

APPROVALS:

EXAMINED AND APPROVED THIS 15th DAY OF November, 2017
[Signature] 11.01.2017
ASHLAND PLANNING DEPARTMENT DATE
PLANNING FILE NO. PA 2016-01894

EXAMINED AND APPROVED THIS 19th DAY OF September, 2017
[Signature] BRADLEY F. BARTON
CITY SURVEYOR

PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P - 33 - 2017
LYING SITUATE WITHIN
SOUTHEAST QUARTER OF SECTION 10
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR
Rogue Credit Union
1651 Ashland Street
Ashland, Oregon

RECORDING:

FILED FOR RECORD THIS 03 OF November, 2017 AT
2:19 O'CLOCK P.M. AND RECORDED IN VOLUME 28, PAGE 33
OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.
Christine D. Walker County Clerk
Tanya S. Morgan Deputy

COUNTY SURVEYOR FILE NO. 22401

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF NOV. 3rd, 2017.
[Signature] Deputy TAX COLLECTOR 11/3/17
[Signature] Assessor 11/3/2017

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT ROGUE CREDIT UNION, IS
THE OWNER OF THE LANDS HEREON DESCRIBED, AND HAVE ADJUSTED
THE PROPERTY LINES 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. WE HEREBY CREATE A 8.00 FOOT WIDE PRIVATE SEWER
AND STORM DRAIN EASEMENT, OVER AND ACROSS PARCEL 1, FOR THE
BENEFIT OF PARCEL 2 AS SHOWN HEREON; A 28.00 FOOT WIDE PRIVATE
SHARED ACCESS EASEMENT, OVER AND ACROSS PARCEL 1, FOR THE
BENEFIT OF PARCEL 2 AS SHOWN HEREON, A 5.00 FOOT WIDE PRIVATE
PEDESTRIAN EASEMENT, OVER AND ACROSS PARCEL 2 FOR THE BENEFIT
OF PARCEL 1 AS SHOWN HEREON. WE ALSO HEREBY DEDICATE TO THE
CITY OF ASHLAND, A VARIABLE WIDTH PUBLIC UTILITY EASEMENT, OVER
AND ACROSS PARCEL 2, AS SHOWN HEREON.

[Signature] KAREN ZERGER AS REPRESENTATIVE FOR ROGUE CREDIT UNION

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. 2016-009013 OF THE OFFICIAL RECORDS OF JACKSON
COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION
10, 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:

BEGINNING AT A 1/2 INCH IRON PIPE AT THE SOUTHEAST CORNER OF PARCEL NO.
1 OF PARTITION PLAT NO. P-95-1990, RECORDED SEPTEMBER 24, 1990 IN THE PLAT
RECORDS OF JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 12195 IN THE
OFFICE OF THE JACKSON COUNTY SURVEYOR; THENCE NORTH 00°16'14" WEST,
126.95 FEET TO A 1/2 INCH IRON PIPE; THENCE SOUTH 89°24'22" EAST, 62.45 FEET TO
A 1/2 INCH IRON PIPE AT THE MOST EASTERLY SOUTHEAST CORNER THEREOF;
THENCE NORTH 00°10'29" WEST, 141.63 FEET TO THE NORTHEAST CORNER THEREOF,
FROM WHICH A 3/4 INCH IRON PIPE BEARS NORTH 88°48'16" WEST, 1.71 FEET;
THENCE NORTH 88°48'16" WEST, 288.72 FEET TO A 1/2 INCH IRON PIPE AT THE
NORTHWEST CORNER THEREOF; THENCE SOUTH 00°15'54" EAST, 271.43 FEET TO A
5/8 INCH IRON PIN ON THE NORTH LINE OF GREENSPRINGS HIGHWAY NO. 66,
LOCALLY KNOWN AS ASHLAND STREET; THENCE SOUTH 87°51'28" EAST, ALONG
SAID NORTH LINE, A DISTANCE OF 6.97 FEET TO A 5/8 INCH IRON PIN; THENCE
SOUTH 89°24'22" EAST, 219.03 FEET TO THE INITIAL POINT OF BEGINNING.

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. 2016-009013
OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA 1203 ROBOTIC TOTAL STATION
WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL
PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE
OF SURVEY NO. 22243, ON FILE IN THE OFFICE OF THE JACKSON COUNTY
SURVEYOR, I SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT
AS SHOWN. THE SUBJECT PROPERTY AND ADJOINERS WERE PREVIOUSLY
SURVEYED IN 1987 & 1990 BY EVERETT SWAIN AS DENOTED ON SURVEY
NO. 10975 & 12195. THE LOCATION OF AN OFFSITE EASEMENT FOR ACCESS
AND UTILITIES WHICH IS BENEFICIAL TO THE SUBJECT PROPERTY AS
DESCRIBED WITHIN INSTRUMENT NO. 2005-074276, WAS NOT DEFINED IN
SAID REFERENCED RECORDED DOCUMENT, BUT THE BURDENED PROPERTY
LANDOWNER HAS NOW AGREED UPON THE LOCATION TO TERMINATE AT
PARKER STREET, AS SHOWN ON THIS PLAT. ALSO, A 10 FOOT WIDE
PUBLIC UTILITY EASEMENT AND A 25 FOOT WIDE JOINT ACCESS
EASEMENT WAS GRANTED TO BENEFIT THE TRACT OF LAND DESCRIBED
WITHIN INSTRUMENT NO. 90-25641 WHICH WERE BOTH LATER
EXTINGUISHED PER INSTRUMENT NO. 2006-013677, BUT RESERVING THE
RIGHTS TO A SHARED ACCESS EASEMENT TO BE DEFINED AT A LATER
DATE WHEN THE SUBJECT PROPERTY IS DEVELOPED, WHICH BURDENS
PARCEL 1 OF THIS PLAT.

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED KAREN ZERGER, AS
REPRESENTATIVE OF ROGUE CREDIT UNION, ON THIS 26 DAY OF
October, 2017, AND ACKNOWLEDGED THE FOREGOING TO BE HER
VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE [Signature]
NOTARY PUBLIC - OREGON Laurie H. Miller
COMMISSION NO. 941242
MY COMMISSION EXPIRES: July 26, 2019

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN AMERITITLE TITLE REPORT NO.
192558AM DATED AUGUST 24, 2017, EITHER DOES NOT AFFECT THE SUBJECT
TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED,
AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- 1 EASEMENT FOR SEWER LINE DESCRIBED WITHIN INSTRUMENT NO. 79-05039 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
- 2 ENCROACHMENTS OF FENCES, BUILDINGS AND PHONE ENCLOSURE AS DISCLOSED ON PARTITION PLAT NO. P-95-1990 IN JACKSON COUNTY, OREGON.
- 3 EASEMENT FOR UTILITIES DESCRIBED WITHIN INSTRUMENT NO. 2005-074276 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
- 4 EASEMENT FOR ACCESS DESCRIBED WITHIN INSTRUMENT NO. 2006-013522 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
- 5 EASEMENT FOR ACCESS DESCRIBED WITHIN INSTRUMENT NO. 2006-013677 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
- 6 AGREEMENT FOR ACCESS RESTRICTION DESCRIBED WITHIN INSTRUMENT NO. 2008-009841 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature] SHAWN KAMPMANN
OREGON JULY 14, 1998 SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2019

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

DATE: AUGUST 26, 2017
PROJECT NO. 1026-16

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.
[Signature] SURVEYOR

** RECEIVED **
Date 11/3/17 By PB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

**PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P-33-2017**

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

FOR
Rogue Credit Union
1651 Ashland Street
Ashland, Oregon

LEGEND

- ⊙ 3/4" IRON PIPE PER FOSTER TRACTS AND S/N 12195 (RECOVERED)
- 1/2" IRON PIPE w/ YELLOW PLASTIC PLUG & NAIL STAMPED "SWAIN RLS 759" PER S/N 10975 & 12195 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 22243 (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- SUBJECT PROPERTY LINE
- - - ADJUSTED PROPERTY LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - PREVIOUS DEED LINE
- - - EASEMENT LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- W.C. WITNESS CORNER, AS DESCRIBED

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF GREENSPRINGS HIGHWAY NO. 66 (ASHLAND STREET) AS REFERENCED ON SURVEY NO. 22243, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, HAVING A RECORD PLAT BEARING OF SOUTH 89°24'22" EAST

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

Shawn Kampmann
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

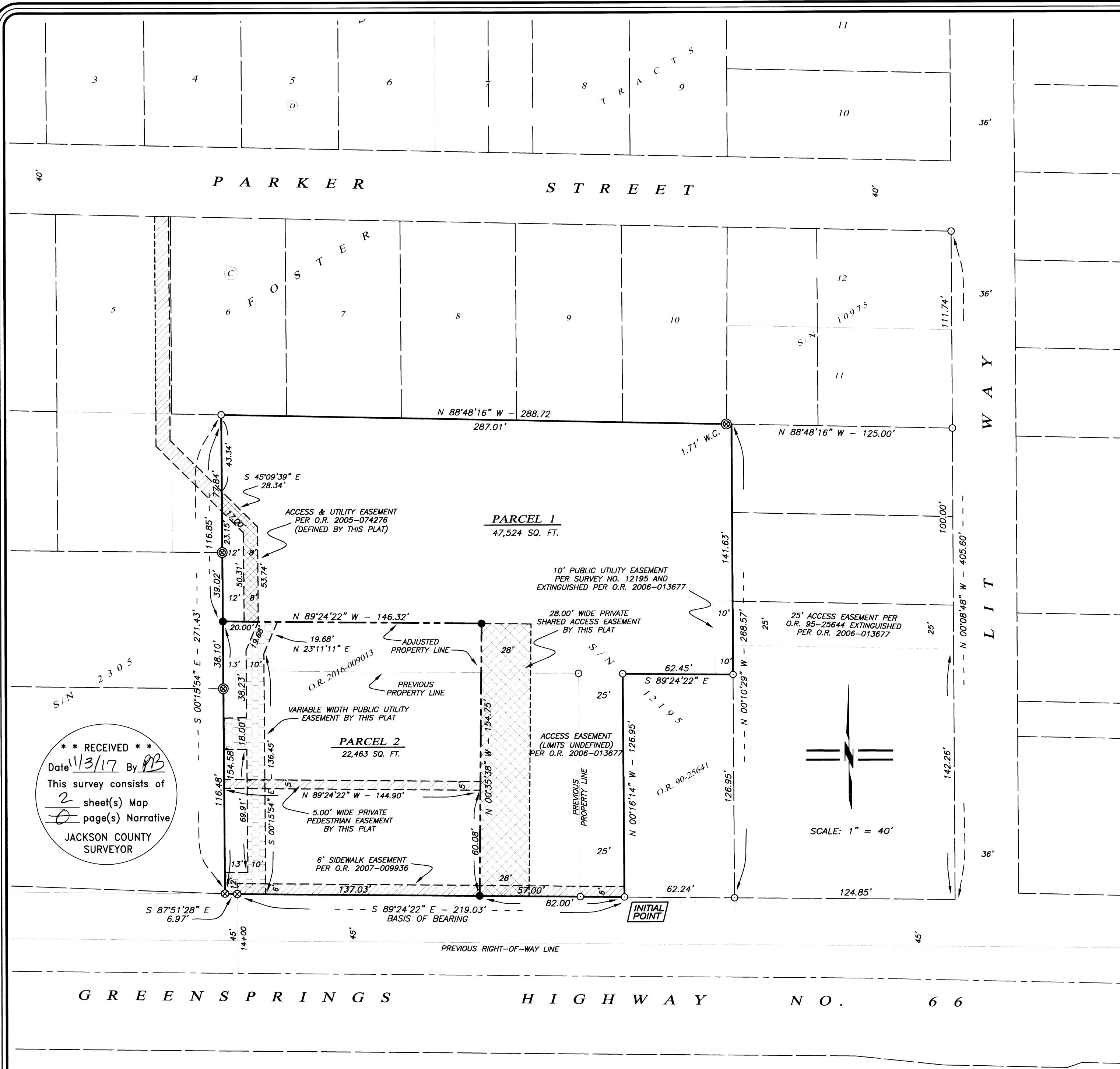
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2019

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
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DATE: AUGUST 26, 2017
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FILE: SURVEYS\1026-16\RCU PARTITION PLAT.DWG SHEET 2 of 2



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SURVEYOR