

APPROVALS:

ASHLAND PLANNING DEPARTMENT
PA #2012-01122 SUBDIVISION

6/19/2013
DATE

EXAMINED AND APPROVED THIS 15th DAY OF April, 2013

Bradley F. Barber
CITY SURVEYOR

APPROVED FOR RECORDING THIS DAY OF , 2013

C. [Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT FIRST PLACE PARTNERS, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND HAS SUBDIVIDED THE SAME INTO LOTS AND COMMON PROPERTY AS SHOWN HEREON, AND THAT THE SIZE OF THE LOTS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. WE HEREBY DEDICATE THE 22.00 FOOT WIDE PUBLIC ACCESS EASEMENT, THE VARIABLE WIDTH PUBLIC UTILITY AND PUBLIC PEDESTRIAN ACCESS EASEMENTS TO THE CITY OF ASHLAND AS SHOWN HEREON. WE ALSO HEREBY CREATE A VARIABLE WIDTH PRIVATE ACCESS EASEMENT OVER AND ACROSS LOT 1, FOR THE BENEFIT OF ALL LOTS IN THIS SUBDIVISION, AS SHOWN HEREON. FIRST PLACE IS A CLASS 1 PLANNED COMMUNITY AS DEFINED IN O.R.S. 94.550(3).

MICHAEL T. MAHAR, MEMBER
FIRST PLACE PARTNERS, LLC

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED MICHAEL T. MAHAR, THIS 27 DAY OF MARCH, 2013, AS MEMBER OF FIRST PLACE PARTNERS, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: Gail M. Lawless
NOTARY PUBLIC, STATE OF OREGON GAIL M. LAWLESS
COMMISSION NO. 438278
MY COMMISSION EXPIRES: MAY 29, 2013

AFFIDAVIT OF CONSENT:

FOR PREMIER WEST BANK, AS BENEFICIARY OF THAT TRUST DEED DATED APRIL 2, 2012 AND RECORDED APRIL 9, 2012, AS INSTRUMENT NO. 2012-010617 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2013-022066 IN SAID DESCRIBED OFFICIAL RECORDS.

COVENANTS, CONDITIONS & RESTRICTIONS

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THIS SUBDIVISION, WAS SIMULTANEOUSLY RECORDED WITH THIS PLAT WITHIN INSTRUMENT NO. 2013-022067 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

** RECEIVED **
Date 6/27/13 By SF
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

FIRST PLACE
A PLANNED UNIT DEVELOPMENT

TEMPCO MALL CONDOMINIUM (VACATED)
& PARCEL 2, PARTITION PLAT NO. P-98-1990

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

FOR
First Place Partners, LLC

815 Alder Creek Drive
Medford, Oregon 97504

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.

ALL OF PARCEL 2 OF PARTITION PLAT NO. P-98-1990 OF THE PARTITION PLAT RECORDS OF JACKSON COUNTY, OREGON, FILED AS SURVEY NO. 12197 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. ALSO, ALL OF VACATED TEMPCO MALL CONDOMINIUM, RECORDED DECEMBER 13, 1983 IN VOLUME 15, PAGE 13 OF THE PLAT RECORDS OF SAID COUNTY AND FILED AS SURVEY NO. 9807 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, WITH THE EXTERIOR BOUNDARY OF THE COMBINED ABOVE REFERENCED TRACTS BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT AN ALUMINUM CAPPED IRON PIN AT THE NORTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT NO. P-98-1990 OF THE PARTITION PLAT RECORDS OF JACKSON COUNTY, OREGON, BEING ALONG THE WESTERLY LINE OF FIRST STREET IN THE CITY OF ASHLAND, LYING SITUATE IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2 THE FOLLOWING COURSES: SOUTH 89°38'25" WEST, 13.96 FEET TO A 1-1/4 INCH IRON ROD (PLAT RECORD SOUTH 89°43'06" WEST, 13.91 FEET); THENCE NORTH 89°25'57" WEST, 20.88 FEET TO A 1-1/2 INCH IRON PIPE (PLAT RECORD NORTH 89°25'57" WEST, 20.89 FEET); THENCE SOUTH 79°31'48" WEST, 78.23 FEET TO A 1-1/2 INCH IRON PIPE (PLAT RECORD SOUTH 79°29'30" WEST, 78.30 FEET); THENCE NORTH 66°53'45" WEST, 42.23 FEET TO A 1-1/4 INCH IRON ROD (PLAT RECORD NORTH 66°57'21" WEST, 42.24 FEET); THENCE SOUTH 34°17'22" WEST, 54.22 FEET TO A NAIL AND BRASS WASHER IN THE FOOTING OF A CONCRETE WALL (PLAT RECORD SOUTH 34°12'34" WEST, 54.22 FEET); THENCE NORTH 66°53'31" WEST, 99.60 FEET TO A LEAD PLUG AND BRASS WASHER IN THE TOP OF A CONCRETE WALL AT THE NORTHWESTERLY CORNER OF SAID DESCRIBED PARCEL 2 (PLAT RECORD NORTH 66°51'58" WEST, 99.60 FEET); THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 2 THE FOLLOWING COURSES: SOUTH 23°07'20" WEST, 100.14 FEET TO A 5/8 INCH IRON PIN (PLAT RECORD SOUTH 23°08'02" WEST, 100.11 FEET); THENCE SOUTH 66°52'40" EAST, 62.99 FEET TO A 5/8 INCH IRON PIN (PLAT RECORD SOUTH 66°51'58" EAST, 62.97 FEET); THENCE SOUTH 34°12'40" WEST, 74.64 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2 (PLAT RECORD SOUTH 34°13'22" WEST, 74.59 FEET); SAID SOUTHWEST CORNER BEING ALONG THE NORTHERLY LINE OF LITHIA WAY (FORMERLY "C" STREET) FROM WHICH A 1-7/16 INCH IRON ROD BEARS NORTH 34°12'40" EAST, 0.11 FEET; THENCE SOUTH 65°58'45" EAST, ALONG SAID NORTHERLY LINE OF LITHIA WAY (FORMERLY "C" STREET), 119.94 FEET TO THE SOUTHWEST CORNER OF TEMPCO MALL CONDOMINIUM, VACATED AS DESCRIBED WITHIN INSTRUMENT NO. 2005-050396 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON (PLAT RECORD SOUTH 65°59'24" EAST, 119.93 FEET); THENCE CONTINUING SOUTH 65°58'45" EAST, ALONG SAID NORTHERLY LINE OF LITHIA WAY, 170.66 FEET (PLAT RECORD SOUTH 65°57'55" EAST, 170.65 FEET) TO A CONCRETE NAIL AND BRASS WASHER AT THE INTERSECTION OF THE WESTERLY LINE OF FIRST STREET WITH THE NORTHERLY LINE OF "C" STREET IN THE CITY OF ASHLAND, OREGON, ALSO BEING THE SOUTHWEST CORNER OF SAID VACATED TEMPCO MALL CONDOMINIUM; THENCE NORTH 05°50'24" EAST, ALONG SAID WESTERLY LINE OF FIRST STREET, A DISTANCE OF 301.64 FEET TO THE INITIAL POINT OF BEGINNING.

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

SURVEY NOTE:

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

1 THE TERMS, PROVISIONS AND CONDITIONS AS SET FORTH AS DESCRIBED WITHIN INSTRUMENT NO. 91-12404 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

2 RESERVATION IN FAVOR OF THE CITY OF ASHLAND FOR THE RIGHT TO CONTINUE THE USE AND MAINTENANCE OF AN ELECTRICAL LINE AND TRANSFORMER DESCRIBED WITHIN INSTRUMENT NO. 82-05552 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

RECORDING:

FILED FOR RECORD THIS 27th DAY OF June, 2013 AT 2:05 O'CLOCK P.M. AND RECORDED IN VOLUME 39, PAGE 5 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker
COUNTY CLERK
Carmen D. Helman
DEPUTY

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF June 27th, 2013.

[Signature] Deputy
TAX COLLECTOR
6-27-13
DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 27th DAY OF JUNE, 2013.

[Signature] Deputy
ASSESSOR
6-27-2013
DATE

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

PURPOSE: TO SURVEY AND MONUMENT A SUBDIVISION FOR A PLANNED UNIT DEVELOPMENT OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2012-008579 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND FILED AS PLANNING ACTION NO. PA #2012-01122 WITH THE CITY OF ASHLAND PLANNING DEPARTMENT.

PROCEDURE: UTILIZING A LEICA TCRP 1203 ROBOTIC ELECTRONIC TOTAL STATION AND RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 20603, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY THE LANDS FORMERLY KNOWN AS THE COPELAND LUMBER YARD AND THE TEMPCO MALL CONDOMINIUM FOR THIS SUBDIVISION AS SHOWN. THE EXTERIOR BOUNDARY OF THIS SUBDIVISION, BEING ALL OF PARCEL 2, PARTITION PLAT NO. P-98-1990, FILED AS SURVEY NO. 12197, AS WELL AS ALL OF TEMPCO MALL CONDOMINIUM, FILED AS SURVEY NO. 9807, HAVING BEEN VACATED AS DESCRIBED WITHIN INSTRUMENT NO. 2005-050396 OF THE OFFICIAL RECORDS OF JACKSON COUNTY. THIS EXTERIOR BOUNDARY WAS PREVIOUSLY SURVEYED BY THIS OFFICE IN THE PERFORMANCE OF SAID DESCRIBED SURVEY NO. 20603. AT THAT TIME, FIRST PLACE SUBDIVISION HAD BEEN APPROVED BY THE CITY WITH INFRASTRUCTURE FOR UTILITIES AND ACCESS FOR FUTURE LOTS ALREADY INSTALLED, BUT BEFORE THE SUBDIVISION PLAT WAS RECORDED, THE EFFECTS OF THE ECONOMIC RECESSION OF 2008 HAD GROUNDED THE PROJECT. MONUMENTS HAD BEEN ALREADY ESTABLISHED FOR THE FUTURE LOTS ALONG THE EXTERIOR BOUNDARY OF THE SUBDIVISION ON LITHIA WAY AND FIRST STREET, AS DENOTED ON SURVEY NO. 20603 IN ANTICIPATION OF THE PROJECT BEING RESUMED ONCE ECONOMIC CONDITIONS ALLOWED. RECENTLY WHEN THE PROJECT WAS REVIVED, THE NEW PROPERTY OWNER, FIRST PLACE PARTNERS LLC, DECIDED TO SLIGHTLY MODIFY THE FUTURE LOT SIZES AND LOCATIONS. THEREFORE NEW MONUMENTS WERE ESTABLISHED AT THE REVISED LOT CORNERS FOR THIS SUBDIVISION, BUT BECAUSE THE PREVIOUS FUTURE LOT CORNER MONUMENTS, AS DENOTED ON SURVEY NO. 20603, WERE IN SUCH CLOSE PROXIMITY TO THE MODIFIED LOT CORNERS AS SHOWN ON THIS PLAT, IT WAS DECIDED TO DESTROY THE PREVIOUS MONUMENTS AS SHOWN ALONG LITHIA WAY AND FIRST STREET, SO AS NOT TO CAUSE CONFUSION OR POSSIBLE CONSTRUCTION ERRORS AS THESE NEW LOTS ARE DEVELOPED.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JULY 14, 1998
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: FEBRUARY 4, 2013
PROJECT NO. 220-04

FILE: SURVEYS\220-04\FIRST PLACE.DWG SHEET 1 of 2

FIRST PLACE
A PLANNED UNIT DEVELOPMENT

OF
TEMPCO MALL CONDOMINIUM (VACATED)
& **PARCEL 2, PARTITION PLAT NO. P-98-1990**

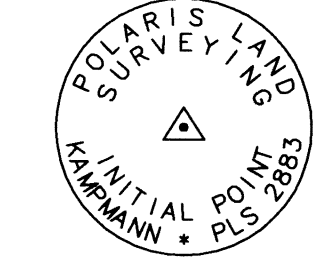
LYING SITUATE WITHIN
NORTHWEST QUARTER OF SECTION 9,
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
First Place Partners, LLC

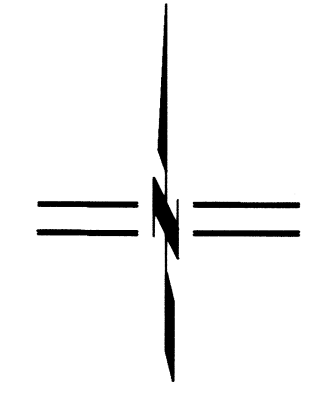
815 Alder Creek Drive
Medford, Oregon 97504

FLAG	Δ	R	A	T	CHORD
①	108°08'39"	5.00'	9.44'	6.90'	N 59°54'44" E - 8.10'
②	02°59'50"	1394.90'	72.97'	36.49'	S 64°31'02" E - 72.96'

** RECEIVED **
Date 6/27/13 By df
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR



MONUMENT DETAIL
2" ALUMINUM CAP ON
5/8" x 30" IRON PIN



SCALE: 1" = 30'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

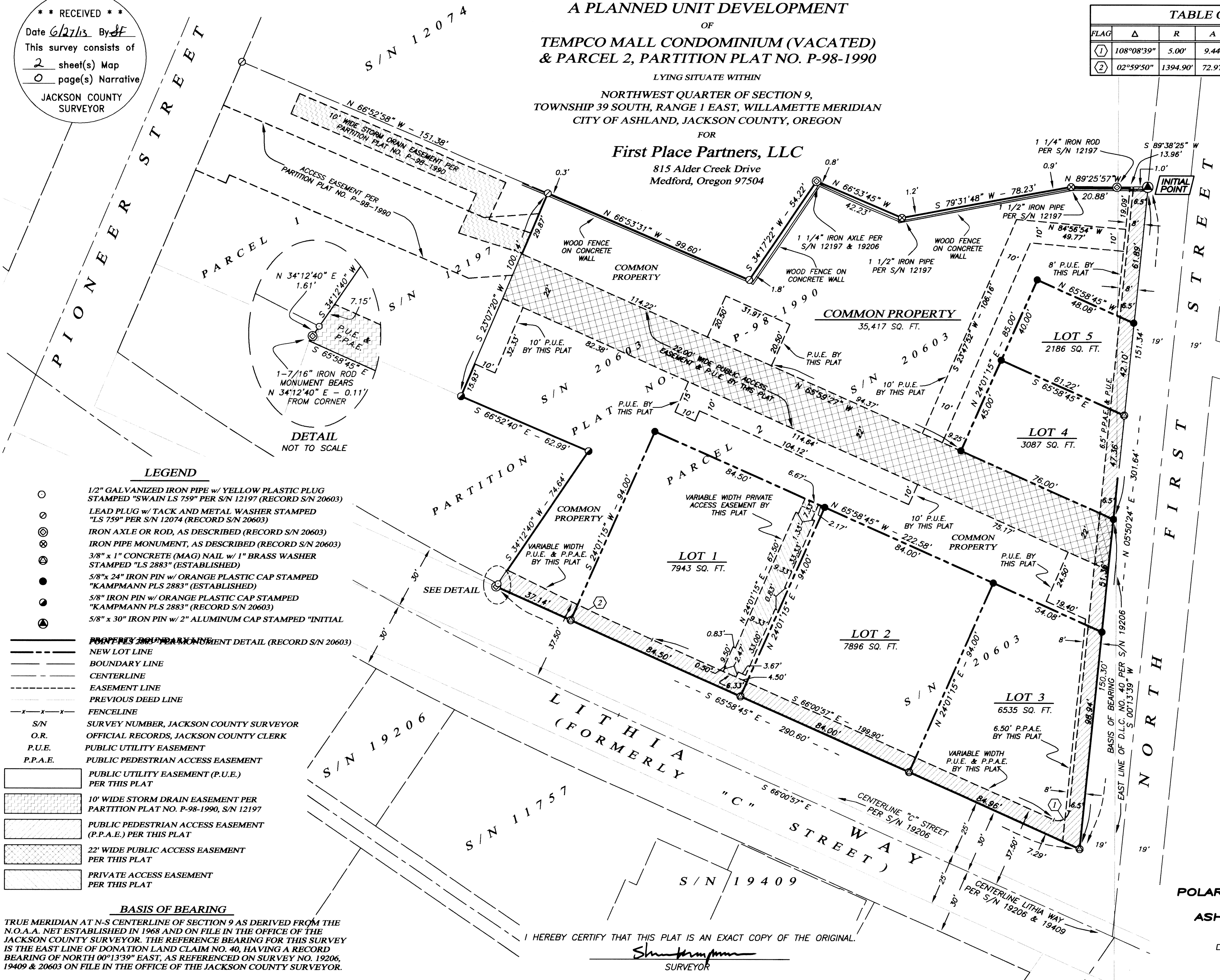
Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2013

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

DATE: FEBRUARY 4, 2013
PROJECT NO. 220-04

FILE: SURVEYS\220-04\FIRST PLACE.DWG SHEET 2 of 2



LEGEND

- 1/2" GALVANIZED IRON PIPE w/ YELLOW PLASTIC PLUG STAMPED "SWAIN LS 759" PER S/N 12197 (RECORD S/N 20603)
- LEAD PLUG w/ TACK AND METAL WASHER STAMPED "LS 759" PER S/N 12074 (RECORD S/N 20603)
- IRON AXLE OR ROD, AS DESCRIBED (RECORD S/N 20603)
- IRON PIPE MONUMENT, AS DESCRIBED (RECORD S/N 20603)
- 3/8" x 1" CONCRETE (MAG) NAIL w/ 1" BRASS WASHER STAMPED "LS 2883" (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (RECORD S/N 20603)
- 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL"
- MONUMENT DETAIL (RECORD S/N 20603)
- NEW LOT LINE
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- PREVIOUS DEED LINE
- x-x-x- FENCELINE
- S/N SURVEY NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- P.U.E. PUBLIC UTILITY EASEMENT
- P.P.A.E. PUBLIC PEDESTRIAN ACCESS EASEMENT
- Public Utility Easement (P.U.E.) PER THIS PLAT
- 10' WIDE STORM DRAIN EASEMENT PER PARTITION PLAT NO. P-98-1990, S/N 12197
- Public Pedestrian Access Easement (P.P.A.E.) PER THIS PLAT
- 22' WIDE PUBLIC ACCESS EASEMENT PER THIS PLAT
- Private Access Easement PER THIS PLAT

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. 40, HAVING A RECORD BEARING OF NORTH 00°13'39" EAST, AS REFERENCED ON SURVEY NO. 19206, 19409 & 20603 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

Assessor's Map No. 39 1E 09 BA, Tax Lots 10100, 11601, 11701 & 15000