

APPROVAL:

[Signature] 2.20.14
ASHLAND PLANNING DEPARTMENT DATE
PA # 2013-01904
PROPERTY LINE ADJUSTMENT

LAND PARTITION SURVEY

PARTITION PLAT NO. P-7-2014

LOCATED IN:

THE NE 1/4 OF SECTION 16, TOWNSHIP 39 SOUTH,
RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

RICHARD HOLT
1031 WEST IVY LANE
ASHLAND, OREGON 97520

PROPERTY LINE ADJUSTMENT

RECORDING:

FILED FOR RECORD THIS 27th DAY OF February
2014, AT 10:12 O'CLOCK, A. M. AND RECORDED AS
PARTITION PLAT NO. P-7-2014 OF THE RECORDS
OF PARTITION PLATS IN JACKSON COUNTY, OREGON.
INDEX VOLUME: 25, PAGE: 7

Christine D. Walker Jean Shingle
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 21429

APPROVAL:

EXAMINED AND APPROVED THIS 27th DAY OF
February, 2014

Bradley F. Barber
CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT RICHARD PAUL F. HOLT AND LORNA FORBES, HUSBAND AND WIFE AND
THOMAS J. LAMORE AND LINDA E. LAMORE, HUSBAND WIFE AS TENANTS BY THE
ENTIRETY ARE THE OWNERS IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED,
AND SAID OWNERS HAVE PARTITIONED THE SAME INTO PARCELS AS SHOWN
HEREON, AND THE NUMBER AND SIZE OF PARCELS AND THE LENGTH OF ALL LINES
ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION
OF THE SAID PARTITION.

Richard P. F. Holt Lorna Forbes
RICHARD PAUL F. HOLT LORNA FORBES
Thomas J. Lamore Linda E. Lamore
THOMAS J. LAMORE LINDA E. LAMORE

PREPARED BY:
TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@bisp.net

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER
CHARGES AS REQUIRED BY O.R.S. 92.095
HAVE BEEN PAID AS OF 2/27/2014

ASSESSOR Merna Crawford, Deputy
TAX COLLECTOR [Signature]

SURVEYOR'S CERTIFICATE

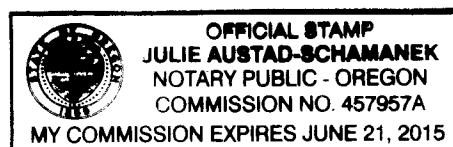
I, RICHARD F. ALSPACH, A DULY REGISTERED PROFESSIONAL LAND
SURVEYOR IN THE STATE OF OREGON, NO. 2653, DO HEREBY
CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH
PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND
SHOWN HEREON AND THAT THIS PLAT IS A CORRECT
REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN
ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 OF THE PINEVIEW
ESTATES SUBDIVISION IN THE CITY OF ASHLAND ACCORDING TO THE
OFFICIAL PLAT NOW OF RECORD; THENCE NORTH 00°00'39" WEST, 148.93
FEET; THENCE NORTH 89°50'12" EAST, 110.35 FEET; THENCE SOUTH
00°09'48" EAST, 14.23 FEET, THENCE SOUTH 89°58'17" EAST, 246.86 FEET;
THENCE SOUTH 00°09'39" EAST, 22.42 FEET; THENCE NORTH 89°28'48"
EAST, 40.21 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE
TO THE SOUTHEAST HAVING A RADIUS OF 186.558 FEET AND FROM WHICH
BEGINNING A RADIAL LINE BEARS SOUTH 29°05'41" EAST; THENCE
NORTHEASTERLY 10.892 FEET ALONG SAID CURVE THROUGH A CENTRAL
ANGLE OF 03°20'46"; THENCE SOUTH 89°57'37" EAST, 63.69 FEET TO A
POINT OF CUSP WITH A CURVE CONCAVE TO THE SOUTHEAST HAVING A
RADIUS OF 115.00 FEET AND FROM WHICH POINT A RADIAL LINE BEARS
SOUTH 33°10'48" EAST; THENCE SOUTHWESTERLY 64.92 FEET ALONG SAID
CURVE THROUGH A CENTRAL ANGLE OF 32°20'38" TO THE BEGINNING OF A
REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00
FEET; THENCE SOUTHWESTERLY 24.14 FEET ALONG SAID CURVE THROUGH A
CENTRAL ANGLE OF 55°18'55" TO THE BEGINNING OF A REVERSE CURVE
CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 45.00 FEET; THENCE
SOUTHWESTERLY 34.87 FEET ALONG SAID CURVE THROUGH A CENTRAL
ANGLE OF 44°23'51"; THENCE NORTH 89°58'17" WEST, 50.92 FEET TO THE
BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST
HAVING A RADIUS OF 124.00 FEET AND FROM WHICH BEGINNING A RADIAL
LINE BEARS SOUTH 07°26'55" EAST; THENCE SOUTHWESTERLY 45.90 FEET
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°12'32"; THENCE
SOUTH 61°20'33" WEST, 33.22 FEET TO THE BEGINNING OF A CURVE
CONCAVE TO THE NORTH HAVING A RADIUS OF 76.00 FEET; THENCE
WESTERLY 76.57 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF
57°43'42"; THENCE NORTH 60°55'45" WEST, 3.80 FEET TO THE BEGINNING
OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 164.00 FEET;
THENCE WESTERLY 149.86 FEET ALONG SAID CURVE THROUGH A CENTRAL
ANGLE OF 52°21'18"; THENCE SOUTH 66°42'57" WEST, 40.73 FEET TO THE
POINT OF BEGINNING.

STATE OF OREGON) S.S.
COUNTY OF JACKSON)

ON THIS, THE 12th DAY OF February, 2014, BEFORE ME APPEARED RICHARD
PAUL F. HOLT, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT
THE SAID INSTRUMENT WAS SIGNED BY HIM AND TO BE HIS FREE ACT AND DEED.

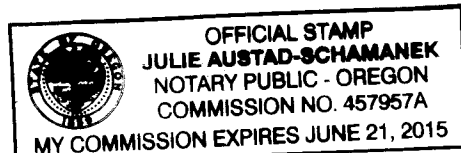
Julie Austad-Schamaneck
NOTARY



STATE OF OREGON) S.S.
COUNTY OF JACKSON)

ON THIS, THE 12th DAY OF February, 2014, BEFORE ME APPEARED LORNA
FORBES, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT
THE SAID INSTRUMENT WAS SIGNED BY HER AND TO BE HER FREE ACT AND DEED.

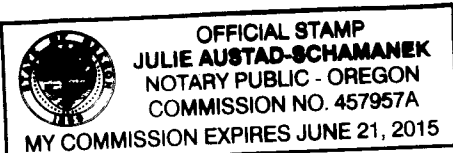
Julie Austad-Schamaneck
NOTARY



STATE OF OREGON) S.S.
COUNTY OF JACKSON)

ON THIS, THE 12th DAY OF February, 2014, BEFORE ME APPEARED THOMAS J.
LAMORE, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE
SAID INSTRUMENT WAS SIGNED BY HER AND TO BE HIS FREE ACT AND DEED.

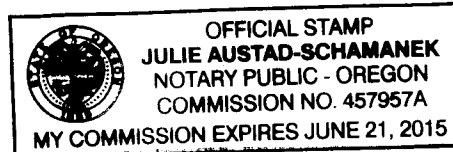
Julie Austad-Schamaneck
NOTARY



STATE OF OREGON) S.S.
COUNTY OF JACKSON)

ON THIS, THE 12th DAY OF February, 2014, BEFORE ME APPEARED LINDA E.
LAMORE, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE
SAID INSTRUMENT WAS SIGNED BY HER AND TO BE HER FREE ACT AND DEED.

Julie Austad-Schamaneck
NOTARY

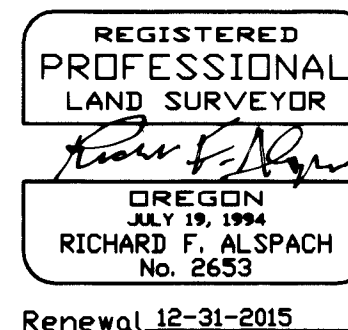


THIS IS TO CERTIFY THAT THIS IS AN
EXACT COPY OF THE ORIGINAL DRAWING

Richard F. Alspach
RICHARD F. ALSPACH, PLS 2653

DATE OF SURVEY: 1-23-2014
TERRASURVEY JOB NO. 926-13

RECEIVED
DATE 2-27-14 BY [Signature]
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR



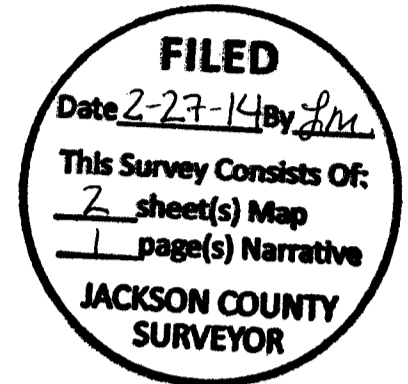
Richard F. Alspach 2/5/14
RICHARD F. ALSPACH PLS 2653 DATE

SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY
January 23, 2014

SURVEYED BY:
TerraSurvey, Inc.
274 Fourth Street
Ashland, Oregon

SURVEY FOR:
Richard Holt
1031 West Ivy Lane
Ashland, Oregon

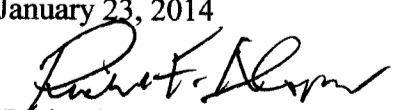


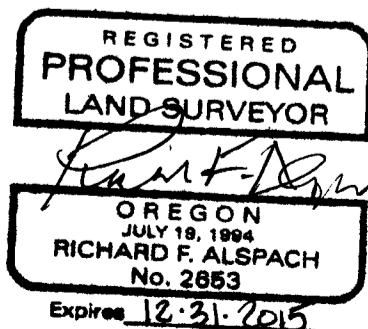
LOCATION:
Located in the NE 1/4 of Section 16, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson county Oregon.

PURPOSE:
The purpose of this survey is to adjust the property line between Lot 4 of the Pineview Estates and Parcel 2 of Partition Plat P-89-1993 as approved by the City of Ashland Planning Action No.2013-01904.

BASIS OF BEARINGS:
The basis of bearings for this survey is the true meridian at the N-S centerline of Section 16 as derived from the N.O.A.A. net established in 1968 and on file in the Jackson County Surveyors Office. The reference line for bearing control for this survey was taken from found centerline monuments on West Ivy Lane per Pineview Estate Subdivision on file at the Jackson County Surveyors Office as Survey No. 16056.

PROCEDURE:
This survey retraced Lot 4 of the Pineview Estates Subdivision and Parcel 2 of Partition Plat P-89-1993. Most monuments from those were found in position and undisturbed. An exception to that were the monuments along the cul-de-sac portion of West Ivy Lane. Two monuments, by physical appearance, were determined to be disturbed and noted on the plat. The other two may have possibly been disturbed by landscaping activity. At that location the street right of way line along the cul-de-sac was established using record dimensions from the Pineview Estates Subdivision holding the centerline monument. The corners along the right of way were established holding record chord distances from Partition Plat P-89-1993 at their intersection with the right of way. Rather than set additional monuments at those locations the existing monuments were used as witness monuments to the actual corners. This survey was accomplished using a Topcon 302 total station and conventional surveying techniques.

January 23, 2014

Richard F. Alspach, PLS 2653
TerraSurvey, Inc.
274 Fourth Street
Ashland, Oregon



LAND PARTITION SURVEY

PARTITION PLAT NO. P-7-2014

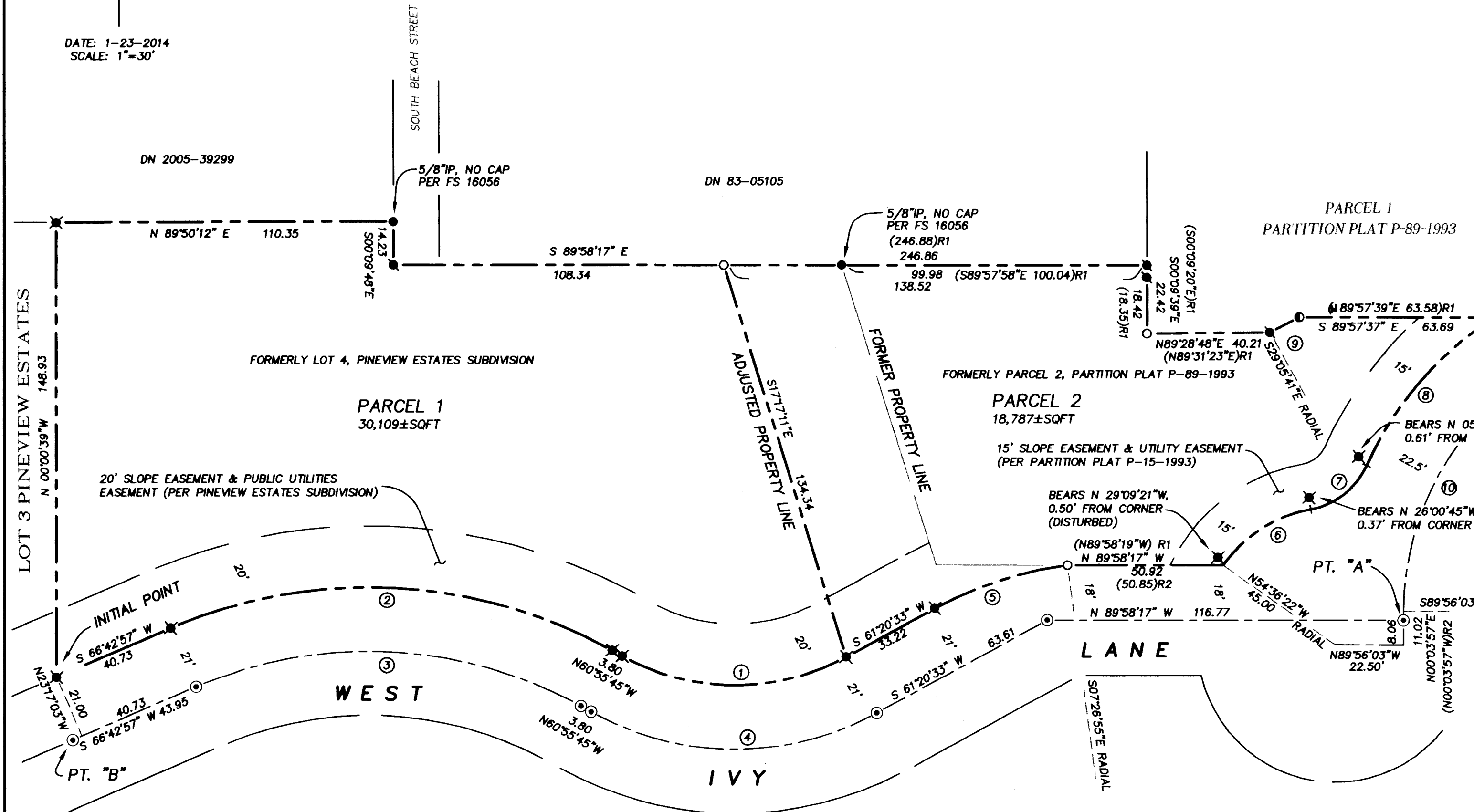
LOCATED IN:

THE NE 1/4 OF SECTION 16, TOWNSHIP 39 SOUTH,
RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
RICHARD HOLT
1031 WEST IVY LANE
ASHLAND, OREGON 97520

PROPERTY LINE ADJUSTMENT

DATE: 1-23-2014
SCALE: 1"=30'



LEGEND

- SURVEYED PROPERTY LINE
- - - EASEMENT
- SET 5/8" X 30" IRON PIN W/CAP STAMPED "ALSPACH PLS 2653"
- ⊙ FOUND 2 1/2" DIAMETER BRASS CAP W/PUNCH HOLE, STAMPED "LS 2023" IN STANDARD STREET MONUMENT CASE PER FS 16056
- ✱ FOUND 5/8" IRON PIN W/CAP STAMPED "D. HUCK LS 2023" PER FS 16056
- ✱ FOUND 5/8" IP W/CAP STAMPED "EL SWAIN RLS 759" PER FS 16056
- ⊙ FOUND 5/8" IP W/CAP STAMPED "D.A. EDWARDS LS 2339" PER FS 13699
- FOUND MONUMENT AS NOTED
- () RECORD DATA WHEN DIFFERENT FROM MEASURED
- IP IRON PIN
- FS FILED SURVEY
- DN DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- REF: REFERENCE
- DRJCO DEED RECORDS JACKSON COUNTY OREGON

CURVE TABLE

	RADIUS	DELTA	LENGTH	CHORD
①	76.00	57°43'42"	76.57	N89°47'36"W, 73.38
②	164.00	52°21'18"	149.86	N87°06'24"W, 144.70
③	143.00	52°21'18"	130.67	N87°06'24"W, 126.17
④	97.00	57°43'42"	97.73	N89°47'36"W, 93.65
⑤	124.00	21°12'32"	45.90	S71°56'49"W, 45.64
⑥	45.00	44°23'51"	34.87	S57°35'34"W, 34.00
⑦	25.00	55°18'55"	24.14	S52°08'02"W, 23.21
⑧	115.00	32°20'38"	64.92	S40°38'53"W, 64.06
⑨	186.558	3°20'42"	10.892	N62°34'42"E, 10.89
⑩	92.50	89°34'58"	144.63	N44°51'26"E, 130.34

EASEMENT NOTES

- THE MAINTENANCE, LANDSCAPING AND RETAINING WALL EASEMENT CREATED BY AND RECORDED IN DOCUMENT NUMBER 97-34873 IS EXTINGUISHED BY THIS PROPERTY LINE ADJUSTMENT BY THE FACT THAT THE 20'X50' AREA IS NOW PART OF THE DOMINANT ESTATE.
- THE DITCH AND PIPELINE EASEMENT RECORDED IN VOLUME M AT PAGE 77 OF MISCELLANEOUS RECORDS, JACKSON COUNTY OREGON DOES NOT AFFECT THE PROPERTIES OF THIS PLAT.

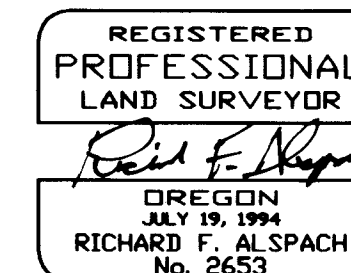
ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

REFERENCES

- R1 PARTITION PLAT P-89-1993, FS 13699
- R2 PINEVIEW ESTATES SUBDIVISION, FS 16056

THIS IS TO CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL DRAWING

RICHARD F. ALSPACH, PLS 2653



Renewal 12-31-2015

TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520

(541) 482-6474

terrain@bisp.net

JOB NO. 926-13

BASIS OF BEARING

TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 16 AS DERIVED FROM THE N.O.A.A. NET ESTABLISHED IN 1968 AND ON FILE IN THE JACKSON COUNTY SURVEYORS OFFICE. THE REFERENCE LINE FOR BEARING CONTROL FOR THIS SURVEY WAS TAKEN FROM MONUMENTS FOUND AT PT. "A" AND PT. "B" AS S 84°51'11" W, PER FILED SURVEY NUMBER 16056