Ashland, Oregon 97520

RECORDING:

FILED FOR RECORD THIS 15 DAY OF February, 2008 AT
2:06 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-11-2008
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON,
INDEX VOLUME 19, PAGE 11.

[Signature] COUNTY CLERK
[Signature] DEPUTY

COUNTY SURVEYOR FILE NO. 19939

TAX STATEMENT APPROVAL:

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

[Signature] Deputy 2-15-08
TAX COLLECTOR DATE
[Signature] Deputy 2-15-08
ASSESSOR DATE

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT I, GREGG J. ADAMS, AM
THE OWNER OF THE LANDS HEREBY DESCRIBED, AND THAT I HAVE
PARTITIONED THE SAME INTO PARCELS SHOWN HEREBY, 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. I HEREBY DEDICATE TO THE
CITY OF ASHLAND, THE 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT,
AS SHOWN HEREBY. I ALSO HEREBY CREATE THE 5.00 FOOT WIDE
PRIVATE SEWER EASEMENT, OVER AND ACROSS PARCEL 1, TO BENEFIT
PARCEL 2, AS SHOWN HEREBY. I ALSO HEREBY CREATE THE 12.00
FOOT WIDE PRIVATE SHARED ACCESS EASEMENT, FOR THE MUTUAL
BENEFIT OF PARCEL 1 AND PARCEL 2, AS SHOWN HEREBY.

[Signature]
GREGG J. ADAMS

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 HEREBY 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 SOUTHWESTERLY
LINE OF SISKIYOU BOULEVARD IN THE CITY OF ASHLAND, FROM WHICH THE
NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN VOLUME
177, PAGE 485 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON, BEARS
NORTH 56°07'26" WEST, 51.20 FEET (DEED RECORD NORTH 56° 13' WEST, 51.2
FEET); THENCE SOUTH 56°07'26" EAST, ALONG SAID SOUTHWESTERLY LINE,
100.00 FEET (DEED RECORD SOUTH 56° 13' WEST, 100.0 FEET) TO A CONCRETE
NAIL AND BRASS WASHER AT SAID INTERSECTION OF SISKIYOU BOULEVARD
AND MOUNTAIN AVENUE; THENCE SOUTH 00° 17'02" WEST, ALONG SAID WEST
LINE OF MOUNTAIN AVENUE, 100.38 FEET TO A 5/8 INCH IRON PIN ON THE
NORTH LINE OF THE LOT FORMERLY OWNED BY LYDIA J. ROBERTS AND
DESCRIBED WITHIN VOLUME 48, PAGE 238 OF THE DEED RECORDS OF SAID
COUNTY (DEED RECORD SOUTH, 100 FEET); THENCE NORTH 89°41'09" WEST,
ALONG SAID NORTH LINE, 144.30 FEET, TO THE NORTHWEST CORNER OF SAID
DESCRIBED LOT (DEED RECORD WEST, 144.6 FEET, MORE OR LESS), FROM
WHICH A 5/8 INCH IRON PIN WITNESS CORNER REFERENCE MONUMENT BEARS
SOUTH 89°41'09" EAST, 1.00 FOOT; THENCE NORTH 05°45'54" EAST, ALONG THE
WEST LINE OF THAT TRACT OF LAND DESCRIBED WITHIN VOLUME 177, PAGE
485 OF THE DEED RECORDS OF SAID COUNTY, A DISTANCE OF 26.63 FEET, TO A
5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF THE SOUTH 26.50 FEET OF
SAID DESCRIBED TRACT; THENCE NORTH 89°40'28" EAST, 48.17 FEET TO THE
NORTHEAST CORNER OF THE SOUTH 26.50 FEET OF SAID DESCRIBED TRACT;
THENCE NORTH 04°50'17" EAST, 129.57 FEET TO THE INITIAL POINT OF
BEGINNING.

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. 2007-009450 OF THE
OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE
WITHIN THE SOUTHEAST QUARTER OF SECTION 9, 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. 19780, I SURVEY THE MONUMENTS AS SHOWN HEREBY.
THE SUBJECT PROPERTY IS BOUNDED BY SISKIYOU BOULEVARD ON
THE NORTH AND MOUNTAIN AVENUE ON THE EAST, AND THE NORTH
LINE OF THAT TRACT OF LAND DESCRIBED WITHIN VOLUME 48, PAGE
238 OF THE DEED RECORDS OF JACKSON COUNTY, FOR THE SOUTH
LINE. THE WESTERLY LINE IS DESCRIBED AS BEING A STRAIGHT LINE
FROM THE NORTHWEST CORNER OF SAID TRACT TO A POINT BEING
151.2 FEET NORTHWESTERLY ALONG THE SOUTH LINE OF SISKIYOU
BOULEVARD FROM THE WEST LINE OF MOUNTAIN AVENUE,
EXCEPTING THEREFROM THAT TRACT OF LAND DESCRIBED WITHIN
VOLUME 177, PAGE 485 OF SAID DEED RECORDS. THE RIGHT OF WAY
LINES FOR SISKIYOU BOULEVARD AND MOUNTAIN AVENUE WERE
DETERMINED FROM SURVEY CONTROL ESTABLISHED IN THE
PERFORMANCE OF SURVEY NO.'s 19780 & 18996 PREVIOUSLY BY THIS
OFFICE. DEED CALLS FOR THE REMAINDER OF THE SUBJECT
PROPERTY BOUNDARY WERE UTILIZED IN CONJUNCTION WITH
MONUMENTS RECOVERED FROM SURVEY NO. 4107 WHICH FIT
REASONABLY WELL AGAINST THE SURVEY RECORD.

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED GREGG J. ADAMS, ON
THIS 18 DAY OF January, 2007 AND ACKNOWLEDGED
THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: *[Signature]*
[Signature], NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 442791
MY COMMISSION EXPIRES Jan. 20, 2011

AFFIDAVIT OF CONSENT:

FOR PREMIERWEST BANK, AS BENEFICIARY OF THAT TRUST DEED DATED
FEBRUARY 23, 2007 AND RECORDED FEBRUARY 27, 2007, AS INSTRUMENT
NO. 2007-009451 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON,
AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. ~~2007-~~
2008-5735 OF SAID DESCRIBED OFFICIAL RECORDS.

** RECEIVED **
Date 2/15/08 By *[Signature]*
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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

[Signature]
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

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 4, 2007
PROJECT NO. 471-07

MINOR LAND PARTITION PARTITION PLAT NO. P-2007-11-2008

LOCATED IN
SOUTHEAST QUARTER OF SECTION 9
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Gregg J. Adams
954 Siskiyou Boulevard
Ashland, Oregon 97520

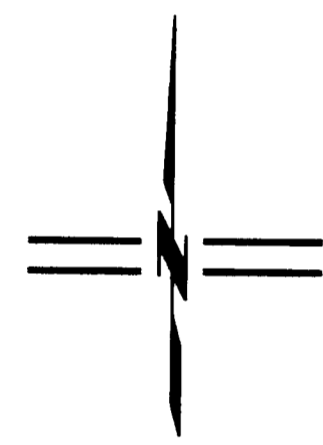
**** RECEIVED ****
Date 2/15/08 By RL
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR



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

LEGEND

- 2 1/2" CITY OF ASHLAND BRASS CAP IN MONUMENT WELL PER S/N 8660 & 19440 (RECORD)
- ⊙ 3/4" IRON PIPE IN MONUMENT WELL PER S/N 8660 & 18996 (RECORD)
- ◆ 1" SQUARE IRON BAR PER S/N 4107 & 8660 (RECOVERED)
- ⊙ 3/4" IRON PIPE, ORIGIN UNKNOWN, PER S/N 4107 (RECOVERED)
- 5/8" IRON PIN PER, NO MARKINGS, PER S/N 4107 (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 STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- ⊙ 3/8" x 1" CONCRETE (MAG) NAIL AND 1" BRASS WASHER STAMPED "POLARIS LS 2883" (ESTABLISHED)
- PROPERTY LINE
- - - PARTITION 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, AS DESCRIBED
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- SQ. FT. SQUARE FEET
- P.U.E. PUBLIC UTILITY EASEMENT
- P.S.E. PRIVATE SEWER EASEMENT
- P.A.E. PRIVATE MUTUAL ACCESS EASEMENT
- [] DEED RECORD DATA PER O.R. 2007-009450 & D.R. 177/485
- () SURVEY RECORD DATA PER S/N 4107 "THOMAS"
- () SURVEY RECORD DATA PER S/N 8660 "OLSON"



SCALE: 1" = 50'

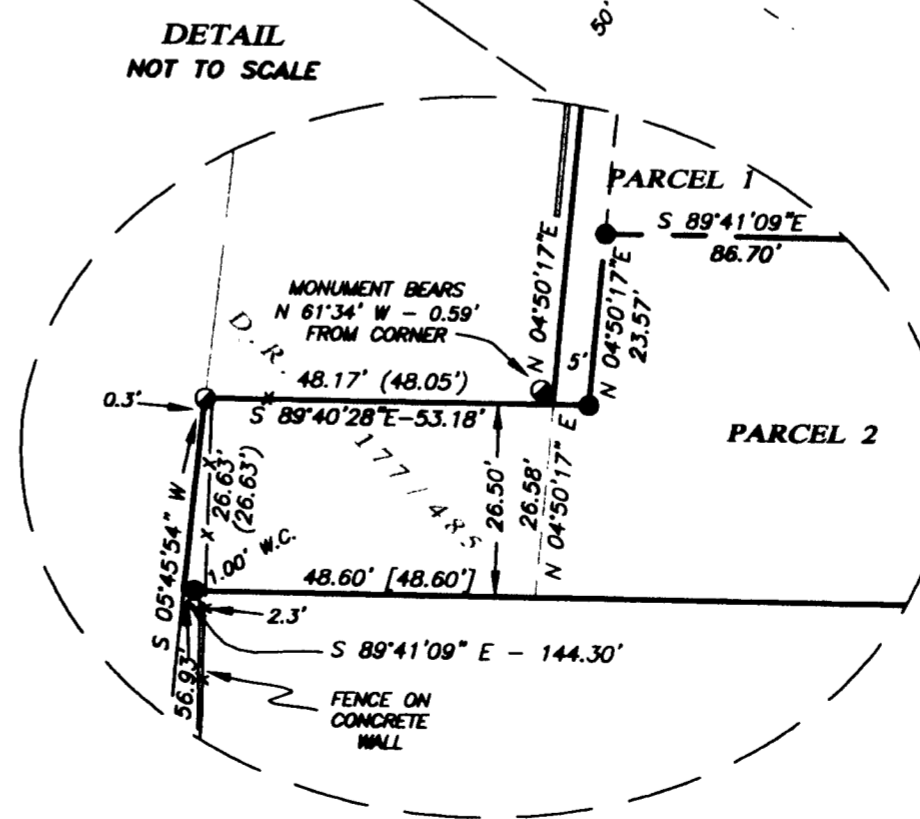
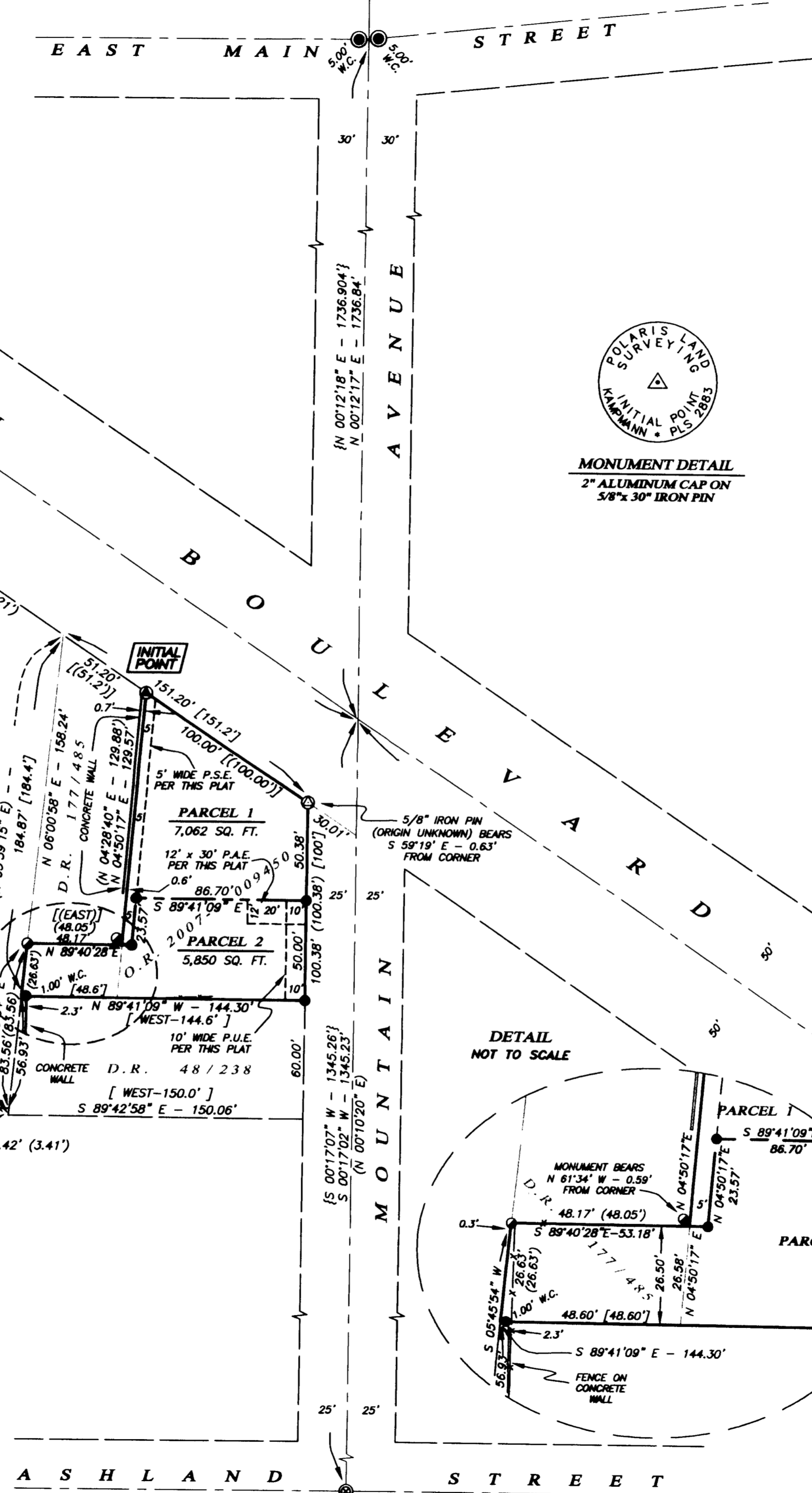
BASIS OF BEARING

TRUE MERIDIAN AT THE NORTH-SOUTH CENTERLINE OF SECTION 9 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 NORTH LINE OF DONATION LAND CLAIM NO. 39, HAVING A RECORD PLAT BEARING OF NORTH 89°59'41" 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

Assessor's Map No. 39 1E 09DD, Tax Lot 100



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2009

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