

APPROVALS:

Signature: [Signature] 12.15.2012
ASHLAND PLANNING DEPARTMENT DATE
PA - #2012-01452 / PROPERTY LINE ADJUSTMENT

EXAMINED AND APPROVED THIS 13th DAY OF December, 2012

Signature: [Signature]
BRADLEY F. BARDEN
CITY SURVEYOR

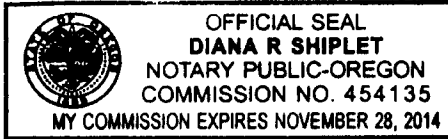
DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT WE, THE CITY OF ASHLAND, OREGON, ROBERT J. LOMBARDI AND CORINNE S. LOMBARDI, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE PARTITIONED THE SAME 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 PARTITION. WE HEREBY DEDICATE TO THE CITY OF ASHLAND FOR PUBLIC PURPOSES, THE TWENTY (20) FOOT WIDE PUBLIC ACCESS AND UTILITY EASEMENT, AS SHOWN HEREON.

Signature: [Signature] DAVID KANNER, CITY ADMINISTRATOR
Signature: [Signature] ROBERT J. LOMBARDI
Signature: [Signature] CORINNE S. LOMBARDI

ACKNOWLEDGEMENT

STATE OF OREGON )
JACKSON COUNTY ) SS



PERSONALLY APPEARED THE ABOVE NAMED DAVID KANNER, ON THIS 12th DAY OF February, 2012, AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE: [Signature] Diana R. Shplet
NOTARY PUBLIC - OREGON: Diana R. Shplet
COMMISSION NO.: 454135

MY COMMISSION EXPIRES 11/28/14

STATE OF OREGON )
JACKSON COUNTY ) SS



PERSONALLY APPEARED THE ABOVE NAMED ROBERT J. LOMBARDI, ON THIS 11th DAY OF February, 2012, AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE: [Signature] Brenda L. Barker
NOTARY PUBLIC - OREGON: Brenda L. Barker
COMMISSION NO.: 460033
MY COMMISSION EXPIRES July 13, 2015

STATE OF OREGON )
JACKSON COUNTY ) SS



PERSONALLY APPEARED THE ABOVE NAMED CORINNE S. LOMBARDI, ON THIS 11th DAY OF February, 2012, AND ACKNOWLEDGED THE FORGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE: [Signature] Brenda L. Barker
NOTARY PUBLIC - OREGON: Brenda L. Barker
COMMISSION NO.: 460033
MY COMMISSION EXPIRES July 13, 2015

PROPERTY LINE ADJUSTMENT 3
PARTITION PLAT NO. P - 02 - 2012

LYING SITUATE WITHIN
SOUTHEAST QUARTER OF SECTION 5
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON
FOR
City of Ashland Public Works Department
430 North Main Street
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 PROPERTY LINE ADJUSTMENT BETWEEN THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2005-014773 & 95-23274 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN LOT 5 IN BLOCK 12 OF THE CITY OF ASHLAND, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME 1, PAGE 81 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT A 5/8 INCH IRON PIN AT THE SOUTHWESTERLY CORNER OF LOT 5 IN BLOCK 12 OF THE CITY OF ASHLAND, OREGON, ACCORDING TO THE OFFICIAL MAP OF ASHLAND, ADOPTED BY THE ASHLAND CITY COUNCIL ON NOVEMBER 5, 1888; THENCE NORTH 15°13'52" WEST, ALONG THE EASTERLY LINE OF NORTH MAIN STREET, A DISTANCE OF 99.91 FEET (PLAT RECORD NORTH 15°17' WEST, 100 FEET) TO A CONCRETE NAIL AND BRASS WASHER AT THE NORTHWESTERLY CORNER OF SAID LOT 5; THENCE NORTH 74°46'54" EAST, 200.04 FEET (PLAT RECORD NORTH 46°47' EAST, 200 FEET), FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER REFERENCE MONUMENT BEARS SOUTH 74°46'54" WEST, 1.00 FOOT; THENCE SOUTH 15°14'32" EAST, ALONG THE WESTERLY LINE OF LORI LANE, A DISTANCE OF 99.93 FEET (PLAT RECORD SOUTH 15°17' EAST, 100 FEET) TO THE SOUTHEASTERLY CORNER OF SAID LOT 5; THENCE SOUTH 74°47'14" WEST, 200.06 FEET (SOUTH 74°47' WEST, 200 FEET) TO THE INITIAL POINT OF BEGINNING.

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

Signature: [Signature] SHAWN KAMPMANN
SURVEYOR

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

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2005-014773 & 95-23274 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 5 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON.

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. 21155, I SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT AS SHOWN HEREON. THE SUBJECT PROPERTIES ARE DESCRIBED AS PARCEL 1 & PARCEL 2 OF PARTITION PLAT NO. P-50-1995 RECORDED JULY 17, 1995 IN VOLUME 6, PAGE 50 OF THE RECORD OF PARTITION PLATS IN JACKSON COUNTY, OREGON AND FILED AS SURVEY NO. 14586 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE COMBINED EXTERIOR BOUNDARY OF THE SUBJECT TRACTS ARE ALSO ALL OF LOT 5 IN BLOCK 12 OF THE CITY OF ASHLAND, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME 1, PAGE 81 OF THE PLAT RECORDS IN SAID COUNTY. THE RIGHT-OF-WAY OF NORTH MAIN STREET WAS DETERMINED BY HOLDING CITY OF ASHLAND STREET CENTERLINE MONUMENTS RECOVERED BETWEEN VAN NESS STREET AND NURSERY STREET, AS REFERENCED ON SURVEY NO. 21155. THE RIGHT-OF-WAY FOR LORI LANE WAS DETERMINED BY HOLDING MONUMENTS RECOVERED ALONG ITS WESTERLY LINE FROM SURVEY NO.'s 8843, 14586, 15552 & 21155. THE NORTH & SOUTH LINES OF THE SUBJECT PROPERTY WERE DETERMINED BY HOLDING MONUMENTS RECOVERED FROM SURVEY NO.'s 8843, 11249, 14586 & 21155. MONUMENTS WERE ALSO ESTABLISHED DURING THE PERFORMANCE OF THIS SURVEY ALONG THE RECENT RIGHT-OF-WAY DEDICATIONS LOCATED AT THE INTERSECTIONS OF WIMER AND HERSEY STREETS WITH NORTH MAIN STREET FOR A PUBLIC WORKS INTERSECTION RE-ALIGNMENT PROJECT PER INSTRUMENT NO.'s 2012-025350 & 2012-025353 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

RECORDING:

FILED FOR RECORD THIS 15th DAY OF February, 2013 AT 2:50 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-02-2012 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 24, PAGE 2.

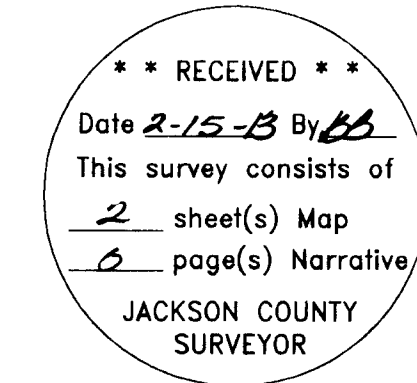
Signature: [Signature] CHRISTINE D. WALKER, COUNTY CLERK
Signature: [Signature] JONAS S. MORGAN, DEPUTY

COUNTY SURVEYOR FILE NO. 21211

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF FEBRUARY 15, 2013

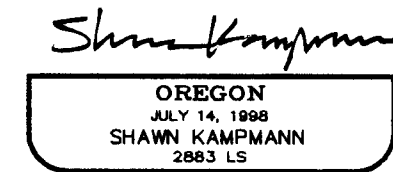
Signature: [Signature] Tax Collector 2-15-13
Signature: [Signature] Assessor 2-15-2013



SURVEY NOTES:

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

DEFERRED IMPROVEMENT AGREEMENT WITH THE CITY OF ASHLAND, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED WITHIN INSTRUMENT NO. 88-13565 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.



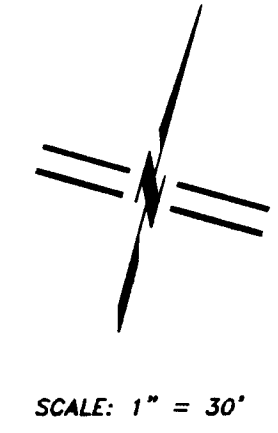
SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009
DATE: NOVEMBER 30, 2012
PROJECT NO. 662-11

**PROPERTY LINE ADJUSTMENT  
PARTITION PLAT NO. P-12-2012<sup>3</sup>**

LYING SITUATE WITHIN  
SOUTHEAST QUARTER OF SECTION 5  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
**City of Ashland Public Works Department**  
430 North Main Street  
Ashland, Oregon 97520

**\*\* RECEIVED \*\***  
Date 2-15-13 By [Signature]  
This survey consists of  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR



**LEGEND**

- ⊗ 3/4" IRON PIPE IN MONUMENT WELL PER CITY OF ASHLAND ENGINEERING DEPT. REFERENCES & S/N 18905 & 19571 (RECORD)
- 3" CITY OF ASHLAND BRASS CAPPED IRON PIPE IN MONUMENT WELL PER S/N 18905, 19571 & 19744 (RECORD)
- ⊙ 2 1/2" BRONZE CAP STAMPED "INITIAL POINT 1997 LS 2057" IN ASPHALT PAVEMENT PER S/N 15552 (RECORD)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "THOMAS PLS 505" PER S/N 8843 (RECORD)
- ⊖ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L.J. FRIAR & ASSOC." PER S/N 14586 (RECORD)
- ⊗ 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 21155 (RECORD)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- ⊗ 3/8" x 1" CONCRETE (MAG) NAIL w/ 1" BRASS WASHER STAMPED "POLARIS LS 2883" (ESTABLISHED)
- PROPERTY BOUNDARY LINE
- - - PARTITION BOUNDARY LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- [ ] PLAT RECORD DATA PER CITY OF ASHLAND 1888 OFFICIAL MAP
- ( ) SURVEY RECORD DATA PER S/N 14586
- < > SURVEY RECORD DATA PER S/N 11249
- ( ) DEED RECORD DATA PER O.R. 95-35359

**BASIS OF BEARING**

TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 5 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 CENTERLINE OF NORTH MAIN STREET, HAVING A RECORD PLAT BEARING OF NORTH 15°13'52" WEST, AS REFERENCED ON SURVEY NO. 21155, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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

[Signature]  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

[Signature]

OREGON  
JULY 14, 1988  
SHAWN KAMPMANN  
2883 LS

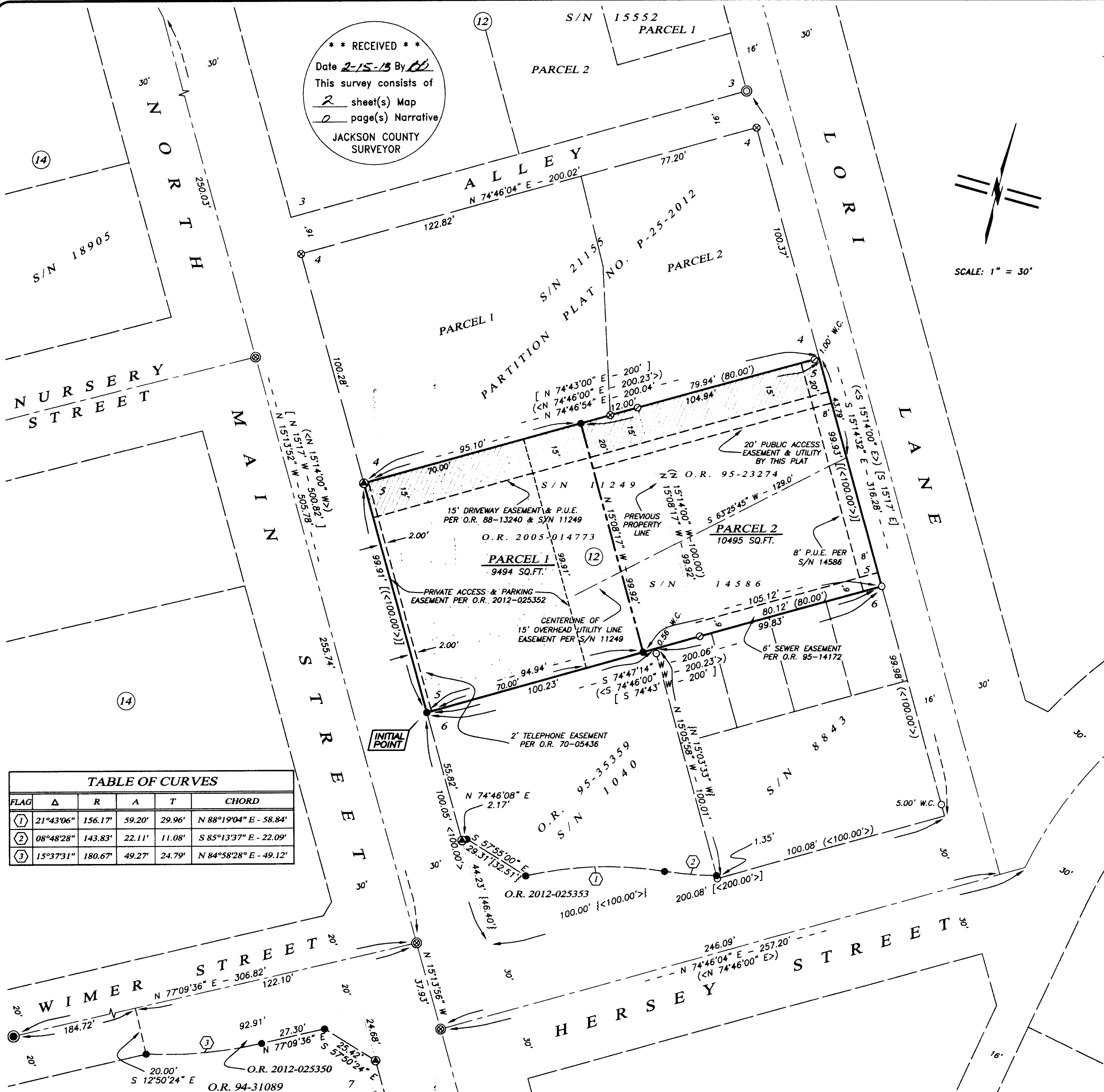
RENEWAL DATE: 6/30/2013

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

DATE: NOVEMBER 30, 2012  
PROJECT NO. 662-11

FILE: SURVEYS\662-11\ASHLAND-LOMBARDI PLA PLAT.DWG

SHEET 2 of 2



**TABLE OF CURVES**

FLAG	Δ	R	A	T	CHORD
①	21°43'06"	156.17'	59.20'	29.96'	N 88°19'04" E - 58.84'
②	08°48'28"	143.83'	22.11'	11.08'	S 85°13'37" E - 22.09'
③	15°37'31"	180.67'	49.27'	24.79'	N 84°58'28" E - 49.12'