

APPROVALS:

[Signature] 7-14-2011
ASHLAND PLANNING DEPARTMENT DATE
PA - #2007-01750 / LAND PARTITION

EXAMINED AND APPROVED THIS 21st DAY OF June, 2011
[Signature]
CITY SURVEYOR

LAND PARTITION SURVEY
PARTITION PLAT NO. P - 18 - 2011
LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 8
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON
FOR
WESTRIDGE TERRACE, LLC
98 Westwood Street
Ashland, Oregon 97520

RECORDING:

FILED FOR RECORD THIS 26 DAY OF August, 2011 AT
12:46 CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P- 18 - 2011
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON,
INDEX VOLUME 22, PAGE 18.

CHRISTINE WALKER COUNTY CLERK
KARIN ALONZO DEPUTY

COUNTY SURVEYOR FILE NO. 20929

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT WESTRIDGE TERRACE, LLC, AN OREGON LIMITED LIABILITY COMPANY, 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 20.00 FOOT WIDE FIRE APPARATUS ACCESS AND TURNAROUND EASEMENT AS SHOWN HEREON. WE ALSO HEREBY CREATE THE PRIVATE ACCESS, UTILITY, FENCE AND LANDSCAPING EASEMENTS, OVER AND ACROSS PARCEL 2 AND PARCEL 3, FOR THE BENEFIT OF PARCEL 1, AS SHOWN HEREON. WE ALSO HEREBY CREATE THE PRIVATE STORM DRAINAGE EASEMENTS AND THE PRIVATE WILDLIFE CORRIDOR EASEMENT AS SHOWN HEREON.

[Signature]
STEVEN B. DANEMAN, MEMBER
WESTRIDGE TERRACE, LLC

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. 2007-027484 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, SAID TRACT ALSO BEING PARCEL 1 OF THAT MAJOR LAND PARTITION RECORDED APRIL 14, 1987 IN VOLUME 2, PAGE 87 OF THE PARTITION PLAT RECORDS OF SAID COUNTY, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

COMMENCING AT A BRONZE CAPPED 2 INCH IRON PIPE AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 00°13'53" EAST, 1333.07 FEET TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2007-027484 OF THE OFFICIAL RECORDS OF SAID COUNTY, THE INITIAL POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°13'53" EAST, ALONG THAT BOUNDARY LINE AGREEMENT DESCRIBED WITHIN INSTRUMENT NO. 78-09396 OF SAID OFFICIAL RECORDS, A DISTANCE OF 330.01 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF SAID DESCRIBED TRACT; THENCE NORTH 89°52'06" WEST, 330.02 FEET (DEED RECORD NORTH 89°51'44" WEST, 330.01 FEET) TO A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF SAID TRACT LYING ALONG THE EAST LINE OF WESTWOOD STREET; THENCE NORTH 00°13'58" WEST, ALONG SAID EAST LINE, 330.04 FEET (DEED RECORD NORTH 00°13'53" WEST, 330.005 FEET) TO THE NORTHWEST CORNER OF SAID TRACT, FROM WHICH A 5/8 INCH IRON PIN BEARS NORTH 00°13'58" WEST, 0.25 FEET; THENCE SOUTH 89°51'44" EAST, 330.02 FEET TO THE INITIAL POINT OF BEGINNING.

CONTAINING 2.50 ACRES, MORE OR LESS.

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

[Signature]
SURVEYOR

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 26th of Aug, 2011.

[Signature] Deputy 8-26-11
TAX COLLECTOR DATE
[Signature] Deputy 8/26/2011
ASSESSOR 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. 2010-000738 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, SAID TRACT ALSO BEING PARCEL 1 OF THAT MAJOR LAND PARTITION RECORDED APRIL 14, 1987 IN VOLUME 2, PAGE 87 OF THE PARTITION PLAT RECORDS OF SAID COUNTY, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 8, 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, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE IN THE PERFORMANCE OF SURVEY NO. 19545 AND FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEYED AND MONUMENTED THE LAND AS SHOWN HEREON. THIS EXTERIOR BOUNDARY OF THE SUBJECT PROPERTY WAS RETRACED FROM THE NORTH QUARTER CORNER OF SECTION 8 TO MONUMENTS RECOVERED AT THE NORTHEAST, SOUTHEAST & SOUTHWEST CORNERS OF THE ABOVE REFERENCED PARCEL 1, WHICH CLOSELY MATCHED THE SURVEY RECORD. A MONUMENT WAS ALSO RECOVERED AT THE NORTHWEST CORNER OF SAID PARCEL, BUT HAD BEEN DISTURBED BY CONSTRUCTION OF WESTWOOD STREET AND IS SHOWN AS BEING 0.25 FEET OUT OF POSITION. THE NEW PARCELS WERE MONUMENTED PER DIRECTION OF THE CLIENT, AS APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT.

ACKNOWLEDGEMENT

STATE OF OREGON)
JACKSON COUNTY) SS

PERSONALLY APPEARED THE ABOVE NAMED STEVEN B. DANEMAN, ON THIS 20 DAY OF June, 2011, ON AUTHORITY OF WESTRIDGE TERRACE, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE *[Signature]*
NOTARY PUBLIC - OREGON *[Signature]*
COMMISSION NO. 454372
MY COMMISSION EXPIRES Jan. 20, 2015

** RECEIVED **
Date 8-26-11 By *[Signature]*
This survey consists of
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2011

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009
DATE: APRIL 15, 2011
PROJECT NO. 446-07

LAND PARTITION SURVEY
PARTITION PLAT NO. P - 18 - 2011

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 8
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
WESTRIDGE TERRACE, LLC

98 Westwood Street
Ashland, Oregon

LEGEND

- ⊗ 2 1/2" BRONZE CAPPED QUARTER SECTION CORNER IN MONUMENT WELL PER S/N 10851 & 19545 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "E.L. SWAIN RLS 759" PER S/N 10851 (RECOVERED)
- 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "D. HUCK LS 2023" PER S/N 17998 (RECOVERED)
- ⊙ 5/8" x 24" IRON PIN w/ 2" BRONZE CAP STAMPED "POLARIS PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- - - PARTITION LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- x - x - FENCELINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- D/R DEED RECORD, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- P.U.E PUBLIC UTILITY EASEMENT
- W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED SURVEY & DEED RECORD PER S/N 10851 & O.R. 2007-027484
- [] FIRE TRUCK APPARATUS ACCESS AND TURN-AROUND EASEMENT BY THIS PLAT
- [] EXCLUSIVE ACCESS, UTILITY, LANDSCAPE & FENCE EASEMENTS FOR THE BENEFIT OF PARCEL 1 BY THIS PLAT
- [] VARIABLE WIDTH STORM DRAIN & WILDLIFE CORRIDOR EASEMENT BY THIS PLAT
- [] 10.00' WIDE STORM DRAIN EASEMENT BY THIS PLAT
- [] VARIABLE WIDTH WILDLIFE CORRIDOR EASEMENT BY THIS PLAT
- [] 15.00' WIDE WATER LINE EASEMENT PER DEED RECORD VOL. 109, PAGE 260
- [] VARIABLE WIDTH PRIVATE DRAINAGE 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, 1988
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2011

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

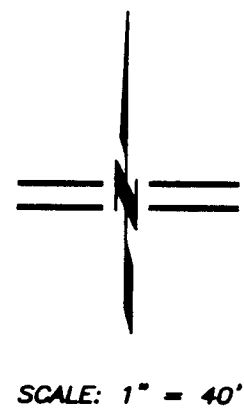
DATE: APRIL 15, 2011
PROJECT NO. 446-07

TABLE OF COURSES

FLAG	BEARING	DISTANCE
1	N 00°13'58" W	2.26'
2	S 84°24'17" E	21.03'
3	S 73°09'47" E	10.44'
4	S 89°51'44" E	62.00'
5	S 79°33'27" E	11.18'
6	S 89°51'44" E	12.00'
7	S 75°49'34" E	12.37'
8	S 60°02'40" E	60.33'
9	N 00°13'58" W	9.80'
10	N 00°13'58" W	9.80'
11	N 89°56'51" W	21.35'
12	N 45°00'28" E	34.52'
13	N 45°00'28" E	15.04'

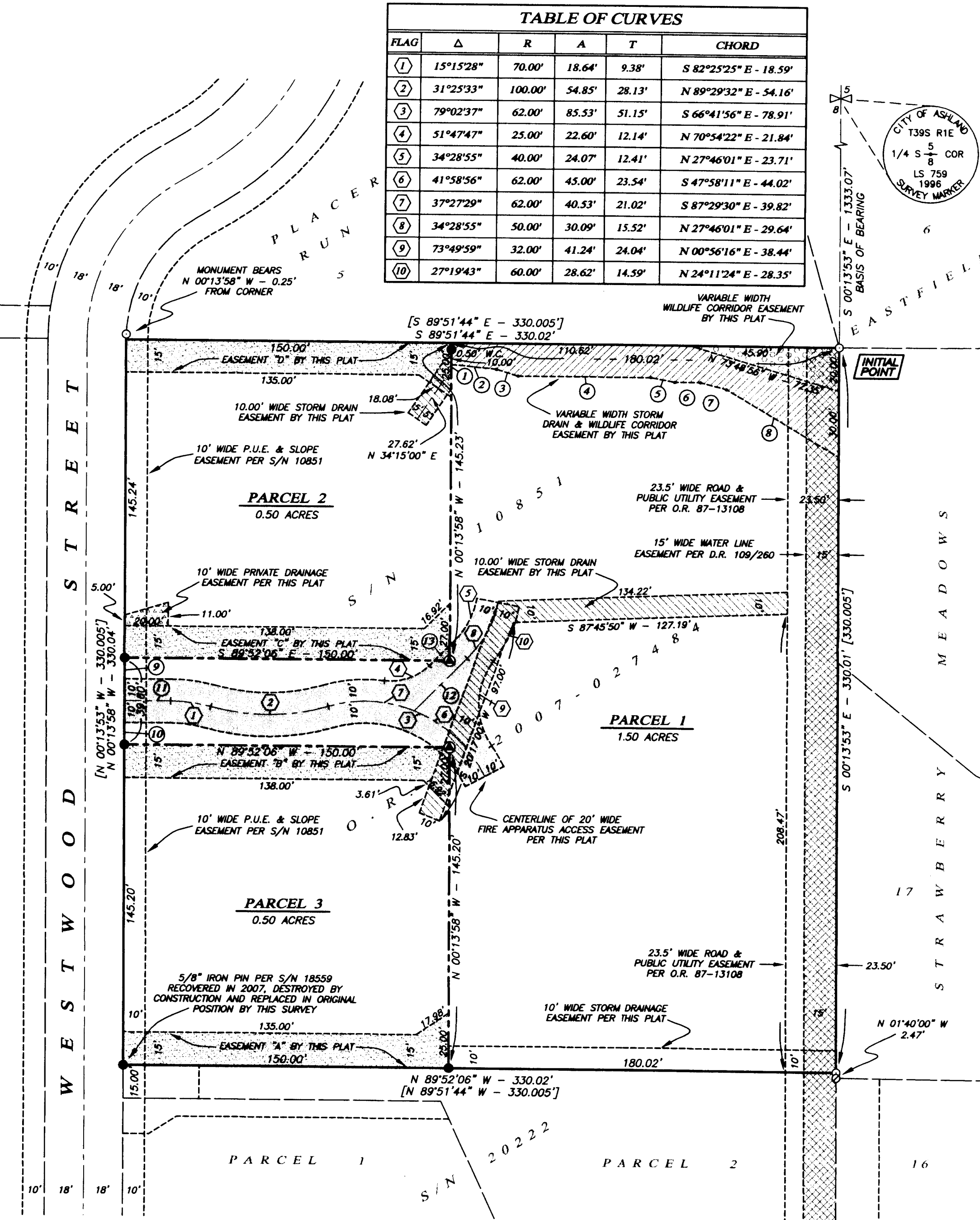
TABLE OF CURVES

FLAG	Δ	R	A	T	CHORD
1	15°15'28"	70.00'	18.64'	9.38'	S 82°25'25" E - 18.59'
2	31°25'33"	100.00'	54.85'	28.13'	N 89°29'32" E - 54.16'
3	79°02'37"	62.00'	85.53'	51.15'	S 66°41'56" E - 78.91'
4	51°47'47"	25.00'	22.60'	12.14'	N 70°54'22" E - 21.84'
5	34°28'55"	40.00'	24.07'	12.41'	N 27°46'01" E - 23.71'
6	41°58'56"	62.00'	45.00'	23.54'	S 47°58'11" E - 44.02'
7	37°27'29"	62.00'	40.53'	21.02'	S 87°29'30" E - 39.82'
8	34°28'55"	50.00'	30.09'	15.52'	N 27°46'01" E - 29.64'
9	73°49'59"	32.00'	41.24'	24.04'	N 00°56'16" E - 38.44'
10	27°19'43"	60.00'	28.62'	14.59'	N 24°11'24" E - 28.35'



MONUMENT DETAIL
2" BRONZE CAP ON
5/8" x 24" IRON PIN

** RECEIVED **
Date 8-26-11 By SK
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR



BASIS OF BEARING

TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 8 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 EAST LINE OF PARCEL 1, HAVING A RECORD PLAT BEARING OF NORTH 00°13'53" WEST, AS REFERENCED ON SURVEY NO. 10851, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.