XAMINED AND APPROVED THIS	6.30.2016
ASHLAND PLANNING DEPARTM	
1	ENO. PA 2016-01034
XAMINED AND APPROVED THIS 2	
Bulley of CITY SUR	Never
DECLARATION:	
IMITED LIABILITY COMPANY AND PREGON LIMITED LIABILITY COMP IEREON DESCRIBED, AND HAVE A HOWN HEREON, AND THAT THE S	ESENTS, THAT RED ONE, LLC, AN OREGOID 1651 SISKIYOU BOULEVARD, L.L.C., AN PANY, ARE THE OWNERS OF THE LANDS DJUSTED A COMMON PROPERTY LINE AS SIZE OF THE PARCELS AND THE LENGTHS ORTH AND THAT THIS PLAT IS A CORRECT LINE ADJUSTMENT.
BRIAN PATR	IDGE, MEMBER
Rate L 1 X	outon
RODERICK J. NI	EWTON, MEMBER MINNAGCK
Report Days . Alb.	th .
	YNEWTON, MEMBER MANAGER
ACKNOWLEDGEMENT	
STATE OF OREGON)	
ACKSON COUNTY)	OVE NAMED RODERICK J. NEWTON, ON
NOTARY PUBLIC - OREGON	OULEVARD, L.L.C., ON THIS 121L DAY ACKNOWLEDGED THE FOREGOING TO BE
COMMISSION NO. 93	7 9 3 8
MY COMMISSION EXPIRES:	4-20-2019
ACKNOWLEDGEMENT	
STATE OF OREGON)	
JACKSON COUNTY) SS	
AUTHORITY FOR 1651 SISKIYOU B	OVE NAMED BROOKS DOWNEY NEWTON, COULEVARD, L.L.C. , ON THIS \ 2 \ \L-DAY ACKNOWLEDGED THE FOREGOING TO BE
VOLUNTARY ACT AND DEED. NOTARY SIGNATURE	ulu John
NOTARY SIGNATURE	/40/
COMMISSION NO. 9379	38
MY COMMISSION EXPIRES:	U-20-2019
ACKNOWLEDGEMENT	
STATE OF OREGON)	
JACKSON COUNTY	
FOR RED ONE, LLC, ON THIS	OME NAMED BRIAN PATRIDGE, ON AUTOR DAY OF, 2016, A G TO BE HIS VOLUNTARY ACT AND DEED
WOTART SIGNATURE	lu Ach
	077 076
	937 938
NOTARY PUBLIC - OREGON COMMISSION NO MY COMMISSION EXPIRES:	U-20.2019

AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

RODERICK J. NEWTON AND BROOKS D. NEWTON.

AN UNRECORDED PARKING AND EASEMENT AGREEMENT, DATED AS

AGREEMENT TO PARTICIPATE IN THE LOCAL IMPROVEMENT DISTRICTS FOR FUTURE IMPROVEMENT OF LIT WAY - DOCUMENT NO. 2008-009842 OF

Assessor's Map No. 39 1E 15 AB, Tax Lots 7000 & 7300

DECEMBER 16, 1999, BETWEEN THE ASHLAND DAILY TIDINGS AND

THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PROPERTY LINE ADJUSTMENT PARTITION PLAT NO. P - 28 - 2016

LYING SITUATE WITHIN

NORTHEAST QUARTER OF SECTION 15 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

1651 Siskiyou Boulevard, L.L.C.

635 Lit Way Ashland, Oregon

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. 2013-029087 AND INSTRUMENT NO. 2004-068244 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 15, 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

COMMENCING AT A ONE INCH BRASS CAPPED IRON PIPE AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 45, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE NORTH 76°08'02" WEST (DEED RECORD NORTH 76°20'49" WEST) 51.45 FEET TO A 5/8 INCH PIN AT THE INTERSECTION OF THE WEST LINE OF NORMAL AVENUE WITH THE NORTHEASTERLY LINE OF SISKIYOU BOULEVARD IN THE CITY OF ASHLAND; THENCE NORTH 56°06'29" WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 898.46 FEET (DEED RECORD NORTH 56°07'30" WEST, 898.13 FEET), FROM WHICH A 5/8 INCH IRON PIN BEARS SOUTH 37°31'03", 0.27 FEET; THENCE NORTH 37°31'03" EAST, LEAVING SAID NORTHEASTERLY LINE, A DISTANCE OF 119.97 FEET (DEED RECORD NORTH 37°29'30" EAST, 120.24 FEET) TO A 5/8 INCH IRON PIN AT THE POINT OF BEGINNING; THENCE NORTH 56°01'12" WEST (DEED RECORD NORTH 56°07'30" WEST), PARALLEL WITH SAID BOULEVARD, A DISTANCE OF 170.75 FEET TO THE SOUTHWESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2004-068244 IN THE OFFICIAL RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE SOUTHERLY END OF THAT BOUNDARY LINE AGREEMENT RECORDED IN INSTRUMENT NO. 2016-019132 IN SAID RECORDS, FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER BEARS SOUTH 56°01'12" EAST, 0.50 FEET; THENCE CONTINUING NORTH 56°01'12" WEST, 1.98 FEET TO THE SOUTHEASTERLY LINE OF PARCEL 1, PARTITION PLAT NO. P-60-1998, RECORDED ON SEPTEMBER 25, 1998 IN VOLUME 9, PAGE 60 OF THE PLAT RECORDS IN SAID COUNTY, FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER BEARS SOUTH 56°01'12" EAST, 2.48 FEET: THENCE SOUTH 33°54'30" WEST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 120.00 FEET TO A 5/8" INCH IRON PIN ON SAID NORTHEASTERLY LINE OF SISKIYOU BOULEVARD; THENCE NORTH 56°06'29" WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 159.69 FEET TO A 5/8 INCH IRON PIN AT THE MOST WESTERLY CORNER OF SAID PARCEL 1; THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID PARCEL 1 THE FOLLOWING COURSES: NORTH 34°01'22" EAST, 244.99 FEET (PLAT RECORD NORTH 33°59'33" EAST) TO A 3/4 INCH IRON PIPE; THENCE SOUTH 56°06'21" EAST, 45.84 FEET (PLAT RECORD SOUTH 56°06'02" WEST, 46.00 FEET) TO A 5/8 INCH IRON PIN; THENCE NORTH 21°18'06" EAST, 96.87 FEET (PLAT RECORD NORTH 21°18'02" EAST, 96.85 FEET) TO A 5/8 INCH IRON PIN AT THE MOST NORTHERLY CORNER THEREOF: THENCE SOUTH 56°07'20" EAST, 134.50 FEET (PLAT RECORD SOUTH 56°06'02" EAST) TO A 5/8 INCH IRON PIN AT THE MOST EASTERLY CORNER THEREOF; THENCE SOUTH 33°54'30" WEST (PLAT RECORD SOUTH 33°54'50" WEST), ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 1.53 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 89°59'44" EAST, LEAVING SAID SOUTHEASTERLY LINE, A DISTANCE OF 1.91 FEET TO A 5/8 INCH IRON PIN AT THE NORTHERLY TERMINUS OF SAID DESCRIBED BOUNDARY LINE AGREEMENT; THENCE CONTINUING SOUTH 89°59'44" EAST, 133.85 FEET (DEED RECORD SOUTH 89°59'30" EAST, 134.04 FEET) TO A 5/8 INCH IRON PIN ON THE WEST LINE OF LIT WAY; THENCE SOUTH 00°35'10" EAST, ALONG SAID WEST LINE, A DISTANCE OF 9.40 FEET (DEED RECORD SOUTH 00°30'32" WEST, 9.40 FEET) TO A 5/8 INCH IRON PIN AT A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID WESTERLY LINE. 82.64 FEET ALONG THE ARC OF A 158.92 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 29°47'38" (CHORD BEARING SOUTH 14°28'37" EAST, 81.71 FEET) TO A ONE INCH STEEL SPIKE IN AN ASPHALT DRIVEWAY; THENCE SOUTH 68°24'02" WEST, LEAVING SAID WESTERLY LINE, A DISTANCE OF 8.02 FEET (DEED RECORD SOUTH 68°20'59" WEST, 7.96 FEET) TO A STEEL SPIKE; THENCE SOUTH 38°05'56" WEST, 142.13 FEET (DEED RECORD SOUTH 38°02'53" WEST, 142.13 FEET) TO A 5/8 INCH IRON PIN; THENCE SOUTH 10°58'33" WEST, 31.31 FEET (DEED RECORD SOUTH 10°55'30" WEST, 31.31 FEET) TO A 5/8 INCH IRON PIN; THENCE SOUTH 37°31'03" WEST, 54.76 FEET (DEED RECORD SOUTH 37°29'30" WEST, 54.76 FEET) TO TO THE INITIAL POINT OF BEGINNING.

* * RECEIVED * *

Date 7/29 16 By Man

This survey consists of

2 sheet(s) Map

page(s) Narrative

JACKSON COUNTY
SURVEYOR

RECORDING:

FILED FOR RECORD THIS 29 OF _ 3:08 O'CLOCK M, AND RECORDED	July	, 2016 AT
OF THE PLAT RECORDS OF JACKSON	OUNTY OFFICE	, PAGE & S
Of the PLAT RECORDS OF JACKSON	1 () ()	aurus Cliff
COUNTY CLERK		DEPUTY

COUNTY SURVEYOR FILE NO. 2 2 0 4 4

TAX COLLECTOR'S STATEMENT:

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2015-027211 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 14, 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 IN THE PERFORMANCE OF SURVEY NO.'s 20841 & 21697, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT AS SHOWN HEREON AS APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT. THE SUBJECT PROPERTIES HAD BEEN PREVIOUSLY SURVEYED AND MONUMENTED BY A NUMBER OF SURVEYS PERFORMED OVER THE YEARS BY SURVEYORS MARK BOYDEN AND EVERETT SWAIN, BOTH WHICH REVEALED A DEED GAP BETWEEN THE TWO TRACTS THAT HAD NEVER BEEN RESOLVED. A BOUNDARY LINE AGREEMENT RECORDED IN INSTRUMENT NO. 2016-019132 WAS RECENTLY EXECUTED BETWEEN THE PARITES TO CLEAR UP THE TITLES PRIOR TO THIS PROPERTY LINE ADJUSTMENT AS SHOWN HEREON. MOST OF THE MONUMENTS FROM THE ABOVE DESCRIBED PREVIOUS SURVEYS WHERE RECOVERED AND FIT REASONABLY WELL WITH THE SURVEY AND DEED RECORDS AND WERE HELD FOR POSITION, EXCEPT AS DENOTED HEREIN. THE REMAINING MISSING CORNERS WERE ESTABLISHED BY THIS PLAT AS SHOWN.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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 23, 2016 PROJECT NO. 1012-16

FILE: SURVEYS\1012-16\NEWTON PLA PLAT.DWG SHEET 1 of 2

