

APPROVAL

[Signature] 4/12/2012
ASHLAND PLANNING DEPARTMENT DATE
PA #2011-01140
Boundary Line Adjustment

APPROVAL

Examined and Approved this 12th day of March, 2012

[Signature]
City Surveyor

SURVEYOR'S CERTIFICATE

I, Herbert A Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Beginning at a 5/8 inch iron pin marking the Southeast corner of Parcel 3 of Partition Plat P-80-2004 as recorded in the Records of Jackson County, Oregon, Index Volume 15, Page 80, County Surveyor's File No 18519, also being the Southwest corner of Parcel II described in Instrument No 91-32107 recorded in the Official Records of said county and state, also being the Initial Point of this Plat; thence North 0°02'32" East, along the west line of said Parcel II a distance of, 415.95 feet (record 416.03 feet) to a 5/8 inch iron pin; thence South 89°57'29" East, along the north line of said Parcel II a distance of, 100.13 feet (record South 89°57'28" East, 100.00 feet) to a 5/8 inch iron pin; thence North 0°01'56" East, along the west line of Parcel I of said instrument, 265.37 feet (record North 0°02'32" East, 265.36 feet) to a 5/8 inch iron pin on the south right of way line of Mistletoe Road and Central Oregon and Pacific Railroad, (formerly Southern Pacific); thence South 55°13'05" East, along said right of way, 156.03 feet (record South 55°11'04" East, 156.00 feet) to a 5/8 inch iron pin; thence South 0°49'20" East, along the right of way line of Mistletoe Road and the east line of said Parcel I a distance of, 391.14 feet (record South 6°50'24" East, 391.08 feet) to a 5/8 inch iron pin; thence North 89°57'46" West, along the south line of said Parcel I a distance of, 174.92 feet (record West, 174.92 feet) to a 5/8 inch iron pin; thence South 0°04'56" West, along the east line of said Parcel II of said instrument, 204.44 feet (record South 0°02'32" West, 204.44 feet) to a 5/8 inch iron pin; thence North 89°44'09" West, along the south line of said Parcel II a distance of, 99.98 feet (record North 89°45'44" West, 100.00 feet) to the Point of Beginning.

[Signature]
Herbert A Farber, PLS 2189

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

[Signature]

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON JULY 26, 1985 HERBERT A. FARBER 2189 RENEWAL DATE 12-31-13

** RECEIVED **
DATE 4-18-12 BY [Signature]
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

LAND PARTITION SURVEY

PARTITION PLAT No. P-10-2012
PROPERTY LINE ADJUSTMENT

located in the

NORTHEAST AND NORTHWEST QUARTERS OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST, CITY OF ASHLAND, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

for

ASHLAND WAREHOUSE PARTNERSHIP
PO BOX 43
MEDFORD, OREGON 97501

site address:
695 and 697 MISTLETOE ROAD
ASHLAND, OREGON 97520

DECLARATION

KNOWN ALL MEN BY THESE PRESENTS, that Ashland Warehouse Partnership, a partnership consisting of William Thomas Hamlin, Trustee uad January 29, 1998, for the Whilliam Thomas Hamlin Trust, Carol Hamlin, Trustee uad June 11, 1996, for the Hamlin Revocable Trust, John Kruesi and Tony Nieto are the owner of the lands hereon described, and that they have partitioned the same into parcels as shown hereon and the number and size of the parcels and the courses and lengths of the lines are plainly set forth and do hereby create an easement for reciprocal ingress and egress and utilities over those areas lying outside of the existing buildings as shown hereon and shared use of the enclosed trash receptacle area benefiting Parcels 1 and 2 and that this plat is a correct representation of the Partition.

AFFIDAVIT Consent and shared parking as depicted on the approved site plan for Ashland Planning Action 96-051, as shown hereon
William Thomas Hamlin, Trustee
Inst'd No. 2012-011859
State of Oregon)
County of Jackson)

William Thomas Hamlin, Trustee personally appeared before me on _____, 2012, and does acknowledge the forgoing instrument to be his voluntary act and deed.

(Signature) _____
(Printed Name) _____

Notary Public - Oregon Commission NO. _____
My commission expires _____
Month, Day, Year

[Signature]
Carol Hamlin, Trustee

State of Oregon)
County of Jackson)

Carol Hamlin, Trustee, Trustee personally appeared before me on March 6th, 2012, and does acknowledge the forgoing instrument to be her voluntary act and deed.

(Signature) [Signature]
(Printed Name) SUSAN MORGAN FARBER

Notary Public - Oregon Commission NO. 426455
My commission expires April 21, 2012
Month, Day, Year

RECORDING

FILED FOR RECORD THIS THE 18 DAY OF APRIL, 2012
AT 10:54 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT No. P-10-2012
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON

INDEX VOLUME 23, PAGE 10

CHRISTINE WALKER KAREN ALONZO
COUNTY CLERK DEPUTY

COUNTY SURVEYOR File No. 21049

TAX STATEMENT APPROVAL

ALL TAXES, FEES, ASSESSMENTS, OR
OTHER CHARGES AS REQUIRED BY O.R.S. 92.095
HAVE BEEN PAID AS OF APRIL 18th, 2012

[Signature] 4/18/2012
ASSESSOR DATE
[Signature] 4/18/2012
TAX COLLECTOR DATE

[Signature]
Tony Nieto

State of Oregon)
County of Jackson)

Tony Nieto personally appeared before me on March 6th, 2012, and does acknowledge the forgoing instrument to be his voluntary act and deed.

(Signature) [Signature]
(Printed Name) SUSAN MORGAN FARBER

Notary Public - Oregon Commission NO. 426455
My commission expires April 21, 2012
Month, Day, Year

[Signature]
John Kruesi

State of Oregon)
County of Jackson)

John Kruesi personally appeared before me on March 6th, 2012, and does acknowledge the forgoing instrument to be his voluntary act and deed.

(Signature) [Signature]
(Printed Name) SUSAN MORGAN FARBER

Notary Public - Oregon Commission NO. 426455
My commission expires April 21, 2012
Month, Day, Year

PARTITION PLAT No P-10-2012
PROPERTY LINE ADJUSTMENT

located in the
NORTHEAST AND NORTHWEST
QUARTERS OF SECTION 14, TOWNSHIP
39 SOUTH, RANGE 1 EAST, CITY OF
ASHLAND, WILLAMETTE MERIDIAN,
JACKSON COUNTY, OREGON

for
ASHLAND WAREHOUSE
PARTNERSHIP
PO BOX 43
MEDFORD, OREGON 97501

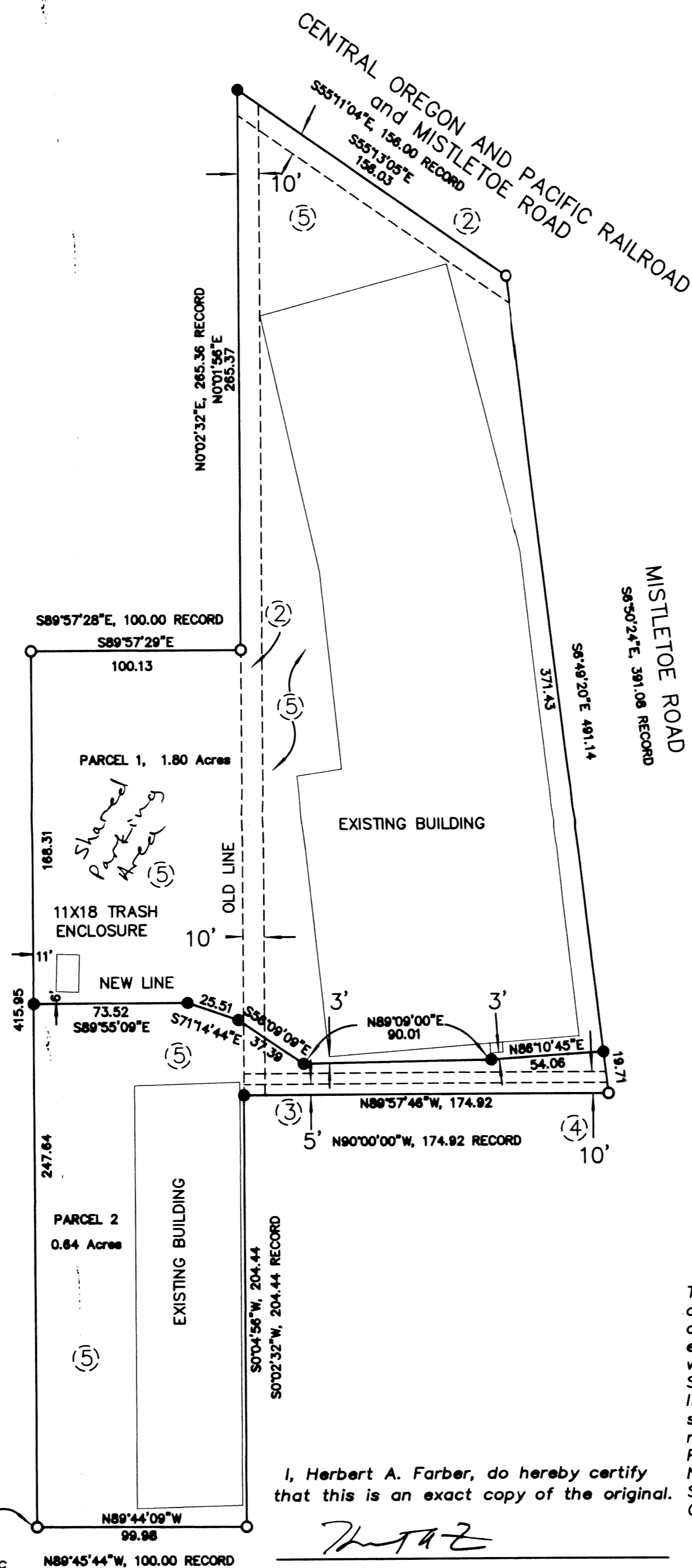
site address:
695 and 697 MISTLETOE ROAD
ASHLAND, OREGON 97520

EASEMENT NOTES:

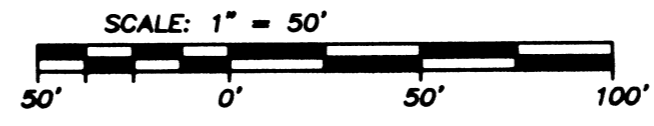
- ① Easement, for transmission and distribution of electricity, blanket easement no specific location given. Recorded in Volume 334, Page 108 Jackson County Deed Records. In Favor of: California Oregon Power Company. (NOTE: The electric distribution system owned by Pacific Power and Light Co., was conveyed to the City of Ashland by instrument recorded as Document No. 66-07773, Official Records of Jackson County, Oregon.)
- ② Easement, for installing and maintaining an 8 inch sanitary sewer line in the northeasterly 10 feet and a overhead power, telephone and television lines with guy wires and overhead wires as shown hereon. Recorded Instrument No 71-09092 in the Official Records of Jackson County. In Favor of: City of Ashland
- ③ Easement, for facilities consisting of underground communication lines and aboveground cabinets and appurtenances thereto over the south 5 feet as shown hereon within the south 10 foot easement described in the following note. Recorded as Instrument No 89-15594 in the Official Records of Jackson County. In Favor of: Pacific Northwest Bell Telephone Company, a Washington corporation
- ④ Easement, for Telecommunication facilities located in the south 10 feet as shown hereon. Recorded on November 21, 1996 as Instrument No. 96-39032 in the Official Records of Jackson County. In Favor of: U S West Communications
- ⑤ Easement created hereon for reciprocal ingress and egress and utilities over those areas lying outside of the existing buildings as shown hereon and shared use of the enclosed trash receptacle area. This easement shall not be further modified without the written consent of Ashland Fire and Rescue.

Parcel 3 Partition Plat P-80-2004
S/N 18519

N0702'32"E 416.03 RECORD-BASIS OF BEARING



True Meridian at the N-S centerline of section 14 as derived from NOAA Net established in 1968 and on file with the Jackson County Surveyor's Office. The reference line for bearing control for this survey was taken from the monuments on the East line of Parcel No 3 as shown hereon as North 0'02'32" East per filed Survey No 18519 in the Jackson County Surveyor's Office.



I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber
OREGON
JULY 26, 1985
HERBERT A. FARBER
2189
RENEWAL DATE 12-31-13

RECEIVED
DATE 4-18-12 BY hbf
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

INITIAL POINT
Found 5/8" pin
with a red plastic
cap marked "D."
Huck LS 2023"

LEGEND

- = FOUND 5/8" IRON PIN, PER S/N 7031 OR AS DESCRIBED
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- S/N = RECORD FILED SURVEY NUMBER
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE PER S/N 7031.
- INST. NO. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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

Purpose: This survey and plat was prepared to complete a property line adjustment as approved by the City of Ashland, File No PL# 2011-01140, dated August 30, 2011.

Procedure: The survey monuments shown hereon as found are tied in a closed traverse and were established by S/N 7031 and 18519. The pin reestablished for the northerly most corner was set at a distance-distance intersection. The monument at the ell corner of parcel 2 was established by a compass adjustment procedure. The new boundary was established 3 feet off the existing building to comply with building code setback requirement as approved by the City of Ashland.

Surveyed by:
FARBER & SONS, INC. dba



PO BOX 5286
431 OAK STREET
CENTRAL POINT, OREGON 97502
(541) 664-5599

DATE: SEPTEMBER 13, 2011
JOB NO.: 1808-11
ASHLAND\MISTLETOE\MICROSURVEY\FINAL PLATS\FINAL PLAT.DWG