

LAND PARTITION SURVEY

PARTITION PLAT No. P-25-2009

LAND PARTITION RE-PLAT OF  
PARTITION PLAT NO. P-54-1999

LOCATED IN

The S.E. 1/4 of Section 31, T.38S., R.1W., W.M.  
Jackson County, Oregon

FOR

DUANE SMITH  
2165 W. JACKSON ROAD  
ASHLAND, OREGON 97520

APPROVAL:

KAM  
JACKSON COUNTY PLANNING DEPARTMENT  
FILE NO. SUB2009-00024  
DATE 8/11/09

APPROVAL

Examined and Approved this 4th day of August, 2009.  
Kerry K. Bradshaw  
Jackson County Surveyor

RECORDING

Filed for record this the 18th day of August, 2009  
at 3:05 o'clock P.M. and recorded as Partition Plat No.  
P-25-2009 of the Records of Partition Plats in Jackson  
County, Oregon. Index Volume 20, Page 25.

Christina Walker County Clerk  
Sonja S. Morgan Deputy

COUNTY SURVEYOR File No. 20463

All taxes, fees, assessments or other charges as required  
by O.R.S. 92.095 have been paid, as of August 18, 2009.

Walter Johnson Deputy Assessor 8-18-2009  
Carol A. Juvenon Deputy Tax Collector 8-18-2009

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that Inn at Lithia Springs, LLC, an Oregon Limited Liability Company and Abigail's Cottages, LLC, an Oregon Limited Liability Company, and 611 Associates, LLC, an Oregon Limited Liability Company and Duane F. Smith, Trustee of the Duane F. Smith Trust of June 2, 2005 are the owners of the real property represented on this partition plat and more particularly described in the SURVEYOR'S CERTIFICATE, and have caused the same to be partitioned into parcels as shown on the partition plat. The owners of Parcel 1 do hereby make and create a 15.00 foot wide private gas line easement, over and across Parcel 1 as shown hereon, for the benefit of the owners, their heirs and assigns of Parcel 2.

SURVEYORS CERTIFICATE:

I Darrell L. Huck, a duly Registered Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me, or under my direction, and complies with the regulations for land partitions and the following is an accurate description of the parent tract of land as set forth hereon:

Parcels 1, 2 and 3 of Partition Plat P-54-1999, filed for record September 16, 1999 in the Records of Partition Plats in Jackson County, Oregon, being more particularly described as follows:

Commencing at the Southeast corner of Donation Land Claim No. 48 in Township 38 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence, along the south line of said Claim No. 48, North 89°54'37" West 2452.30 feet; thence, leaving said south line, North 00°05'23" East 973.14 feet to the northeast corner of that tract of land described in Instrument No. 95-02912 of the official records of said Jackson County for the INITIAL POINT OF BEGINNING, which point is situated on the southwesterly right-of-way line of old County Road (W. Jackson Road); thence, along said right-of-way line, North 78°33'25" West (Record North 78°39' West) 885.87 feet to the easterly line of that land described as Tract B of Instrument No. 98-36920 of the official records of said Jackson County; thence, along said easterly line, South 17°14'57" East 582.55 feet (Record South 17°20' East 582.55 feet) to the northerly right-of-way line of the Central Oregon & Pacific Railroad; thence, along said right-of-way, South 64°37'57" East 317.64 feet (Record South 64°43' East); thence, continue along said right-of-way, South 61°06'57" East 11.49 feet (Record South 61°12' East 11.71 feet) to the southeast corner of that tract of land describe in the aforesaid Instrument No. 95-02912; thence, along the east line of said tract, North 37°20' 32" East 656.88 feet (Record North 37°14' East) to the point of beginning.

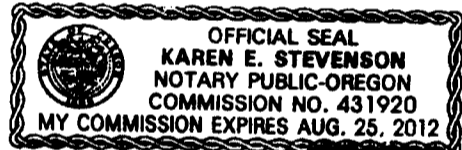
Inn at Lithia Springs, LLC

Duane F. Smith  
DUANE F. SMITH, AGENT/MEMBER

STATE OF OREGON }  
COUNTY OF JACKSON } ss.

Personally appeared the above named DUANE F. SMITH and acknowledged the foregoing instrument on behalf of Inn at Lithia Springs, LLC to be his voluntary act and deed.

Signed this 3rd day of August, 2009  
Before me: Karen E. Stevenson  
NOTARY



Abigail's Cottages, LLC

Duane F. Smith  
DUANE F. SMITH, AGENT/MEMBER

STATE OF OREGON }  
COUNTY OF JACKSON } ss.

Personally appeared the above named DUANE F. SMITH and acknowledged the foregoing instrument on behalf of Abigail's Cottages, LLC to be his voluntary act and deed.

Signed this 3rd day of August, 2009  
Before me: Karen E. Stevenson  
NOTARY



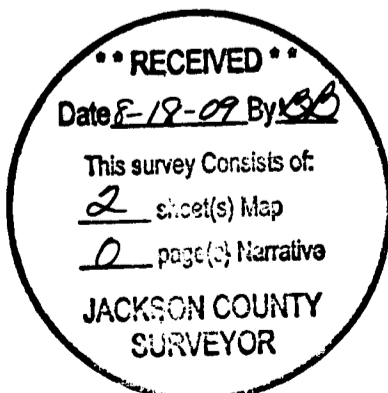
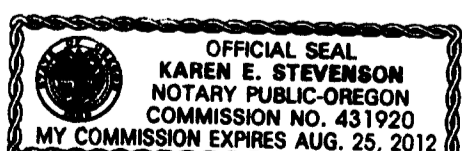
611 Associates, LLC

John D. Chmelir  
JOHN D. CHMELIR, AGENT/MEMBER

STATE OF OREGON }  
COUNTY OF JACKSON } ss.

Personally appeared the above named JOHN D. CHMELIR and acknowledged the foregoing instrument on behalf of 611 Associates, LLC to be his voluntary act and deed.

Signed this 4th day of August, 2009  
Before me: Karen E. Stevenson  
NOTARY



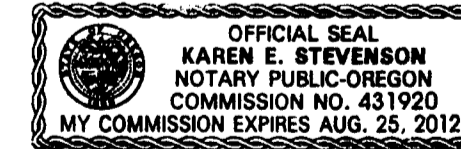
DUANE F. SMITH TRUST

Duane F. Smith Trustee  
DUANE F. SMITH, Trustee

STATE OF OREGON }  
COUNTY OF JACKSON } ss.

Personally appeared the above named DUANE F. SMITH and acknowledged the foregoing instrument on behalf of Duane F. Smith Trust of June 2, 2005, to be his voluntary act and deed.

Signed this 3rd day of August, 2009  
Before me: Karen E. Stevenson  
NOTARY



REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck  
OREGON  
FEBRUARY 4, 1982  
DARRELL L. HUCK  
2023

Expires 6/30/2011

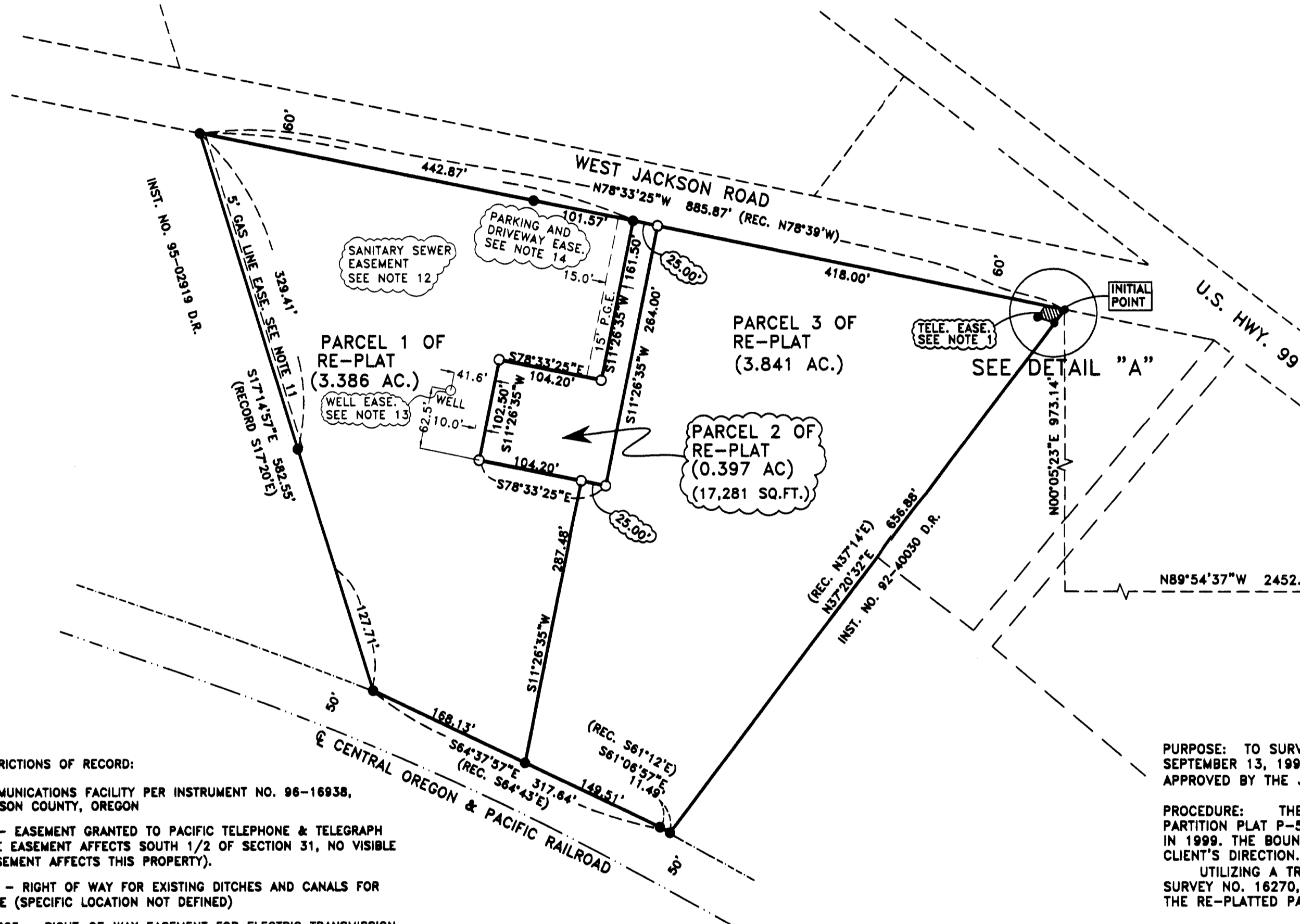
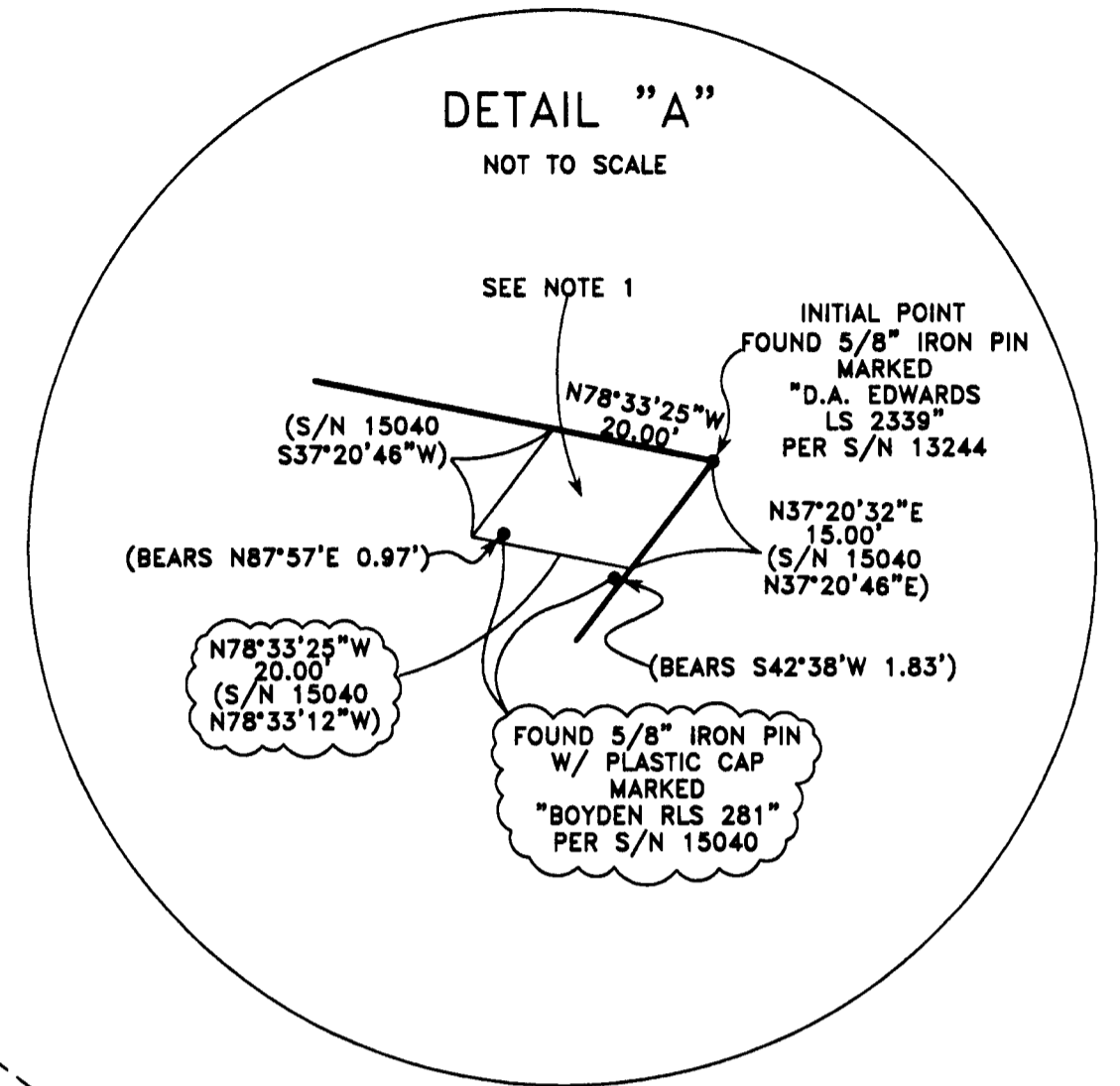
I certify this plat to be an exact copy of the original  
Darrell L. Huck  
SURVEYOR

(09049-PART.DWG)  
SHEET 1 OF 2

LAND PARTITION SURVEY  
PARTITION PLAT NO. P-25-2009

LAND PARTITION RE-PLAT OF  
PARTITION PLAT NO. P-54-1999

LOCATED IN  
The S.E. 1/4 of Section 31, T.38S., R.1W., W.M.  
Jackson County, Oregon



NOTES, EASEMENTS AND RESTRICTIONS OF RECORD:

- (1) EASEMENT FOR TELECOMMUNICATIONS FACILITY PER INSTRUMENT NO. 96-16938, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- (2) VOLUME 243, PAGE 96 - EASEMENT GRANTED TO PACIFIC TELEPHONE & TELEGRAPH COMPANY (BLANKET TYPE EASEMENT AFFECTS SOUTH 1/2 OF SECTION 31, NO VISIBLE EVIDENCE THAT THIS EASEMENT AFFECTS THIS PROPERTY).
- (3) VOLUME 547, PAGE 484 - RIGHT OF WAY FOR EXISTING DITCHES AND CANALS FOR IRRIGATION AND DRAINAGE (SPECIFIC LOCATION NOT DEFINED)
- (4) INSTRUMENT NO. 77-17663 - RIGHT-OF-WAY EASEMENT FOR ELECTRIC TRANSMISSION (SPECIFIC LOCATION NOT DEFINED).
- (5) INSTRUMENT NO 84-13645 - APPLICATION AND CONSENT TO ANNEXATION TO THE CITY OF ASHLAND.
- (6) INSTRUMENT NO. 84-13646 AND INSTRUMENT NO. 84-15015 DECLARATION OF RESTRICTION.
- (7) INSTRUMENT NO. 91-29754 - RESTRICTIVE COVENANTS RELATING TO DEFERRED IMPROVEMENT AGREEMENT.
- (8) INSTRUMENT NO. 91-29756 - CITY OF ASHLAND AGREEMENT FOR LOCAL IMPROVEMENT DISTRICT.
- (9) INSTRUMENT NO. 96-40441 - EXTENSION OF RESTRICTIVE COVENANTS.
- (10) INSTRUMENT NO. 99-42396 - RESTRICTIVE COVENANT REGARDING USE OF EXIST. BUILDING
- (11) 5.00 FOOT GAS LINE EASEMENT PER PARTITION PLAT P-54-1999
- (12) PRIVATE SANITARY SEWER EASEMENT PER INST. NO. 02-18540 - (SPECIFIC LOCATION NOT DEFINED)
- (13) EASEMENT FOR SHARED WELL USE AND SERVICE LINES PER INST. NO. 02-18540
- (14) EASEMENT FOR SHARED PARKING AND DRIVEWAY USE PER INST. NO. 02-18540 (SPECIFIC LOCATION NOT DEFINED).
- (15) EASEMENT IDENTIFIED IN PRELIMINARY TITLE REPORT & DESCRIBED PER INST. NO. 2008-018846 IS PERTINENT TO "NORTH ASHLAND PROFESSIONAL CONDOMINIUM" AND DOES NOT AFFECT THIS PROPERTY.

(38 1E 31 TAX LOTS 1300, 1302 & 1303)

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A "RE-PLAT" OF LAND PARTITION P-54-1999, FILED FOR RECORD SEPTEMBER 13, 1999 IN THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. THIS REPLAT WAS APPROVED BY THE JACKSON COUNTY DEVELOPMENT SERVICES (FILE NO. SUB2009-00024)

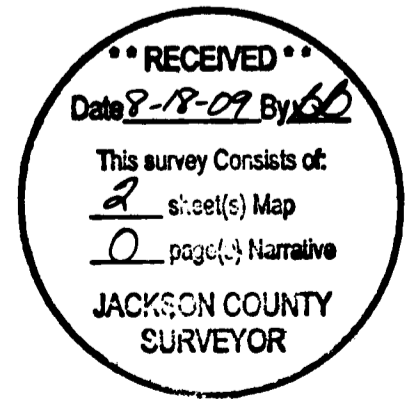
PROCEDURE: THE PARENT TRACT OF LAND, NOW BEING RE-PLATTED, WAS PARTITIONED INTO 3 PARCELS PER PARTITION PLAT P-54-1999 AND WAS FILED AS NO. 16270 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR IN 1999. THE BOUNDARIES OF THE NEW PARCELS 1, 2 AND 3 OF THIS RE-PLAT WERE COMPUTED ACCORDING TO CLIENT'S DIRECTION.

UTILIZING A TRIMBLE S6, ROBOTIC INSTRUMENT, SURVEY CONTROL ESTABLISHED BY THIS OFFICE TO ACCOMPLISH SURVEY NO. 16270, WAS LOCATED AND UTILIZED FOR THIS SURVEY. MONUMENTS WERE SET AT THE LOCATION OF THE RE-PLATTED PARCELS 1, 2 AND 3 BOUNDARIES AS SHOWN.

HOFFBUHR & ASSOCIATES, INC.  
880 GOLF VIEW DRIVE, SUITE 201  
MEDFORD, OREGON 97504  
(541)779-4641

BY: DARRELL L. HUCK PLS No. 2023  
SCALE: 1 Inch = 100' July 16, 2009  
BASIS OF BEARING: SURVEY NO. 16270

I certify this plat to be an exact copy of the original  
*Darrell L. Huck*  
SURVEYOR



- = Set 5/8"x24" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- = Found 5/8" iron pin w/plastic cap stamped "D. Huck LS 2023" per Survey No. 16270 unless noted otherwise
- P.S.S.E. = Private Sanitary Sewer Easement
- P.G.E. = Private Gas Line Easement
- D.R. = Deed Records of Jackson County, Oregon
- (REC) = Record per deed Inst. No. 95-02912 D.R.

REGISTERED PROFESSIONAL LAND SURVEYOR

*Darrell L. Huck*  
OREGON  
FEBRUARY 4, 1983  
DARRELL L. HUCK  
2023

Expires 6/30/2011  
(09048-PART.DWG)  
SHEET 2 OF 2