

APPROVAL:
Bradley F. Barber
 ASHLAND PLANNING DEPARTMENT DATE 5/9/2018
 PA # 2018-00029
PROPERTY LINE ADJUSTMENT

PROPERTY LINE ADJUSTMENT
 PARTITION PLAT No. P-06-2018

Located in:
 Lots 1 & 2, Block 5 of
 PATTERSON-PHELPS TRACTS in
 the S.E. 1/4 of Section 4 (04DD),
 Township 39 S., R1E., W.M.,
 City of Ashland
 Jackson County, Oregon
 For:
 Michael G. Crowley 482 Lynn Street LLC
 566 Morton Street 2305 C Ashland Street 177
 Ashland, Oregon 97520 Ashland, Oregon 97520

RECORDING

Filed for record this 14th day of May, 2018 at 11:17
 o'clock A.M. and recorded in Volume 219 of Plats at Page 06
 of the Records of Partition Plats of Jackson County, Oregon.

Michael G. Walker County Clerk
Dean Shugart Deputy

Jackson County Surveyor File No. 22542

All taxes, fees, assessments or other charges as required by
 O.R.S. 92.095 have been paid as of May 14th, 2018.

Stacy Deady Tax Collector 5/14/18 Date

Alan Shanks Assessor 5/14/18 Date

SURVEYOR'S CERTIFICATE:

I David M. Minnecci, a duly registered surveyor of the state of Oregon, do hereby certify that the tract of land shown hereon was correctly surveyed by me or under my direction and was marked with proper monuments as provided by law and the plat is a correct representation of the same and the following is an accurate description of the tract.

Lots 1 and 2, Block 5, PATTERSON-PHELPS TRACTS, Ashland, Jackson County, Oregon, according to the Official Plat thereof, recorded in Volume 6, Page 40 of Plat Records.

David M. Minnecci
 Surveyor

EXAMINED AND APPROVED THIS 7th DAY OF MAY, 2018

Bradley F. Barber
 CITY SURVEYOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL C. CROWLEY AND 482 LYNN STREET LLC ARE THE OWNERS OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND PARTICULARLY DESCRIBED IN THE SURVYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON.

SIGNED THIS 7th DAY OF MAY, 2018.

Michael G. Crowley
 MICHAEL G. CROWLEY

STATE OF OREGON }
 COUNTY OF JACKSON } SS.

ON THIS 14th DAY OF May, 2018, PERSONALLY APPEARED THE ABOVE NAMED MICHAEL C. CROWLEY AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC - OREGON

COMMISSION NO. 9937938
 MY COMMISSION EXPIRES 4-20-2019

482 LYNN STREET LLC

ON THIS 7 DAY OF May, 2018, PERSONALLY APPEARED THE ABOVE NAMED EDWIN MASLER, KNOWN OR IDENTIFIED TO ME TO BE A MANAGING MEMBER IN THE LIMITED LIABILITY COMPANY KNOWN AS 482 LYNN STREET LLC, WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID LLC NAME.

Edwin Masler
 EDWARD MASLER, MEMBER

STATE OF OREGON }
 COUNTY OF JACKSON } SS.

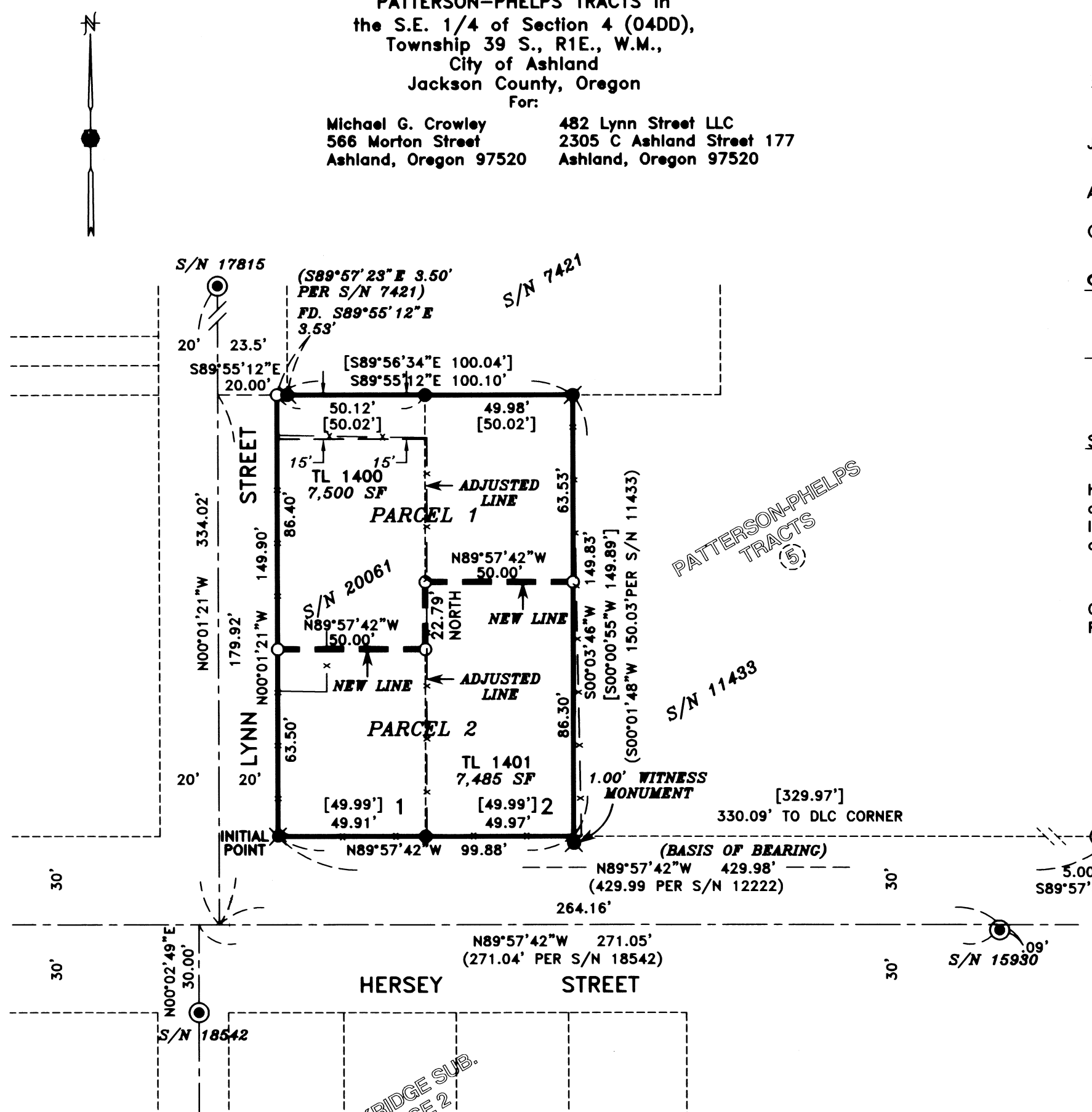
FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

Edwin Masler *Julie Sch*
 NOTARY PUBLIC - OREGON

COMMISSION NO. 9937938
 MY COMMISSION EXPIRES 4-20-2019

LIENS AND ENCUMBRANCES:

- EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND OTHER PURPOSES IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED IN VOLUME 144, PAGE 159. (SPECIFIC LOCATION NO GIVEN)
- EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND OTHER PURPOSES IN FAVOR OF CALIFORNIA OREGON POWER COMPANY RECORDED IN VOLUME 291, PAGE 249. (SPECIFIC LOCATION NO GIVEN)
- MAINTENANCE PROVISIONS OF THE INGRESS-EGRESS & PRIVATE UTILITY EASEMENT RECORDED AS DOCUMENT NO. 2007-031998 AND AS DISCLOSED ON SURVEY NO. 20061. (15.00' IN WIDTH - SHOWN IN NORTHWEST CORNER OF PARCEL 1)



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT AS APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT (FILE NO. PA-2018-00029)

PROCEDURE: THIS PROPERTY LINE ADJUSTMENT INVOLVES PROPERTIES AS DESCRIBED IN DEED DOCUMENTS NO. 2016-014603 AND 2016-017784 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

THE BOUNDARIES OF THE TWO PARCELS SUBJECT TO THIS PROPERTY LINE ADJUSTMENT HAVE BEEN PREVIOUSLY SURVEYED AND MONUMENTED PER FILED SURVEYS NO. 7421, 11433, 19150 AND 20611. MONUMENTS PER THOSE SURVEYS WERE LOCATED AND HELD FOR POSITIONING. THE LOCATION OF THE NEWLY ADJUSTED PROPERTY LINE WAS COMPUTED ACCORDING TO THE CLIENTS DIRECTION AND MONUMENTS WERE SET AS SHOWN.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC INSTRUMENT

I certify this plat to be an exact photocopy of the original.
David M. Minnecci
 SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minnecci
 OREGON
 JULY 26, 1988
 DAVID M. MINNECCI
 2349
 EXPIRES 12/31/18

****RECEIVED****
 Date 5/14/18 By PB
 This survey consists of:
 1 sheet(s) Map
 2 pages(s) Narrative
 JACKSON COUNTY SURVEYOR

TAX LOT 1400 PER DOC. NO. 2018-014744 O.R.J.C.O.
 TAX LOT 1401 PER DOC. NO. 2018-014745 O.R.J.C.O.

HOFFBUHR & ASSOCIATES, INC.
 880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON
 (541) 779-4841
 BY: DAVID M. MINNECCI RPLS NO. 2349
 SCALE: 1 INCH = 40' MARCH 5, 2018
 BASIS OF BEARING: SURVEY NO. 20061
 (SOUTH LINE OF DLC NO. 41)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2349"
- ⊗ = FOUND LEAD PLUG, TACK & WASHER MARKED "PLS 2464" IN CONCRETE SIDEWALK PER S/N 19150 AND 20061.
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "OSMUS PLS 2464" PER S/N 20061.
- ⊙ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "DAVID A EDWARDS RPLS 2339" PER S/N 11433.
- ⊗ = FOUND 5/8" IRON PIN 0.40' DEEP PER S/N 7421.
- ⊙ = FOUND BRASS CAP MARKED "LJ FRIAR & ASSOC" IN MONUMENT CASE PER SURVEY AS NOTED.
- ⊙ = FOUND BRASS CAP MARKED "CITY OF ASHLAND 1993 SURVEY MARKER" IN MONUMENT CASE PER SURVEY NO. 15364.
- [] = RECORD PER S/N 20061
- x - x - = EXISTING FENCELINE