

APPROVALS:

ASHLAND PLANNING DEPARTMENT PA - #2008-00589 / PROPERTY LINE ADJUSTMENT DATE 12/17/2010

EXAMINED AND APPROVED THIS 16th DAY OF December, 2010

Jam H Olson CITY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT KIRKENDALL McLAUGHLIN TRUST, AND PREMIERWEST BANK, AN OREGON CORPORATION, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE ADJUSTED A COMMON PROPERTY LINE BETWEEN THE SAME LANDS 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 PROPERTY LINE ADJUSTMENT.

Jon Keeley Kirkendall, Trustee JON KEELEY KIRKENDALL, TRUSTEE KIRKENDALL McLAUGHLIN TRUST

ACKNOWLEDGEMENT

STATE OF OREGON) JACKSON COUNTY)

PERSONALLY APPEARED THE ABOVE NAMED JON KEELEY KIRKENDALL, AS TRUSTEE OF KIRKENDALL McLAUGHLIN TRUST, ON THIS 16th DAY OF December, 2010 AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laura K. Joyce NOTARY PUBLIC - OREGON COMMISSION NO. 424880 MY COMMISSION EXPIRES 01/10/2012

Nancy J. McLaughlin, Trustee NANCY J. McLAUGHLIN, TRUSTEE KIRKENDALL McLAUGHLIN TRUST

ACKNOWLEDGEMENT

STATE OF OREGON) JACKSON COUNTY)

PERSONALLY APPEARED THE ABOVE NAMED NANCY J. McLAUGHLIN, AS TRUSTEE OF KIRKENDALL McLAUGHLIN TRUST, ON THIS 9th DAY OF December, 2010 AND ACKNOWLEDGED THE FORGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laura K. Joyce NOTARY PUBLIC - OREGON COMMISSION NO. 424880 MY COMMISSION EXPIRES 01/10/2012

Pat Keasley Vice President PREMIERWEST BANK

ACKNOWLEDGEMENT

STATE OF OREGON) JACKSON COUNTY)

PERSONALLY APPEARED THE ABOVE NAMED Pat Keasley, AS Vice President ON AUTHORITY OF PREMIERWEST BANK, AN OREGON CORPORATION, ON THIS 9 DAY OF December, 2010 AND ACKNOWLEDGED THE FORGOING TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE LeDanne H Walker NOTARY PUBLIC - OREGON COMMISSION NO. 4420960 MY COMMISSION EXPIRES Sept. 5, 2011

PROPERTY LINE ADJUSTMENT PARTITION PLAT NO. P - 27 - 2010

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

FOR KEELEY KIRKENDALL

468 WILLIAMSON WAY 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.

PARCEL 1: ALL OF LOT 8, PARK RIDGE SUBDIVISION, PHASE 1, A PLANNED COMMUNITY, IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID COUNTY.

PARCEL 2: ALL OF LOT 3, FALCON HEIGHTS, A PLANNED COMMUNITY, IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THERE OF, NOW OF RECORD IN SAID COUNTY.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES ARE EITHER BLANKET IN NATURE, OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- 1 AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, TO PACIFICORP, AN OREGON CORPORATION, FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND OTHER PURPOSES, RECORDED JANUARY 5, 1948, IN VOLUME 289, PAGE 107 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON. (AFFECTS TRACT "A")
2 COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND/OR SETBACKS, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED JULY 22, 1999, AS INSTRUMENT NO. 99-38580 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. (AFFECTS TRACT "A")
3 COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND/OR SETBACKS, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED MARCH 17, 2005, AS INSTRUMENT NO. 2005-014602 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND AMENDED AND RECORDED ON FEBRUARY 13, 2008, IN INSTRUMENT NO. 2008-005229, AND AMENDED AGAIN AND RECORDED ON FEBRUARY 19, 2008, IN INSTRUMENT NO. 2008-005827.
4 RESTRICTIVE COVENANT REGARDING SOLAR ACCESS STANDARDS, EXECUTED IN COMPLIANCE WITH THE CITY OF ASHLAND LAND USE ORDINANCE, RECORDED DECEMBER 2, 2005, AS INSTRUMENT NO. 2005-073291 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
5 RESTRICTIVE COVENANTS TO WAIVE FUTURE RIGHTS OF REMONSTRANCE AGAINST THE FORMATION OF A LOCAL IMPROVEMENT DISTRICT AND ANY ASSESSMENT THEREOF, FOR THE IMPROVEMENT DISTRICT FOR CONSTRUCTION OF CROSSING OVER RAILROAD RIGHT OF WAY TO "A" STREET, RECORDED DECEMBER 29, 2005, AS INSTRUMENT NO. 2005-078562 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

** RECEIVED ** Date 12-21-10 By SK This survey consists of 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

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

Shawn Kampmann SURVEYOR

RECORDING:

FILED FOR RECORD THIS 21 DAY OF DECEMBER, 2010 AT 1:12 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P- 27 - 2010 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 21, PAGE 27.

CHRISTINE WALKER COUNTY CLERK KAREN ALONZO DEPUTY

COUNTY SURVEYOR FILE NO. 20804

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF December 21, 2010.

Christine Walker Deputy TAX COLLECTOR 12-21-10 DATE Amanda Alamo, deputy ASSESSOR 12/21/10 DATE

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

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN LOT 8, PARK RIDGE SUBDIVISION, PHASE 1, AND LOT 3, FALCON HEIGHTS, A PLANNED COMMUNITY IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 9 AND THE SOUTHEAST QUARTER OF SECTION 4, OF TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN SAID JACKSON COUNTY.
PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRP 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 19905, I SURVEY THE LAND AS SHOWN HEREON. THE RIGHTS-OF-WAY OF RUSSELL STREET AND WILLIAMSON WAY WERE DETERMINED BY HOLDING RECOVERED STREET CENTERLINE MONUMENTS FOR POSITION. INTERIOR LOT CORNERS WERE DETERMINED BY HOLDING RECOVERED MONUMENTS FOR LOT 3, FALCON HEIGHTS, AND LOT 8, PARK RIDGE SUBDIVISION, PHASE 1, AS SHOWN. ORIGINAL RIGHT-OF-WAY CORNERS ON WILLIAMSON WAY FOR SAID LOT 8, HAD BEEN DESTROYED BY SIDEWALK CONSTRUCTION AND WERE RE-ESTABLISHED AT PLAT RECORD POSITION BASED ON STREET CENTERLINE TIES. THE PROPERTY LINE ADJUSTMENT WAS DONE TO CONFORM WITH THE LOCATION OF AN EXISTING CONCRETE WALL AND FENCELINE ALONG THE COMMON LINE BETWEEN THE TWO TRACTS.

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann

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: DECEMBER 7, 2010 PROJECT NO. 488-08

**PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P - 27 - 2010**

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

FOR
KEELEY KIRKENDALL
468 WILLIAMSON WAY
ASHLAND, OREGON 97520

LEGEND

- ⊗ 2 1/2" BRASS CAP DONATION LAND CLAIM CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES AND S/N 16198 (RECOVERED)
- ⊙ 2 1/2" BRASS CAP IN MONUMENT WELL w/ PUNCH MARK PER S/N 18965 (RECOVERED)
- ⊖ 2 1/2" BRASS CAP w/ PUNCH MARK IN MONUMENT WELL STAMPED "LS 2023" PER S/N 16198 (RECOVERED)
- ⊕ 2" BRASS CAP w/ PUNCH MARK IN MONUMENT WELL STAMPED "L.J. FRIAR & ASSOC." (RECOVERED)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "L.J. FRIAR & ASSOC." PER S/N 18965 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ RED PLASTIC CAP MARKED "D. HUCK, L.S. 2023" PER S/N 16096 & 16181 (RECOVERED)
- ⊖ 5/8" IRON PIN - NO CAP OR MARKINGS - PER S/N 16096, 16181, 16198, & 18965 (RECOVERED)
- ⊕ TACK AND BRASS WASHER SET ON TOP OF CONCRETE CURB STAMPED "L.J. FRIAR & ASSOC." PER S/N 18965 (RECOVERED)
- ⊗ 3/8" x 1" CONCRETE (MAG) NAIL AND 1" BRASS WASHER STAMPED "LS 2883" (ESTABLISHED)
- PROPERTY LINE
- - - BOUNDARY LINE
- - - EASEMENT LINE
- - - CENTERLINE
- - - FORMER PROPERTY LINE
- - - FENCE ON CONCRETE WALL
- - - DONATION LAND CLAIM
- - - DEED RECORD, VOLUME & PAGE, JACKSON COUNTY CLERK
- - - OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- - - SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- - - WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- - - RECIPROCAL ACCESS EASEMENT PER FALCON HEIGHTS
- - - PUBLIC UTILITY EASEMENT
- - - PUBLIC STORM DRAIN EASEMENT
- - - SURVEY RECORD DATA PER S/N 16198 (HOFFBUHR)
- - - SURVEY RECORD DATA PER S/N 18965 (FRIAR)
- ⊡ ADJUSTED PARCEL AREA

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. 42, HAVING A RECORD PLAT BEARING OF NORTH 00°07'01" WEST, AS REFERENCED ON SURVEY NO. 19905, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

FLAG	BEARING	DISTANCE
①	N 00°41'11" W	24.48'
	(N 00°18'49" W)	(24.52')
②	S 65°26'43" E	13.88'
	(S 64°30'23" E)	(13.83')
③	S 41°57'29" E	13.32'
	(S 41°59'35" E)	(13.32')
④	S 89°38'11" E	7.96'
	(S 89°40'17" E)	(7.96')
⑤	N 00°01'10" E	30.80'
	(N 00°02'18" E)	(30.81')
⑥	N 45°41'12" E	13.66'
⑦	S 44°53'17" E	34.96'
⑧	S 32°03'17" W	11.76'

FLAG	Δ	R	A	T	CHORD
①	85°22'05"	58.50'	87.16'	53.95'	S 31°36'23" E - 79.32'
②	89°58'05"	73.00'	114.63'	72.96'	N 44°58'20" W - 103.21'
③	89°59'39"	60.00'	94.24'	59.99'	N 44°57'52" W - 84.85'
④	30°20'49"	100.00'	52.97'	27.12'	N 74°51'18" E - 52.35'
⑤	24°13'56"	123.00'	52.02'	26.41'	S 77°54'44" W - 51.63'
⑥	49°06'24"	46.00'	39.43'	21.02'	N 66°30'42" W - 38.23'
⑦	47°49'14"	34.00'	28.38'	15.07'	S 65°52'06" E - 27.56'
⑧	04°32'57"	981.00'	77.89'	38.96'	N 87°21'43" W - 77.87'
⑨	100°41'53"	10.00'	17.58'	12.07'	S 34°44'18" E - 15.40'
⑩	74°21'05"	10.00'	12.98'	7.58'	N 37°07'04" W - 12.09'

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

Shawn Kampmann
SURVEYOR

ASSESSOR'S MAP NO. 39 1E 04 DC, TAX LOT 3623 & 39 1E 09 AA, TAX LOT 2802

POLARIS LAND SURVEYING

** RECEIVED **
Date 12-21-10 By *RS*
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann
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: DECEMBER 7, 2010
PROJECT NO. 488-08

FILE: SURVEYS\488-08\KIRKENDALL PLA PLAT.DWG SHEET 2 of 2