

APPROVAL:

[Signature] 11.13.2008
ASHLAND PLANNING DEPARTMENT DATE
PA # PL-2008-01629

APPROVAL:

EXAMINED AND APPROVED THIS 13th DAY OF
November 2008
[Signature]
CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF ASHLAND, A MUNICIPAL CORPORATION, AND ASHLAND FLOWER SHOP AND GREEN HOUSES, INC., AN OREGON CORPORATION, ARE 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 THE PARCELS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAID PARTITION AND SAID CITY OF ASHLAND DOES HEREBY RESERVE FOR PUBLIC USE AND SAID ASHLAND FLOWER SHOP AND GREEN HOUSES, INC. DOES HEREBY DEDICATE TO THE CITY OF ASHLAND, FOR PUBLIC USE, THE PUBLIC UTILITY, PEDESTRIAN AND BICYCLE ACCESS EASEMENT AS SHOWN ON SHEET 3 OF THIS PLAT, AND SAID OWNERS DO HEREBY RESERVE FOR PUBLIC USE AND DEDICATE TO THE CITY OF ASHLAND THE PUBLIC COMMUNICATIONS AND ELECTRIC FACILITIES EASEMENT AS SHOWN ON SAID SHEET 3, AND SAID OWNERS DO HEREBY RESERVE FOR PUBLIC USE AND DO HEREBY DEDICATE TO THE CITY OF ASHLAND, FOR PUBLIC USE, THE TEMPORARY ACCESS AND UTILITY EASEMENT AS SHOWN ON SHEET 3. SAID TEMPORARY ACCESS AND UTILITY EASEMENT SHALL TERMINATE UPON THE COMPLETION OF STREET IMPROVEMENTS AS DESIGNED FOR VERDE VILLAGE, PHASE 1 AND THE DEDICATION OF PUBLIC STREETS AND UTILITY EASEMENTS AT THE RECORDING OF THE FINAL PLAT OF VERDE VILLAGE, PHASE 1.

LAND PARTITION SURVEY

PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P-66-2008

LOCATED IN:

IN THE NW 1/4 OF SECTION 4
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
AND THE SW 1/4 SECTION 33
TOWNSHIP 38 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN
JACKSON COUNTY, OREGON

FOR:

ASHLAND FLOWER SHOP AND GREEN HOUSES, INC.
744 HELMAN STREET
ASHLAND, OREGON 97520
AND
CITY OF ASHLAND
20 EAST MAIN STREET
ASHLAND, OREGON 97520

SURVEY LOCATION:

87 NEVADA STREET
ASHLAND, OREGON 97520

RECORDING:

FILED FOR RECORD THIS 18 DAY OF November
2008, AT 3:20 O'CLOCK, P.M. AND RECORDED AS
PARTITION PLAT NO. P-66-2008 OF THE RECORDS
OF PARTITION PLATS IN JACKSON COUNTY, OREGON.
INDEX VOLUME 19, PAGE 66

[Signature]
COUNTY CLERK

[Signature]
DEPUTY

COUNTY SURVEYOR FILE NO. 20231

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER
CHARGES AS REQUIRED BY O.R.S. 92.095
HAVE BEEN PAID AS OF November 18, 2008

ASSESSOR

[Signature]
deputy

TAX COLLECTOR

[Signature]
Deputy

SURVEYOR'S CERTIFICATE

I, STUART M. OSMUS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 2464, 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 TRACT:

COMMENCING AT A POINT 356.52 FEET WEST (RECORD IS 356.40 FEET) OF THE NORTHWEST CORNER OF DONATION LAND CLAIM NO. 53, TOWNSHIP 38 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, JACKSON COUNTY OREGON, THENCE SOUTH 0° 19' 02" WEST, 875.72 FEET (RECORD IS SOUTH 0° 17' 00" WEST, 874.58 FEET) TO THE CENTER OF ASHLAND CREEK, BEING THE MOST NORTHERLY CORNER OF THAT CERTAIN TRACT DESCRIBED IN DOCUMENT NO. 88-09105, OFFICIAL RECORDS, JACKSON COUNTY, OREGON; THENCE ALONG THE CENTER OF ASHLAND CREEK THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 30° 53' 06" EAST, 116.78 FEET; THENCE SOUTH 21° 59' 31" EAST, 66.00 FEET; THENCE SOUTH 48° 04' 13" EAST, 78.43 FEET; THENCE NORTH 75° 10' 41" EAST, 30.58 FEET; THENCE SOUTH 83° 19' 34" EAST, 65.92 FEET; THENCE SOUTH 65° 07' 06" EAST, 44.31 FEET; THENCE SOUTH 26° 42' 09" EAST, 51.85 FEET; THENCE SOUTH 16° 07' 50" EAST, 219.08 FEET; THENCE SOUTH 18° 54' 37" WEST, 136.23 FEET; THENCE SOUTH 0° 23' 16" EAST, 81.45 FEET; THENCE SOUTH 19° 50' 49" EAST, 45.13 FEET; THENCE SOUTH 7° 01' 15" WEST, 87.65 FEET; THENCE SOUTH 19° 50' 49" EAST, 45.13 FEET; THENCE SOUTH 4° 48' 17" EAST, 43.50 FEET TO THE NORTH LINE OF NEVADA STREET AS DESCRIBED IN DOCUMENT NO. 82-05694 OF SAID OFFICIAL RECORDS; THENCE ALONG SAID NORTH LINE, NORTH 89° 48' 54" WEST, 67.78 FEET TO A 5/8" IRON PIN, BEING THE POINT OF BEGINNING AND INITIAL POINT; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89° 48' 54" WEST, 238.09 FEET TO THE EAST LINE OF TRACT DESCRIBED IN DOCUMENT NO. 70-06091 OF SAID OFFICIAL RECORDS; THENCE ALONG SAID EAST LINE, NORTH 0° 19' 02" EAST, 100.35 FEET TO THE NORTHEAST CORNER OF TRACT DESCRIBED IN DOCUMENT NO. 85-19899 OF SAID OFFICIAL RECORDS; THENCE ALONG THE SOUTH LINE OF PARCEL 3 OF DOCUMENT NO. 82-05694 OF SAID OFFICIAL RECORDS, NORTH 89° 50' 09" WEST (RECORD IS SOUTH 89° 55' WEST), 387.30 FEET TO A 5/8" IRON PIN AT THE NORTHEAST CORNER OF THE TRACT DESCRIBED IN DOCUMENT NO. 78-10624 OF SAID OFFICIAL RECORDS; THENCE ALONG THE NORTH LINE OF SAID TRACT, NORTH 89° 56' 22" WEST, 60.01 FEET (RECORD IS NORTH 89° 55' WEST, 60.35 FEET), TO A 5/8" IRON PIN AT THE NORTHEAST CORNER OF LOT 1, BLOCK 3, LYNN ESTATES, UNIT NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF; THENCE ALONG THE EAST LINE OF BLOCK 1 OF THE OLD HELMAN RANCH SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, NORTH 3° 10' 14" EAST, 501.69 FEET (RECORD IS NORTH 3° 09' EAST, 501.61 FEET) TO A 5/8" IRON BOLT AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION, NORTH 89° 50' 32" WEST, 621.44 FEET TO THE SOUTHEAST CORNER OF TRACT DESCRIBED IN VOLUME 594, PAGE 140, DEED RECORDS, JACKSON COUNTY, OREGON; THENCE ALONG THE EAST LINE OF SAID TRACT, NORTH 0° 32' 07" EAST, 50.46 FEET (RECORD IS 50.55 FEET) TO A 5/8" IRON PIN AT THE NORTHEAST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID TRACT, NORTH 89° 23' 46" WEST (RECORD IS NORTH 89° 27' 53" WEST), 100.00 FEET TO A 5/8" IRON PIN AT THE NORTHEAST CORNER OF LOT 17, BLOCK 1 OF QUIET VILLAGE, UNIT NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF; THENCE ALONG THE EAST LINE OF SAID QUIET VILLAGE UNIT NO. 3 AND THE EXTENSION THEREOF, NORTH 0° 32' 07" EAST, 842.62 FEET TO A 5/8" IRON PIN ON THE SOUTHERLY LINE OF TRACT 3 OF DOCUMENT NO. 89-08305 OF SAID OFFICIAL RECORDS; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89° 57' 58" EAST, 158.27 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 73° 41' 58" EAST, 147.67 FEET TO THE NORTHWEST CORNER OF TRACT DESCRIBED IN VOLUME 512, PAGE 58 OF SAID DEED RECORDS; THENCE ALONG THE NORTH LINE OF SAID TRACT, NORTH 87° 35' 40" EAST, 336.04 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EXTENSION OF THE EASTERLY LINE OF SAID TRACT, NORTH 4° 30' 10" WEST, 8.96 FEET TO THE CENTER OF ASHLAND CREEK; THENCE ALONG THE CENTER OF ASHLAND CREEK THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 87° 40' 58" EAST, 128.07 FEET; THENCE SOUTH 69° 22' 29" EAST, 201.83 FEET; THENCE SOUTH 50° 59' 03" EAST, 130.81 FEET; THENCE SOUTH 36° 39' 47" EAST, 275.77 FEET; THENCE SOUTH 30° 53' 06" EAST, 116.78 FEET; THENCE SOUTH 21° 59' 31" EAST, 66.00 FEET; THENCE SOUTH 48° 04' 13" EAST, 78.43 FEET; THENCE NORTH 75° 10' 41" EAST, 30.58 FEET; THENCE SOUTH 83° 19' 34" EAST, 65.92 FEET; THENCE SOUTH 65° 07' 06" EAST, 44.31 FEET; THENCE SOUTH 26° 42' 09" EAST, 51.85 FEET; THENCE SOUTH 16° 07' 50" EAST, 219.08 FEET; THENCE SOUTH 18° 54' 37" WEST, 136.23 FEET; THENCE SOUTH 0° 23' 16" EAST, 81.45 FEET; THENCE SOUTH 19° 50' 49" EAST, 45.13 FEET; THENCE SOUTH 7° 01' 15" WEST, 87.65 FEET; THENCE SOUTH 19° 50' 49" EAST, 45.13 FEET; THENCE SOUTH 4° 48' 17" EAST, 43.50 FEET TO THE NORTH LINE OF NEVADA STREET AS DESCRIBED IN DOCUMENT NO. 82-05694 OF SAID OFFICIAL RECORDS; THENCE ALONG SAID NORTH LINE, NORTH 89° 48' 54" WEST, 67.78 FEET TO THE POINT OF BEGINNING.

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@bisp.net

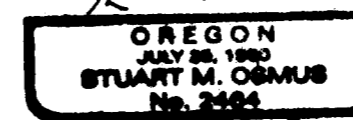
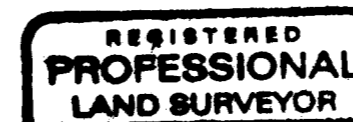
DATE OF SURVEY: 10/21/08
TERRASURVEY JOB NO. 634-07

SHEET INDEX

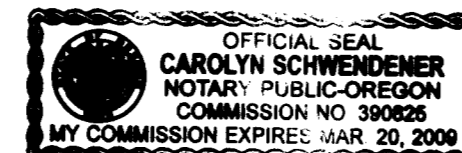
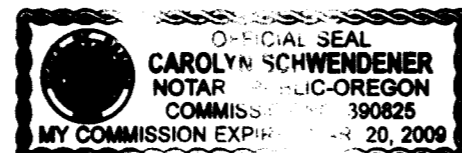
- SHEET 1: TITLE PAGE
- SHEET 2: PLAT SHEET
- SHEET 3: EASEMENT SHEET

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

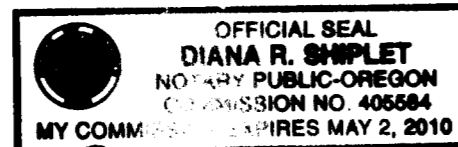
[Signature]
STUART M. OSMUS, PLS 2464



** RECEIVED **
Date 11-18-08 By *[Signature]*
This Survey Consists of:
13 Sheets Map
2 Pages Narrative
JACKSON COUNTY
SURVEYOR



[Signature]
JOHN MORRISON, MAYOR, CITY OF ASHLAND
STATE OF OREGON S.S. }
COUNTY OF JACKSON



[Signature]
NOTARY

ON THIS, THE 12th DAY OF November 2008, BEFORE ME APPEARED JOHN MORRISON, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS FREE ACT AND DEED.

GREGORY D. WILLIAMS, REPRESENTING ASHLAND FLOWER SHOP AND GREEN HOUSES

STATE OF OREGON S.S. }
COUNTY OF JACKSON

[Signature]
NOTARY

ON THIS, THE 13th DAY OF November 2008, BEFORE ME APPEARED GREGORY D. WILLIAMS, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT HE REPRESENTS ASHLAND FLOWER SHOP AND GREEN HOUSES AND THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS FREE ACT AND DEED.

[Signature]
CAROLINE A. WILLIAMS, REPRESENTING ASHLAND FLOWER SHOP AND GREEN HOUSES

STATE OF OREGON S.S. }
COUNTY OF JACKSON

[Signature]
NOTARY

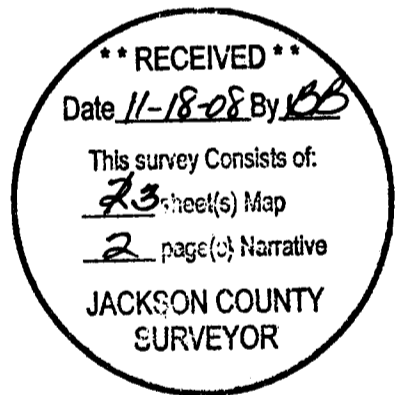
ON THIS, THE 13th DAY OF November 2008, BEFORE ME APPEARED CAROLINE A. WILLIAMS, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT SHE REPRESENTS ASHLAND FLOWER SHOP AND GREEN HOUSES AND THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HER FREE ACT AND DEED.

centerline of Ashland Creek. The record bearings and distances used to describe the centerline diverged considerably from the actual location of the creek. Although it is possible that the creek in this area has been channelized, the size of the trees growing along the banks indicates that it has been in the present location for 40 years or more. Because the City of Ashland owns both sides of the creek in this area and future sales of the parcels are unlikely, no attempt was made to research how the deed record location was determined. Interior Parcel lines were established to conform to the master plan for the future Verde Village subdivision.



October 24, 2008

Stuart M. Osmus, PLS 2464
Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520



Survey Number 20231
P-66-2008

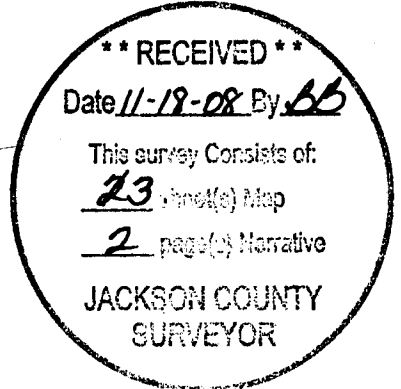
SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

October 21, 2008

SURVEYED BY:

Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520



SURVEY FOR:

Greg and Valri Williams
744 Helman Street
Ashland, Oregon 97520

LOCATION:

Located in the Northwest Quarter of Section 4, Township 39 South, Range 1 East, and the Southwest Quarter of Section 33, Township 38 South, Range 1 East, Willamette Base and Meridian, Jackson County, Oregon.

PURPOSE:

To adjust the lines between five Tax Lots as approved by City of Ashland Ordinance No. 2945 (Verde Village).

BASIS OF BEARINGS:

True meridian at the north-south centerline of Section 4 as derived from the N.O.A.A. survey net on file in the office of the Jackson County Surveyor. The reference line for bearing control for this survey is the line between the northwest corner of Donation Land Claim No. 53 and the Ell corner of Donation Land Claim no 41, as shown on Filed Surveys No. 5576 and 16744.

PROCEDURE:

A portion of the outer boundary of this Property Line Adjustment was recently surveyed by this firm and is shown in detail on Filed Survey No. 20189. The reader is invited to review the narrative for that survey; particularly regarding the easterly line of the Old Helman Ranch Subdivision.

The south lines of Parcels 4 and 5 are the northerly right of way line of Nevada Street. Street Centerline monuments, record information from Filed Survey No. 16744, and record distances from document No. 82-05694 were used to locate the right of way. The west line of Parcel 5 was established to accommodate the future extension of Helman Street into the Verde Village project.

There are six residential tracts along the south line of Parcel 1. These tracts are senior in title to the subtract and are described by metes and bounds with calls to 5/8" iron pins at the corners. Most of the pins were found along said south line and they were held for bearings and distances. No Map of Survey was found for these pins. At the northeast corner of the east tract, the original monument was removed by construction of a bicycle path. It was replaced at record distance from the pin to the west.

The northwest corner of the most westerly tract calls to a 5/8" iron pin at the northeast corner of Lot 1, Block 3, Lynn Estates, Unit No. 1. This pin was found and held for bearing and distance.

The southwesterly, westerly and northwesterly lines of Parcel 3 were surveyed by Everett Swain and filed as Survey No. 6119. The monuments found and set by Everett fit remarkably well with record bearings and distances from this survey. Where monuments were missing, record distances and bearings were held. The northeasterly line of Parcel 3 is described as the

LAND PARTITION SURVEY

PROPERTY LINE ADJUSTMENT

PARTITION PLAT NO. P-66-2008

LOCATED IN:

IN THE NW 1/4 OF SECTION 4
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
AND THE SW 1/4 SECTION 33
TOWNSHIP 38 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN
JACKSON COUNTY, OREGON

FOR:

ASHLAND FLOWER SHOP AND GREENHOUSES, INC.
811 HELMAN STREET
ASHLAND, OREGON 97520
AND
CITY OF ASHLAND
20 EAST MAIN STREET
ASHLAND, OREGON 97520

NOTE:

FOR ADDITIONAL BOUNDARY DETAILS
AND INTERIOR PROPERTY LINE
DIMENSIONS, SEE SHEET 2 OF 3.

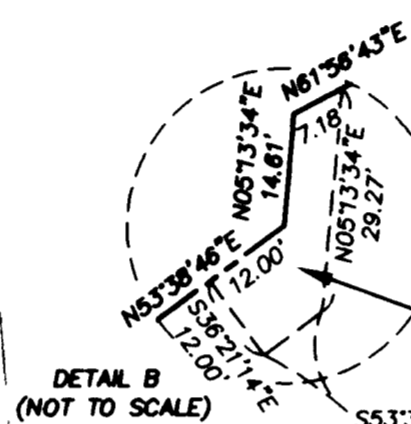
NOTE: THIS PORTION OF PARCEL 3
DEDICATED TO PARKS COMMISSION FOR
PARKS PURPOSES BY CITY OF ASHLAND
RESOLUTION NO. 85-47, RECORDED AS
DOCUMENT NO. OR 85-15185

NOTE NO. 1: THESE STREET PLUGS WERE SHOWN ON
THE PLAT OF THE OLD HELMAN RANCH SUBDIVISION.

NOTE NO. 2: DOCUMENT NO. 73-18430 IS AN
AGREEMENT TO CONVEY CERTAIN PROPERTIES TO THE
CITY OF ASHLAND AT THE TIME THAT HELMAN STREET
IS EXTENDED NORTHERLY INTO THESE PROPERTIES. THIS
AGREEMENT MAY AFFECT THE EXISTING EASEMENT
DESCRIBED IN DOCUMENT NO. 71-11943.

NOTE NO. 3: PARCEL NO. 5 IS SUBJECT TO RESTRICTIVE
COVENANTS TO WAIVE FUTURE RIGHTS OF
REMONSTRANCE AGAINST THE FORMATION OF A LOCAL
IMPROVEMENT DISTRICT AND ANY ASSESSMENT THEREOF.

CITY OF ASHLAND
PARCEL 3
22.30 ACRES ±
39 1E 048B
TL 200



PUBLIC COMMUNICATIONS AND
ELECTRIC FACILITIES EASEMENT
(TO BE DEDICATED BY THIS PLAT)

12' WIDE PUBLIC UTILITY EASEMENT
AND PUBLIC PEDESTRIAN AND
BICYCLE ACCESS EASEMENT
(TO BE CREATED BY THIS PLAT)

PARCEL 4
2.75 ACRES ±
39 1E 048
TL 800
(TO BE DEDICATED TO THE CITY
OF ASHLAND BY SEPARATE
DOCUMENT)

TEMPORARY PUBLIC
ACCESS AND UTILITY EASEMENT TO
TERMINATE UPON RECORDING OF
FINAL PLAT OF VERDE VILLAGE,
PHASE 1 (SHOWN SHADED)
(TO BE CREATED BY THIS PLAT)

MEANDER LINE
40' TO CREEK CENTERLINE (TYP)
(EXCLUDING L13)

PROPOSED TEMPORARY PUBLIC
ACCESS AND UTILITY EASEMENT TO
TERMINATE UPON RECORDING OF
FINAL PLAT OF VERDE VILLAGE,
PHASE 1 (SHOWN SHADED)
(TO BE CREATED BY THIS PLAT)

CENTERLINE OF
15' WIDE SANITARY
SEWER EASEMENT
VOL. 208, PG. 584

PARCEL 1
8.73 ACRES ±
39 1E 048B
TL 900

CENTERLINE OF
EXISTING 10' WIDE SANITARY SEWER
EASEMENT, VOL. 444, PG. 301

EXISTING 5' WIDE EASEMENT FOR TELECOMMUNICATIONS
FACILITIES, OR 93-08556

PARCEL 5
0.44 ACRES ±
39 1E 048
TL 1100
SEE DETAIL A

EXISTING 10' IRRIGATION,
DRAINAGE, & PUE FROM THE OLD
HELMAN RANCH SUBDIVISION

LEGEND

- SURVEYED PROPERTY LINES
- - - EASEMENTS
- FS FILED SURVEY-JACKSON COUNTY, OREGON
- FD FOUND
- IP IRON PIN
- OR- OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- VOL. PG. DEED RECORDS, JACKSON COUNTY, OREGON
- TL TAX LOT
- PUE PUBLIC UTILITY EASEMENT
- FOUND 5/8" X 30" IRON PIN W/CAP MARKED:
OSMUS, PLS 2464 (FROM FS 20180)
UNLESS OTHERWISE NOTED
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP MARKED
'OSMUS PLS 2464' UNLESS OTHERWISE NOTED

LINE	LENGTH	BEARING
L1	30.58	N75°10'41"E
L2	44.31	S65°07'06"E
L3	40.15	N89°48'54"W
L4	34.73	N04°48'17"W
L5	49.40	N19°50'49"W
L6	67.49	N07°01'15"E
L7	36.08	N07°01'15"E
L8	34.22	N26°42'09"W
L9	23.97	N65°07'06"W
L10	51.92	N83°19'34"W
L11	44.59	S75°10'41"E
L12	72.16	N21°59'31"W
L13	49.54	N29°33'35"W
L14	68.01	N79°31'48"W
L15	15.34	S00°19'02"W
L16	20.00	N89°48'54"W
L17	47.67	N00°19'02"E
L18	100.35	N00°19'02"E
L19	118.89	N04°29'15"E
L20	60.08	N03°10'14"E

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

Stuart M. Osmus
STUART M. OSMUS, PLS 2464

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Stuart M. Osmus
OREGON
JULY 28, 1983
STUART M. OSMUS
No. 2464
Expires 7-31-08

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@bsp.net

SCALE: 1" = 100'
DATE: 10-21-08

QUIET VILLAGE
UNIT NO. 3
BLOCK 9

QUIET VILLAGE
UNIT NO. 3
BLOCK 1

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	159.48	205.00	44°34'26"	S67°39'58"E	155.49
C2	49.40	924.00	3°03'47"	N46°54'44"E	49.39
C3	22.07	4746.25	0°15'59"	N45°14'52"E	22.07
C4	55.49	402.00	7°54'30"	N41°09'37"E	55.44
C5	70.94	229.00	17°44'55"	N28°19'54"E	70.65
C6	21.49	294.20	4°11'10"	N17°21'52"E	21.49
C7	52.18	976.00	3°03'47"	N46°54'44"E	52.17
C8	22.31	4798.42	0°15'59"	N45°14'52"E	22.31
C9	5.45	454.00	0°41'17"	N44°46'14"E	5.45
C10	122.48	145.00	48°23'48"	S65°45'16"E	118.87

BASIS OF BEARING

TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 4 AS DERIVED FROM
THE N.O.A.A. SURVEY NET ON FILE IN THE OFFICE OF THE JACKSON
COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING CONTROL FOR
THIS SURVEY WAS TAKEN FROM A LINE BETWEEN THE NORTHWEST
CORNER OF DLC NO. 53 AND THE ELL. CORNER OF DLC NO. 41, AS
SHOWN ON FILED SURVEYS NO. 5576 AND 16744.

DETAIL A
(NOT TO SCALE)



39 1E 048, TAX LOTS 800 & 1100, AND 39 1E 048B TAX LOTS 200, 700, 800 & 900

20' EASEMENT FOR STREET & UTILITIES
OR 71-11943

SHEET 3 OF 3

LAND PARTITION SURVEY

PROPERTY LINE ADJUSTMENT

PARTITION PLAT NO. P-66-2008

LOCATED IN:

IN THE NW 1/4 OF SECTION 4
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
AND THE SW 1/4 SECTION 33
TOWNSHIP 38 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN
JACKSON COUNTY, OREGON

FOR:

ASHLAND FLOWER SHOP AND GREENHOUSES, INC.
811 HELMAN STREET
ASHLAND, OREGON 97520
AND
CITY OF ASHLAND
20 EAST MAIN STREET
ASHLAND, OREGON 97520

NOTE: A MAP OF SURVEY (SURVEY NO. 20189)
WAS FILED AS A PART OF THE ANNEXATION
PROCESS FOR A PORTION OF THE PROPERTIES
COVERED IN THIS SURVEY. SOME FOUND
MONUMENTS WHICH WERE SHOWN ON THAT
SURVEY, AND WHICH WERE NOT USED IN
DETERMINING THE OUTER BOUNDARY OR INTERIOR
PARCEL LINES OF THESE PARCELS, ARE NOT
SHOWN ON THIS PLAT FOR CLARITY.

NOTE

FOR EASEMENT RECORDING INFORMATION
AND DETAILS AND ADJUSTED TAX LOT
NUMBERS, SEE SHEET 3 OF 3.

NOTE: THIS PORTION OF THE MEANDER LINE
FOR ASHLAND CREEK WAS ESTABLISHED AS
PART OF A PREVIOUS ANNEXATION PLAT DONE
BY THIS OFFICE. INFORMATION ON THE
MEANDER LINE IS SHOWN ON SHEET 3 OF 3.

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

STUART M. OSMUS, PLS 2464

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 28, 1980
STUART M. OSMUS
No. 2464
Exp. 7-2-31-08

TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520

(541) 482-6474
terra@bisp.net

LEGEND

- SURVEYED PROPERTY LINES
- - - EASEMENTS (SEE SHEET 3)
- FENCE
- FOUND 5/8" X 30" IRON PIN W/CAP MARKED:
OSMUS, PLS 2464 (FROM FS 20189)
UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON PIN FROM THE OLD HELMAN RANCH SUBDIVISION
UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON PIN (ORIGIN UNKNOWN)
- ⊗ FOUND 5/8" IRON PIN W/PLASTIC CAP MARKED
E.L. SWAIN, RLS 759 (FROM FS 6119)
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP MARKED
'OSMUS PLS 2464' UNLESS OTHERWISE NOTED
- FS FILED SURVEY—JACKSON COUNTY, OREGON
- FD FOUND
- IP IRON PIN
- OR— OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- VOL. PG. DEED RECORDS, JACKSON COUNTY, OREGON
- TL TAX LOT
- EXP EXPOSED

REFERENCES

- (DR) DEED REFERENCE BEARING AND/OR DISTANCE
- (R1) RECORD DATA FROM THE OLD HELMAN RANCH SUBDIVISION

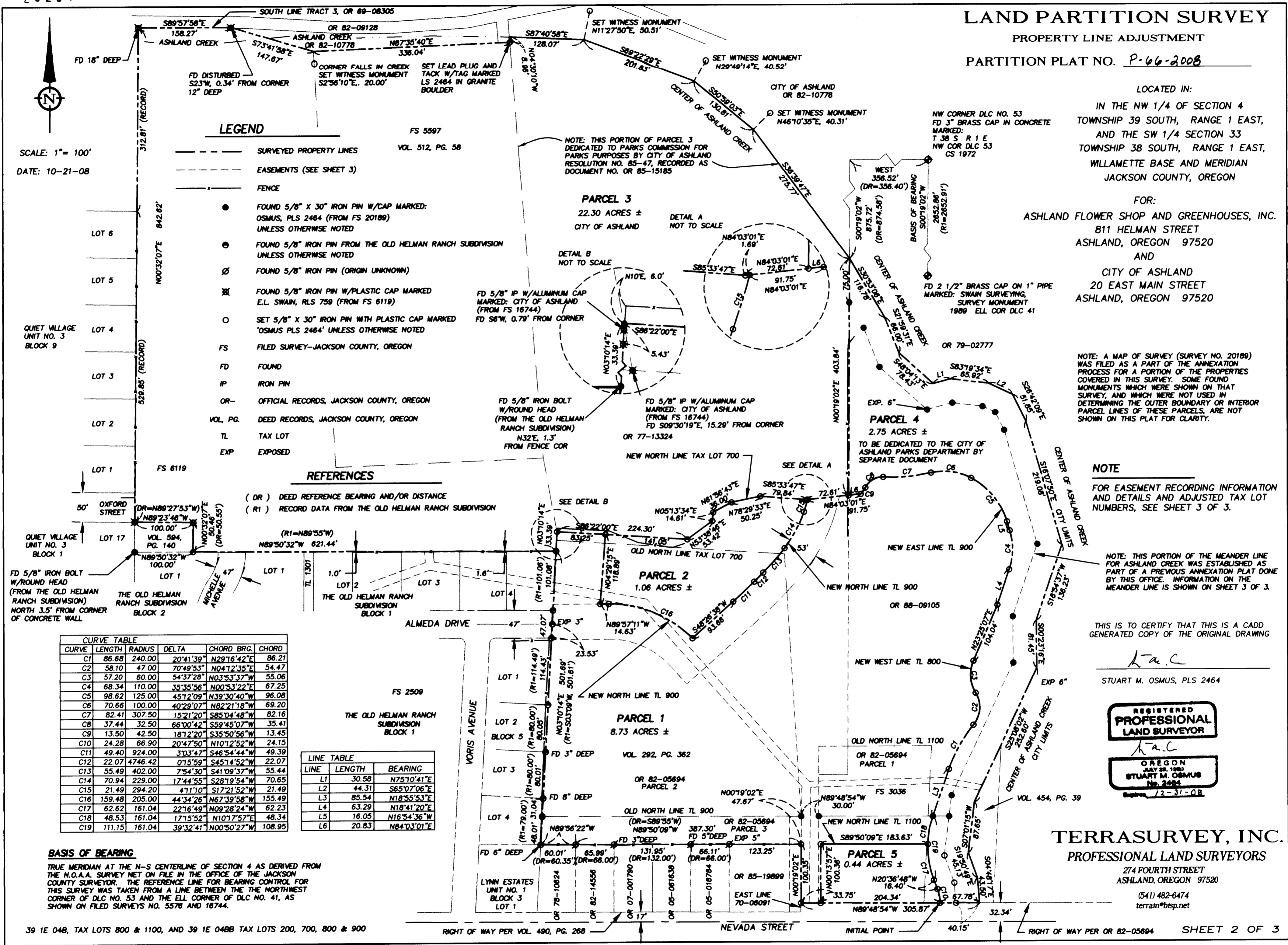
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	86.68	240.00	20°41'39"	N29°16'42"E	86.21
C2	58.10	47.00	70°49'53"	N04°12'35"E	54.47
C3	57.20	60.00	54°37'28"	N03°53'37"W	55.06
C4	68.34	110.00	35°35'56"	N00°53'22"E	67.25
C5	98.62	125.00	45°12'09"	N39°30'40"W	96.08
C6	70.66	100.00	40°29'07"	N82°21'18"W	69.20
C7	82.41	307.50	15°21'20"	S85°04'48"W	82.16
C8	37.44	32.50	66°00'42"	S59°45'07"W	35.41
C9	13.50	42.50	18°12'20"	S35°50'56"W	13.45
C10	24.28	66.90	20°47'50"	N10°12'52"W	24.15
C11	49.40	924.00	3°03'47"	S46°54'44"W	49.39
C12	22.07	4746.42	0°15'59"	S45°14'52"W	22.07
C13	55.49	402.00	7°54'30"	S41°09'37"W	55.44
C14	70.94	229.00	17°44'55"	S28°19'54"W	70.65
C15	21.49	294.20	4°11'10"	S17°21'52"W	21.49
C16	159.48	205.00	44°34'26"	N67°39'58"W	155.49
C17	62.62	161.04	22°16'49"	N09°28'24"W	62.23
C18	48.53	161.04	17°15'52"	N10°17'57"E	48.34
C19	111.15	161.04	39°32'41"	N00°50'27"W	108.95

LINE	LENGTH	BEARING
L1	30.58	N75°10'41"E
L2	44.31	S65°07'06"E
L3	85.54	N18°55'53"E
L4	63.29	N18°41'20"E
L5	16.05	N16°54'36"W
L6	20.83	N84°03'01"E

BASIS OF BEARING

TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 4 AS DERIVED FROM THE N.O.A.A. SURVEY NET ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING CONTROL FOR THIS SURVEY WAS TAKEN FROM A LINE BETWEEN THE NORTHWEST CORNER OF DLC NO. 53 AND THE ELL CORNER OF DLC NO. 41, AS SHOWN ON FILED SURVEYS NO. 5576 AND 16744.

SCALE: 1"= 100'
DATE: 10-21-08



39 1E 04B, TAX LOTS 800 & 1100, AND 39 1E 04BB TAX LOTS 200, 700, 800 & 900

RIGHT OF WAY PER VOL. 490, PG. 268

NEVADA STREET

INITIAL POINT

RIGHT OF WAY PER OR 82-05694

SHEET 2 OF 3