

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT WILLY'S HOUSE, LLC, AND BIRDYBEE, LLC, OREGON LIMITED LIABILITY COMPANIES, AS QUALIFIED BY THE FOLLOWING LANGUAGE CONTAINED IN THE DEED TO THE VESTEES HEREIN: "TENANTS IN COMMON IN EQUAL SHARES", ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE PARTITIONED THE LAND AS 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 LAND PARTITION. WE HEREBY CREATE THE 20 FOOT WIDE PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1; THE VARIABLE WIDTH PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2, AND THE 10 FOOT WIDE PRIVATE WATERLINE EASEMENT, OVER AND ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2, AS SHOWN HEREON.

PETE WALLSTROM, MEMBER WILLY'S HOUSE, LLC
JASON WILLIAM HUTCHINS, MEMBER BIRDYBEE, LLC
ALISON RUTH HUTCHINS, MEMBER BIRDYBEE, LLC

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED PETE WALLSTROM, MEMBER OF WILLY'S HOUSE, LLC ON THIS 11th DAY OF October, 2022, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laurie A. Miller
NOTARY PUBLIC - OREGON
COMMISSION NO. 989058
MY COMMISSION EXPIRES: July 02, 2023

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED JASON WILLIAM HUTCHINS, MEMBER OF BIRDYBEE, LLC, ON THIS 11th DAY OF October, 2022, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laurie A. Miller
NOTARY PUBLIC - OREGON
COMMISSION NO. 989058
MY COMMISSION EXPIRES: July 02, 2023

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED ALISON RUTH HUTCHINS, MEMBER OF BIRDYBEE, LLC, ON THIS 11th DAY OF October, 2022, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laurie A. Miller
NOTARY PUBLIC - OREGON
COMMISSION NO. 989058
MY COMMISSION EXPIRES: July 02, 2023

LAND PARTITION
PARTITION PLAT NO. P - 36 - 2022
LYING SITUATE WITHIN
SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON
FOR
Pete Wallstrom
3195 East Main Street #2
Ashland, Oregon 97520

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.

A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2020-018608 IN THE DEED RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

ALL OF PARCEL 2, PARTITION PLAT NO. P-110-1990, RECORDED ON OCTOBER 16, 1990 IN VOLUME 1, PAGE 110 OF THE PARTITION PLAT RECORDS IN JACKSON COUNTY, OREGON.

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. 2020-018608 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TS 16 ROBOTIC TOTAL STATION WITH RANGING PRISMS AND A LEICA GS16 SMART ROVER GNSS RECEIVER OPERATING ON THE OREGON DEPARTMENT OF TRANSPORTATION (ODOT) ORGN NETWORK, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 22183 & 22266, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEYED AND MONUMENTED THE LAND AS SHOWN. THE SUBJECT PROPERTY IS DESCRIBED AS PARCEL 2 OF PARTITION PLAT P-110-1990, FILED AS SURVEY NO. 12229 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. MONUMENTS WERE RECOVERED ALONG THE NORTHEASTERLY RIGHT OF WAY OF EAST MAIN STREET, AS DENOTED ON SURVEY NO.'S 15639 & 18340 WHICH FIT WELL AGAINST THE SURVEY RECORD AND HELD FOR POSITION. DEED RECORD DISTANCE WAS UTILIZED BETWEEN JACKSON COUNTY ROAD DEPT. STA 150+50.95 ALONG EAST MAIN STREET AND THE SOUTHERLY CORNER OF THE SUBJECT PROPERTY. MONUMENTS RECOVERED ALONG THE NORTHWESTERLY LINE OF PARTITION PLAT NO. P-110-1990 FIT WELL WITH RECORD DATA FROM SURVEY NO 18340 AND HELD FOR POSITION. THE NORTHEASTERLY LINE OF SAID PARTITION PLAT WAS DETERMINED BY HOLDING MONUMENTS RECOVERED AT THE NORTHERLY AND EASTERLY CORNERS OF THE ABOVE DESCRIBED PARTITION PLAT, THOUGH THE EASTERLY CORNER WAS RECOVERED ON THE SOUTHEASTERLY LINE 0.17 FEET FROM THE EASTERLY CORNER. ALL OTHER PREVIOUSLY EXISTING MONUMENTS RECOVERED AROUND THE PERIMETER OF PARCEL NO. 2, SAID DESCRIBED PARTITION PLAT, WERE HELD FOR POSITION OR FOR LINE AS SHOWN HEREON AS THE MOST REASONABLE RESOLUTION THAT HONORS THE INTENT OF THE ORIGINAL PARENT PARTITION.

** RECEIVED **
Date 11/10/22 By SS
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

APPROVALS:

EXAMINED AND APPROVED THIS 10th DAY OF November, 2022
Brandon Goldman ASHLAND PLANNING DEPARTMENT DATE 10/14/2022
PLANNING FILE NO. PA-TI-2020-00130

EXAMINED AND APPROVED THIS 19 DAY OF October, 2022
Scott J. Jackson JACKSON COUNTY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 10th OF November, 2022 AT 2:40 CLOCK P. M. AND RECORDED IN VOLUME 33, PAGE 36 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.
Christina Walker COUNTY CLERK
Sergio S. Morgan DEPUTY

COUNTY SURVEYOR FILE NO. 23759

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 11/10/22, 2022.
Lynn Manning as Deputy TAX COLLECTOR DATE 11/10/22
Chad Hollister, as agent ASSESSOR DATE 11/10/22

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, 1998 SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2023

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

DATE: JULY 14, 2022 PROJECT NO. 1303-20

LAND PARTITION
PARTITION PLAT NO. P-36-2022

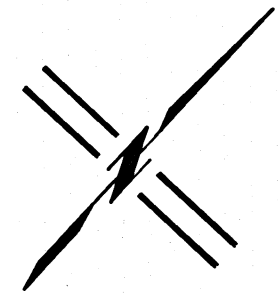
LYING SITUATE WITHIN
SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON
FOR
Pete Wallstrom
3195 East Main Street #2
Ashland, Oregon 97520

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

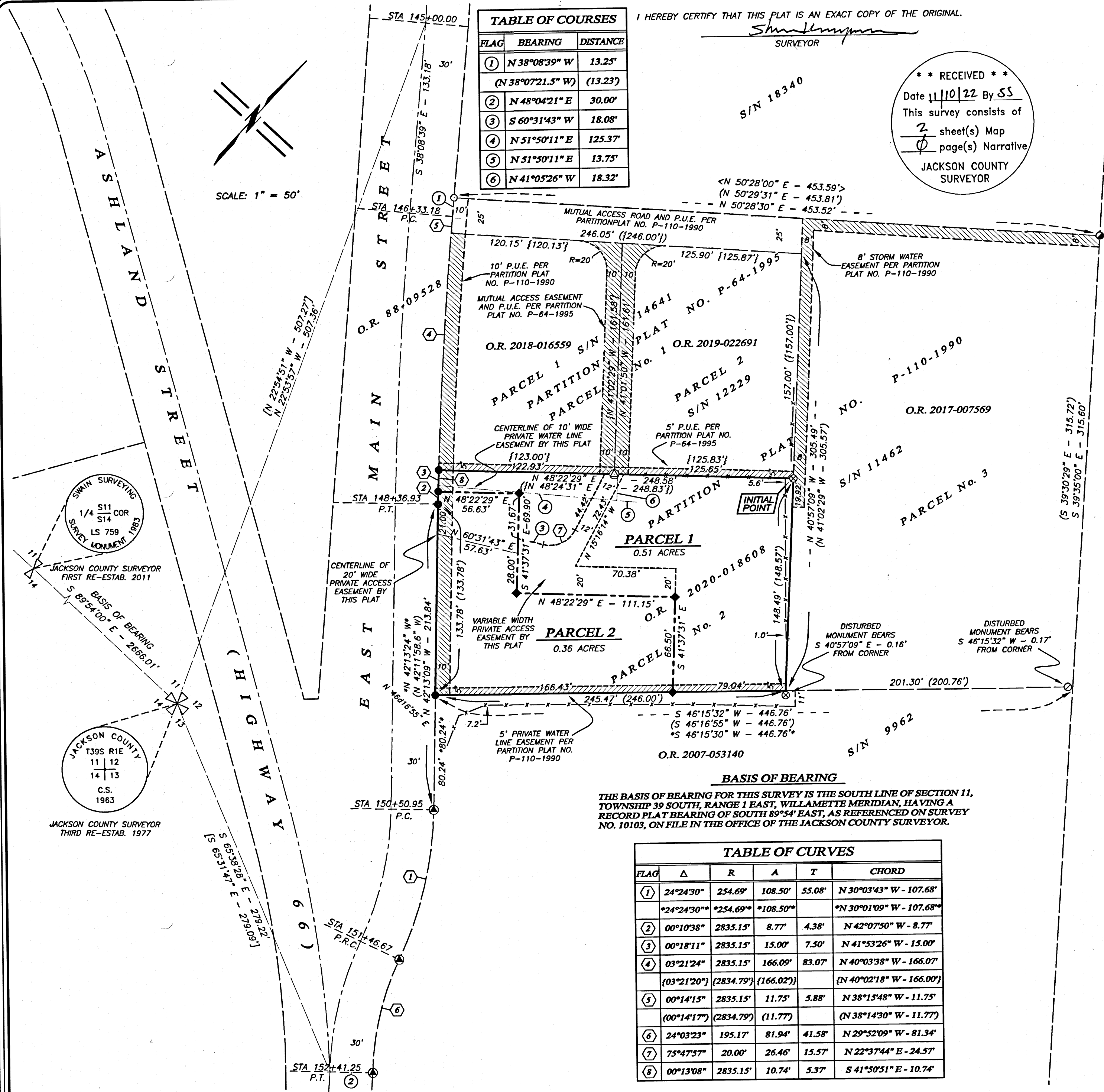
Shawn Kampmann
SURVEYOR

**** RECEIVED ****
Date 11/10/22 By SS
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

FLAG	BEARING	DISTANCE
①	N 38°08'39" W	13.25'
	(N 38°07'21.5" W)	(13.23')
②	N 48°04'21" E	30.00'
③	S 60°31'43" W	18.08'
④	N 51°50'11" E	125.37'
⑤	N 51°50'11" E	13.75'
⑥	N 41°05'26" W	18.32'



SCALE: 1" = 50'



- LEGEND**
- ⊕ 2 1/2" BRASS CAP SECTION CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
 - ⊕ 2 1/2" BRASS CAP QUARTER CORNER IN ASPHALT PER S/N 4847, 7610, 7475, 4247, 12541 & 17875 (RECOVERED)
 - 5/8" IRON PIN w/ NO CAP PER S/N 18340 BY STUART M. OSMUS (RECOVERED)
 - 5/8" IRON PIN w/ NO CAP PER S/N 9962 BY GEORGE BURRELL (RECOVERED)
 - ⊙ 1/2" IRON PIPE w/ YELLOW PLASTIC CAP STAMPED "SWAIN LS 759" PER S/N 12229 (RECOVERED)
 - ⊙ 5/8" IRON PIN w/ NO CAP PER S/N 4089 BY MARK E. BOYDEN (RECOVERED)
 - ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L.J. FRIAR & ASSOC." (RECOVERED)
 - ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "JACKSON COUNTY RDS & PKS SVC." (RECOVERED)
 - ◆ SET 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
 - ◆ SET 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
 - PROPERTY BOUNDARY LINE
 - - - PARTITION LINE
 - - - BOUNDARY LINE
 - - - CENTERLINE
 - - - PREVIOUS DEED LINE
 - - - EASEMENT LINE
 - x - x - FENCE LINE
 - O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
 - D.R. DEED RECORDS VOLUME/PAGE, JACKSON COUNTY CLERK
 - S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
 - D.L.C. DONATION LAND CLAIM
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.P. PROPORTIONED MEASUREMENT
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. POINT OF REVERSE CURVATURE
 - STA CENTERLINE STATION PER S/N 15639, AS DESCRIBED
 - () SURVEY RECORD DATA PER S/N 12229 (SWAIN)
 - { } SURVEY RECORD DATA PER S/N 14641 (HIBBS)
 - < > SURVEY RECORD DATA PER S/N 18340 (OSMUS)
 - [] SURVEY RECORD DATA PER S/N 15639 (DICKERSON)
 - * * SURVEY RECORD DATA PER S/N 12446 (BURRELL)
 - ▨ EASEMENT AREA, AS DESCRIBED
 - ▨ EASEMENT AREA, AS DESCRIBED

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, HAVING A RECORD PLAT BEARING OF SOUTH 89°54' EAST, AS REFERENCED ON SURVEY NO. 10103, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

FLAG	Δ	R	A	T	CHORD
①	24°24'30"	254.69'	108.50'	55.08'	N 30°03'43" W - 107.68'
	*24°24'30**	*254.69**	*108.50**		*N 30°01'09" W - 107.68**
②	00°10'38"	2835.15'	8.77'	4.38'	N 42°07'50" W - 8.77'
③	00°18'11"	2835.15'	15.00'	7.50'	N 41°53'26" W - 15.00'
④	03°21'24"	2835.15'	166.09'	83.07'	N 40°03'38" W - 166.07'
	{03°21'20"}	{2834.79'}	{166.02'}		{N 40°02'18" W - 166.00'}
⑤	00°14'15"	2835.15'	11.75'	5.88'	N 38°15'48" W - 11.75'
	{00°14'17"}	{2834.79'}	{11.77'}		{N 38°14'30" W - 11.77'}
⑥	24°03'23"	195.17'	81.94'	41.58'	N 29°52'09" W - 81.34'
⑦	75°47'57"	20.00'	26.46'	15.57'	N 22°37'44" E - 24.57'
⑧	00°13'08"	2835.15'	10.74'	5.37'	S 41°50'51" E - 10.74'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2023

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009
DATE: JULY 14, 2022
PROJECT NO. 1303-20