

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT FIRST PLACE PARTNERS, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS HEREON DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND DOES HEREBY DECLARE THAT THE PROPERTY AND IMPROVEMENTS CALLED HEREIN, PLAZA WEST AT FIRST PLACE CONDOMINIUM, ARE TRUE AND CORRECT, AND DOES HEREBY COMMIT SAID PROPERTY TO THE OPERATION AND PROVISIONS OF THE OREGON CONDOMINIUM ACT. THE PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT ARE SUBJECT TO THE PROVISIONS OF OREGON REVISED STATUTES CHAPTER 100.005 TO 100.625. FIRST PLACE IS A CLASS 1 PLANNED COMMUNITY AS DEFINED IN O.R.S. 94.550(3).

[Signature]
MICHAEL T. MAHAR, MANAGING MEMBER
FIRST PLACE PARTNERS, LLC

PLAZA WEST at FIRST PLACE
CONDOMINIUM
LOCATED IN
LOT 1, FIRST PLACE
A PLANNED UNIT DEVELOPMENT
LYING SITUATE WITHIN
NORTHWEST QUARTER OF SECTION 9,
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON
FOR
First Place Partners, LLC
815 Alder Creek Drive
Medford, Oregon 97504

RECORDING:

FILED FOR RECORD THIS 26 DAY OF September, 2014 AT 1:01 O'CLOCK P.M. AND RECORDED IN VOLUME 710, PAGE 12 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker COUNTY CLERK
Naishi Foote DEPUTY

THE DECLARATION OF CONDOMINIUM OWNERSHIP, COVENANTS, CONDITIONS AND RESTRICTIONS HAS BEEN RECORDED IN INSTRUMENT NO. 2014-025564 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

THE BYLAWS OF PLAZA WEST AT FIRST PLACE CONDOMINIUM HAVE BEEN RECORDED IN INSTRUMENT NO. 2014-025564 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED MICHAEL T. MAHAR, THIS 8 DAY OF September, 2014, AS MEMBER OF FIRST PLACE PARTNERS, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: [Signature]
NOTARY PUBLIC, STATE OF OREGON Laurie A. Miller
COMMISSION NO. 454372
MY COMMISSION EXPIRES: January 20, 2015

SHEET INDEX

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SHEET 9 ELEVATION VIEW, WEST & SOUTH (EXTERIOR)

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.

ALL OF LOT 1, FIRST PLACE, A PLANNED UNIT DEVELOPMENT IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON AS RECORDED IN VOLUME 39, PAGE 5 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT A ONE INCH COPPER DISK IN CONCRETE AT THE NORTHWEST CORNER OF LOT 1, FIRST PLACE, A PLANNED UNIT DEVELOPMENT IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, RECORDED JUNE 27, 2013 IN VOLUME 39, PAGE 5 OF THE PLAT RECORDS THEREOF; THENCE SOUTH 65°58'45" EAST, 84.50 FEET TO A ONE INCH COPPER DISK IN CONCRETE AT THE NORTHEAST CORNER THEREOF; THENCE SOUTH 24°01'15" WEST, 94.00 FEET TO A ONE INCH COPPER DISK IN CONCRETE AT THE SOUTHWEST CORNER THEREOF; THENCE NORTH 65°58'45" WEST, 84.50 FEET TO A ONE INCH COPPER DISK IN CONCRETE AT THE SOUTHWEST CORNER THEREOF; THENCE NORTH 24°01'15" EAST, 94.00 FEET TO THE INITIAL POINT OF BEGINNING.

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

[Signature]
SURVEYOR

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

PURPOSE: TO SURVEY AND PLAT "PLAZA WEST AT FIRST PLACE CONDOMINIUM" LOCATED IN LOT 1, FIRST PLACE, A PLANNED UNIT DEVELOPMENT, RECORDED ON JUNE 27, 2013 IN VOLUME 39, PAGE 5 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING A LEICA TCRP 1203 ROBOTIC ELECTRONIC TOTAL STATION AND RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 20603 & 21293, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT "PLAZA WEST AT FIRST PLACE CONDOMINIUM" AS SHOWN HEREON.

SURVEYORS CERTIFICATE OF COMPLETION

IN ACCORDANCE WITH O.R.S. 100.115(2D), I, SHAWN KAMPMANN, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT OF PLAZA WEST AT FIRST PLACE CONDOMINIUM, FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND THE BUILDINGS AND THAT CONSTRUCTION OF THE UNITS AND BUILDINGS, AS DEPICTED ON SUCH PLAT, HAS BEEN COMPLETED.

DATED THIS 6th DAY OF September, 2014.

[Signature]
SHAWN KAMPMANN, PLS 2883

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED WITHIN THE FIRST AMERICAN TITLE COMPANY OF OREGON ORDER NO. 7169-2230736 DATED APRIL 7, 2014, ARE EITHER BLANKET IN NATURE, OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

THE TERMS, PROVISIONS AND CONDITIONS AS SET FORTH AS DESCRIBED WITHIN INSTRUMENT NO. 91-12404 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

RESERVATION IN FAVOR OF THE CITY OF ASHLAND FOR THE RIGHT TO CONTINUE THE USE AND MAINTENANCE OF AN ELECTRICAL LINE AND TRANSFORMER DESCRIBED WITHIN INSTRUMENT NO. 82-05552 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, BY LAWS, AND REGULATIONS AND ASSESSMENTS OF THE FIRST PLACE OWNERS ASSOCIATION DESCRIBED WITHIN DOCUMENT NO. 2013-22067 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

APPROVALS:

EXAMINED AND APPROVED THIS 24th DAY OF September, 2014

[Signature]
CITY SURVEYOR

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF Sept 26th, 2014.

[Signature] Deputy
TAX COLLECTOR DATE 9-26-14

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 26th DAY OF SEPTEMBER, 2014.

[Signature] Deputy
ASSESSOR DATE 9/26/2014

** RECEIVED **
Date 9-26-14 By [Signature]
This survey consists of
9 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON JULY 14, 1998 SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2015

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

DATE: AUGUST 14, 2014
PROJECT NO. 220-04

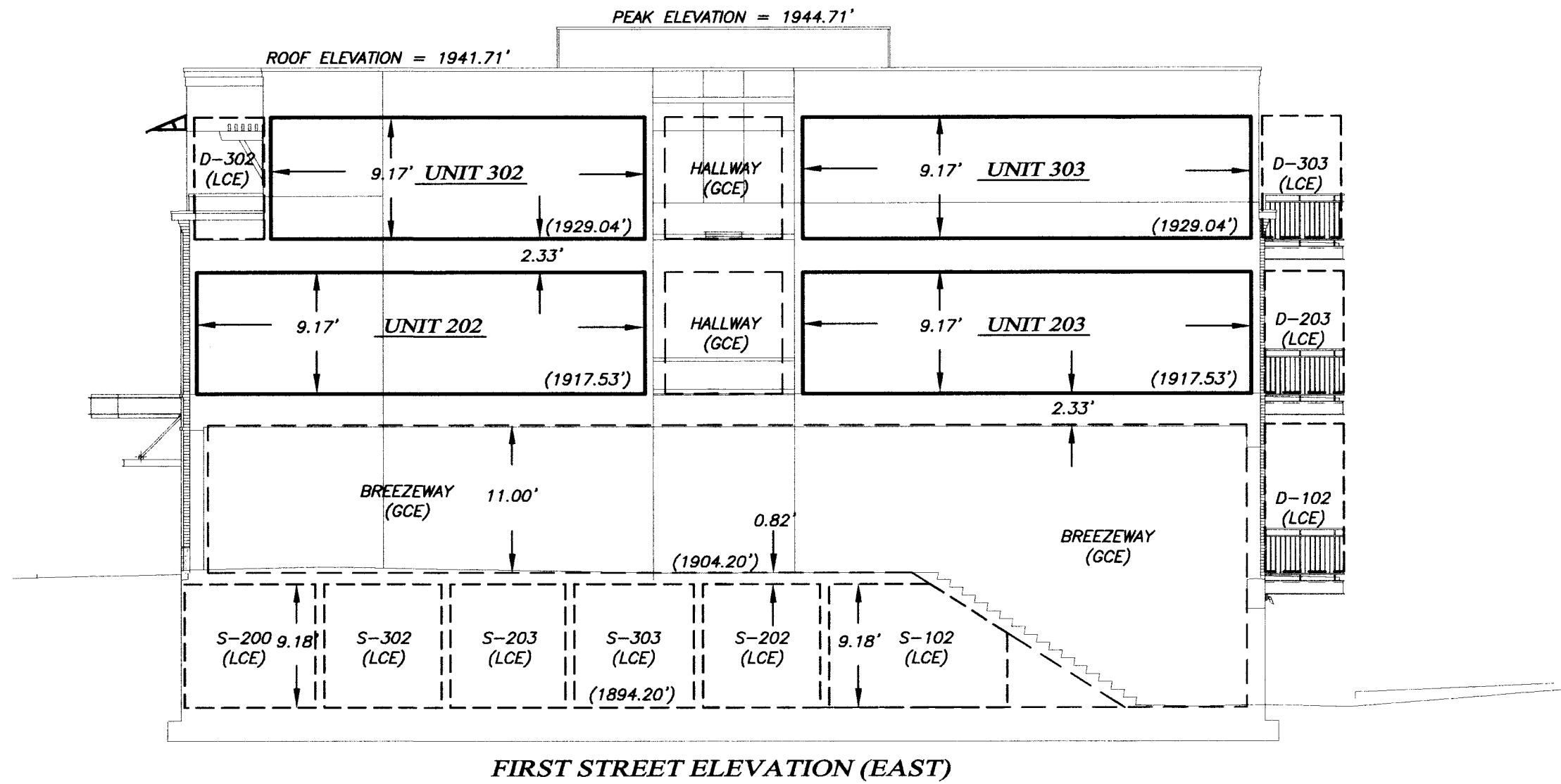
ELEVATION VIEW

**PLAZA WEST at FIRST PLACE
CONDOMINIUM**

LOCATED IN
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CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
First Place Partners, LLC

815 Alder Creek Drive
Medford, Oregon 97504



FIRST STREET ELEVATION (EAST)

LEGEND

—————	UNIT BOUNDARY
- - - - -	GENERAL COMMON ELEMENT
- · - · -	LIMITED COMMON ELEMENT
GCE	GENERAL COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
SQ. FT.	SQUARE FEET
D - #	DECK AREA LCE ASSOCIATED w/ UNIT
S - #	STORAGE AREA LCE ASSOCIATED w/ UNIT
PS - #	PARKING SPACE LCE ASSOCIATED w/ UNIT
PS-H	HANDICAP PARKING AREA LCE

SURVEY NOTES

- ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
- UNIT & LCE VERTICAL BOUNDARIES ARE AS FOLLOWS:
(A) TOP OF CONCRETE SUBFLOOR FOR UNIT LOWER LIMIT.
(B) BOTTOM OF ENGINEERED CEILING TRUSSES FOR FIRST, SECOND AND THIRD FLOOR UNIT UPPER LIMIT.
(C) BOTTOM OF CONCRETE CEILING FOR BASEMENT LCE UPPER LIMIT.
- THE BASIS OF VERTICAL CONTROL FOR THIS SURVEY IS A CITY OF ASHLAND BENCHMARK LOCATED AT THE CENTERLINE INTERSECTION OF PIONEER STREET AND ASH ("A") STREET, WHICH IS THE TOP OF A 1" IRON PIPE IN A MONUMENT WELL. BENCHMARK ELEVATION EQUALS 1867.26 FEET BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADJUSTED IN 1956 (NGVD 29/56).

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Shawn Kampmann
SURVEYOR

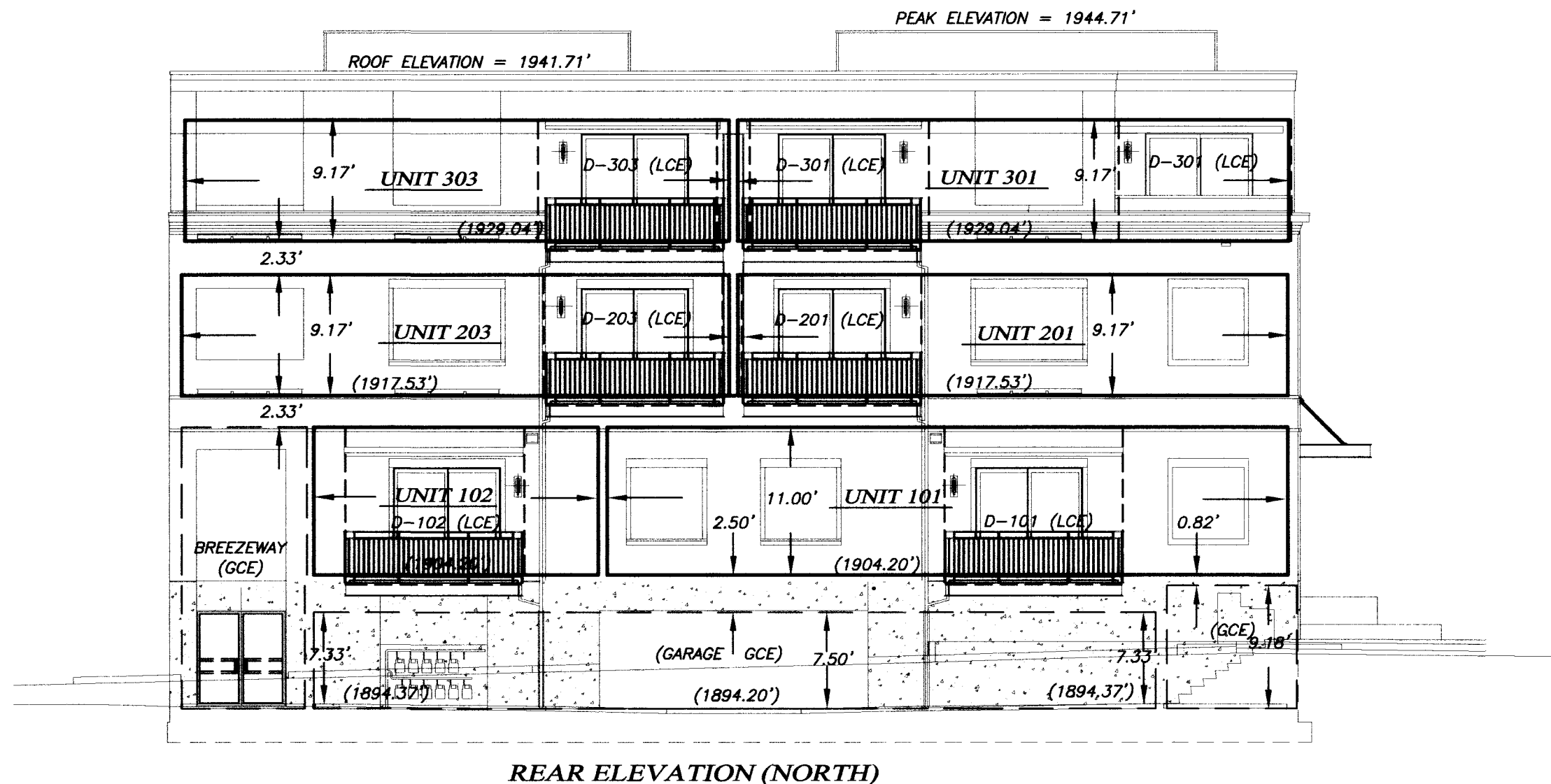
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2015

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ASHLAND, OREGON 97520
(541) 482-5009

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REAR ELEVATION (NORTH)

** RECEIVED **
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JACKSON COUNTY
SURVEYOR

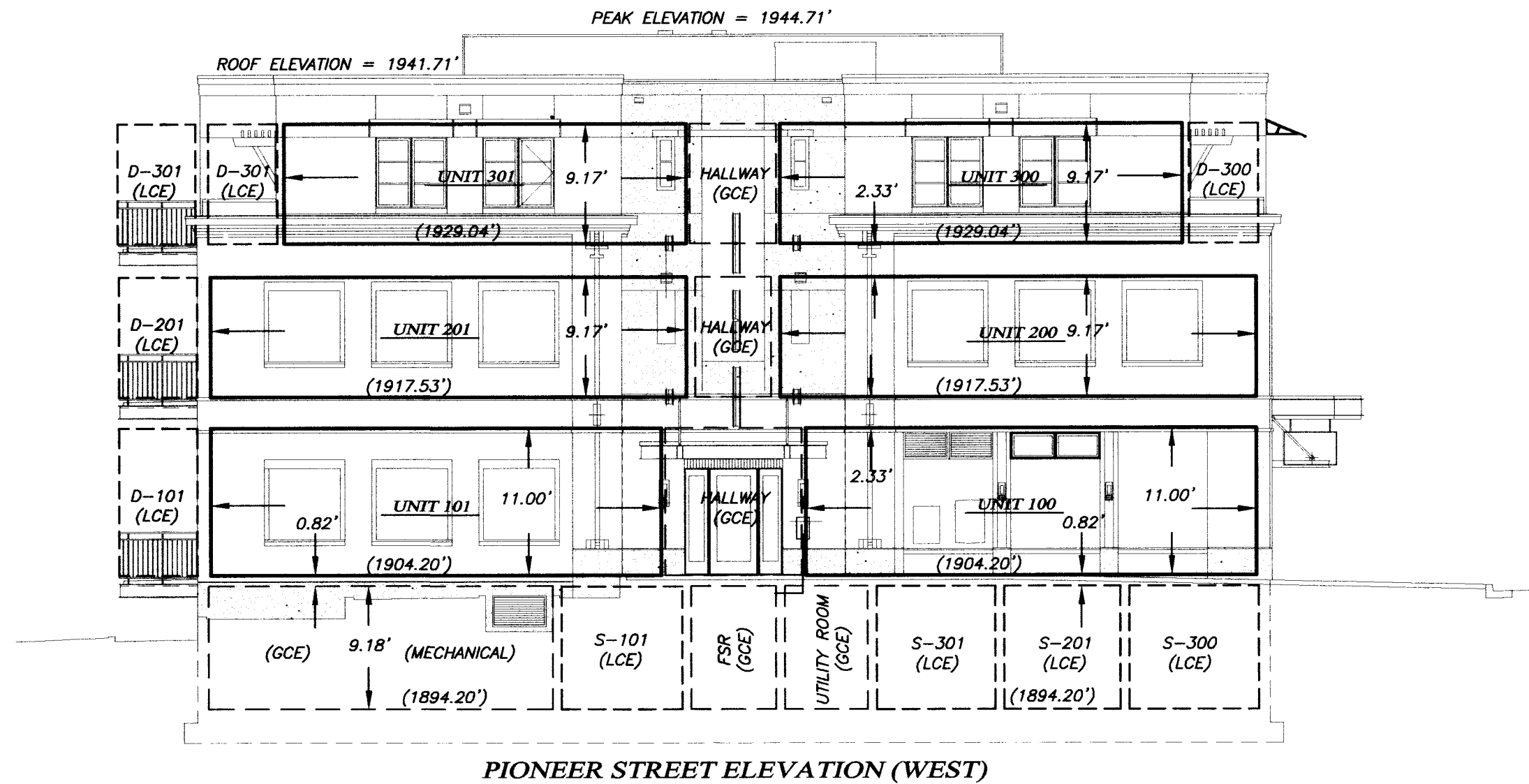
ELEVATION VIEW

**PLAZA WEST at FIRST PLACE
CONDOMINIUM**

LOCATED IN
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A PLANNED UNIT DEVELOPMENT**

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

FOR
First Place Partners, LLC
815 Alder Creek Drive
Medford, Oregon 97504



LEGEND

—————	UNIT BOUNDARY
- - - - -	GENERAL COMMON ELEMENT
- · - · -	LIMITED COMMON ELEMENT
GCE	GENERAL COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
SQ. FT.	SQUARE FEET
D - #	DECK AREA LCE ASSOCIATED w/ UNIT
S - #	STORAGE AREA LCE ASSOCIATED w/ UNIT
PS - #	PARKING SPACE LCE ASSOCIATED w/ UNIT
PS-H	HANDICAP PARKING AREA LCE
FSR	FIRE SPRINKLER ROOM GCE

SURVEY NOTES

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Shawn Kampmann
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

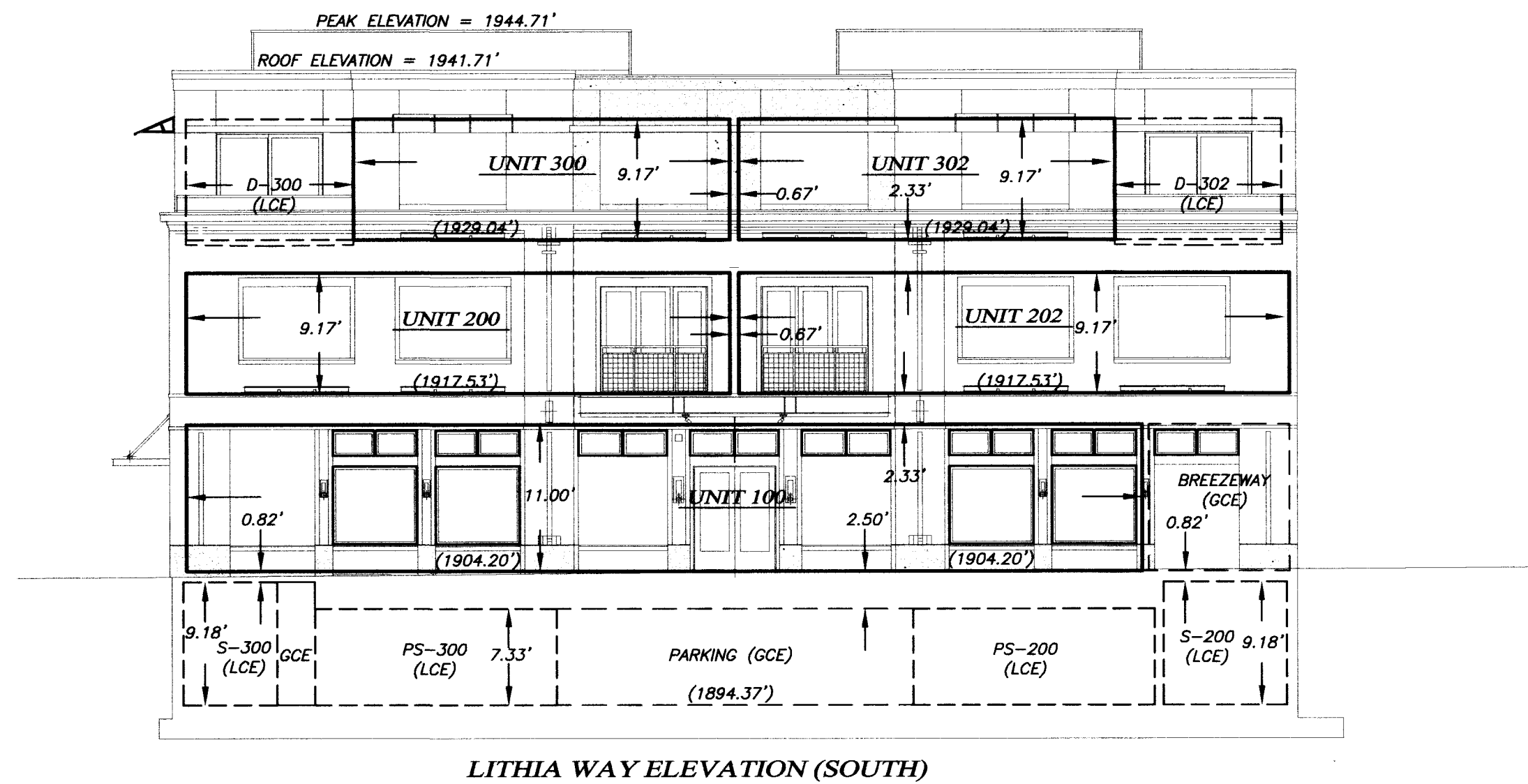
Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2015

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

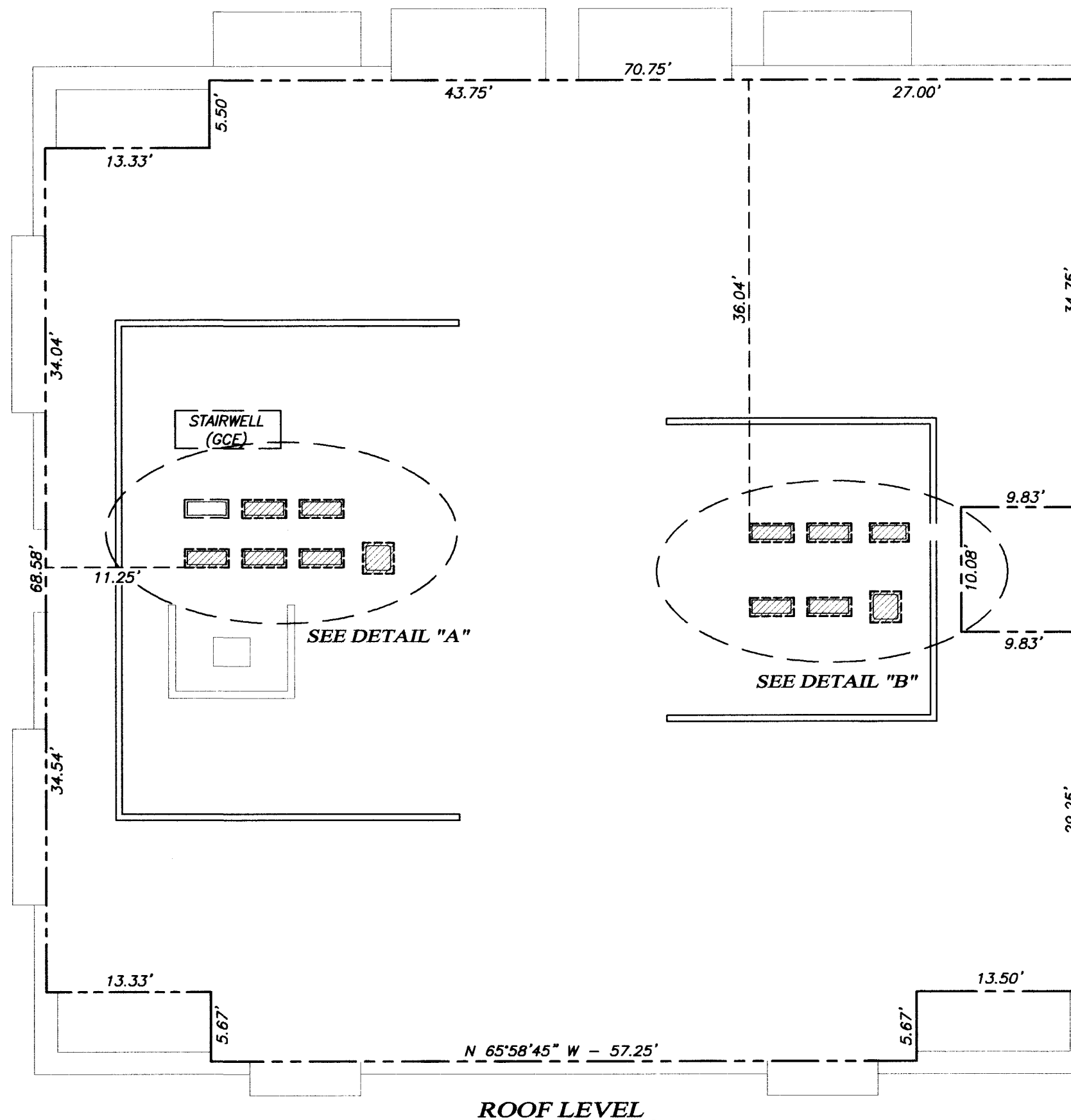
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LITHIA WAY ELEVATION (SOUTH)

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SURVEYOR

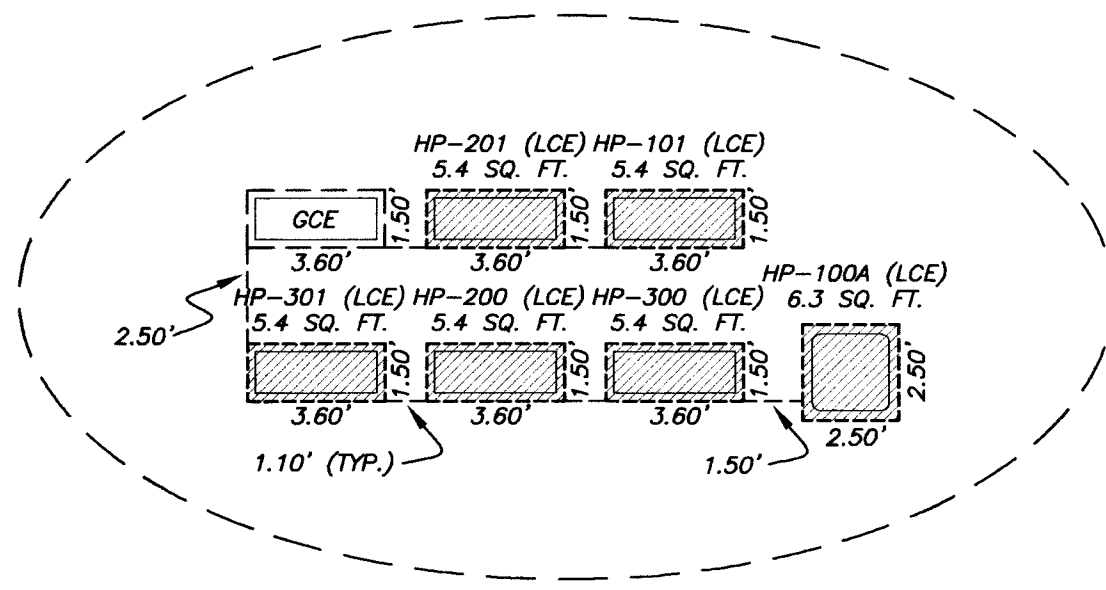
PLAN VIEW



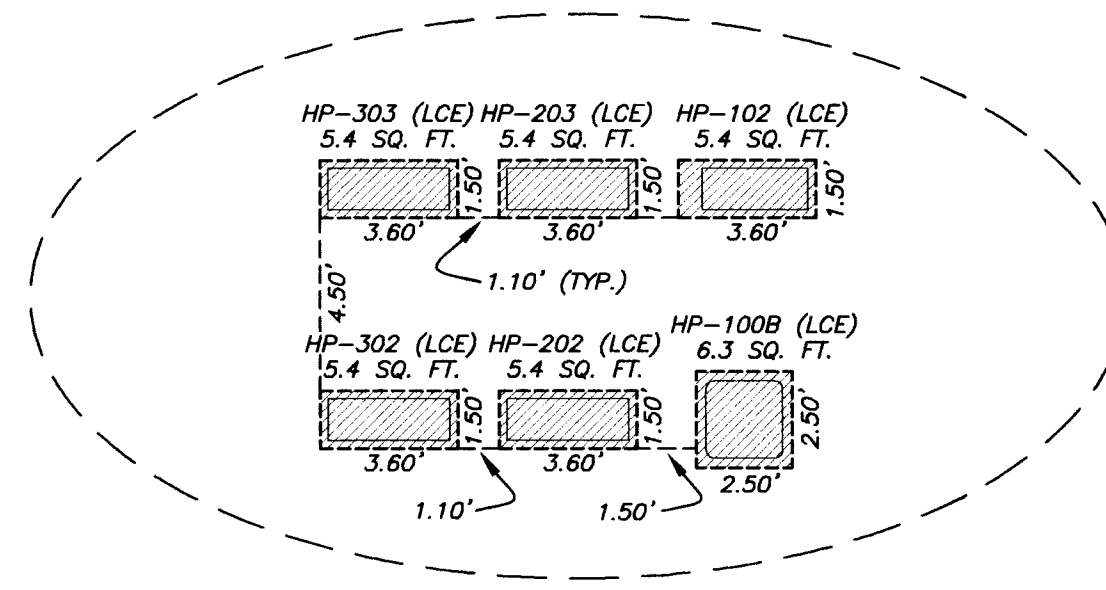
ROOF LEVEL

SCALE: 1" = 10'

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 JACKSON COUNTY
 SURVEYOR



DETAIL "A"
 SCALE 1" = 5'



DETAIL "B"
 SCALE 1" = 5'

**PLAZA WEST at FIRST PLACE
 CONDOMINIUM**

LOCATED IN
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 CITY OF ASHLAND, JACKSON COUNTY, OREGON
 FOR
First Place Partners, LLC
 815 Alder Creek Drive
 Medford, Oregon 97504

LEGEND

- UNIT BOUNDARY
- - - - EXTERIOR FOUNDATION WALL
- - - - GENERAL COMMON ELEMENT
- - - - LIMITED COMMON ELEMENT
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- SQ. FT. SQUARE FEET
- HP - # HEAT PUMP LCE ASSOCIATED w/ UNIT
- ▨ HEAT PUMP LCE

SURVEY NOTES

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- 3) ALL OF THE LAND AND THE BUILDING ARE GCE EXCEPT FOR UNITS AND LCE'S SHOWN HEREON.
- 4) THE EXTERIOR OF BUILDING SHOWN HEREON IS MEASURED TO THE OUTSIDE OF THE BUILDING FOOTPRINT.
- 5) THE DISTANCE BETWEEN THE EXTERIOR OF THE BUILDING AND THE INTERIOR UNIT BOUNDARY VARIES AS SHOWN.

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Shawn Kampmann
 SURVEYOR

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Shawn Kampmann
 OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2015

SURVEYED BY:
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 P.O. BOX 459
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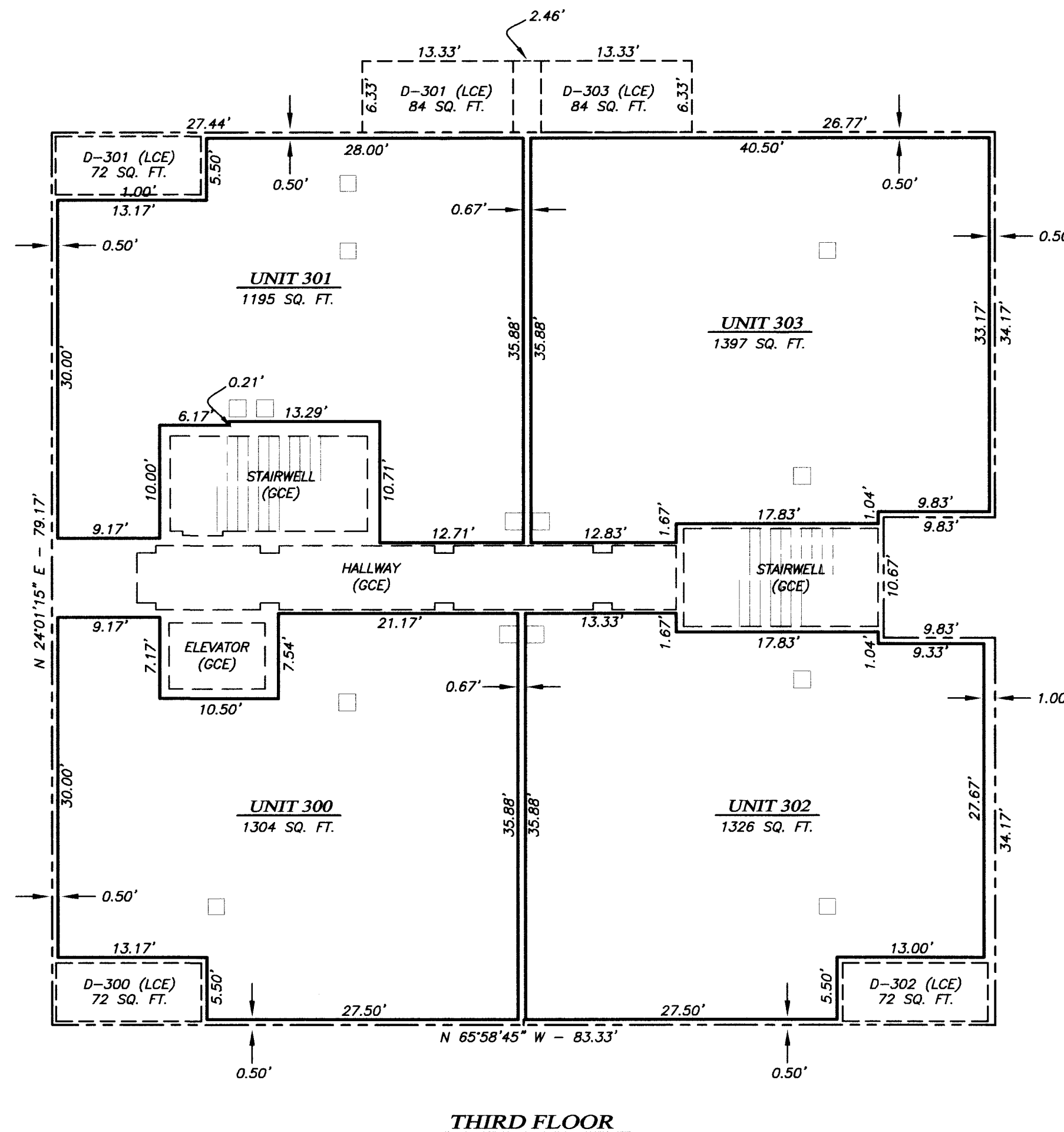
PLAN VIEW

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FOR
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THIRD FLOOR

SCALE: 1" = 10'

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SURVEYOR

LEGEND

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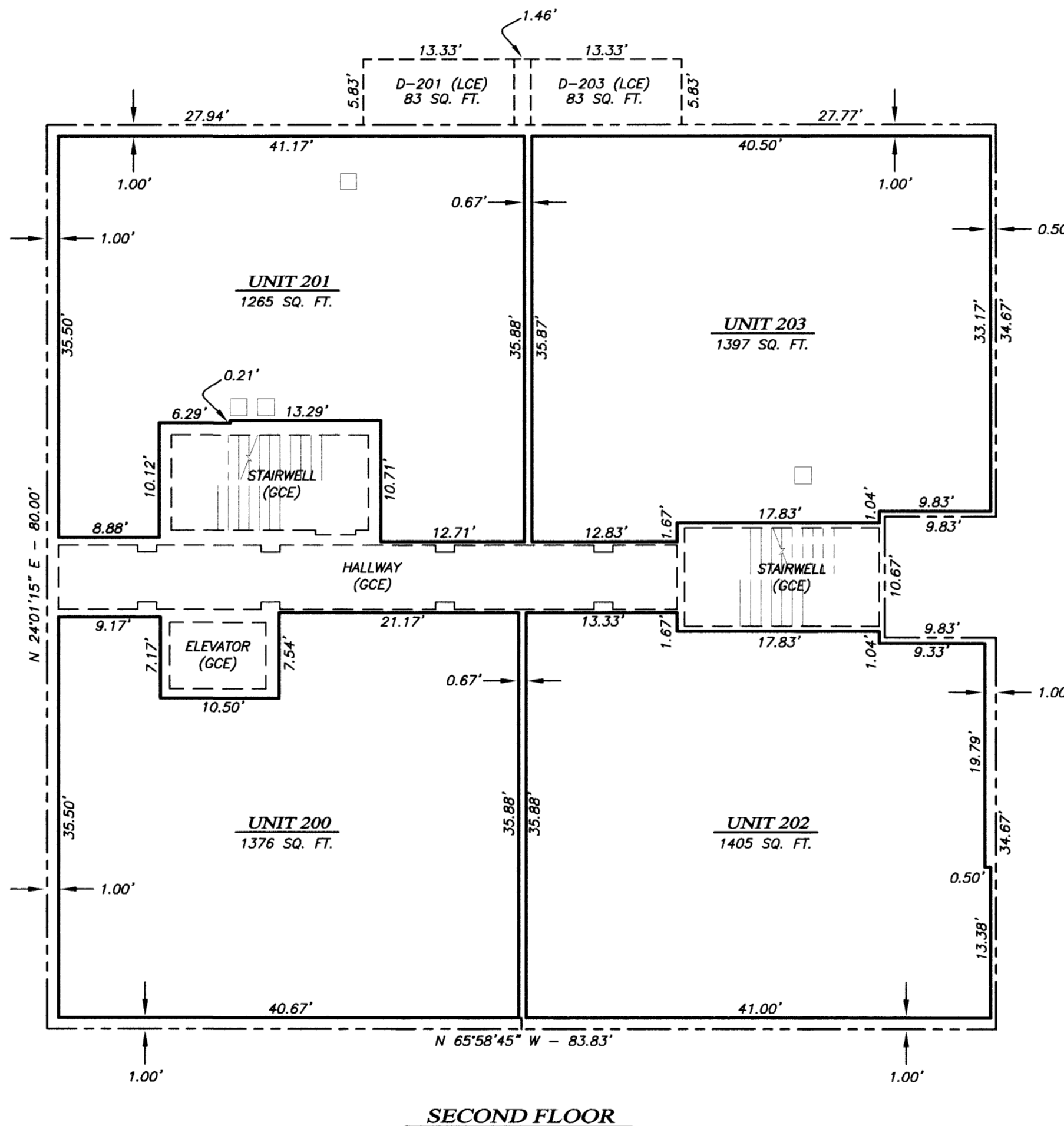
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(541) 482-5009

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SCALE: 1" = 10'

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9 sheet(s) Map
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 JACKSON COUNTY
 SURVEYOR

SECOND FLOOR

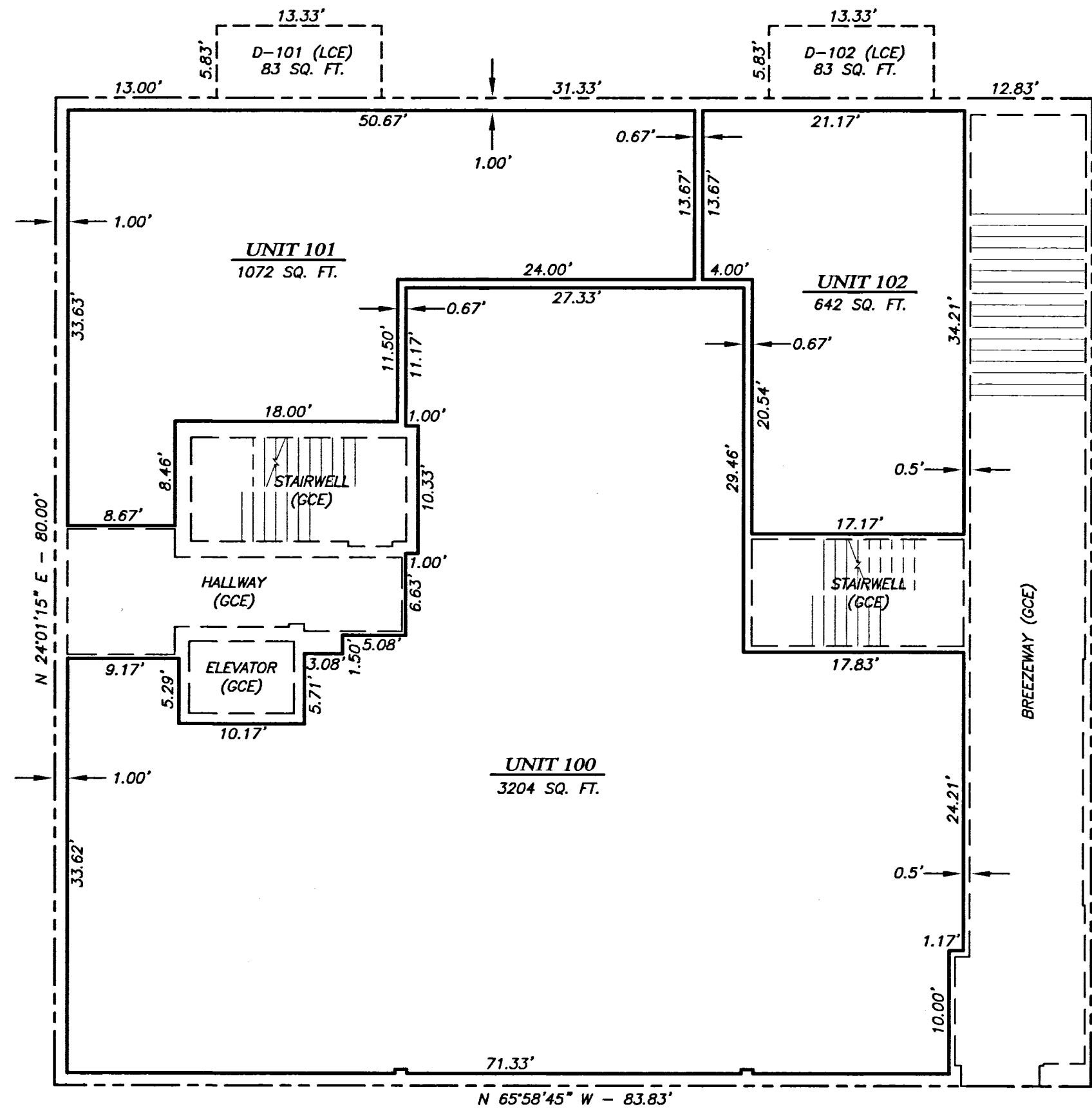
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FIRST FLOOR

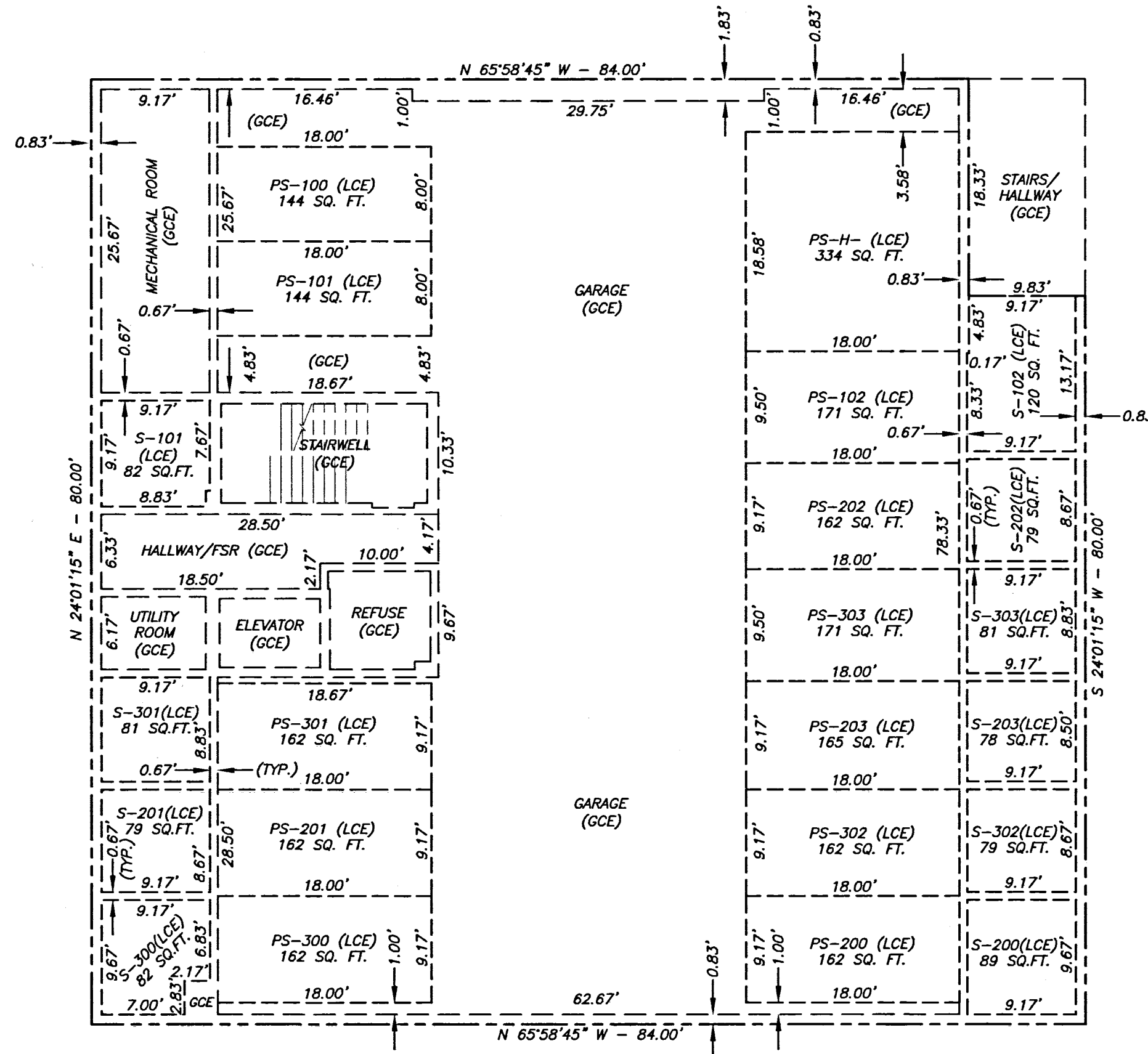
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- 2) UNIT HORIZONTAL DIMENSIONS ARE TO FACE OF INTERIOR MASONRY OR WOOD FRAMED STUD WALL.
- 3) ALL OF THE LAND AND THE BUILDING ARE GCE EXCEPT FOR UNITS AND LCE'S SHOWN HEREON.
- 4) THE EXTERIOR OF BUILDING SHOWN HEREON IS MEASURED TO THE OUTSIDE OF THE BUILDING FOOTPRINT.
- 5) THE DISTANCE BETWEEN THE EXTERIOR OF THE BUILDING AND THE INTERIOR UNIT BOUNDARY VARIES AS SHOWN.

I HEREBY CERTIFY THAT THIS PLAN 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: 6/30/2015

SURVEYED BY:

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

DATE: AUGUST 14, 2014
PROJECT NO. 220-04

SCALE: 1" = 10'

** RECEIVED **
Date 9-26-14 By SM
This survey consists of
9 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

BASEMENT/ GARAGE LEVEL

PLAZA WEST at FIRST PLACE CONDOMINIUM

LOCATED IN
LOT 1, FIRST PLACE
A PLANNED UNIT DEVELOPMENT

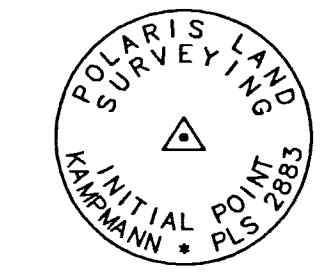
LYING SITUATE WITHIN
NORTHWEST QUARTER OF SECTION 9,
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
First Place Partners, LLC

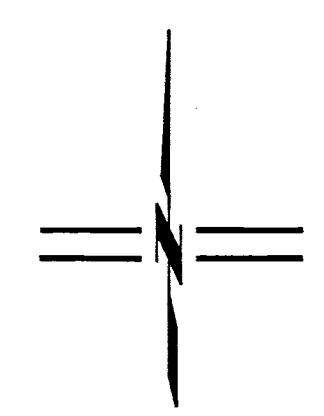
815 Alder Creek Drive
Medford, Oregon 97504

TABLE OF CURVES					
FLAG	Δ	R	A	T	CHORD
①	108°08'39"	5.00'	9.44'	6.90'	N 59°54'44" E - 8.10'
②	02°59'50"	1394.90'	72.97'	36.49'	S 64°31'02" E - 72.96'

**** RECEIVED ****
Date 9-26-14 By SLM
This survey consists of
9 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR



MONUMENT DETAIL
2" ALUMINUM CAP ON
5/8" x 30" IRON PIN



SCALE: 1" = 30'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

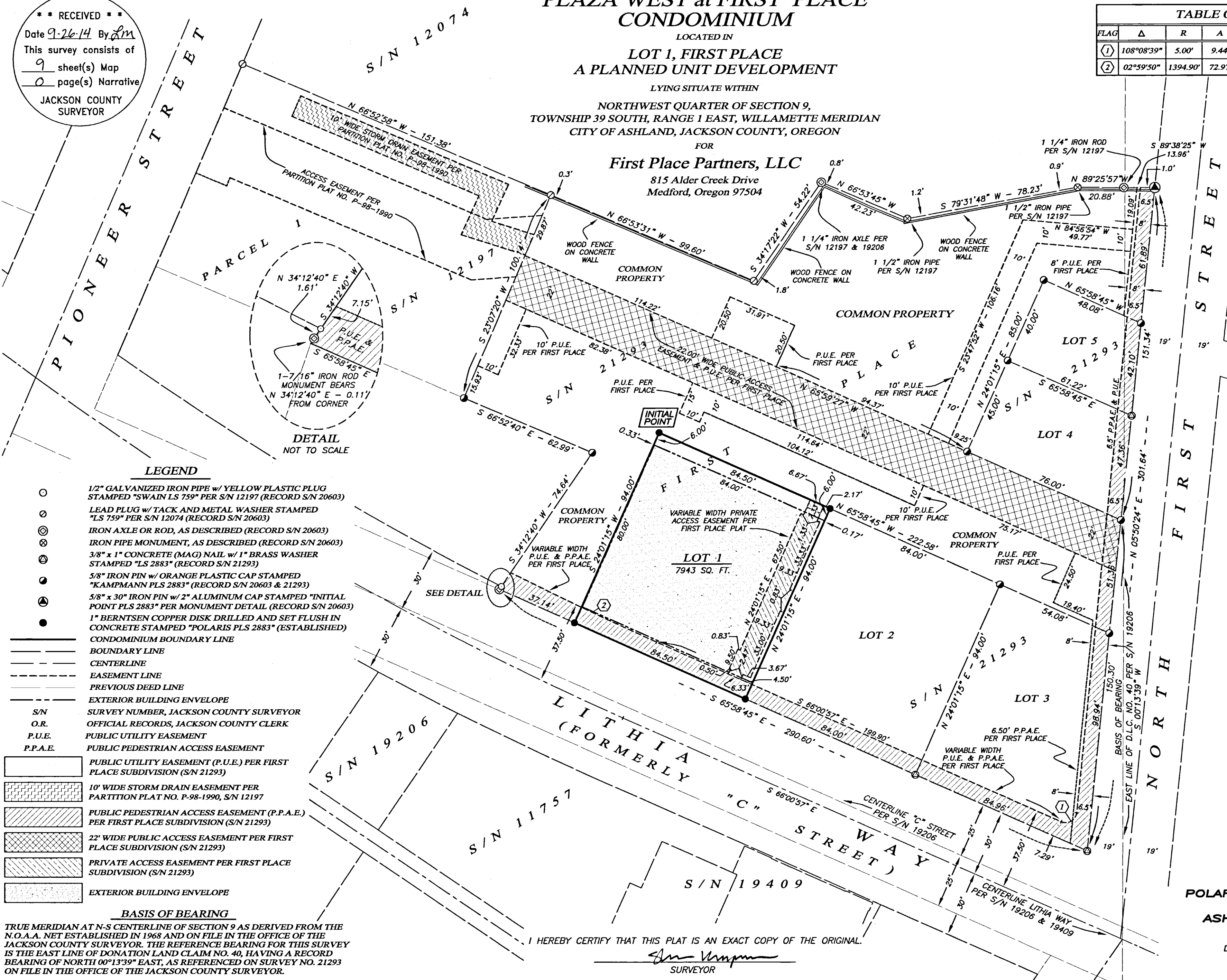
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2015

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

DATE: AUGUST 14, 2014
PROJECT NO. 220-04

FILE: SURVEYS\220-04\PLAZA WEST CONDO.DWG SHEET 2 of 9



DETAIL
NOT TO SCALE

LEGEND

- 1/2" GALVANIZED IRON PIPE w/ YELLOW PLASTIC PLUG STAMPED "SWAIN LS 759" PER S/N 12197 (RECORD S/N 20603)
- LEAD PLUG w/ TACK AND METAL WASHER STAMPED "LS 759" PER S/N 12074 (RECORD S/N 20603)
- IRON AXLE OR ROD, AS DESCRIBED (RECORD S/N 20603)
- IRON PIPE MONUMENT, AS DESCRIBED (RECORD S/N 20603)
- 3/8" x 1" CONCRETE (MAG) NAIL w/ 1" BRASS WASHER STAMPED "LS 2883" (RECORD S/N 21293)
- 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (RECORD S/N 20603 & 21293)
- 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT PLS 2883" PER MONUMENT DETAIL (RECORD S/N 20603)
- 1" BERNTSEN COPPER DISK DRILLED AND SET FLUSH IN CONCRETE STAMPED "POLARIS PLS 2883" (ESTABLISHED)
- CONDOMINIUM BOUNDARY LINE
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- PREVIOUS DEED LINE
- EXTERIOR BUILDING ENVELOPE
- S/N SURVEY NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- P.U.E. PUBLIC UTILITY EASEMENT
- P.P.A.E. PUBLIC PEDESTRIAN ACCESS EASEMENT
- Public Utility Easement (P.U.E.) PER FIRST PLACE SUBDIVISION (S/N 21293)
- 10' WIDE STORM DRAIN EASEMENT PER PARTITION PLAT NO. P-98-1990, S/N 12197
- Public Pedestrian Access Easement (P.P.A.E.) PER FIRST PLACE SUBDIVISION (S/N 21293)
- 22' WIDE PUBLIC ACCESS EASEMENT PER FIRST PLACE SUBDIVISION (S/N 21293)
- Private Access Easement PER FIRST PLACE SUBDIVISION (S/N 21293)
- EXTERIOR BUILDING ENVELOPE

BASIS OF BEARING

TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 9 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 DONATION LAND CLAIM NO. 40, HAVING A RECORD BEARING OF NORTH 00°13'39" EAST, AS REFERENCED ON SURVEY NO. 21293 ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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

Shawn Kampmann
SURVEYOR