

APPROVALS:

[Signature]
ASHLAND PLANNING DEPARTMENT
PA - #2016-00870 / PROPERTY LINE ADJUSTMENT
DATE 6/22/2016

EXAMINED AND APPROVED THIS 21ST DAY OF JUNE, 2016

[Signature]
CITY SURVEYOR

PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P - 23 - 2016

LYING SITUATE WITHIN
NORTHWEST QUARTER OF SECTION 10
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

Melanie Mindlin

1338 Seena Lane
Ashland, Oregon

RECORDING:

FILED FOR RECORD THIS 20TH DAY OF June, 2016 AT 1:59 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-23-2016 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 27, PAGE 23.

[Signature]
COUNTY CLERK
[Signature]
DEPUTY

COUNTY SURVEYOR FILE NO. 22019

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, MELANIE MINDLIN, AM THE OWNER 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]
MELANIE MINDLIN

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.

PARCELS 1 AND 2 OF PARTITION PLAT NO. P-61-2008, RECORDS OF PARTITION PLATS, JACKSON COUNTY, OREGON AND FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY NO. 20213, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN ALUMINUM CAPPED IRON PIN AT THE SOUTHEAST CORNER OF PARCEL 1, PARTITION PLAT NO. P-51-1999, RECORDED ON SEPTEMBER 1, 1999 IN VOLUME 10, PAGE 51 OF THE PARTITION PLAT RECORDS OF JACKSON COUNTY, OREGON; THENCE NORTH 89°25'34" WEST, 110.63 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1 (PLAT RECORD NORTH 89°26'41" WEST, 110.71 FEET), FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER REFERENCE MONUMENT BEARS NORTH 89°25'34" WEST, 1.00 FEET; THENCE NORTH 00°05'12" EAST, 178.61 FEET, TO A NAIL AND BRASS WASHER IN CONCRETE AT THE NORTHWEST CORNER OF SAID PARCEL 1 (PLAT RECORD NORTH 00°06'14" EAST, 178.63 FEET); THENCE SOUTH 89°53'50" EAST, ALONG THE SOUTH LINE OF 21.00 FOOT WIDE SEENA LANE, A DISTANCE OF 110.69 FEET (PLAT RECORD SOUTH 89°53'38" EAST, 110.71 FEET) TO THE NORTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. P-51-1999, FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER REFERENCE MONUMENT BEARS SOUTH 00°06'22" WEST, 5.00 FEET; THENCE SOUTH 00°06'22" WEST, ALONG THE WEST LINE OF DONATION LAND CLAIM NO. 44, A DISTANCE OF 179.52 FEET (PLAT RECORD SOUTH 00°06'22" WEST, 179.50 FEET), TO THE INITIAL POINT OF BEGINNING.

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

[Signature]
SURVEYOR

SURVEY NOTES:

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

- 1 EASEMENT FOR COMMUNICATION LINES, RECORDED IN VOLUME 144, PAGE 160 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- 2 EASEMENT FOR IRRIGATION DITCH, CHANNELS AND FLUMES, RECORDED IN VOLUME 243, PAGE 178 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- 3 EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, RECORDED IN VOLUME 369, PAGE 7 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- 4 AGREEMENT OF LOCAL IMPROVEMENT DISTRICT, RECORDED IN INSTRUMENT NO. 88-10438 AND 97-26284 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 5 AGREEMENT WITH THE CITY OF ASHLAND, RECORDED IN INSTRUMENT NO. 02-26371 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 6 EASEMENT AGREEMENT, RECORDED IN INSTRUMENT NO. 2008-030982 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF June 28, 2016.

[Signature]
TAX COLLECTOR
[Signature]
ASSESSOR
DATE 6/28/16

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

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN PARCEL 1 AND PARCEL 2 OF PARTITION PLAT NO. P-61-2008 OF THE PARTITION PLAT RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 10 OF 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. 20213, I SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT AS SHOWN HEREON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JULY 14, 1988
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2017

SURVEYED BY:

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

DATE: JUNE 10, 2016
PROJECT NO. 509-08

** RECEIVED **
Date 6/28/16 By PB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

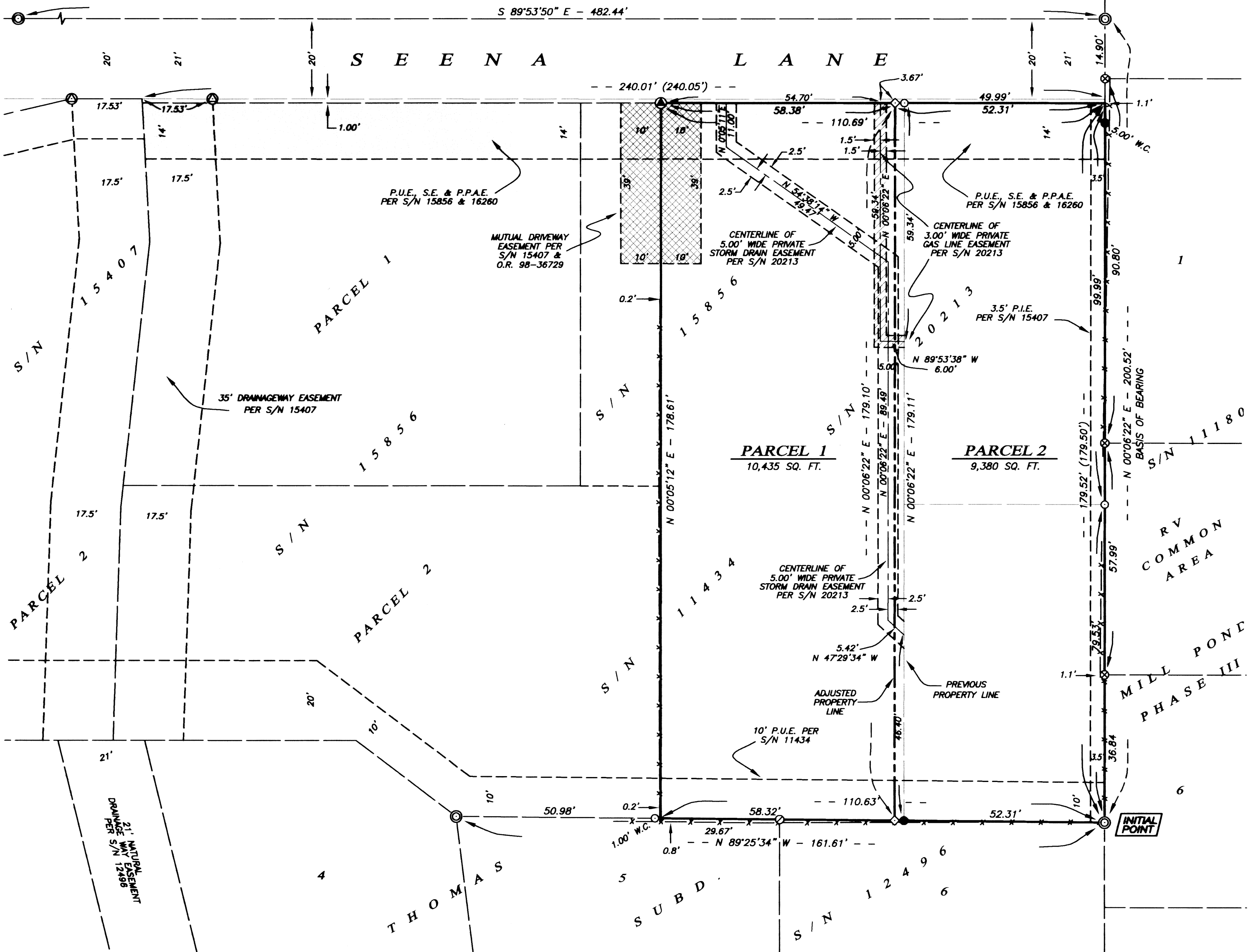
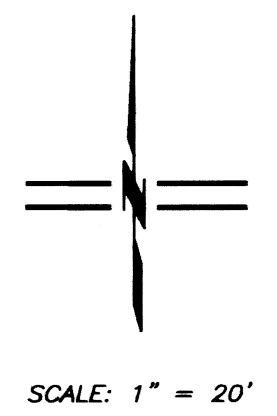
**** RECEIVED ****
 Date 6/28/16 By PS
 This survey consists of
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P - 23 - 2016

LYING SITUATE WITHIN
 NORTHWEST QUARTER OF SECTION 10
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Melanie Mindlin

1338 Seena Lane
 Ashland, Oregon



LEGEND

- ⊙ 5/8" IRON PIN w/ 1-1/2" ALUMINUM CAP STAMPED "SWAIN LS 759" PER S/N 11434 & 20213 (RECORD)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "L.J. FRIAR & ASSOC." PER S/N 15407, 15856 & 20213 (RECORD)
- ⊗ 1/2" IRON PIPE w/ PLASTIC PLUG STAMPED "SWAIN LS 759" PER MILL POND SUBDIVISION, PHASE I & S/N 20213 (RECORD)
- ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "KAUBLE PLS 1822" PER S/N 12496 & 20213 (RECORD)
- ⊕ TACK IN LEAD PLUG w/ BRASS WASHER IN CONCRETE CURB STAMPED "LS 2234" PER S/N 15856 & 20213 (RECORD)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 20213 (RECORD)
- ⊕ 3/8" x 1" CONCRETE (MAG) NAIL AND 1" BRASS WASHER STAMPED "LS 2883" PER S/N 20213 (RECORD)
- ◇ 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- - - ADJUSTED PROPERTY LINE
- BOUNDARY LINE
- - - EASEMENT LINE
- CENTERLINE
- - - PREVIOUS PROPERTY LINE
- x - x - FENCELINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- P.P.A.E. PUBLIC PEDESTRIAN ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.I.E. PRIVATE IRRIGATION EASEMENT
- S.E. SLOPE EASEMENT

BASIS OF BEARING

TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 10 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 WEST LINE OF DONATION LAND CLAIM NO. 44, HAVING A RECORD PLAT BEARING OF NORTH 00°06'22" EAST, AS REFERENCED ON SURVEY NO. 20213, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Shawn Kampmann

OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2017

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

DATE: JUNE 10, 2016
 PROJECT NO. 509-08

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

Shawn Kampmann
 SURVEYOR