

APPROVALS:

ASHLAND PLANNING DEPARTMENT
PA2008-00599 / MINOR LAND PARTITION

4/16/2009
DATE

EXAMINED AND APPROVED THIS 16 DAY OF April, 2009

Jan Holton
CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT BRAMMO, INC. AN OREGON CORPORATION, IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND 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 FIFTY FOOT (50.00') WIDE STREET EXTENSION OF JEFFERSON AVENUE, THE PUBLIC UTILITY EASEMENTS AND PUBLIC PEDESTRIAN ACCESS EASEMENTS, DRAINAGE AND CONSERVATION EASEMENTS AS SHOWN HEREON.

Craig A. Bramscher, President

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED CRAIG A. BRAMSCHER, ON AUTHORITY AS PRESIDENT OF BRAMMO, INC., AN OREGON CORPORATION, ON THIS 30 DAY OF March, 2009, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: Janice A. Miller
Janice A. Miller, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 412791
MY COMMISSION EXPIRES Jan. 20, 2011

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES ARE EITHER BLANKET IN NATURE, NOT APPLICABLE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- 1. WATERLINE EASEMENT TO THE CITY OF ASHLAND, RECORDED JULY 16, 1915 IN VOLUME 109, PAGE 212 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- 2. EASEMENT FOR DISTRIBUTION OF ELECTRICITY TO PACIFICORP, RECORDED DECEMBER 7, 1951 IN VOLUME 361, PAGE 198 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- 3. LIMITED ACCESS EASEMENT TO THE OREGON DEPARTMENT OF TRANSPORTATION, RECORDED MAY 8, 1961 IN VOLUME 507, PAGE 6 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- 4. OVERHANG EASEMENT TO PACIFIC POWER & LIGHT COMPANY, RECORDED APRIL 25, 1962 IN VOLUME 524, PAGE 502 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- 5. LIMITED ACCESS EASEMENT BY DECREE IN JACKSON COUNTY CIRCUIT COURT CASE NO. 61-706-L IN FAVOR OF THE OREGON DEPARTMENT OF TRANSPORTATION, IN VOLUME 165, PAGE 192 AND VOLUME 165, PAGE 155, CIRCUIT COURT JOURNAL.
- 6. LIMITED ACCESS EASEMENT TO THE OREGON DEPARTMENT OF TRANSPORTATION, RECORDED JANUARY 11, 1972 WITHIN INSTRUMENT NO. 72-00467 AND ALSO RECORDED JANUARY 12, 1972 WITHIN INSTRUMENT NO. 72-00523 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 7. RESTRICTIVE COVENANT EXECUTED IN COMPLIANCE WITH THE JACKSON COUNTY LAND USE ORDINANCE, RECORDED AUGUST 25, 1983 WITHIN INSTRUMENT NO. 83-14365 AND 83-14366 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 8. RIGHT, TITLE AND INTEREST OF THE CENTRAL OREGON & PACIFIC RAILROAD COMPANY SUBJECT TO THE ACT OF CONGRESS, DATED JULY 25, 1866.
- 9. CONDITIONS AND RESTRICTIONS IMPOSED BY ORDINANCE NO. 2946, RECORDED FEBRUARY 20, 2008 WITHIN INSTRUMENT NO. 2008-006020 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 10. TERMS AND PROVISIONS OF ORDER REGARDING BALLOT MEASURE 37 DECISION, RECORDED MARCH 14, 2008 WITHIN INSTRUMENT NO. 2008-009836 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 11. TERMS AND PROVISIONS OF FIRST AMENDMENT TO DEVELOPMENT AND SECURITY AGREEMENT BETWEEN CITY OF ASHLAND, CRAIG BRAMSCHER, AND BRAMMO MOTORSPORTS, LLC, RECORDED APRIL 2, 2008 WITHIN INSTRUMENT NO. 2008-012412 AND REVISED OCTOBER 9, 2008 AND RECORDED WITHIN INSTRUMENT NO. 2008-040654 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 12. TERMS AND PROVISIONS OF DEVELOPMENT SECURITY AGREEMENT, RECORDED APRIL 2, 2008 WITHIN INSTRUMENT NO. 2008-012413 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

LAND PARTITION
PARTITION PLAT NO. P - 14 - 2009

LYING SITUATE IN
NORTHEAST QUARTER OF SECTION 14
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
BRAMMO MOTORSPORTS LLC

550 Clover Lane
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. 2009-011031 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AS SHOWN ON SURVEY NO. 19703, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, SAID TRACT LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 89°44'33" WEST (DEED RECORD SOUTH 89°45'16" WEST), ALONG THE NORTHERLY BOUNDARY OF THOSE PARCELS SET FORTH IN VOLUME 309, PAGE 375, AND VOLUME 335, PAGE 321 OF THE DEED RECORDS OF SAID COUNTY, 126.28 FEET TO A 5/8 INCH IRON PIN ALONG THE SOUTHWESTERLY RIGHT OF WAY OF INTERSTATE HIGHWAY NO. 5, FOR THE INITIAL POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°44'33" WEST, ALONG SAID DESCRIBED PARCEL, 311.74 FEET (DEED RECORD SOUTH 89°45'16" WEST, 311.72 FEET) TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°02'07" WEST, ALONG THE WEST LINE OF SAID PARCEL, 692.15 FEET (DEED RECORD SOUTH 00°02'16" WEST, 692.15 FEET), TO A 5/8 INCH IRON PIN; THENCE CONTINUING SOUTH 00°02'07" WEST, 66.41 FEET TO A 5/8 INCH IRON PIN ON THE NORTHEASTERLY LINE OF THE 100 FOOT WIDE DEEDED RIGHT OF WAY OF THE CENTRAL OREGON AND PACIFIC RAILROAD (FORMERLY SOUTHERN PACIFIC RAILROAD), AS DESCRIBED WITHIN VOLUME 16, PAGE 205 OF THE DEED RECORDS IN SAID COUNTY; THENCE FOLLOWING SAID NORTHEASTERLY RIGHT OF WAY THE FOLLOWING COURSES: 301.01 FEET ALONG THE ARC OF A 2914.93 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 05°55'00" (CHORD BEARING NORTH 51°20'04" WEST, 300.88 FEET) TO A 5/8 INCH IRON PIN AT A POINT OF SPIRAL CURVATURE; THENCE ALONG THE ARC OF A SPIRAL CURVE TO THE LEFT (CHORD BEARING NORTH 54°50'53" WEST, 91.17 FEET), TO A 5/8 INCH IRON PIN AT A POINT OF TANGENCY; THENCE NORTH 55°11'53" WEST, 601.15 FEET TO A 5/8 INCH IRON PIN AT THE MOST WESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2008-003809 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE NORTH 60°02'16" EAST, 55.28 FEET TO A 5/8 INCH IRON PIN AT THE MOST SOUTHERLY CORNER OF ASHLAND BUSINESS PARK SUBDIVISION; THENCE CONTINUING ALONG THE SOUTHEASTERLY LINES OF SAID SUBDIVISION THE FOLLOWING COURSES: NORTH 60°02'16" EAST, 298.88 FEET TO A 5/8 INCH IRON PIN (DEED RECORD NORTH 60°02'33" EAST, 298.64 FEET); THENCE NORTH 89°58'49" EAST, 159.15 FEET TO A 5/8 INCH IRON PIN (DEED RECORD EAST, 159.24 FEET); THENCE NORTH 06°41'00" EAST, 42.30 FEET TO A 5/8 INCH IRON PIN (DEED RECORD NORTH 06°50'20" EAST, 42.30 FEET); THENCE NORTH 89°59'37" EAST, LEAVING SAID SOUTHEASTERLY SUBDIVISION LINE, 623.10 FEET TO A 5/8 INCH IRON PIN ON THE SOUTHWESTERLY LINE OF INTERSTATE 5 (DEED RECORD NORTH 89°59'51" EAST, 622.96 FEET); THENCE SOUTH 26°36'56" EAST, 47.56 FEET (DEED RECORD SOUTH 26°41'00" EAST, 47.61 FEET) TO THE INITIAL POINT OF BEGINNING.

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

Shawn Kampmann
SURVEYOR

** RECEIVED **
Date 4-24-09 By KB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

RECORDING:

FILED FOR RECORD THIS 24th DAY OF April, 2009 AT 3:35 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-14-2009 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 20, PAGE 14

Christine S. Walker
COUNTY CLERK
Carmen D. Helmer
DEPUTY

COUNTY SURVEYOR FILE NO. 20369

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF April 24, 2009.

Karen W. Meade Deputy 4-24-09
TAX COLLECTOR DATE
Mark E. McCalp, Deputy 4-29-09
ASSESSOR DATE

AFFIDAVIT OF CONSENT:

FOR ROBERT MacLELLAN, AS BENEFICIARY OF THAT TRUST DEED RECORDED NOVEMBER 16, 2007, AS INSTRUMENT NO. 2007-052051 AND MODIFIED MARCH 24, 2009 AND RECORDED ON MARCH 27, 2009 WITHIN INSTRUMENT NO. 2009-011032 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2009-011030 OF SAID DESCRIBED OFFICIAL RECORDS.

POST MONUMENTATION:

THE DEFERRED MONUMENTS AS DESCRIBED AND SHOWN ON THIS PLAT WILL BE IN PLACE BY DECEMBER 31, 2012, AS ALLOWED PER O.R.S. 92.065 AND AN AFFIDAVIT OF POST-MONUMENTATION SHALL BE RECORDED UPON COMPLETION, AND FILED WITH THE JACKSON COUNTY SURVEYOR PER O.R.S. 92.070. THE DEFERRED MONUMENTS HAVE BEEN SET THIS DAY OF _____, 20_____.

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. 2009-011031 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA 1203 ROBOTIC TOTAL STATION AND RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE FOR THE EXTERIOR BOUNDARY OF THE SUBJECT TRACT DURING THE PERFORMANCE OF SURVEY NO. 19703, I SURVEY AND MONUMENT THE PARTITION PARCELS AS SHOWN.

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: MARCH 30, 2009
PROJECT NO. 355-06

LAND PARTITION
PARTITION PLAT NO. P-14-2009

LYING SITUATE IN
NORTHEAST QUARTER OF SECTION 14
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
BRAMMO MOTORSPORTS LLC

550 Clover Lane
Ashland, Oregon 97520

LEGEND

- ▽ 2 1/2" BRASS CAP - QUARTER SECTION CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECORD)
- ⊙ 2 1/2" BRASS CAP IN MONUMENT WELL MARKED "CITY OF ASHLAND, 1993, LS-759" PER S/N 9745 & 9936 (RECORD)
- ⊙ 1 1/2" ALUMINUM CAPPED IRON PIN - 2.0' DEEP IN GRAVEL STAMPED "LS 759" PER S/N 5330 & 9668 (RECORD)
- ⊙ 2 1/2" BRASS CAP IN MONUMENT WELL MARKED "NIEMI PLS 1868" PER S/N 16375 (RECORD)
- ▲ SPIKE IN ASPHALT - ORIGIN UNKNOWN (RECORD)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "SWAIN LS 759" PER S/N 5330, 9668, & 9745 (RECORD)
- ⊙ 5/8"x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "ANDREWS LS 1626" PER S/N 12759 (RECOVERED)
- ⊙ 5/8"x 30" IRON PIN w/ RED PLASTIC CAP MARKED "NIEMI PLS 1868" PER S/N 16375 (RECORD)
- ⊙ 5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (RECORD)
- ⊙ 5/8"x 30" 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)
- ⊙ 2" BRONZE CAPPED IRON PIPE IN MONUMENT WELL TO BE POST-MONUMENTED (DEFERRED)
- PROPERTY LINE
- - - NEW LOT LINE
- - - BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- x - x - FENCELINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- D.R. DEED RECORD, VOLUME & PAGE, JACKSON COUNTY CLERK
- W.C. DEED RECORD, VOLUME & PAGE, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- P.U.E. PUBLIC UTILITY EASEMENT
- P.P.A.E. PUBLIC PEDESTRIAN ACCESS EASEMENT
- 50' WIDE STREET DEDICATION PER THIS PLAT
- DRAINAGE AND CONSERVATION EASEMENT PER THIS PLAT

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

Shawn Kampmann
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
(541) 482-5009

DATE: MARCH 30, 2009
PROJECT NO. 355-06

SCALE: 1" = 100'

FLAG	Δ	R	A	T	CHORD
1	06°48'19"	2864.93'	340.29'	170.34'	N 50°53'07" W - 340.09'
2	07°44'22"	2814.93'	380.24'	190.41'	N 50°24'48" W - 379.95'
3	05°55'00"	2914.93'	301.01'	150.64'	N 51°20'04" W - 300.88'
4	26°40'31"	148.50'	69.14'	35.21'	N 76°39'17" W - 68.51'
5	51°31'36"	250.00'	224.83'	120.66'	S 25°43'25" E - 217.33'
6	04°10'49"	250.00'	18.24'	9.12'	S 53°35'50" E - 18.24'
7	06°13'22"	275.00'	29.87'	14.95'	S 52°34'34" E - 29.85'
8	1°38'38"	225.00'	6.46'	3.23'	S 54°51'56" E - 6.46'
9	34°19'13"	500.00'	299.50'	154.40'	S 72°50'51" E - 295.04'
10	28°22'53"	525.00'	260.06'	132.76'	S 75°49'01" E - 257.41'
11	34°19'13"	475.00'	284.53'	146.68'	S 72°50'51" E - 280.29'
12	05°56'20"	525.00'	54.42'	27.23'	S 58°39'25" E - 54.39'
13	52°08'27"	134.67'	122.55'	65.89'	S 14°26'02" E - 118.36"

FLAG	BEARING	DISTANCE
1	S 00°58'17" W	101.53'
2	N 26°19'25" E	57.43'
3	S 10°54'07" W	127.80'
4	N 00°03'52" W	51.15'
5	S 12°25'48" E	83.25'
6	N 07°57'04" E	54.37'
7	N 07°34'24" W	45.27'
8	N 41°21'32" E	69.68'
9	S 44°29'55" W	32.60'
10	N 28°29'24" W	49.30'
11	S 07°00'07" E	177.78'
12	S 40°30'15" W	75.54'

**** RECEIVED ****
Date 4-24-09 By BMB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS THE TRUE MERIDIAN AT THE NORTH-SOUTH CENTERLINE OF SECTION 14, AS DERIVED FROM THE N.O.A.A. SURVEY NET, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, HAVING A RECORD PLAT BEARING OF NORTH 00°02'32" EAST AS REFERENCED ON FILED SURVEY NO. 19703.

Assessor's Map No. 39 1E 14 AC, Tax Lot 100