

APPROVALS:

[Signature]
ASHLAND PLANNING DEPARTMENT
DATE 4/8/2008

PA #2006-02239 / LAND PARTITION

EXAMINED AND APPROVED THIS 7th DAY OF April, 2008

[Signature]
CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT ERIC LAURSEN AND REBECCA LAURSEN, TRUSTEES OF THE LAURSEN FAMILY TRUST, AND DALLAS HYMANS AND SIDNEY MORRISON, HUSBAND AND WIFE, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND THAT SAID OWNERS 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 HEREBY CREATE A THREE (3) FOOT WIDE EASEMENT FOR UNDERGROUND TELEPHONE LINES, OVER AND ACROSS PARCEL 1, FOR THE BENEFIT OF PARCEL 2 AS SHOWN HEREON.

[Signature]
ERIC LAURSEN, TRUSTEE
LAURSEN FAMILY TRUST

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED ERIC LAURSEN, AS TRUSTEE ON AUTHORITY OF THE LAURSEN FAMILY TRUST, ON THIS 20 DAY OF MARCH, 2008 AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: *[Signature]*
Laurie A. Miller, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 412791

MY COMMISSION EXPIRES Jan. 20, 2011

[Signature]
REBECCA LAURSEN, TRUSTEE
LAURSEN FAMILY TRUST

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED REBECCA LAURSEN, AS TRUSTEE ON AUTHORITY OF THE LAURSEN FAMILY TRUST, ON THIS 20 DAY OF MARCH, 2008 AND ACKNOWLEDGED THE FORGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: *[Signature]*
Laurie A. Miller, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 412791

MY COMMISSION EXPIRES Jan. 20, 2011

[Signature] DALLAS HYMANS
[Signature] SIDNEY MORRISON

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED DALLAS HYMANS, THIS 19 DAY OF MARCH, 2008 AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: *[Signature]*
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 SIDNEY MORRISON, THIS 20 DAY OF MARCH, 2008 AND ACKNOWLEDGED THE FORGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: *[Signature]*
Laurie A. Miller, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 412791

MY COMMISSION EXPIRES Jan. 20, 2011

Assessor's Map No. 39 1E 04 CC, Tax Lot 6700

MINOR LAND PARTITION
PARTITION PLAT NO. P - 23 - 2003

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

FOR
Kokopelli Properties, LLC

221 Oak Street
Ashland, Oregon 97520

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 A 5/8 INCH IRON PIN ON THE WESTERLY LINE OF OAK STREET IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, FROM WHICH THE NORTHEASTERLY CORNER OF LOT ONE (1), BLOCK FIFTEEN (15) OF THE OFFICIAL 1888 MAP OF THE CITY OF ASHLAND, OREGON, BEARS NORTH 23°11'39" EAST, 3.00 FEET; THENCE NORTH 23°11'39" EAST, ALONG SAID WESTERLY LINE OF OAK STREET, 81.47 FEET TO A 5/8 INCH IRON PIN, SAID POINT BEING SOUTH 23°11'39" WEST, 99.98 FEET (DEED RECORD SOUTH 23°09' WEST, 100.0 FEET) FROM THE NORTHEAST CORNER OF LOT THREE (3) IN SAID BLOCK FIFTEEN (15); THENCE NORTH 64°36'17" WEST, PARALLEL WITH THE LINE BETWEEN LOTS TWO (2) AND THREE (3) IN SAID BLOCK, A DISTANCE OF 255.85 FEET (DEED RECORD 258.0 FEET, MORE OR LESS) TO THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED WITHIN VOLUME 202, PAGE 512 OF THE DEED RECORDS OF SAID COUNTY, FROM WHICH A 5/8 INCH IRON PIN BEARS SOUTH 64°36'17" EAST 1.00 FEET; THENCE SOUTH 23°47'07" WEST, ALONG SAID EASTERLY LINE, 78.28 FEET (DEED RECORD SOUTH 23°43' WEST, 78.0 FEET) TO A 5/8 INCH IRON PIN ON THE SOUTHERLY LINE OF SAID LOT 2; THENCE SOUTH 64°34'09" EAST, ALONG SAID SOUTHERLY LINE, 72.03 FEET TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN VOLUME 218, PAGE 93 OF SAID DEED RECORDS; THENCE SOUTH 23°47'07" WEST, ALONG THE EASTERLY LINE THEREOF, 3.00 FEET TO A 5/8 INCH IRON PIN ON THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED WITHIN VOLUME 48, PAGE 418 OF SAID DEED RECORDS (DEED RECORD SOUTH 23°43' WEST, 3.0 FEET); THENCE SOUTH 64°34'09" EAST, 184.66 FEET TO THE INITIAL POINT OF BEGINNING.

SURVEY NOTE:

THE FOLLOWING ENCUMBRANCES DESCRIBED WITHIN AMERITITLE ORDER NO. 077714-SUB, DATED SEPTEMBER 20, 2007, AS EXCEPTIONS NO. 2, 3, & 9, ARE EITHER NOT APPLICABLE TO THIS SITE OR ARE BLANKET IN NATURE AND CAN NOT BE ACCURATELY DEPICTED NOR ARE SHOWN GRAPHICALLY ON THIS PLAT.

- REGULATIONS, INCLUDING LEVIES, ASSESSMENTS, WATER AND IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF THE TALENT IRRIGATION DISTRICT.
- THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE LIMITS OF PUBLIC ROADS, STREETS OR HIGHWAYS.
- EASEMENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, REGARDING INGRESS AND EGRESS, RECORDED MARCH 12, 2002 AS DOCUMENT NO. 02-12850, IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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

[Signature]
SURVEYOR

** RECEIVED **
Date 4-9-08 By *[Signature]*
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

RECORDING:

FILED FOR RECORD THIS 9th DAY OF APRIL, 2008 AT 2:13 O'CLOCK PM AND RECORDED AS PARTITION PLAT NO. P-23-2003 THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 19, PAGE 23

CHRISTINE D. WALKER COUNTY CLERK
CHERYL AUGERIS DEPUTY

JACKSON COUNTY SURVEYOR FILE NO. 19999

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF APRIL 9, 2008.

[Signature] Deputy 4-9-08
TAX COLLECTOR DATE
[Signature] Deputy 4-9-2008
ASSESSOR DATE

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

PURPOSE: TO SURVEY AND MONUMENT A MINOR LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2007-036962 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 19206, I SURVEY THE LAND AS SHOWN HEREON. THE NORTH LINE OF THE SUBJECT PROPERTY IS DESCRIBED AS BEGINNING AT A POINT BEING 100.0 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 3, BLOCK 15 OF THE 1888 CITY OF ASHLAND MAP AND RUNNING ON A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 3. THE SOUTHERLY LINE AT THE SOUTHWESTERLY PORTION OF SAID PROPERTY, RUNS ALONG THE SOUTHERLY LINE OF LOT 2 OF SAID BLOCK 15 TO THE NORTHEAST CORNER OF A TRACT DESCRIBED IN VOLUME 218, PAGE 93 OF THE DEED RECORDS OF JACKSON COUNTY, THENCE RUNS ALONG A LINE BEING PARALLEL WITH AND 3.00 FEET SOUTHERLY OF SAID SOUTHERLY LINE OF LOT 2 TO OAK STREET, BEING THE EASTERLY LINE OF THE SUBJECT PARCEL. THE WESTERLY LINE IS COMMON WITH THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN VOLUME 202, PAGE 512 OF SAID DEED RECORDS. BEING NECESSARY TO DETERMINE THE LOCATION OF LOTS 2 AND 3 OF SAID BLOCK 15, WHICH IS BOUNDED ON THE EAST, SOUTH & WEST BY OAK STREET, SPRING STREET AND WATER STREET, RESPECTIVELY, I TIE LONG ESTABLISHED CENTERLINE MONUMENTS AROUND THE CORNERS OF SAID BLOCK 15, WHICH MATCHED WELL WITH RECORD MEASUREMENTS FROM SURVEY NO.'S 5802, 16971 & 17061. MONUMENTS RECOVERED AS SHOWN ON SAID SURVEYS ALSO FIT WELL WITH THE SURVEY RECORDS AND WERE HELD FOR POSITION AS SHOWN. THE SOUTH LINE OF LOT 2 WAS DETERMINED BY PROPORTIONAL METHOD OF MEASUREMENT BETWEEN THE NORTH LINE OF SPRING STREET AND THE MONUMENTED NORTH LINE OF THE SUBJECT PROPERTY FROM SURVEY NO. 16971.

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: NOVEMBER 6, 2007
PROJECT NO. 377-06

FILE: SURVEYS\377-06\KOKOPELLI PARTITON PLAT.DWG

SHEET 1 of 2

MINOR LAND PARTITION PARTITION PLAT NO. P - 23 - 2008

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

FOR
Kokopelli Properties, LLC

221 Oak Street
Ashland, Oregon 97520

LEGEND

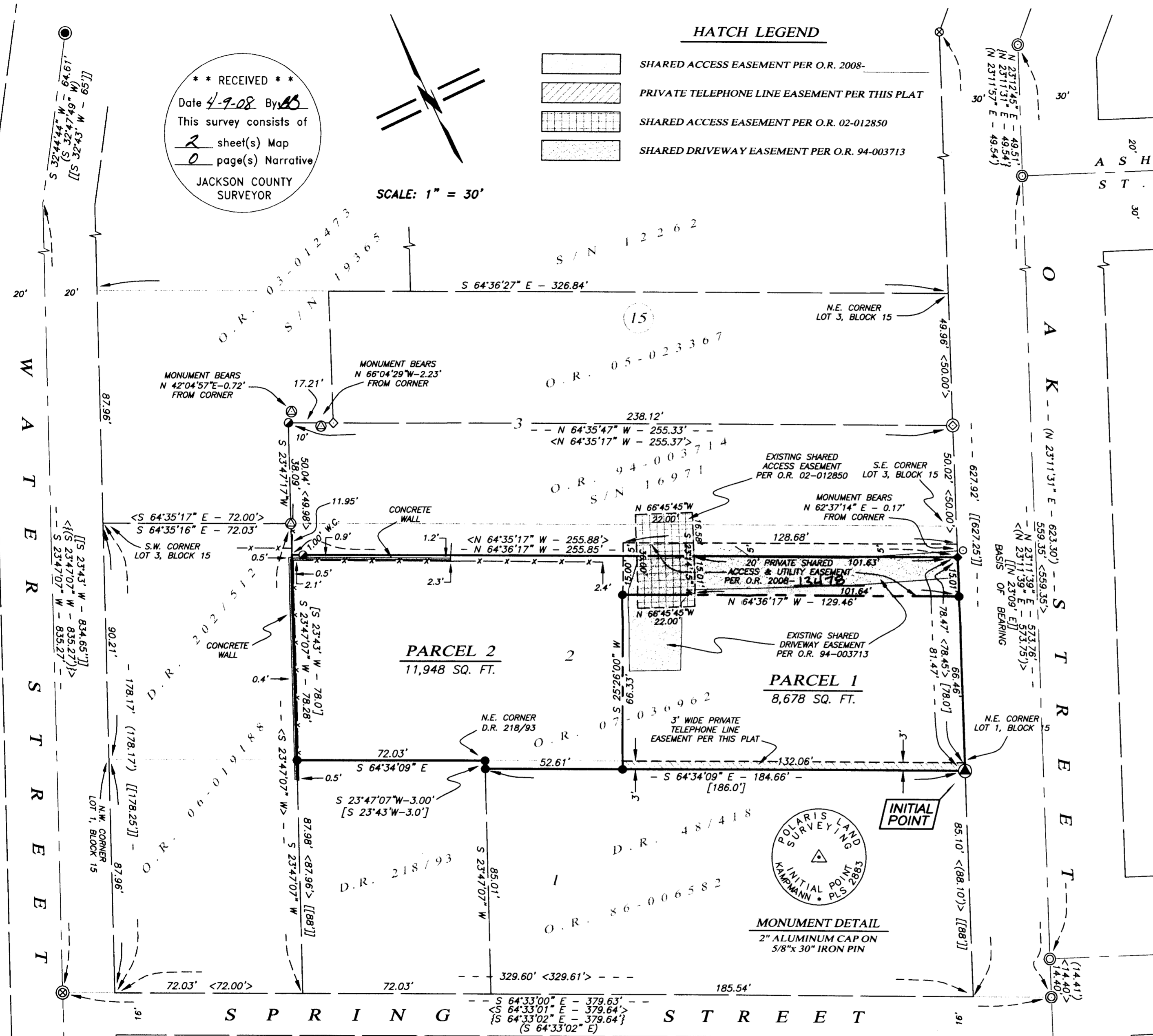
- 3" BRASS CAP MARKED "CITY OF ASHLAND" IN MONUMENT WELL (RECOVERED)
- 3/4" IRON PIPE IN MONUMENT WELL PER CITY OF ASHLAND ENGINEERING FIELD BOOK REFERENCES (RECOVERED)
- 1/2" IRON PIPE IN MONUMENT WELL PER CITY OF ASHLAND ENGINEERING FIELD BOOK REFERENCES (RECOVERED)
- 1/2" GALVANIZED IRON PIPE (RECOVERED, NOW DESTROYED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "SWAIN R.L.S. 759" PER S/N 5802 (RECOVERED)
- 5/8" IRON PIN w/ PLASTIC CAP MARKED "D.A. EDWARDS R.P.L.S." PER S/N 12262 (RECOVERED)
- 5/8" IRON PIN w/ PLASTIC CAP MARKED "L.J. FRIAR & ASSOC., P.L.S. 2234" PER S/N 14306 & 16971 (RECOVERED)
- LEAD AND TACK w/ 3/4" BRASS WASHER MARKED "L.J. FRIAR & ASSOC." PER S/N 16971 (RECOVERED)
- 5/8" IRON PIN w/ PLASTIC CAP MARKED "KAUBLE P.L.S. 1822" (RECOVERED)
- 5/8" IRON PIN w/ PLASTIC CAP MARKED "ALSPACH" PER S/N 17061 (RECOVERED)
- 5/8" IRON PIN w/ PLASTIC CAP PER S/N 16971 RECOVERED, NOW DESTROYED, AND RESET WITH 5/8" x 24" 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)
- 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP MARKED "INITIAL POINT PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
- PROPERTY LINE
- - - PARTITION OR ADJUSTED PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- - - EASEMENT LINE
- x - x - FENCELINE
- S/N SURVEY NUMBER FILE, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- [] DEED RECORD DATA PER O.R. 2007-036962
- [[] PLAT RECORD DATA PER CITY OF ASHLAND 1888 MAP
- () SURVEY RECORD DATA PER S/N 5802 "SWAIN"
- - - SURVEY RECORD DATA PER S/N 12262 "EDWARDS"
- < > SURVEY RECORD DATA PER S/N 14306 & 16971 "HIBBS"

HATCH LEGEND

- [Hatched Box] SHARED ACCESS EASEMENT PER O.R. 2008-
- [Diagonal Lines] PRIVATE TELEPHONE LINE EASEMENT PER THIS PLAT
- [Grid Pattern] SHARED ACCESS EASEMENT PER O.R. 02-012850
- [Dotted Pattern] SHARED DRIVEWAY EASEMENT PER O.R. 94-003713

**** RECEIVED ****
 Date 4-9-08 By AS
 This survey consists of
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

SCALE: 1" = 30'



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

Shawn Kampmann
SURVEYOR

BASIS OF BEARING

TRUE MERIDIAN AT THE NORTH-SOUTH CENTERLINE OF SECTION 4 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 CENTER LINE OF OAK STREET, HAVING A RECORD PLAT BEARING OF NORTH 23°11'39" EAST, AS REFERENCED ON SURVEY NO. 19206, 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
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DATE: NOVEMBER 6, 2007
PROJECT NO. 377-06