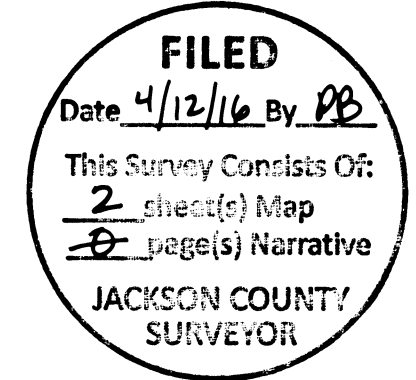


LAND PARTITION SURVEY

PARTITION PLAT No. P-11-2016



APPROVAL:

FILE NO. 439-14-00062-SUB

Examined and Approved this 1st day of April, 2016.

[Signature] Jackson County Planning Director

Located in:

The Southeast 1/4 of Section 31, Township 38 South, Range 1 West, W.M. Jackson County, Oregon

For:

West Jackson Properties, LLC 1840 E. Barnett Road Medford, Oregon 97504

APPROVAL

Examined and Approved this 12th day of April, 2016.

[Signature] Jackson County Surveyor

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:

BEGINNING at the Northeast corner of Parcel 3 of Land Partition filed for record August 18, 2009 and recorded as Partition Plat P-25-2009 of the Record of Partition Plats in Jackson County, Oregon and is on file in the Office of the Jackson County Surveyor as No. 20463, said point being on the Southeasterly boundary of the land described in Document No. 2014-028352 of the Official Records of said Jackson County; thence, along the boundary of said described land as follows; South 37°20'32" West 656.88 feet; thence North 61°06'57" West 11.49 feet; thence North 64°37'57" West 149.51 feet; thence North 11°26'35" East 287.48 feet; thence South 78°33'25" East 25.00 feet; thence North 11°26'35" East 264.00 feet; thence South 78°33'25" East 206.69 feet; thence, along the arc of an 80.00 foot radius curve to the left (the long chord to which bears North 69°37'30" East 84.36 feet), an arc distance of 88.85 feet; thence North 37°48'25" East 73.15 feet; thence, along the arc of a 29.00 foot radius non-tangent curve to the right (the long chord to which bears North 52°51'08" East 15.06 feet), an arc distance of 15.23 feet; thence South 52°40'30" East (Record South 52°41'10" East) 140.41 feet; thence South 37°20'32" West 66.72 feet to the Point of Beginning.

[Signature] Surveyor

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that West Jackson Properties, LLC, an Oregon Limited Liability Company, heretofore known as Declarant, is the owner of the real property represented on this partition plat and more particularly described in the SURVEYOR'S CERTIFICATE, and has caused the same to be partitioned into parcels as shown on the partition plat. Declarant hereby creates for the benefit of the owners, their heirs and assigns of Parcels 1 and 2 and Parcels 1 and 2 of Partition Plat P-25-2009, a Private Road Easement for ingress and egress over and across Parcels 1 and 2 as shown hereon.

West Jackson Properties, LLC, An Oregon Limited Liability Company

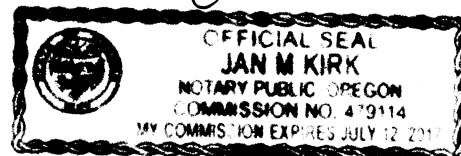
[Signature] John C. Chmelir, Managing Member

STATE OF OREGON } ss. COUNTY OF JACKSON }

Personally appeared the above named John C. Chmelir and acknowledged the foregoing instrument as Managing Member of West Jackson Properties, LLC to be his voluntary act and deed.

Signed this 10th day of February, 2016

Before me: [Signature] Notary



RECORDING

Filed for record this the 12th day of April, 2016 at 3:25 o'clock P.M. and recorded as Partition Plat No. P-11-2016 in "Record of Partition Plats" in Jackson County, Oregon. Index Volume 27, Page 11.

[Signatures] Christine D. Walker County Clerk, Jean Shugart Deputy

Filed in the Office of the Jackson County Surveyor as No. 21951

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of 4/12, 2016.

[Signature] Deputy Assessor 4/12/16 Date

[Signature] Deputy Tax Collector 4-12-16 Date

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: To survey and monument a land partition of property described in Instrument No. 2014-027417 as approved by the Jackson County Planning Department (File No. 439-14-00062-SUB)

PROCEDURE: The boundary of the property being partitioned has been previously surveyed and monumented as part of a property line adjustment survey per filed survey No. 21577. Monuments from that survey were held for control. The location of the Parcel Boundary Lines were computed according to client's direction and monuments were set as shown.

Equipment used: Trimble S6 Robotic instrument.



[Signature] OREGON FEBRUARY 4, 1983 DARRELL L. HUCK 2023

Expires 6/30/2017

I certify this plat to be an exact photocopy of the original. [Signature] SURVEYOR

LAND PARTITION SURVEY PARTITION PLAT NO. P-11-2016

Located in:
The Southeast 1/4 of Section 31,
Township 38 South, Range 1 East, W.M.,
Jackson County, Oregon

For:
West Jackson Properties, LLC
1840 E. Barnett Road
Medford, Oregon 97504

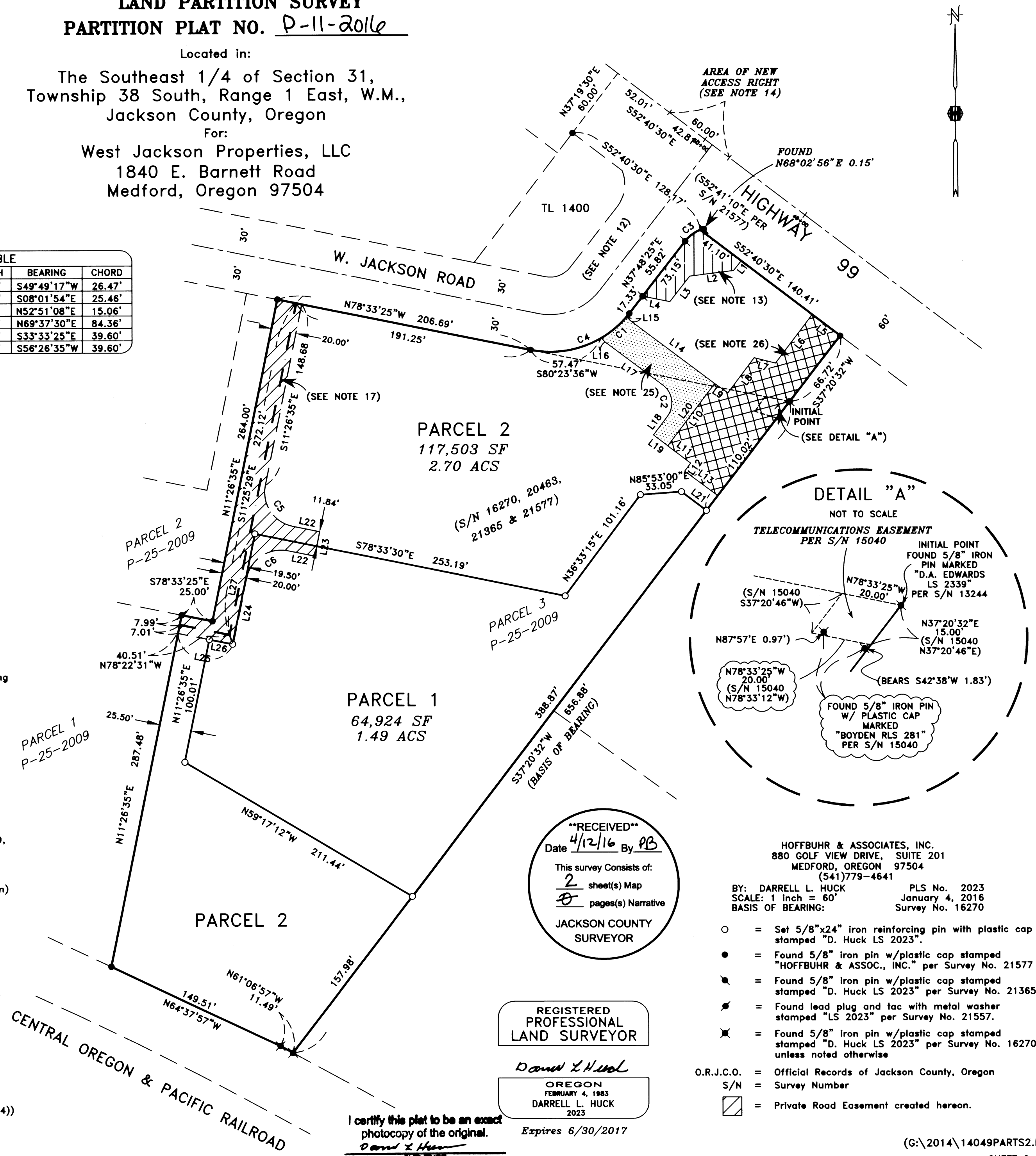
LINE	BEARING	DISTANCE	*BEARING	*DISTANCE
L1	S37°48'25"W	10.00'		
L2	S82°48'25"W	35.36'		
L3	S37°48'25"W	25.88'		
L4	N78°33'25"W	22.32'		
L5	N52°40'30"W	28.08'	N51°06'12"W	28.08'
L6	S36°56'29"W	48.95'	S38°51'27"W	48.95'
L7	N75°33'31"W	17.61'	N73°38'33"W	17.61'
L8	S36°34'35"W	35.23'	S38°29'33"W	35.23'
L9	N54°17'14"W	12.91'	N52°22'16"W	12.91'
L10	S36°58'06"E	62.72'	S38°53'04"W	62.72'
L11	S53°01'48"E	22.93'	S51°06'50"E	22.93'
L12	S36°56'29"W	7.99'	S38°51'27"W	7.99'
L13	S53°03'31"W	33.00'	S51°08'33"W	33.62'
L14	N53°01'49"W	84.03'	N51°06'51"W	84.03'
L15	N43°19'55"W	4.78'	N41°24'57"W	4.60'
L16	S41°24'11"E	4.38'	S39°29'13"E	4.38'
L17	S53°01'49"E	57.91'	S51°06'51"E	57.91'
L18	S36°58'01"W	18.72'	S38°52'59"W	18.72'
L19	S53°01'48"E	14.43'	S51°06'50"E	13.86'
L20	S36°58'06"E	62.60'	S38°53'04"E	62.72'
L21	S52°39'28"E	25.00'	S52°39'28"E	25.00'
L22	S78°33'25"E	22.00'		
L23	S11°26'35"W	20.00'		
L24	S11°26'35"W	54.32'		
L25	N78°33'25"W	45.00'		
L26	S78°33'25"E	19.00'		
L27	N11°26'35"E	90.48'		

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	80.00'	19°02'39"	26.59'	S49°49'17"W	26.47'
C2	18.00'	89°59'50"	28.27'	S08°01'54"E	25.46'
C3	29.00'	30°05'26"	15.23'	N52°51'08"E	15.06'
C4	80.00'	63°38'10"	88.85'	N69°37'30"E	84.36'
C5	28.00'	90°00'00"	43.98'	S33°33'25"E	39.60'
C6	28.00'	90°00'00"	43.98'	S56°26'35"W	39.60'

* RECORD BEARINGS AND DISTANCES PER DOC. NO. 2014-033539 & 2014-033540, O.R.J.C.O.

NOTES, EASEMENTS AND RESTRICTIONS OF RECORD:

- (1.) Easement for electric transmission and distribution lines of one or more wires, and all necessary or desirable appurtenances, including telephone and telegraph wires, towers, poles, props, guys and other supports; and related matters per Vol. 182, Page 205 and Vol. 215, Page 255. (No specific location given)
- (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.) Right to enter upon said property for the purpose of maintaining the ditches and canals reserved in Vol. 547, Page 464.
- (4.) Instrument No. 77-17663 - Right-of-way easement for electric transmission (Specific location not given).
- (5.) Instrument No. 84-13645 & 91-29755 - 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. Modified and/or amended by Insts. No. 96-40441, 01-11694 and 2010-41864.
- (8.) Instrument No. 91-29756 - Participation in costs of full street improvement Agreement with the City of Ashland.
- (9.) Instrument No. 99-42396 - Restrictive Covenant imposed by Jackson County Department of Planning and Development.
- (10.) Easement for parking, driveways, utilities' lines and facilities per Doc. No. 2009-044752. (General area description - affects Parcels 1 & 2)
- (11.) Building Site Improvement Agreement per Doc. No. 2010-014250.
- (12.) Easement granted Jackson County for public roadway per Doc. No. 2012-042445. (Shown)
- (13.) Temporary Drainage Easement granted Jackson County and Rogue Valley Sewer Services for construction, reconstruction, operation, inspection, sampling, testing, repair and maintenance of a vegetative drainage swale structure and water drainage way per Doc. No. 2013-003216. (Shown)
- (14.) Indenture of Access per Doc. No. 2013-010469. (Establishes new access right at station 49+75.7)
- (15.) Building Site Improvement Agreement between Jackson County and BDN, LLC., Lithia Springs Inn Owners Group and 611 Associates, LLC per Doc. No. 2013-21383.
- (16.) Resolution and Order No. 86-12, No. 64-14 and No. 275-14 recorded as Docs. No. 2013-025509, 2014-008790 and 2015-000401 for the improvements of a portion of West Jackson Road and the intersection of Oregon Highway 99.
- (17.) 15' Easement granted Rogue Valley Sewer Services for right-of-way and easements to construct, reconstruct, operate, repair and maintain sewer lines per Doc. No. 2014-000884. (Centerline shown)
- (18.) Restrictive Covenant imposed by Jackson County Department of Planning and Development per Doc. No. 2014-011803.
- (19.) Reservation of utilities in vacated street area and the right to maintain the same as set forth in Ordinance No. 133-14 recorded as Doc. No. 2014-018637.
- (20.) Easement for electric transmission and distribution lines of one or more wires, and all necessary or desirable appurtenances, including telephone and telegraph wires, towers, poles, props, guys and other supports; and related matters per Doc. No. 2014-019671. (No specific location given)
- (24.) Shared well and water distribution system per Doc. No. 2014-027248. (No specific location given - Affects Parcels 1 and 2)
- (25.) Private Access Easement and Agreement by and between 611 Associates, LLC and the City of Ashland per Doc. No. 2014-033539. (Shown)
- (26.) Public Utility Easement and Agreement by and between 611 Associates, LLC and the City of Ashland per Doc. No. 2014-033540. (Shown)
- (27.) Easement related to the construction of a public improvement granted the City of Ashland per Doc. No. 2015-041052. (No specific location given - Affects Parcels 1 and 2)
- (28.) Right of access from property to State Highway reserved in Vol. 369, Page 65, Deed Records. (Access rights terminated and new access right granted per Doc. No. 2013-010469 - See Note 14))



****RECEIVED****
Date 4/12/16 By PB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

I certify this plat to be an exact
photocopy of the original.
Darrell L. Huck
SURVEYOR
Expires 6/30/2017

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 = 60' January 4, 2016
BASIS OF BEARING: Survey No. 16270

- = Set 5/8"x24" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- = Found 5/8" iron pin w/plastic cap stamped "HOFFBUHR & ASSOC., INC." per Survey No. 21577
- ✱ = Found 5/8" iron pin w/plastic cap stamped stamped "D. Huck LS 2023" per Survey No. 21365.
- ✱ = Found lead plug and tac with metal washer stamped "LS 2023" per Survey No. 21557.
- ✱ = Found 5/8" iron pin w/plastic cap stamped stamped "D. Huck LS 2023" per Survey No. 16270 unless noted otherwise

O.R.J.C.O. = Official Records of Jackson County, Oregon
S/N = Survey Number
☐ = Private Road Easement created hereon.