

APPROVALS:

[Signature] 6/21/2013
ASHLAND PLANNING DEPARTMENT
PA - #2013-00390 / PROPERTY LINE ADJUSTMENT

EXAMINED AND APPROVED THIS 21ST DAY OF JUNE, 2013

[Signature]
CITY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT WE, ROBIN BIERMANN, TRUSTEE OF THE ROBIN BIERMANN TRUST DATED JANUARY 21, 1991 AND TIMOTHY P. KELLY, 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.

[Signature]
ROBIN BIERMANN, TRUSTEE
[Signature]
TIMOTHY P. KELLY

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } ss

PERSONALLY APPEARED THE ABOVE NAMED ROBIN BIERMANN, AS TRUSTEE OF THE ROBIN BIERMANN TRUST DATED 01/21/91, ON THIS 21 DAY OF June, 2013 AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE *[Signature]*
NOTARY PUBLIC - OREGON *[Signature]*
COMMISSION NO. 454372
MY COMMISSION EXPIRES: Jan. 20, 2015

STATE OF OREGON }
JACKSON COUNTY } ss

PERSONALLY APPEARED THE ABOVE NAMED TIMOTHY P. KELLY, ON THIS 21 DAY OF June, 2013 AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE *[Signature]*
NOTARY PUBLIC - OREGON *[Signature]*
COMMISSION NO. 454372
MY COMMISSION EXPIRES: Jan. 20, 2015

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE COMPANY OF OREGON ORDER NO. 7169-2095132, DATED MAY 13, 2013, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED ON SEPTEMBER 14, 2001 AS INSTRUMENT NO. 2011-028298 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

Assessor's Map No. 39 1E 09 BD, Tax Lots 14200 & 14300

PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P - 20 - 2013

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

FOR
Robin Biermann

505 N. Glendora Ave.
Glendora, California 91741

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. 2007-038311 & 00-32100 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN LOT 43 OF PRACHT'S ADDITION TO THE CITY OF ASHLAND AND A PORTION OF LOT 1, BLOCK 45 OF SUMMIT ADDITION TO THE CITY OF ASHLAND OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 9, 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 NORTHEASTERLY CORNER OF LOT 43, PRACHT'S ADDITION TO THE CITY OF ASHLAND, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON; THENCE SOUTH 33°43'22" WEST, ALONG THE EAST LINE OF SAID LOT 43, A DISTANCE OF 78.74 FEET (PLAT RECORD SOUTH 33°45' WEST, 78.25 FEET), TO A 5/8 INCH IRON PIN AT THE SOUTHEASTERLY CORNER THEREOF, ALSO LYING ALONG THE NORTH LINE OF LOT 1, BLOCK 45, SUMMIT ADDITION TO THE CITY OF ASHLAND, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID COUNTY; THENCE SOUTH 09°58'42" WEST, 69.12 FEET TO A 5/8 INCH IRON PIN AT THE MIDPOINT OF THE SOUTHERLY (OR ALLEY) LINE OF SAID LOT 1; THENCE NORTH 56°06'18" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, COMMON WITH THE THE NORTHEASTERLY LINE OF A 16.00 FOOT WIDE ALLEY, A DISTANCE OF 22.16 FEET TO A 5/8 INCH IRON PIN AT SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE NORTH 00°07'00" EAST, ALONG THE EAST LINE OF GRESHAM STREET, A DISTANCE OF 150.73 FEET, TO A 5/8 INCH IRON PIN; THENCE NORTH 62°00'09" EAST, LEAVING SAID EAST LINE OF GRESHAM STREET, A DISTANCE OF 18.85 FEET, TO A 5/8 INCH IRON PIN ON THE SOUTH LINE OF ALLISON STREET; THENCE SOUTH 56°06'42" EAST ALONG THE SOUTH LINE OF ALLISON STREET, A DISTANCE OF 68.82 FEET TO THE INITIAL POINT OF BEGINNING.

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. 2007-038311 & 2000-032100 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 9 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. 20610, I SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT AS SHOWN HEREON. THE SUBJECT PROPERTIES LIE WITHIN PORTIONS OF LOT 43, PRACHT'S ADDITION AND LOT 1, SUMMIT ADDITION TO THE CITY OF ASHLAND, WHICH ARE BOUNDED ON THREE SIDES BY ALLISON STREET, GRESHAM STREET AND THE ALLEY BETWEEN ALLISON AND FAIRVIEW STREETS. THE STREET RIGHTS OF WAY WERE PREVIOUSLY DETERMINED BY SAID POLARIS SURVEY NO. 20610. MONUMENTS WERE RECOVERED ALONG THE EASTERLY LINE OF THE ABOVE DESCRIBED TRACTS THAT WERE PREVIOUSLY ESTABLISHED BY SURVEY NO. 16878, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, THAT MATCHED WELL WITH THE SURVEY RECORD AND WERE HELD FOR POSITION. THE REMAINING PROPERTY CORNERS WERE MONUMENTED AS SHOWN HEREON.

RECORDING:

FILED FOR RECORD THIS 24th DAY OF June, 2013 AT 1:13 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-20-2013 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 24, PAGE 20.

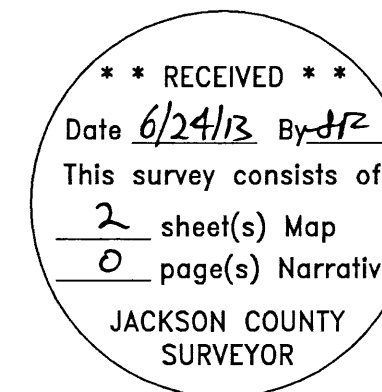
[Signature] COUNTY CLERK
[Signature] DEPUTY

COUNTY SURVEYOR FILE NO. 21289

TAX COLLECTORS CERTIFICATE:

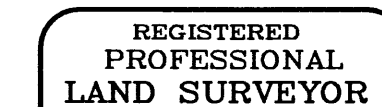
ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF JUNE 21, 2013.

[Signature] ASSESSOR 6-21-2013 DATE
[Signature] DEPUTY 6-21-13 DATE
TAX COLLECTOR

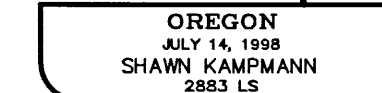


I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

[Signature]
SURVEYOR



[Signature]



RENEWAL DATE: 6/30/2013

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

DATE: JUNE 6, 2013
PROJECT NO. 671-11

PROPERTY LINE ADJUSTMENT PARTITION PLAT NO. P - 20 - 2013

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

FOR
Robin Biermann
505 N. Glendora Ave.
Glendora, California 91741

SCALE: 1" = 20'

LEGEND

- ⊙ 3" CITY OF ASHLAND BRASS CAP IN MONUMENT WELL PER S/N 20610, CITY OF ASHLAND ENGINEERING FIELDBOOKS (RECOVERED)
- ◇ RAILROAD SPIKE w/ CROSS, ORIGIN UNKNOWN, AT LOCATION OF MONUMENT SHOWN PER S/N 4442 & 4530 (RECOVERED)
- ⊙ 1" IRON BOLT IN MONUMENT WELL PER S/N 4442, 20610 & CITY OF ASHLAND ENGINEERING FIELDBOOKS (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L.J. FRIAR & ASSOC." PER S/N 16878 (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- - - PARTITION LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - PREVIOUS DEED LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- D.R. DEED RECORDS, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- () SURVEY RECORD DATA PER S/N 20610
- { } SURVEY RECORD DATA PER S/N 16878
- < > PLAT RECORD DATA PER PRACTH'S ADDITION
- [] DEED RECORD DATA PER O.R. 2007-038311 & O.R. 00-32100

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 CENTERLINE OF GRESHAM STREET BETWEEN RECOVERED MONUMENTS LOCATED AT THE CENTERLINE INTERSECTIONS OF GRESHAM STREET WITH FAIRVIEW STREET AND ALLISON STREET, HAVING A RECORD BEARING OF NORTH 00°07'00" EAST, AS REFERENCED ON SURVEY NO. 20610, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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, 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: MAY 20, 2013
PROJECT NO. 671-11

** RECEIVED **
Date 6/24/13 By sf
This survey consists of
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

VISTA
STREET

S T R E E T

G R E S H A M

S T R E E T

PARCEL 1
4,920 SQ. FT.

PARCEL 2
1,693 SQ. FT.