

PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P - 34 - 2014

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

FOR
Laz Ayala

132 West Main Street, Suite. 202
Medford, Oregon 97501

APPROVALS:

[Signature]
ASHLAND PLANNING DEPARTMENT DATE 11.25.2014
PA - #2014-01979 / PROPERTY LINE ADJUSTMENT

EXAMINED AND APPROVED THIS 21st DAY OF NOVEMBER, 2014

[Signature]
CITY SURVEYOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT LAZARO AYALA, TRUSTEE OF THE LAZARO AYALA FAMILY TRUST, IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND HAVE ADJUSTED THE LOT LINES BETWEEN THE PARCELS AS 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 PROPERTY LINE ADJUSTMENT.

[Signature]
LAZARO AYALA, TRUSTEE
LAZARO AYALA FAMILY TRUST

ACKNOWLEDGEMENT

STATE OF OREGON)
JACKSON COUNTY) ss

PERSONALLY APPEARED THE ABOVE NAMED LAZARO AYALA, TRUSTEE, ON THIS 21 DAY OF November, 2014 AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

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

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. 2013-013602 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST 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:

LOT FIFTY SIX (56), LOT FIFTY SEVEN (57), LOT FIFTY EIGHT (58) AND LOT FIFTY NINE (59) IN BILLINGS RANCH SUBDIVISION, A PLANNED COMMUNITY IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD.

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

[Signature]
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. 2013-013602 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST 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, I SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT AS SHOWN HEREON. THE SUBJECT PROPERTIES ARE FOUR LOTS WITHIN BILLINGS RANCH SUBDIVISION AND ALL ORIGINAL LOT CORNERS WERE RECOVERED AND FIT WELL WITH THE PLAT RECORD. STREET CENTERLINE MONUMENTS WERE ALSO RECOVERED TO VERIFY THE LOT AND RIGHT OF WAY POSITIONS WHICH ALSO MATCHED WELL WITH THE PLAT RECORD.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES ON THE LAND AS DENOTED WITHIN FIRST AMERICAN TITLE COMPANY OF OREGON REPORT, ORDER NO. 0803378-SUB DATED AUGUST 5, 2014, ARE EITHER BLANKET IN NATURE, OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- A REGULATIONS, INCLUDING LEVIES, ASSESSMENTS, WATER AND IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF THE TALENT IRRIGATION DISTRICT, FOR WHICH NO SEARCH HAS BEEN MADE.
- A AN EASEMENT CREATED BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED APRIL 24, 1933, VOLUME 194, PAGE 123, IN FAVOR OF PACIFIC POWER & TELEGRAPH COMPANY FOR POLES AND WIRES. (EXACT LOCATION NOT GIVEN)
- A COVENANTS, EASEMENTS AND RESTRICTIONS IMPOSED BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED MARCH 30, 2004, BY DOCUMENT NO. 2004-016356 AND AMENDED THRU JANUARY 7, 2013, DOCUMENT NO. 2013-000552.
- A AN EASEMENT AND MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREIN, DATED FEBRUARY 24, 2004 BY AND BETWEEN BILLINGS RANCH GOLF GROUP LLC AND BILLINGS MEMORIAL LLC RECORDED APRIL 16, 2004 AS DOCUMENT NO. 2004-020666.

RECORDING:

FILED FOR RECORD THIS 23rd DAY OF December, 2014 AT 1:30 O'CLOCK PM AND RECORDED AS PARTITION PLAT NO. P- 34 -2014 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 25, PAGE 34.

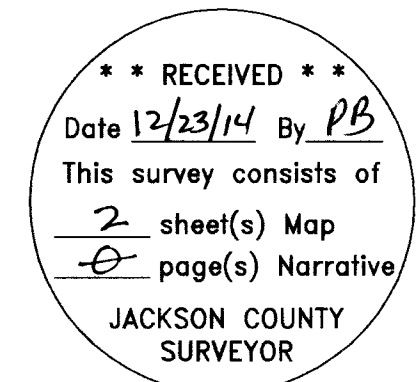
[Signature] COUNTY CLERK *[Signature]* DEPUTY

COUNTY SURVEYOR FILE NO. 21620

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF December 23, 2014.

[Signature] 12-23-14
TAX COLLECTOR DATE
[Signature] 12/23/14
ASSESSOR DATE



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

DATE: AUGUST 20, 2014
PROJECT NO. 850-14

| TABLE OF CURVES | | | | | |
|-----------------|-----------|---------|---------|---------|-------------------------|
| FLAG | Δ | R | A | T | CHORD |
| ① | 35°09'44" | 525.00' | 322.19' | 166.35' | N 71°55'48" W - 317.16' |
| ② | 54°30'00" | 50.00' | 47.56' | 25.75' | S 26°45'00" E - 45.79' |
| ③ | 35°53'00" | 50.00' | 31.31' | 16.19' | S 71°56'30" E - 30.81' |
| ④ | 54°30'00" | 75.00' | 71.34' | 38.63' | N 26°45'00" W - 68.68' |
| ⑤ | 11°25'56" | 75.00' | 14.97' | 7.51' | N 15°17'24" E - 14.94' |
| ⑥ | 10°04'24" | 75.00' | 13.19' | 6.61' | N 04°32'12" E - 13.17' |
| ⑦ | 85°01'18" | 25.00' | 37.10' | 22.92' | N 42°00'39" W - 33.79' |
| ⑧ | 22°41'51" | 550.00' | 217.88' | 110.39' | N 73°10'22" W - 216.46' |
| ⑨ | 3°12'51" | 550.00' | 30.85' | 15.43' | N 67°07'22" W - 30.85' |
| ⑩ | 3°41'30" | 550.00' | 35.44' | 17.72' | N 63°40'12" E - 35.43' |
| ⑪ | 90°24'49" | 20.00' | 31.56' | 20.15' | S 8°50'35" E - 28.39' |

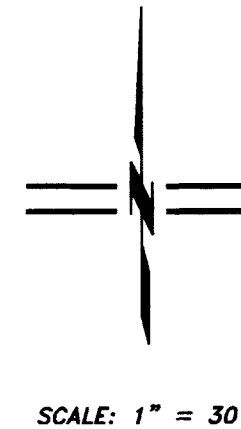
**PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P-34-2014**

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

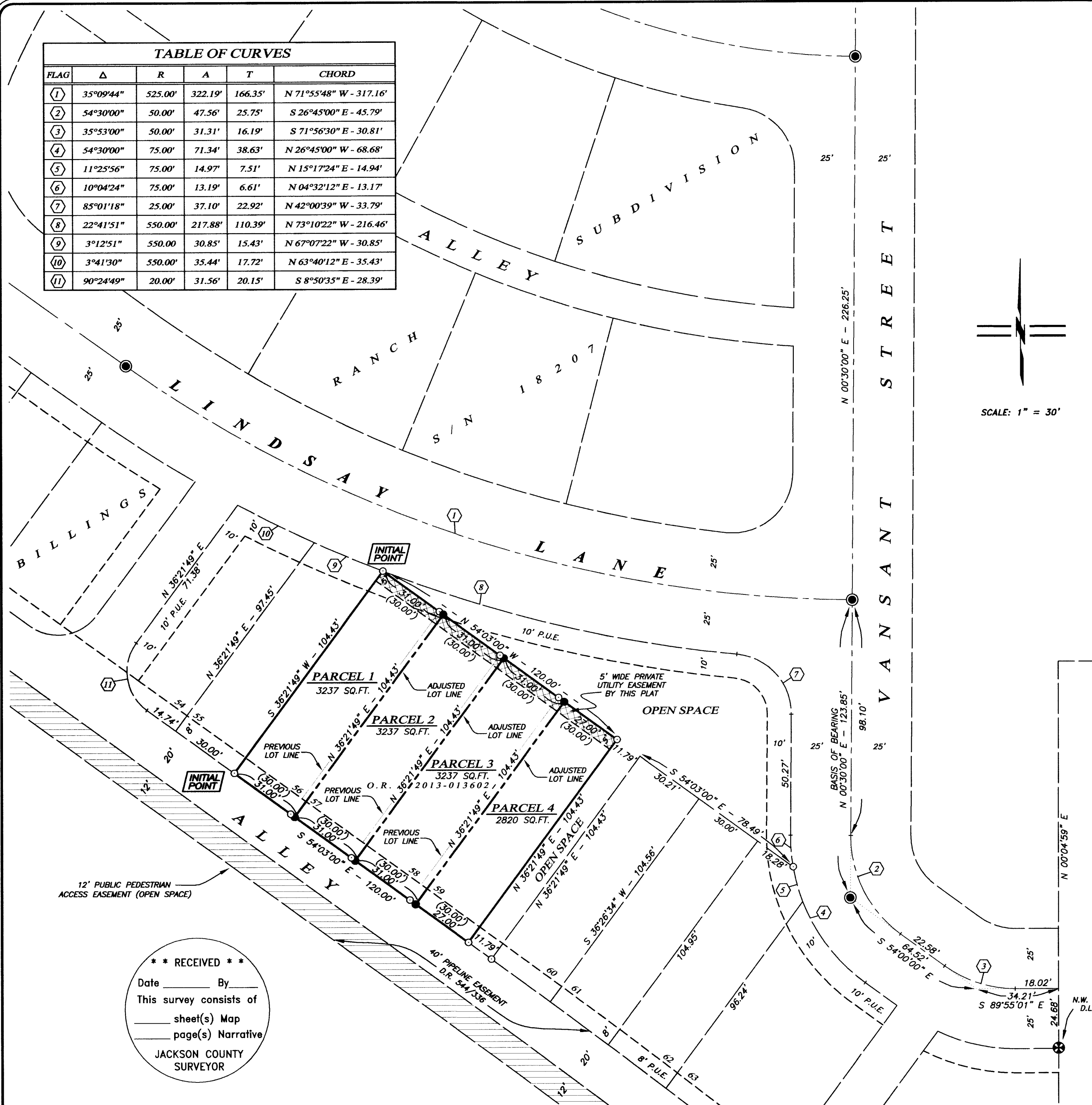
FOR
Laz Ayala
132 West Main Street, Suite. 202
Medford, Oregon 97501

LEGEND

- ⊗ 2 1/2" BRONZE CAP, DONATION LAND CLAIM CORNER PER S/N 17770 & 17797 (RECOVERED)
- ⊙ 2" BRASS CAPPED IRON PIPE IN MONUMENT WELL STAMPED "LS 2023" PER S/N 18608 (RECOVERED)
- 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "D. HUCK LS 2023" PER S/N 18608 (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- - - ADJUSTED PROPERTY LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - PREVIOUS DEED LINE
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- D.L.C. DONATION LAND CLAIM
- P.U.E. PUBLIC UTILITY EASEMENT
- P.P.A.E. PUBLIC PEDESTRIAN ACCESS EASEMENT
- () PLAT RECORD DATA PER BILLINGS RANCH SUBDIVISION
- 40' P.U.E. EASEMENT PER D.R. 577/336
- 12' P.P.A.E. PER BILLING RANCH SUBDIVISION (SURVEY NO. 18207)
- 5' PRIVATE UTILITY EASEMENT PER THIS PLAT



SCALE: 1" = 30'



BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF VANSANT STREET, IN THE CITY OF ASHLAND, HAVING A RECORD PLAT BEARING OF NORTH 00°30'00" EAST, AS REFERENCED ON SURVEY NO. 18207, 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: 6/30/2015

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

DATE: AUGUST 20, 2014
PROJECT NO. 850-14

**** RECEIVED ****
Date _____ By _____
This survey consists of _____
sheet(s) Map
page(s) Narrative
JACKSON COUNTY
SURVEYOR