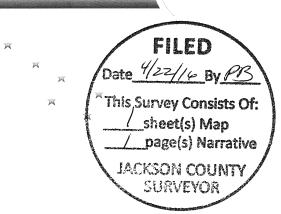
## **SURVEY NOTES:** SURVEYOR'S CERTIFICATE PROPERTY LINE ADJUSTMENT THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE REPORT NO. I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO 7169-2580412 DATED JANUARY 04, 2016 AND 7169-2580430 DATED JANUARY 11, 2016, (LOT CONSOLIDATION) HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS EITHER DOES NOT AFFECT THE SUBJECT TRACTS, ARE BLANKET IN NATURE OR PROVIDED BY LAW, THE TRACT OF LAND HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN PARTITION PLAT NO. P - 12 - 2016 OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES. EASEMENT FOR RIGHT OF WAY FOR FLUME, VOLUME 11, PAGES 157, 492 & 507 BEGINNING AT A POINT ON THE WESTERLY LINE OF THE PLAZA IN THE CITY OF ASHLAND, JACKSON COUNTY, AND VOLUME 20, PAGE 224, DEED RECORDS OF JACKSON COUNTY, OREGON. LYING SITUATE WITHIN OREGON, WHICH POINT IS 6 INCHES SOUTHERLY ALONG THE WESTERLY LINE OF PLAZA (SAME BEING THE EASTERLY LINE OF BLOCK 1), FROM THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 1 OF THE CITY OF ASHLAND, NORTHWEST QUARTER OF SECTION 9 EASEMENT FOR PARTY WALL, VOLUME 24, PAGE 209 IN THE DEED RECORDS OF OREGON, AS DESIGNATED UPON THE OFFICIAL MAP OF SAID CITY ADOPTED NOVEMBER 5, 1888; THENCE SOUTH JACKSON COUNTY, OREGON. TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN 3°29'02" EAST (PLAT RECORD SOUTH 3°33' EAST) 20.00 FEET ALONG SAID WESTERLY LINE; THENCE SOUTH 86°29'02' CITY OF ASHLAND, JACKSON COUNTY, OREGON WEST, 125.30 FEET (DEED RECORD SOUTH 86°27' WEST); THENCE NORTH 3°28'30" WEST, 69.52 FEET; THENCE NORTH RIGHT, TITLE AND INTEREST OF ADJACENT OWNERS IN AND TO THE EXISTING 86°33'18" EAST, 13.99 FEET; THENCE NORTH 3°11'16" WEST, 4.01 FEET; THENCE NORTH 86°30'58" EAST, 11.28 FEET; PARTY WALL AND STAIRWAY, VOLUME 104, PAGE 338, VOLUME 151, PAGE 38 AND VOLUME 152, PAGE 518, DEED RECORDS, JACKSON COUNTY, OREGON. THENCE SOUTH 3°29'02" WEST, 6.62 FEET; THENCE NORTH 86°30'58" EAST, 100.00 FEET TO SAID WESTERLY LINE OF THE PLAZA; THENCE SOUTH 3°29'02" EAST, 46.84 FEET ALONG SAID WESTERLY LINE, TO THE POINT OF BEGINNING. Allan Sandler EASEMENT FOR UNDERGROUND COMMUNICATION LINES AND CABINETS PER **DECLARATION:** DOCUMENT NO. 90-15019, OFFICIAL RECORDS, JACKSON COUNTY CLERK. P.O. Box 306 KNOW ALL PERSONS BY THESE PRESENTS, THAT 15 N. MAIN LLC, AN OREGON LIMITED LIABILITY Ashland, Oregon 97520 AGREEMENT & MODIFICATION OF EASEMENT PER DOCUMENT NO. 99-26864 OF COMPANY, RHANSEN PLAZA CONDO LLC, A LIMITED LIABILITY COMPANY AND ASHLAND HOLDINGS, THE OFFICIAL RECORDS, JACKSON COUNTY, OREGON. LP, A LIMITED PARTNERSHIP, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND THAT THEY HAVE CONSOLIDATED THE SAME INTO THE PARCEL AS SHOWN HEREON, AND THAT THE SIZE RECORD POSITION OF IRON BAR ALONG EASEMENT FOR PERMANENT PEDESTRIAN EASEMENT PER DOCUMENT NO. OF THE PARCEL AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS 6 00-28284 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON. WEST LINE NORTH MAIN STREET AT -A CORRECT REPRESENTATION OF THE PROPERTY LINE ADJUSTMENT (LOT CONSOLIDATION). NORTHEAST CORNER OF PERRINE'S BUILDING PER S/N 20123 15 N. MAIN'LLC, AN OREGON LIMITED LIABLITY COMPANY & TERMS, PROVISIONS, COVENTS, CONDITIONS, DEFINITIONS, OPTIONS, /> OBLIGATIONS AND RESTRICTIONS CONTAINED IN CONDOMINIUM DECLARATION. LOT 7 DOCUMENT NO. 2006-050897, OFFICIAL RECORDS, JACKSON COUNTY, OREGON. N 03°11'16" W ASHLAND HOLDING, LP, A LIMITED PARTNERSHIP BY 4.01' (4.00') ALLAN FRANK SANDLER, AUTHORIZED AGENT BY-LAWS, REGULATIONS & ASSESSMENTS OF PLAZA CONDOMINIUM OWNERS N 03°29'02" W ASSOCIATION, INC. PER DOCUMENT O.R. 2006-050898, JACKSON COUNTY, OR. *∕ 6.62' (6.71')* N 8630'581 11.28 MATTERS AS DISCLOSED ON THE ALTA/ASCM LAND TITLE SURVEY BY SHAWN N 86°30'58" E - 100.00' RHANSEN PLAZA CONDO LLC, A LIMITED LIABILITY COMPANY MATTERS AS DISCLUSED ON THE RETURNS ON THE ALTERNATION AND SURVEYING, DATED JUNE 4, 2013, JOB NO. 784-13. HANSEN, AUTHORIZED AGENT TERMS AND PROVISIONS FOR SHARED MAINTENANCE OF STAIRWAY, LANDING *ACKNOWLEDGEMENT* AND ROOF ACCESS AREA AT 11 NORTH MAIN STREET PER DOCUMENT NO. N 86°33'18" E STATE OF OREGON 0 13.99' (14.00') 2013-022142, OFFICIAL RECORDS, JACKSON COUNTY, OREGON. JACKSON COUNTY SS O.R. 2006-030954 AGREEMENT AND OBLIGATIONS BETWEEN ZE ASSOCIATES, LLC AND FRANK SANDLER PER O.R. 2013-022143, JACKSON COUNTY, OREGON. PERSONALLY APPEARED THE ABOVE NAMED ALLAN FRANK SANDLER, ON THIS 30 DAY OF MAYLA, , 2016, AND ACKNOWLEDGED TO , 2016, AND ACKNOWLEDGED THE LOT 8 FOREGOING TO BE HIS VOLUNTARY ACT AND DEED EASEMENT, ACCESS &MAINTENANCE AGREEMENT PER O.R. 2014-014406, PARCEL 1 JACKSON COUNTY, OREGON 8,489 SQ. FT. 0.195 ACRES COMMISSION NO. 943850 ADJUSTED PROPERTY LINE . **LEGEND** INITIAL POINT 3" BRASS CAP STAMPED "CITY OF ASHLAND" IN MONUMENT N 03°29'02" WELL PER S/N 16742, 19632 & 20123 (RECORD) N 86'30'58" E - 100.00' **MY COMMISSION EXPIRES:** SCALE: 1" = 20' IRON BAR UNDER WEST EDGE OF BUILDING PER S/N 16742, N 86'30'58" E 19362 & 20123 (RECORD) **ACKNOWLEDGEMENT** 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "D. HUCK 0 O.R. 2013-021629 LOT 8-1/2 LS 2023" PER S/N 19362 & 20123 (RECORD) STATE OF OREGON JACKSON COUNTY SS LEAD PLUG AND TACK w/ BRASS WASHER IN CONCRETE Δ STAMPED "LS 2023" PER S/N 19362 (RECOVERED) PERSONALLY APPEARED THE ABOVE NAMED HANSEN, ON THIS DO DAY OF MAY CL., 2016, AND ACKNOWLEDGED THE FOREGOING 3/8"x 1" CONCRETE NAIL w/ 1"BRASS WASHER IN CONCRETE STAMPED "POLARIS PLS 2883" PER S/N 20123 (RECORD) TO BE HIS VOLUNTARY ACT AND DEED 1" COPPER BERNTSEN DISC DRILLED AND SET FLUSH IN CONCRETE STAMPED "POLARIS PLS 2883" (ESTABLISHED) 3/8" x 1" CONCRETE (MAG) NAIL w/ 1" BRASS WASHER IN NOTARY PUBLIC - OREGON N 03'29'02" W CONCRETE STAMPED "POLARIS PLS 2883" (ESTABLISHED) **PROPERTY LINE** N 86'30'58" E **MY COMMISSION EXPIRES:** 28.00 ADJUSTED PROPERTY LINE **BOUNDARY LINE** APPROVALS: CENTERLINE EXAMINED AND APPROVED THIS / DAY OF EASEMENT LINE N 86°30'58" E \* RECEIVED \* **FENCELINE** SURVEY RECORD DATA PER S/N 19362 ASHLAND PLANNING DIRECTOR LOT 9 PLANNING FILE NO. PA - 2015 - 02376 W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED This survey consists of DEED RECORD, VOLUME AND PAGE, JACKSON COUNTY RECORDER sheet(s) Map OFFICIAL RECORDS, JACKSON COUNTY RECORDER O.R. \_page(s) Narrative/ SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR JACKSON COUNTY **RECORDING:** FILED FOR RECORD THIS 22 OF USUL, 2016 AT 124 O'CLOCK LM, AND RECORDED IN VOLUME 27, PAGE 12, SURVEYOR REGISTERED **PROFESSIONAL** LAND SURVEYOR 5hm-thmpmm COUNTY CLERK N 83'24'29" E - 105 21960 SHAWN KAMPMANN COUNTY SURVEYOR FILE NO. w I N B U R N RENEWAL DATE: 6/30/2017 TAX COLLECTOR'S STATEMENT: ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES. O.R.S. 92.095 HAVE BEEN, PAID AS OF HOLY 221 ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY SURVEYED BY: POLARIS LAND SURVEYING LLC I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL P.O. BOX 459 TAX ÇÖLLECTOR DATE han Kringman BASIS OF BEARING ASHLAND, OREGON 97520 1/22/16 (541) 482-5009 THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF WINBURN WAY, HAVING A RECORD BEARING OF SOUTH 83°24'29" WEST, AS REFERENCED ON DATE DATE: MARCH 15, 2016 SURVEY NO. 20123, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. PROJECT NO. 784-13 Assessor's Map No. 39 1E 09 BB, Tax Lots 7800 & 70000-70010 FILE: SURVEYS\784-13\PLAZA CONDO PLA PLAT.DWG SHEET 1 of 1 POLARIS LAND SURVEYING



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SURVEY NO. 21960

## SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 **OREGON REVISED STATUTES**

**SURVEY FOR:** 

Allan Sandler

P.O. Box 306

Ashland, Oregon 97520

**LOCATION:** 

The Northwest Quarter of Section 9 in Township 39 South, Range 1 East of the Willamette Meridian, City of Ashland, Jackson County, Oregon.

**PURPOSE:** 

To survey and monument a Property Line Adjustment for a Lot Consolidation of those tracts of land described within Instrument No. 2013-021629 and 2006--030954 of the Official Records in Jackson

County, Oregon for a future annexation of Plaza Condominium.

**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. 20123, on file in the office of the Jackson County Surveyor, I survey the lands as shown.

The subject tract lies within portions of Lots 8 & 8½ in Block 1 of the McCall's 1888 Map of Ashland, approved by the City Council on November 5, 1888 as the Official Map of Ashland. Existing monuments that established the property boundary of the Plaza Condominium (Survey No. 19362) were recovered during the performance of Survey No. 20123 and held for position. ALTA/ACSM Land Title Surveys dated June 4, 2013, were performed by this office of the southerly tract described within Instrument No. 2013-021629, as well as that tract described within Instrument No. 2013-022140 of said Records that denoted the property boundaries as previously determined by Survey No. 20123 between it and Survey No. 19362 and monumented by this survey.

**BASIS OF BEARING:** The Basis of Bearing for this survey is the centerline of Winburn Way,

having a record plat bearing of North 83°24'29" East, as referenced on Survey No. 20123, on file in the office of the Jackson County Surveyor.

DATE:

March 15, 2016

PREPARED BY:

Shawn Kampmann,

Professional Land Surveyor

POLARIS LAND SURVEYING, LLC

P.O. Box 459

Ashland, Oregon 97520

(541) 482-5009

REGISTERED PROFESSIONAL LAND SURVEYOR

> OREGON JULY 14, 1998 SHAWN KAMPMANN 02883LS

RENEWAL DATE: 6/30/17