

DECLARATION

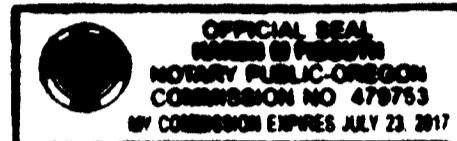
KNOW ALL PERSONS BY THESE PRESENTS, that we, Southern Oregon Renovations, LLC; Sean M. Downey and Julie E. Downey formerly known as Julie E. Stuelpnagel are the owners in fee simple of the lands as described in the "Surveyor's Certificate" herewith and have caused the same to be surveyed, partitioned, and platted as shown hereon. We hereby dedicate and create the variable width Fire Apparatus Access Easement over and across Parcel 2.

IN WITNESS WHEREOF, signed this 12th day of June, 2015.

Sean M. Downey, Manager for Southern Oregon Renovations, LLC and Julie E. Downey fka Julie E. Stuelpnagel

STATE OF OREGON County of Jackson Signed or attested before me on June 12, 2015 by Sean M. Downey, individually and as Manager of Southern Oregon Renovations, LLC and Julie E. Downey fka Julie E. Stuelpnagel:

Notary Public Oregon



AFFIDAVIT OF CONSENT

For John R. Stuelpnagel, Trustee of the John R. Stuelpnagel Trust dated May 15, 2007 as beneficiary of that Trust Deed recorded February 05, 2013, as Instrument Number 2013-004053 of the Official Records of Jackson County, Oregon. An Affidavit of Consent was recorded as Instrument Number 2015-20045 of said Official Records.

APPROVALS

A PROPERTY LINE ADJUSTMENT, CITY OF ASHLAND PLANNING ACTION NUMBER 2015-00178 I certify that, pursuant to the authority granted in the City of Ashland Municipal code, Chapter 18.76.14, this plat is hereby approved.

Planning Department Date 6/19/2015

Examined and Approved by: Bradley O. Boston, City Surveyor Date 6-15-2015

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of June 24, 2015. Dottie Walker - deputy Tax Collector, Deputy Assessor

PARTITION PLAT NUMBER P-24-2015

PROPERTY LINE ADJUSTMENT

LOCATED IN: Lot 3 in Block 10 in the City of Ashland in the southwest quarter of Section 4, Township 39 South, Range 1 East of the Willamette Base and Meridian Jackson County, Oregon

PREPARED FOR: Sean and Julie Downey 915 Oak Street Ashland, OR 97520

PREPARED BY: Joseph A. Bova, PLS 2418 1423 E Main Street Ashland, OR 97520

JUNE 17, 2015 Scale: 1" = 50'

LEGEND

- FOUND 1/2" IRON PIPE w/YELLOW PLASTIC PLUG MARKED "SWAIN RLS 759" PER S/N 11223.
FOUND 5/8" IRON PIN w/ORANGE PLASTIC CAP MARKED "OSMUS PLS 2464" PER S/N 16339.
FOUND 3" BRASS CAP w/PUNCH STAMPED "INITIAL POINT" RECORD 5/8" IRON PIN PER S/N 11557.
FOUND LEAD PLUG & TACK w/BRASS WASHER MARKED "LS 1913" PER S/N 11557.
FOUND MONUMENT AS NOTED IN MONUMENT CASE.
FOUND 5/8" IRON PIN w/YELLOW PLASTIC CAP, AS NOTED, PER S/N 6481.
SET 5/8"x24" IRON PIN w/YELLOW PLASTIC CAP MARKED "BOVA LS 2418".
SET 5/8"x30" IRON PIN w/YELLOW PLASTIC CAP MARKED "BOVA LS 2418".
ORJCO OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
S/N FILED SURVEY AT THE OFFICE OF THE JACKSON COUNTY SURVEYOR'S OFFICE.
[...] PLAT RECORD DATA PER THE OFFICIAL CITY OF ASHLAND PLAT OF 1883.
[...] RECORD DATA PER S/N 11223.

SURVEY NARRATIVE

TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: Survey the boundary of Lot 3 containing the three existing subject lots and adjust and monument the property lines per City of Ashland Planning Department Approval in file number PA#2015-00178. The effect of this Property Line Adjustment is to eliminate one property line, reducing the number of parcels from three to two.

PROCEDURE: Utilizing a Leica TCR705 total station with ranging prisms, and Filed Surveys numbered 16339, 11223, 10128, 11557, and 6481, monuments were found and observed as shown. All but one disturbed pin fit record locations well. The existing Block is well established and controlling monumentation has been surveyed many times through the years with no significant discrepancies. The adjusted property lines were then proportioned, computed and monumented as shown hereon.

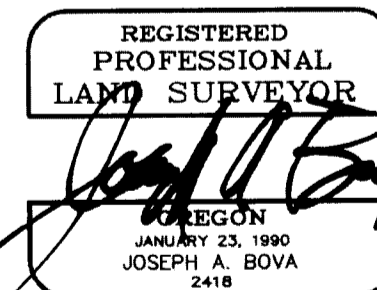
BASIS OF BEARING: The centerline of Van Ness Avenue as referenced on Filed Survey number 11223.

SURVEYOR'S CERTIFICATE

I, Joseph A. Bova, a 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 tracts of land depicted hereon, that this plat is a correct representation of said tracts and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

Lot 3 in Block 10 of the City of Ashland, Jackson County, Oregon, according to the Official 1883 plat thereof.

Signature of Joseph A. Bova, Surveyor



RENEWAL DATE: 12/31/2015

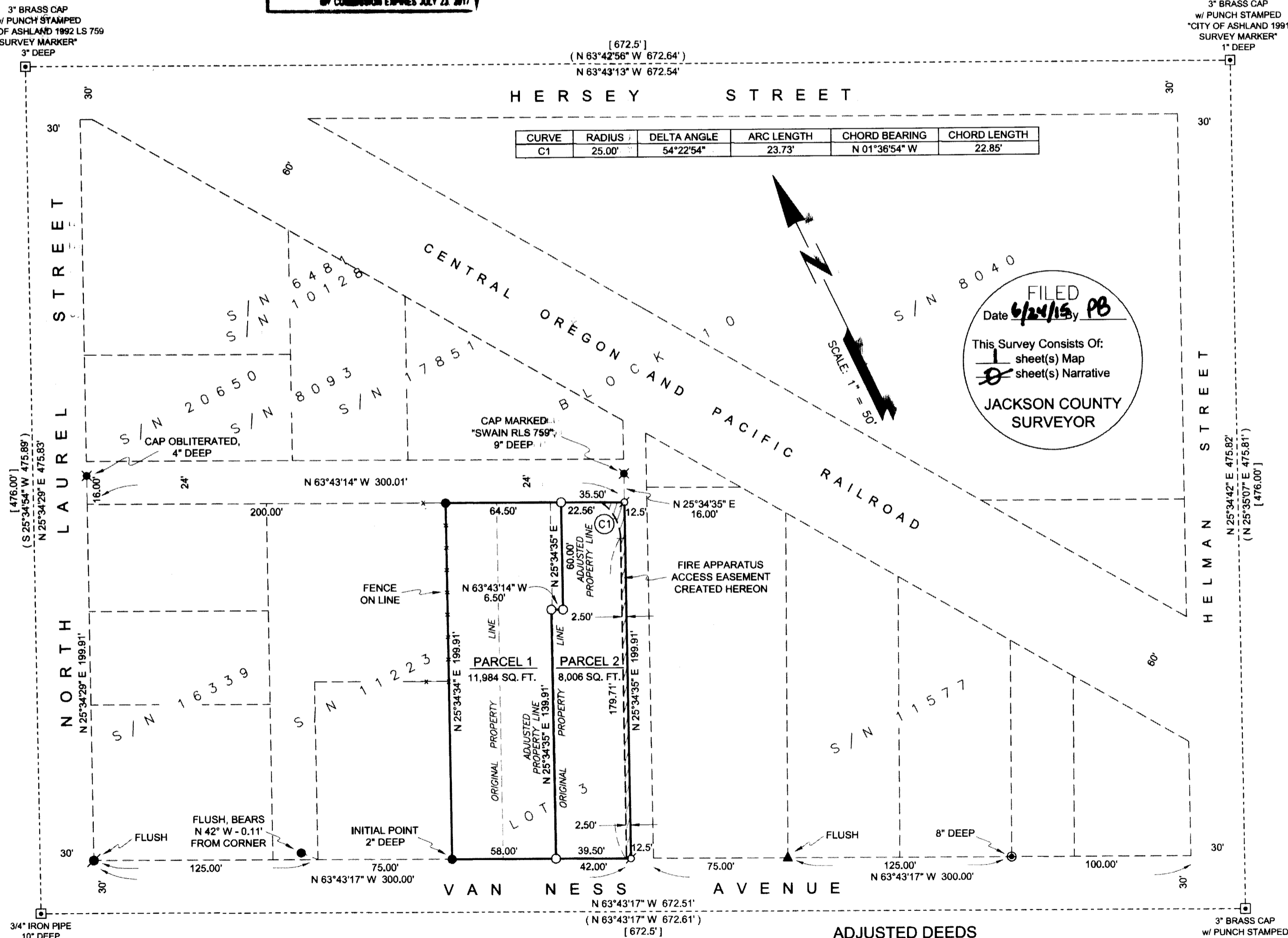
RECORDER'S CERTIFICATE

Filed for record this 24th day of June, 2015 at 2:46 clock P.M. and recorded as Partition Plat No. P-24-2015 of the Records of Partition Plats in Jackson County, Oregon.

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County Clerk Christina Walker, Deputy Joseph J. Morgan

County Surveyor File No. 21746



ADJUSTED DEEDS

PARCEL 1: DOCUMENT 2015 - 20047 ORJCO

PARCEL 2: DOCUMENT 2015 - 20048 ORJCO

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

Signature of Joseph A. Bova, Notary Public Oregon