

APPROVAL:

[Signature] 6/24/2008
ASHLAND PLANNING DEPARTMENT
PA # PL-2008-00736
PROPERTY LINE ADJUSTMENT

APPROVAL:

EXAMINED AND APPROVED THIS 20 DAY OF
JUNE, 2008
[Signature]
CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT JULI DI CHIRO, AS SUPERINTENDENT OF SCHOOL DISTRICT NO. 5, A MUNICIPAL CORPORATION AND HOWARD BARASH AS GRANGEMASTER OF BELLVIEW GRANGE NO. 759, AN OREGON NON-PROFIT CORPORATION REPRESENT THE OWNERS IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND SAID OWNERS HAVE PARTITIONED THE SAME INTO PARCELS AS SHOWN HEREON, AND THE NUMBER AND SIZE OF PARCELS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAID PARTITION AND,

THAT THE AREA DESIGNATED AS A PRIVATE INGRESS & EGRESS EASEMENT IS AN APPURTENANT EASEMENT IN FAVOR OF PARCEL 2 FOR INGRESS & EGRESS PURPOSES AND,

THAT THE AREA DESIGNATED AS A 10' WIDE PRIVATE OVERHEAD POWERLINE EASEMENT IS AN APPURTENANT EASEMENT IN FAVOR OF PARCEL 2 FOR THE USE, MAINTENANCE AND REPLACEMENT OF EXISTING OVERHEAD POWER LINES SERVICING PARCEL 2 AND,

THAT THE AREAS DESIGNATED AS A 10' WIDE PUBLIC OVERHEAD POWERLINE EASEMENT ARE EASEMENTS GRANTED TO THE CITY OF ASHLAND FOR THE USE, MAINTENANCE AND REPLACEMENT OF EXISTING OVERHEAD POWER LINES AND,

THAT THE AREA DESIGNATED AS A PUBLIC PEDESTRIAN ACCESS EASEMENT IS AN EASEMENT GRANTED TO THE CITY OF ASHLAND FOR A PEDESTRIAN WALKWAY AND,

THAT THE AREA DESIGNATED AS A 15' WIDE IRRIGATION LINE EASEMENT IS AN EASEMENT GRANTED TO THE TALENT IRRIGATION DISTRICT FOR THE USE, MAINTENANCE AND REPLACEMENT OF EXISTING IRRIGATION FACILITIES.

[Signature]
JULI DI CHIRO, SUPERINTENDENT OF SCHOOL DISTRICT NO. 5

[Signature]
HOWARD BARASH, GRANGEMASTER OF BELLVIEW GRANGE NO. 759

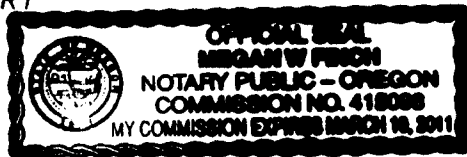
STATE OF OREGON) S.S.
COUNTY OF JACKSON)



ON THIS, THE 17 DAY OF JUNE, 2008, BEFORE ME APPEARED JULI DI CHIRO, SUPERINTENDENT OF SCHOOL DISTRICT NO. 5, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY HER AND TO BE HER FREE ACT AND DEED.

[Signature]
NOTARY

STATE OF OREGON) S.S.
COUNTY OF JACKSON)



ON THIS, THE 17 DAY OF JUNE, 2008, BEFORE ME APPEARED HOWARD BARASH, GRANGEMASTER OF BELLVIEW GRANGE NO. 759, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY HIM AND TO BE HIS FREE ACT AND DEED.

[Signature]
NOTARY

LAND PARTITION SURVEY

PARTITION PLAT NO. P-42-2008

LOCATED IN:

THE SW 1/4 OF SECTION 14, TOWNSHIP 39 SOUTH,
RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

ASHLAND SCHOOL DISTRICT NO. 5
885 SISKIYOU BOULEVARD
ASHLAND, OREGON 97520

PROPERTY LINE ADJUSTMENT

PREPARED BY:

TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520

(541) 482-6474

terrain@bisp.net

SURVEY NARRATIVE

TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

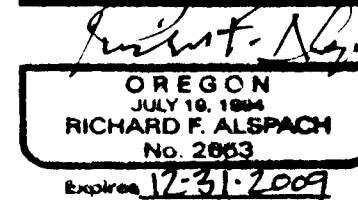
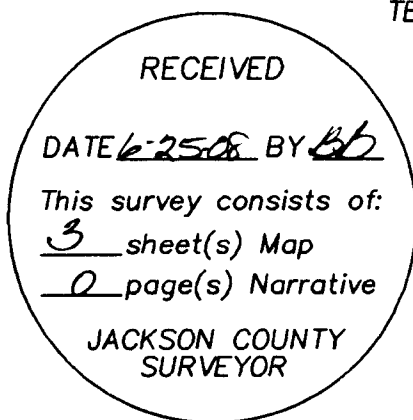
PURPOSE: TO SURVEY AND MONUMENT THE ADJUSTED PROPERTY LINE BETWEEN THE LANDS OF THE BELLVIEW GRANGE NO. 759 AND THE LANDS OF THE BELLVIEW ELEMENTARY SCHOOL PER THE PROPERTY LINE ADJUSTMENT APPROVED BY THE CITY OF ASHLAND BY PLANNING ACTION NUMBER PA-2008-00736

PROCEDURE: UTILIZING CONTROL AND INFORMATION FROM A SURVEY COMPLETED BY THIS OFFICE IN JUNE OF 2007 AND FILED AS SURVEY NUMBER 19719 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I MONUMENTED THE ADJUSTED PROPERTY LINE.

BASIS OF BEARINGS: TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 14 AS DERIVED FROM THE N.O.A.A. NET ESTABLISHED IN 1968 AND ON FILE IN THE JACKSON COUNTY SURVEYORS OFFICE. THE REFERENCE LINE FOR BEARING CONTROL FOR THIS SURVEY IS THE N-S CENTERLINE OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, AS S 00°02'30" W PER MONUMENTS FOUND FROM FILED SURVEY NO. 10309

DATE OF SURVEY: 5-30-2008

TERRASURVEY JOB NO. 619-07-AA



THIS IS TO CERTIFY THAT THIS IS A CAD GENERATED COPY OF THE ORIGINAL DRAWING

[Signature]
RICHARD F. ALSPACH, PLS 2653

RECORDING:

FILED FOR RECORD THIS 25 DAY OF JUNE 2008, AT 10:32 O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT NO. P-42-2008 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 19, PAGE 42

Christine D. Walker COUNTY CLERK
Cheryl Augeris DEPUTY

COUNTY SURVEYOR FILE NO. 20077

TAX STATEMENT:

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

ASSESSOR

TAX COLLECTOR

June 25, 2008
[Signature] Deputy
[Signature] Deputy

SURVEYOR'S CERTIFICATE

I, RICHARD F. ALSPACH, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 2653, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF THE EAGLE CREEK SUBDIVISION IN THE CITY OF ASHLAND ACCORDING TO THE OFFICIAL PLAT OF RECORD WITH THE NORTH-SOUTH CENTERLINE OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, FROM WHICH POINT THE SOUTH 1/4 CORNER OF SAID SECTION BEARS SOUTH 00°02'30" WEST, 2144.42 FEET; THENCE ALONG SAID NORTH-SOUTH CENTERLINE, SOUTH 00°02'30" WEST, 909.04 FEET TO THE NORTHERLY LINE OF SISKIYOU BOULEVARD IN THE CITY OF ASHLAND; THENCE ALONG SAID NORTHERLY LINE, NORTH 56°06'15" WEST, 230.74 FEET TO THE EASTERLY LINE OF THE LAND CONVEYED TO THE STATE OF OREGON BY DEED RECORDED IN VOLUME 204, PAGE 567 OF DEED RECORDS, JACKSON COUNTY OREGON; THENCE LEAVING SAID NORTHERLY LINE, NORTH 33°53'45" EAST, 20.00 FEET; THENCE NORTH 56°06'15" WEST, 60.00 FEET; THENCE SOUTH 33°53'45" WEST, 20.00 FEET TO SAID NORTHERLY LINE; THENCE ALONG SAID NORTHERLY LINE, NORTH 56°06'15" WEST, 482.79 FEET TO THE EASTERLY LINE OF TOLMAN CREEK ROAD IN THE CITY OF ASHLAND; THENCE ALONG SAID EASTERLY LINE, NORTH 00°02'25" WEST, 468.83 FEET TO THE SOUTHERLY LINE OF THE LANDS CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 96-35401, OFFICIAL RECORDS, JACKSON COUNTY, OREGON; THENCE ALONG THE SOUTHERLY LINE OF SAID LANDS, SOUTH 89°57'30" EAST, 96.80 FEET TO THE SOUTHEAST CORNER THEREON; THENCE ALONG THE EASTERLY LINE OF SAID LANDS, NORTH 00°02'25" WEST, 7.29 FEET TO A POINT ON THE SOUTHERLY LINE OF THE LANDS CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 97-38239, OFFICIAL RECORDS, JACKSON COUNTY, OREGON, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 49.30 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 04°08'07" EAST; THENCE NORTHEASTERLY 10.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°43'51" (LONG CHORD BEING NORTH 79°29'58" EAST 10.93 FEET) TO THE SOUTHERLY LINE OF SAID EAGLE CREEK SUBDIVISION; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°57'30" EAST, 535.52 FEET TO THE POINT OF BEGINNING.

[Signature]
RICHARD F. ALSPACH PLS 2653

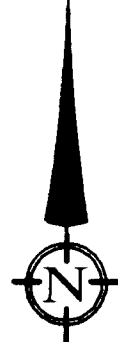
6/13/2008
DATE

10'X15' PACIFIC NORTHWEST
BELL EASEMENT DN 88-04444
PER FS 11143

OVERHANG EASEMENT
VOL.585 PG.78 DRJCO

10' WIDE PUBLIC OVERHEAD POWER LINE EASEMENT (CREATED BY THIS PLAT)
643.04

SEE DETAIL



DATE: 5-30-2008
SCALE: 1"=60'

TOLMAN CREEK ROAD

PARCEL 2
14,421±SQFT

PRIVATE INGRESS & EGRESS EASEMENT
APPURTENANT TO PARCEL 2
(CREATED BY THIS PLAT)

10' WIDE PRIVATE OVERHEAD POWER LINE EASEMENT
APPURTENANT TO PARCEL 2
(CREATED BY THIS PLAT)

15' IRRIGATION LINE EASEMENT
(CREATED BY THIS PLAT)

PARCEL 1
429,175±SQFT

10' WIDE PUBLIC OVERHEAD POWER LINE EASEMENT
(CREATED BY THIS PLAT)

10' WIDE OVERHEAD POWERLINE EASEMENT
PER VOL.216 PG.363 DRJCO

SISKIYOU

BOULEVARD

LAND PARTITION SURVEY

PARTITION PLAT NO. P-42-2008

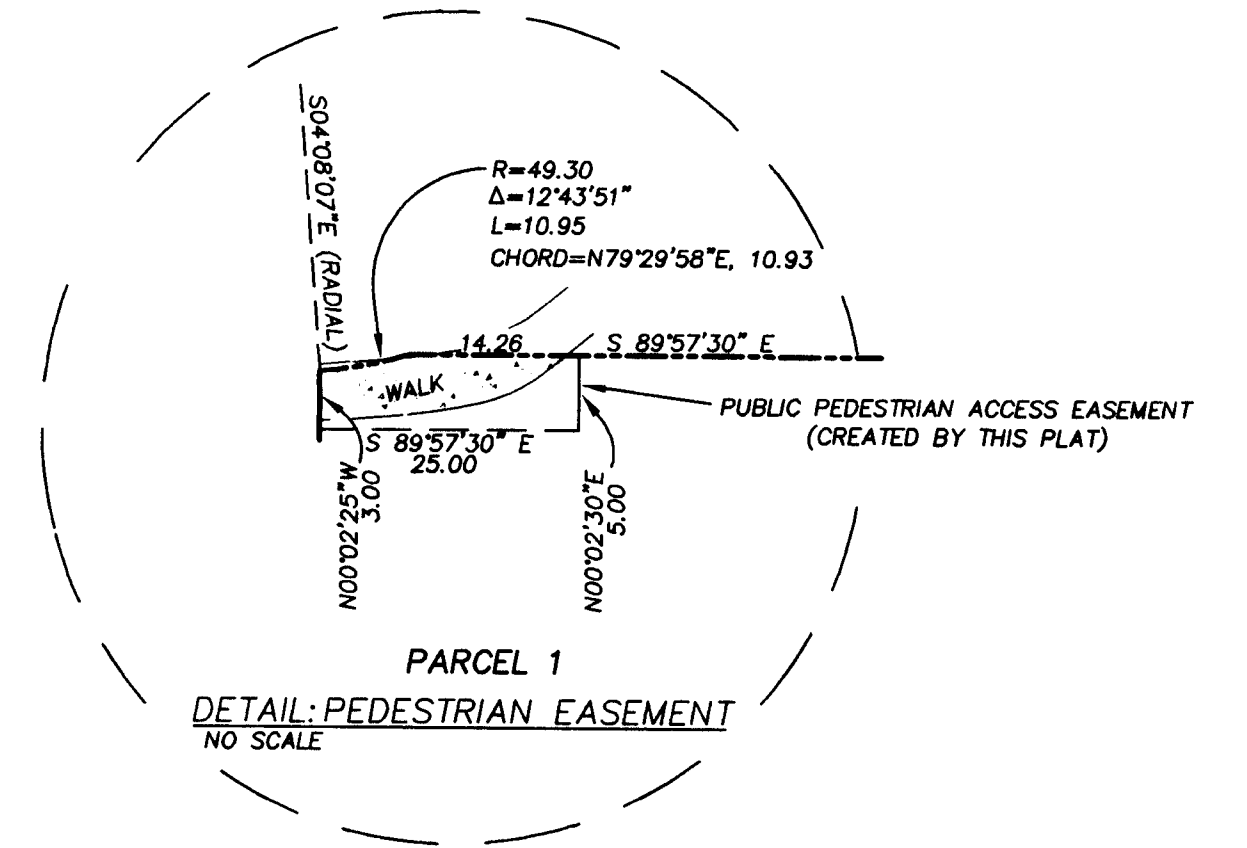
LOCATED IN:

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FOR

ASHLAND SCHOOL DISTRICT NO. 5
885 SISKIYOU BOULEVARD
ASHLAND, OREGON 97520

PROPERTY LINE ADJUSTMENT



EASEMENT SHEET

SEE SHEET 2 FOR PROPERTY BOUNDARY INFORMATION

EASEMENT NOTES

RECORDED EASEMENTS TAKEN FROM PUBLIC RECORDS REPORT PREPARED BY LAWYERS
TITLE INSURANCE CORPORATION, ORDER NO. 48g0487102, DATED JUNE 8, 2007 AND
ORDER NO. 48G0488206, DATED MAY 27, 2008

**** RECEIVED ****
Date 6-25-08 By RB
This survey consists of:
3 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

INGRESS & EGRESS EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L1	29.00	N00°02'25"W
L2	115.80	N89°57'35"E
L3	116.02	S00°02'25"E
L4	111.55	N89°57'30"W
L5	33.00	N00°02'25"W
L6	99.77	S89°57'30"E
L7	128.06	N00°02'25"W
L8	19.00	S89°57'35"W
L9	3.00	S00°02'25"E
L10	96.80	S89°57'35"W

INGRESS & EGRESS EASEMENT CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CORD
①	30.00	90°00'00"	47.12	S45°02'27"E 42.43
②	3.50	88°56'47"	5.43	S44°30'48"E 4.90
③	35.07	204°58'29"	125.46	S13°30'02"W 68.48
④	49.50	25°56'48"	22.42	N76°59'06"W 22.23
⑤	20.00	90°04'55"	31.44	N45°00'03"E 28.30
⑥	4.00	90°00'00"	6.28	N45°02'25"W 5.66

THIS IS TO CERTIFY THAT THIS
IS A CAD GENERATED COPY
OF THE ORIGINAL DRAWING
Richard F. Alspach
RICHARD F. ALSPACH PLG 2653

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard F. Alspach
OREGON
JULY 19, 1994
RICHARD F. ALSPACH
No. 2653
Expires 12-31-2009

TERRASURVEY, INC.

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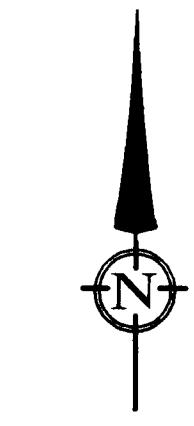
LAND PARTITION SURVEY

PARTITION PLAT NO. P-42-2008

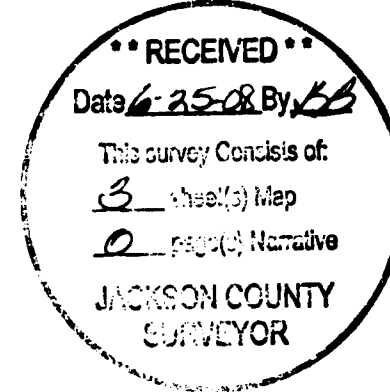
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FOR
ASHLAND SCHOOL DISTRICT NO. 5
885 SISKIYOU BOULEVARD
ASHLAND, OREGON 97520
PROPERTY LINE ADJUSTMENT



DATE: 5-30-2008
SCALE: 1"=100'



EASEMENT NOTES
SEE SHEET 3 FOR EASEMENT INFORMATION

CREEK NOTE
HAMILTON CREEK IS CONTAINED IN AN UNDERGROUND CULVERT ACROSS THE SUBJECT PROPERTY. THE CENTERLINE LOCATION WAS DETERMINED BY CONNECTING THE CULVERT ENDS WITH A STRAIGHT LINE. NO ATTEMPT WAS MADE TO FIELD LOCATE THE CULVERT.

BASIS OF BEARING
TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 14 AS DERIVED FROM THE N.O.A.A. NET ESTABLISHED IN 1968 AND ON FILE IN THE JACKSON COUNTY SURVEYORS OFFICE. THE REFERENCE LINE FOR BEARING CONTROL FOR THIS SURVEY WAS TAKEN FROM MONUMENTS FOUND AT PT. "A" AND PT. "B" AS S 00°02'30" W, PER FILED SURVEY NUMBER 10309

PT. "B"
FOUND 2 1/2" BRASS DISC
STAMPED: CITY OF ASHLAND
T395 R1E
14/23 1/4 COR
1969
REF: FS 10309

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RICHARD F. ALSPACH PLS 2653

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 19, 1994
RICHARD F. ALSPACH
No. 2653
Expires 12-31-2009

LEGEND

- SURVEYED PROPERTY LINE
- - - EXISTING OVERHEAD POWER LINES
- - - EASEMENT
- X - FENCE
- SET 5/8" X 30" IRON PIN W/CAP STAMPED "ALSPACH PLS 2653"
- ✱ FOUND 5/8" X 24" IRON PIN W/CAP STAMPED "ALSPACH PLS 2653" PER FS 19719
- FOUND LEAD PLUG & TAG STAMPED "PLS 2653" PER FS 19719
- FOUND 5/8" IP W/CAP STAMPED "D. HUCK LS 2023" PER EAGLE CREEK SUBDIVISION
- FOUND MONUMENT AS NOTED
- ⊙ FOUND MONUMENT AS NOTED IN STREET MONUMENT CASE
- () RECORD DATA WHEN DIFFERENT FROM MEASURED
- IP IRON PIN
- FS FILED SURVEY
- DN DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- REF: REFERENCE
- DRJCO DEED RECORDS JACKSON COUNTY OREGON

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

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