

APPROVALS:

[Signature] 10/15/2009
 ASHLAND PLANNING DEPARTMENT
 PA - #2008-00035 / LAND PARTITION DATE

EXAMINED AND APPROVED THIS 29 DAY OF April, 2009

[Signature]
 CITY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, CLEO M. SMITH, TRUSTEE OF THE CLEO M. SMITH TRUST DATED SEPTEMBER 8, 1994, 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. I HEREBY DEDICATE TO THE CITY OF ASHLAND FOR PUBLIC PURPOSES, THE 5.00 FOOT WIDE PRIVATE PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON.

[Signature]
 CLEO M. SMITH, TRUSTEE

ACKNOWLEDGEMENT

STATE OF OREGON)
 JACKSON COUNTY) SS

PERSONALLY APPEARED, THE ABOVE NAMED CLEO M. SMITH, ON THIS 29 DAY OF April, 2009 AND ACKNOWLEDGED THE FORGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE *[Signature]*

NOTARY PUBLIC - OREGON *[Signature]*

COMMISSION NO. 412791

MY COMMISSION EXPIRES Jan 20, 2011

SURVEY NOTES:

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

- 1 EASEMENT FOR SEWER PIPELINES, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED IN VOLUME 521, PAGE 237 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- 2 EASEMENT FOR EXISTING UTILITIES WITHIN THE VACATED PORTION OF WASHINGTON STREET, PER CITY OF ASHLAND VACATION ORDINANCE NO. 178, DATED OCTOBER 9, 1897.
- 3 CONDITIONS, RESTRICTIONS AND/OR SETBACKS, AS SHOWN ON THE MINOR LAND PARTITION RECORDED MARCH 17, 1989 IN VOLUME 9, PAGE 21, PLAT RECORDS OF JACKSON COUNTY, OREGON.
- 4 TERMS AND PROVISIONS OF SOLAR ACCESS WAIVER AGREEMENT, RECORDED IN INSTRUMENT NO. 91-07221 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 5 ANY RIGHTS TO TITLE AND INTEREST OF SARAH E. GANIARD DISCLOSED IN DEEDS RECORDED MARCH 1, 1894 IN VOLUME 28, PAGE 1 AND RECORDED MAY 20, 1897 IN VOLUME 32, PAGE 498 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON, TO THE SOUTH HALF OF VACATED WASHINGTON STREET.
- 6 ANY RIGHTS TO TITLE AND INTEREST OF THAT TRACT OF LAND DESCRIBED WITHIN VOLUME 24, PAGE 164 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

PARTITION PLAT NO. P - 35 - 2009

LYING SITUATE WITHIN

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

FOR

CLEO SMITH
 938 OAK STREET
 ASHLAND, OREGON

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 A PORTION OF INSTRUMENT NO. 94-32806 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER AND THE NORTHWEST 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:

COMMENCING AT A BRASS CAPPED IRON PIPE AT THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 40, IN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE SOUTH 89°52'57" EAST, 454.28 FEET TO A BRASS CAPPED IRON PIPE AT AN ANGLE POINT ON THE CENTERLINE OF OAK STREET IN THE CITY OF ASHLAND, THENCE NORTH 02°57'21" EAST, ALONG SAID CENTERLINE OF OAK STREET, A DISTANCE OF 14.14 FEET; THENCE SOUTH 87°02'39" EAST, 30.00 FEET TO AN ALUMINUM CAPPED 5/8 INCH IRON PIN ON THE EASTERLY LINE OF OAK STREET, THE INITIAL POINT OF BEGINNING; THENCE NORTH 02°57'21" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 70.08 FEET, TO A 1/2 INCH IRON PIPE AT THE NORTHWEST CORNER OF PARCEL 1 OF THAT MINOR LAND PARTITION RECORDED ON MARCH 17, 1989 IN VOLUME 9, PAGE 21 OF THE PARTITION PLAT RECORDS OF SAID COUNTY, AND FILED AS SURVEY NO. 11543 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR; THENCE SOUTH 89°45'33" EAST, ALONG THE NORTH LINE OF SAID DESCRIBED PARCEL 1, A DISTANCE OF 674.33 FEET (PLAT RECORD SOUTH 89°45'25" EAST, 674.34 FEET), TO THE WESTERLY EDGE OF THE WATERS OF BEAR CREEK AS DENOTED ON SAID SURVEY NO. 11543, FROM WHICH A 1/2 INCH IRON ROD BEARS NORTH 89°45'31" WEST, 61.44 FEET; THENCE ALONG SAID WESTERLY WATERS EDGE OF BEAR CREEK PER SURVEY NO. 11543 THE FOLLOWING COURSES: SOUTH 12°05'57" WEST, 35.93 FEET TO AN ANGLE POINT (PLAT RECORD SOUTH 11°51'00" WEST, 35.90 FEET); THENCE SOUTH 07°28'43" EAST, 53.87 FEET TO AN ANGLE POINT (PLAT RECORD SOUTH 07°43'41" EAST, 53.88 FEET); THENCE SOUTH 07°05'50" EAST, 66.04 FEET (PLAT RECORD SOUTH 07°20'48" EAST, 66.06 FEET) TO THE SOUTHEAST CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING ON THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED WITHIN VOLUME 24, PAGE 164 OF THE DEED RECORDS OF SAID COUNTY, AND SHOWN ON SAID SURVEY NO. 11543, FROM WHICH A 1/2 INCH IRON ROD BEARS SOUTH 89°58'32" WEST, 20.16 FEET; THENCE SOUTH 89°58'32" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 510.58 FEET TO A 1/2 INCH IRON PIPE (PLAT RECORD SOUTH 89°58'17" WEST, 510.64 FEET); THENCE SOUTH 01°41'30" EAST, LEAVING SAID SOUTHERLY LINE, A DISTANCE OF 1.43 FEET TO A 1/2 INCH IRON PIPE (PLAT RECORD SOUTH 00°01'45" EAST, 1.44 FEET); THENCE SOUTH 89°55'30" WEST, 30.09 FEET TO A 1/2 INCH IRON PIPE (PLAT RECORD SOUTH 88°59'22" WEST, 31.41 FEET); THENCE NORTH 00°05'00" WEST, 0.76 FEET TO A LEAD PLUG WITH A YELLOW PLASTIC TAG MARKED "SWAIN LS 759" SET IN A CONCRETE AND ROCK WALL ON AN EXISTING FENCE LINE (PLAT RECORD NORTH 00°25'07" EAST, 1.24 FEET); THENCE SOUTH 89°59'14" WEST, 126.03 FEET (PLAT RECORD NORTH 89°58'53" WEST, 124.61 FEET) TO THE SOUTHWEST CORNER OF SAID PARCEL 1, BRING ALONG THE EASTERLY LINE OF OAK STREET, FROM WHICH A 5/8 INCH IRON ROD BEARS SOUTH 00°25'17" WEST, 1.36 FEET (PLAT RECORD SOUTH 00°25'17" EAST, 1.36 FEET); THENCE NORTH 00°25'17" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 74.45 TO A 1/2 INCH IRON PIPE AT AN ANGLE POINT IN SAID EASTERLY LINE (PLAT RECORD NORTH 00°25'17" EAST, 74.44 FEET); THENCE NORTH 02°57'21" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 13.47 FEET (PLAT RECORD NORTH 02°57'21" EAST) TO THE INITIAL POINT OF BEGINNING.

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

[Signature]
 SURVEYOR

** RECEIVED **
 Date 10-22-09 By *[Signature]*
 This survey consists of
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

RECORDING:

FILED FOR RECORD THIS 22ND DAY OF October, 2009 AT 1:16 O'CLOCK P. M. AND RECORDED AS PARTITION PLAT NO. P- 35 - 2009 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 20, PAGE 35.

[Signature] *[Signature]*
 COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 20518

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 10-22, 2009.

[Signature] 10-22-09
 TAX COLLECTOR DATE
[Signature] 10/22/09
 ASSESSOR DATE

SURVEY NARRATIVE
TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF PARCEL NO. 1 OF THAT MINOR LAND PARTITION RECORDED ON MARCH 17, 1989 IN VOLUME 9, PAGE 21 OF THE MINOR LAND PARTITION PLAT RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 10 OF TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRP 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, I SURVEYED AND MONUMENTED THE LANDS SHOWN HEREON. THE RIGHT-OF-WAY OF OAK STREET WAS DETERMINED BY HOLDING CITY OF ASHLAND STREET CENTERLINE MONUMENTS RECOVERED ALONG SAID STREET, AS REFERENCED ON SURVEY NO. 39985 & 11543. THE NORTH AND SOUTH LINES OF THE SUBJECT PROPERTY WERE DETERMINED BY HOLDING MONUMENTS RECOVERED ALONG THE EXTERIOR BOUNDARY OF PARCEL 1 AS REFERENCED ON SURVEY NO. 11543, WHICH FIT WELL WITH SAID SURVEY RECORD. THE EASTERLY PROPERTY LINE ON THE WESTERLY SIDE OF BEAR CREEK WAS MEASURED HOLDING SAID SURVEY RECORD DISTANCES FROM RECOVERED REFERENCE MONUMENTS ON THE NORTH AND SOUTH LINES OF SAID PARCEL NO. 1, WHICH APPARENTLY REPRESENTED THE EDGE OF WATER SURVEYED IN AUGUST, 1988 BY SURVEYOR EVERETT SWAIN. THE CURRENT TITLE DEED DOES NOT MAKE ANY SPECIFIC REFERENCE AS TO RIPARIAN RIGHTS ALONG BEAR CREEK.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

[Signature]

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 10, 2009
 PROJECT NO. 506-08

NEVADA STREET

*** RECEIVED ***
 Date 12-22-09 By SK
 This survey consists of
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

SCALE: 1" = 50'

PARTITION PLAT NO. P - 35 - 2009

LYING SITUATE WITHIN

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

FOR

CLEO SMITH

938 OAK STREET
 ASHLAND, OREGON

LEGEND

- 3" BRASS CAP ON 2" IRON PIPE PER S/N 9985, 11543 & 15382 - N.E. CORNER D.L.C. NO. 40 (RECOVERED)
- 3" CITY OF ASHLAND BRASS CAP IN MONUMENT WELL PER S/N 9985, 11543 & 15382 (RECOVERED)
- 2 1/2" BRASS CAP w/ PUNCH MARK IN MONUMENT WELL STAMPED "LS 2339" (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "SWAIN LS 759" PER S/N 9985 (RECOVERED)
- 3/4" IRON PIN w/ RED PLASTIC CAP STAMPED "WIT COR RLS 759" PER S/N 11543 (RECOVERED)
- 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "WIT COR RLS 759" PER S/N 9985 (RECOVERED)
- 1/2" IRON PIPE w/ YELLOW PLASTIC PLUG STAMPED "SWAIN LS 759" PER S/N 11543 (RECOVERED)
- 1/2" IRON PIPE w/ RED PLASTIC PLUG STAMPED "STEWART LS 2057" PER S/N 15382 & 16619 (RECOVERED)
- TACK IN LEAD PLUG w/ PLASTIC TAG IN CONCRETE WALL STAMPED "SWAIN LS 759" PER S/N 11543 (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT" PER MONUMENT DETAIL (ESTABLISHED)
- PROPERTY BOUNDARY LINE
- PARTITION BOUNDARY LINE
- BOUNDARY LINE
- EASEMENT LINE
- CENTERLINE
- FENCELINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- D.R. DEED RECORDS VOLUME / PAGE, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- W.C. WITNESS CORNER, AS DESCRIBED
- D.L.C. DONATION LAND CLAIM, AS DESCRIBED
- P.P.A.E. PUBLIC PEDESTRIAN ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PRIVATE ACCESS EASEMENT
- [] SURVEY RECORD DATA PER S/N 9985
- () SURVEY RECORD DATA PER S/N 11543
- { } SURVEY RECORD DATA PER S/N 15382 & 16619

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 10, 2009
 PROJECT NO. 506-08

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

Shawn Kampmann
 SURVEYOR

POLARIS LAND SURVEYING

FILE: SURVEYS\006-08\SMITH PARTITION PLAT.DWG

SHEET 1 of 2