

APPROVALS:

[Signature]
ASHLAND PLANNING DEPARTMENT

8/21/2008
DATE

PA #2007-00985 LAND PARTITION

EXAMINED AND APPROVED THIS 14 DAY OF August, 2008

[Signature]
CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, HUGH G. HOLDEN AND LIESA FULTON HOLDEN, 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 HEREBY DEDICATE TO THE CITY OF ASHLAND, THE PUBLIC UTILITY EASEMENT AND FIRE APPARATUS ACCESS EASEMENT, AS SHOWN HEREON. WE ALSO CREATE THE PRIVATE SHARED ACCESS EASEMENT, OVER AND ACROSS PARCEL 1, TO BENEFIT PARCEL 2, AS SHOWN HEREON. WE ALSO HEREBY CREATE THE FIVE FOOT WIDE PRIVATE STORM DRAINAGE EASEMENT, OVER AND ACROSS PARCEL 2 TO BENEFIT PARCEL 1 AS SHOWN HEREON.

[Signature]
HUGH G. HOLDEN

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED HUGH G. HOLDEN, THIS 17 DAY OF June, 2008, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: *[Signature]*
LAURIE A. MILLER, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 412791
MY COMMISSION EXPIRES JANUARY 20, 2011

[Signature]
LIESA FULTON HOLDEN

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED LIESA FULTON HOLDEN, THIS 17 DAY OF June, 2008, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: *[Signature]*
LAURIE A. MILLER, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 412791
MY COMMISSION EXPIRES JANUARY 20, 2011

AFFIDAVIT OF CONSENT: MARCH 17, 2008

FOR WELLS FARGO BANK, N.A., AS BENEFICIARY OF THAT TRUST DEED DATED AUGUST 26, 2005, AND RECORDED AUGUST 30, 2005, AS INSTRUMENT NO. 2005-052632 2008-009963 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2008-032523 OF SAID DESCRIBED OFFICIAL RECORDS.

AFFIDAVIT OF CONSENT: MARCH 17, 2008

FOR WELLS FARGO BANK, N.A., AS BENEFICIARY OF THAT TRUST DEED DATED AUGUST 26, 2005, AND RECORDED APRIL 24, 2007, AS INSTRUMENT NO. 2007-020749 2008-009964 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2008-032524 OF SAID DESCRIBED OFFICIAL RECORDS.

LAND PARTITION SURVEY
PARTITION PLAT NO. P-52 - 2008

LOCATED IN
SOUTHWEST QUARTER OF SECTION 4
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
HUGH & LIESA HOLDEN

805 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.

THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2005-052632 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT AN ALUMINUM CAPPED IRON PIN, FROM WHICH THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2005-052632 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, BEARS SOUTH 89°59'04" EAST, 100.00 FEET; THENCE SOUTH 89°59'04" EAST, 100.00 FEET (DEED RECORD EAST, 100.00 FEET), TO SAID DESCRIBED NORTHEAST CORNER, FROM WHICH A 5/8 INCH IRON PIN BEARS SOUTH 18°41'00" WEST, 0.14 FEET; THENCE SOUTH 00°25'09" WEST, ALONG THE WEST LINE OF OAK STREET, A DISTANCE OF 99.98 FEET (DEED RECORD SOUTH 00°25'17" WEST, 100.00 FEET), TO THE SOUTHEAST CORNER OF SAID DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER REFERENCE MONUMENT BEARS SOUTH 89°58'40" WEST, 2.00 FEET; THENCE SOUTH 89°58'40" WEST, LEAVING SAID WEST LINE OF OAK STREET, A DISTANCE OF 415.70 FEET, TO A 5/8 INCH IRON PIN SITUATED ON THE WEST LINE OF DONATION LAND CLAIM NO. 41 (DEED RECORD WEST, 415.77 FEET); THENCE NORTH 00°10'32" WEST, ALONG SAID CLAIM LINE, A DISTANCE OF 106.19 FEET TO A 5/8 INCH IRON PIN, (DEED RECORD NORTH 00°05'55" WEST, 106.00 FEET); THENCE SOUTH 89°59'43" EAST, LEAVING SAID CLAIM LINE, A DISTANCE OF 316.80 FEET TO A 5/8 INCH IRON PIN (DEED RECORD EAST 316.73 FEET); THENCE SOUTH 00°21'20" WEST 6.00 FEET (DEED RECORD SOUTH 00°25'17" WEST 6.00 FEET); TO THE INITIAL POINT OF BEGINNING.

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

[Signature]
SURVEYOR

** RECEIVED **
Date 8-26-08 By *[Signature]*
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

RECORDING:

FILED FOR RECORD THIS 26 DAY OF August, 2008, AND RECORDED AS PARTITION PLAT NO. P-52 - 2008, IN INDEX VOLUME 19, PAGE 52, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

CHRISTINE WALKER KAREN ALONZO
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 20149

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF August 26, 2008.

[Signature] Deputy
TAX COLLECTOR 8-26-08
DATE

[Signature] Deputy
ASSESSOR 8-26-2008
DATE

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. 2005-052632, AND FILED AS PLANNING ACTION NO. 2007-00985 WITH THE CITY OF ASHLAND DEPARTMENT OF COMMUNITY DEVELOPMENT.

PROCEDURE: UTILIZING AN ELECTRONIC LIECA TCRA 1203 ROBOTIC TOTAL STATION AND RANGING PRISMS, ALONG WITH SURVEY CONTROL ESTABLISHED DURING THE PERFORMANCE OF SURVEY NO. S 16463 & 18214, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE LAND AS SHOWN.

SURVEY NOTE

THE FOLLOWING ENCUMBRANCE IS BLANKET IN NATURE AND CANNOT BE ACCURATELY DEPICTED, THEREFORE IS NOT SHOWN GRAPHICALLY ON THIS PLAT.

RESERVATION OF RIGHT-OF-WAY AND RIGHTS OF ENTRY TO MAINTAIN AND REPAIR DITCHES AS CONTAINED WITHIN VOLUME 31, PAGE 605, DATED SEPTEMBER 2, 1898 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JULY 14, 1908
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: MAY 4, 2008
PROJECT NO. 351-06

LEGEND

- 3" CITY OF ASHLAND BRASS CAP IN MONUMENT WELL PER S/N 16463 & 18214 (RECORD)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "SWAIN LS 759" PER S/N 5256, 7331, 8308, & 9261 (RECORD)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "L.J. FRIAR & ASSOC." PER S/N 15918 (RECORD)
- ▲ 5/8" IRON PIN w/ 2 1/2" ALUMINUM CAP MARKED "INITIAL POINT LS 2883" (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- ◇ 3/8" x 1" CONCRETE "MAG" NAIL w/ 1" BRASS WASHER MARKED "POLARIS LS 2883" (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (RECORD PER S/N 18214)
- PROPERTY LINE
- - - PARTITION / ADJUSTED LINE
- BOUNDARY LINE
- CENTERLINE
- - - EASEMENT LINE
- x - x - FENCE LINE
- 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 PER INSTRUMENT NO. 2005-052632
- () SURVEY RECORD DATA PER S/N 7331
- [] SURVEY RECORD DATA PER S/N 8308
- { } SURVEY RECORD DATA PER S/N 9261
- [] FIRE APPARATUS ACCESS EASEMENT BY THIS PLAT
- [] PRIVATE SHARED ACCESS EASEMENT BY THIS PLAT

LAND PARTITION SURVEY
PARTITION PLAT NO. P-52-2008

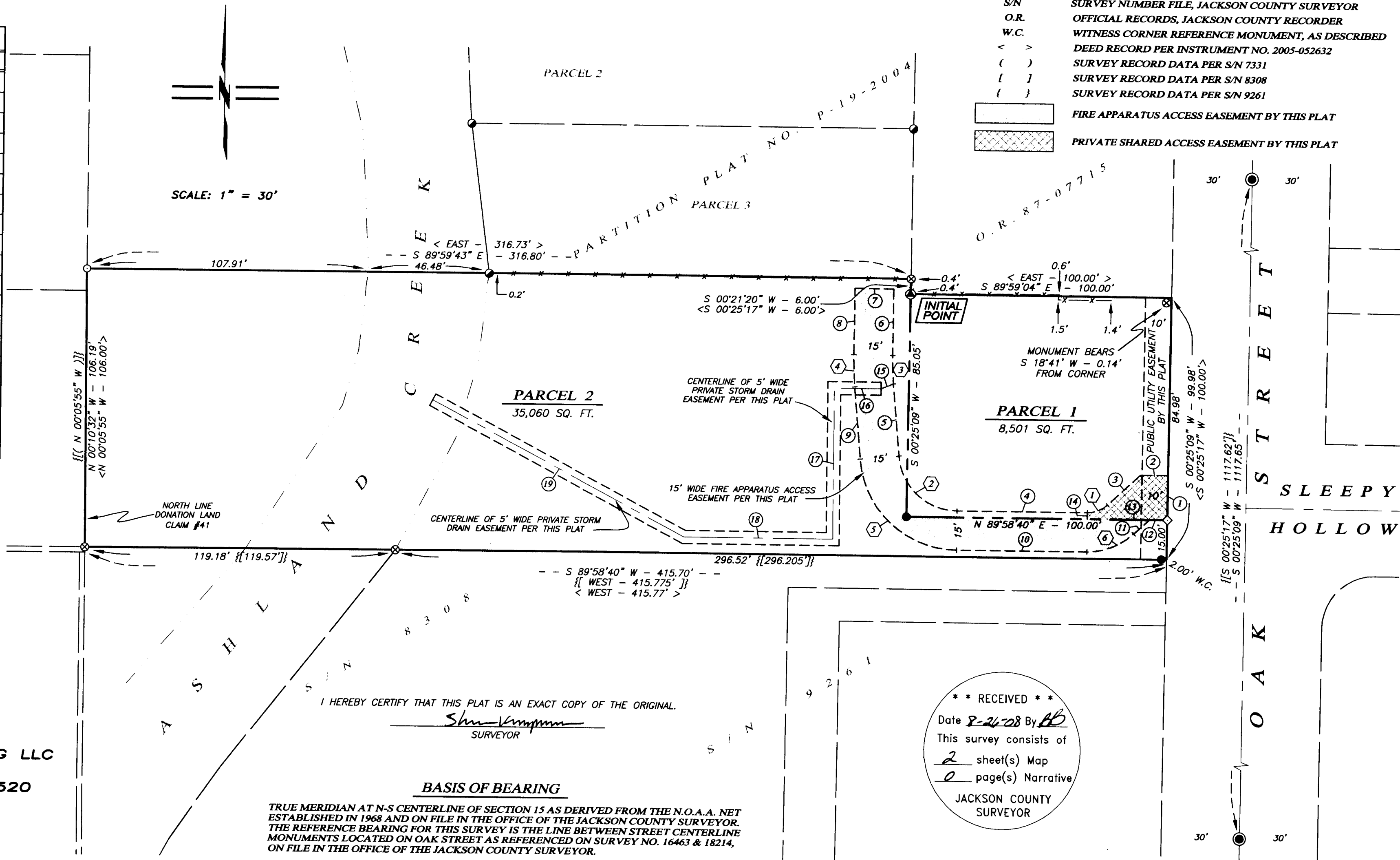
LOCATED IN
SOUTHWEST QUARTER OF SECTION 4
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
HUGH & LIESA HOLDEN

805 OAK STREET
ASHLAND, OREGON 97520

FLAG	Δ	R	A	T	CHORD
①	42°32'13"	11.50'	8.54'	4.48'	S 68°42'34" W - 8.34'
②	84°55'31"	22.50'	33.35'	20.59'	N 47°33'34" W - 30.38'
③	05°33'02"	112.50'	10.90'	5.45'	N 02°19'18" W - 10.89'
④	05°33'02"	127.50'	12.35'	6.18'	S 02°19'18" E - 12.35'
⑤	84°55'31"	37.50'	55.58'	34.32'	S 47°33'34" E - 50.63'
⑥	42°32'13"	26.50'	19.67'	10.32'	N 68°42'34" E - 19.23'

FLAG	BEARING	DISTANCE
①	N 00°25'09" E	17.00'
②	S 89°58'40" W	10.59'
③	S 47°26'27" W	16.97'
④	S 89°58'40" W	49.96'
⑤	N 05°05'48" W	27.62'
⑥	N 00°27'13" E	25.59'
⑦	N 89°32'47" W	15.00'
⑧	S 00°27'13" W	25.59'
⑨	S 05°05'48" E	27.62'
⑩	N 89°58'40" E	49.96'
⑪	N 47°26'27" E	8.17'
⑫	N 89°58'40" E	6.80'
⑬	S 89°58'40" W	30.74'
⑭	N 00°01'20" W	2.50'
⑮	S 67°56'48" W	5.13'
⑯	N 90°00'00" W	18.00'
⑰	S 00°00'00" W	57.57'
⑱	S 89°58'40" W	57.22'
⑲	N 62°18'50" W	110.00'



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: MAY 4, 2008
PROJECT NO. 351-06

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

SHAWN KAMPMANN
SURVEYOR

BASIS OF BEARING

TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 15 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 LINE BETWEEN STREET CENTERLINE MONUMENTS LOCATED ON OAK STREET AS REFERENCED ON SURVEY NO. 16463 & 18214, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

** RECEIVED **
Date 8-24-08 By [Signature]
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2 sheet(s) Map
0 page(s) Narrative
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SURVEYOR