

APPROVALS:

EXAMINED AND APPROVED THIS 11th DAY OF July, 2018
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA 2018-00012

EXAMINED AND APPROVED THIS 11th DAY OF JULY, 2018
Bradley F. Barber
CITY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT KDA HOMES, LLC., AN OREGON LIMITED LIABILITY COMPANY THAT AQUIRED TITLE AS KDA HOMES, INC., AND RAJESH KOTHARI & SHARMILA KOTHARI, AS TENANTS BY THE ENTIRETY, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE ADJUSTED 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.

Lazaro Ayala, President
KDA HOMES, LLC
Rajesh Kothari

Sharmila Kothari

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED LAZARO AYALA BY AUTHORITY OF KDA HOMES, LLC, THIS 6th DAY OF July, 2018, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE: Kiana Lynn Walker
NOTARY PUBLIC - OREGON
COMMISSION NO. 952239
MY COMMISSION EXPIRES: July 20, 2020

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED RAJESH KOTHARI, ON THIS 6th DAY OF July, 2018, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE: Kiana Lynn Walker
NOTARY PUBLIC - OREGON
COMMISSION NO. 952239
MY COMMISSION EXPIRES: July 20, 2020

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED SHARMILA KOTHARI, ON THIS 6th DAY OF July, 2018, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE: Kiana Lynn Walker
NOTARY PUBLIC - OREGON
COMMISSION NO. 952239
MY COMMISSION EXPIRES: July 20, 2020

Assessor's Map No. 39 1E 04 AD, Tax Lots 3300 & 3400

PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P - 21 - 2018

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 4
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

KDA Homes, LLC
604 Fair Oaks Court
Ashland, Oregon 97520

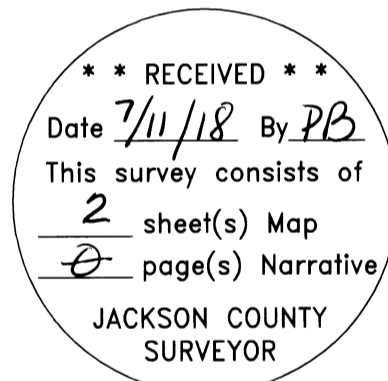
SURVEYOR'S CERTIFICATE

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 IN INSTRUMENT NO. 2017-037044 AND 2018-009220 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 4, WITHIN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

PARCEL I:
LOT 51 IN MEADOWBROOK PARK II AT NORTH MOUNTAIN, A PLANNED UNIT DEVELOPMENT IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, RECORDED OCTOBER 19, 2006, IN VOLUME 32, PAGE 87 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON.

PARCEL II:
LOT 50 IN MEADOWBROOK PARK II AT NORTH MOUNTAIN, A PLANNED UNIT DEVELOPMENT IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, RECORDED OCTOBER 19, 2006, IN VOLUME 32, PAGE 87 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON.



SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN AMERITITLE OREGON ORDER NO. 242791AM EFFECTIVE DATE JUNE 11, 2018, 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 INCLUDING TERMS AND PROVISIONS THEREOF TO PACIFICORP, AN OREGON CORPORATION DBA PACIFIC POWER & LIGHT COMPANY, RECORDED JULY 19, 1960 IN VOLUME 492, PAGE 435 IN THE DEED RECORDS OF JACKSON COUNTY, OREGON.
2. SOLAR ACCESS AND WAIVER AGREEMENT, INCLUDING TERMS AND PROVISIONS THEREOF RECORDED MARCH 7, 2005 IN DOCUMENT NO. 2005-012610 & 2005-012611 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
3. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON OCTOBER 19, 2006 IN DOCUMENT NO. 2006-053065 & 2006-05666 AND AMENDED BY DOCUMENT NO. 2007-023697 & 2007-093628 RECORDED ON MAY 17, 2007, AND AMENDED ON OCTOBER 13, 2013 IN DOCUMENT NO. 2013-034459 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
4. EASEMENTS, INCLUDING THE TERMS AND CONDITIONS THEREOF, CONTAINED IN DOCUMENT NO. 2006-053065 AND AMENDED BY DOCUMENT NO. 2006-053066, RECORDED ON OCTOBER 19, 2006 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
5. BYLAWS, INCLUDING THE TERMS AND CONDITIONS THEREOF, AND THE RIGHT TO LEVY CERTAIN CHARGES AND ASSESSMENTS AGAINST SUBJECT PROPERTY RECORDED ON OCTOBER 19, 2006 IN DOCUMENT NO. 2006-053065 & 2006-053066 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
6. EASEMENT AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, RECORDED ON JUNE 15, 2015 IN DOCUMENT NO. 2015-018628 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

RECORDING:

FILED FOR RECORD THIS 11th OF July, 2018 AT 3:21 O'CLOCK P.M. AND RECORDED IN VOLUME 29, PAGE 21, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker COUNTY CLERK
Kathy Barouchoff DEPUTY

COUNTY SURVEYOR FILE NO. 22580

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF July 11, 2018.

Armas, Deputy TAX COLLECTOR 7/11/18
Shannon, Agent ASSESSOR 7/11/18

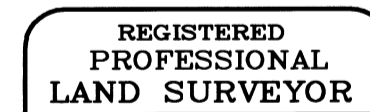
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT TO REMEDY A CONCRETE RETAINING WALL ENCROACHMENT BETWEEN THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2017-037044 AND INSTRUMENT NO. 2018-009220 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON.

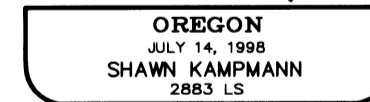
PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRP 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE IN THE PERFORMANCE OF SURVEY NO. 22264, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT AS SHOWN HEREON, AS APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT. STREET CENTERLINE MONUMENTS AND PROPERTY CORNERS AS DENOTED HEREON WERE RECOVERED AROUND THE BLOCK BOUNDED BY FAIR OAKS AVENUE, PATTON LANE, NEVADA STREET AND OVERLOOK DRIVE IN MEADOWBROOK PARK II, AND UTILIZED FOR DETERMINING THE SUBJECT LOT BOUNDARIES WHICH FIT WELL WITH THE SURVEY RECORD AND WERE HELD FOR POSITION, EXCEPT WHERE NOTED HEREON. NEW MONUMENTS WERE ESTABLISHED FOR THE ADJUSTED PROPERTY LINE AS SHOWN.

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

Shawn Kampmann SURVEYOR



Shawn Kampmann

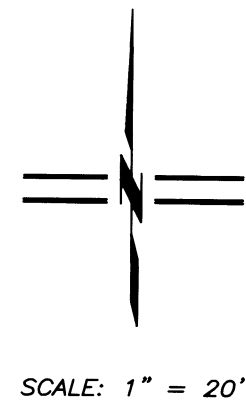


RENEWAL DATE: 6/30/2019

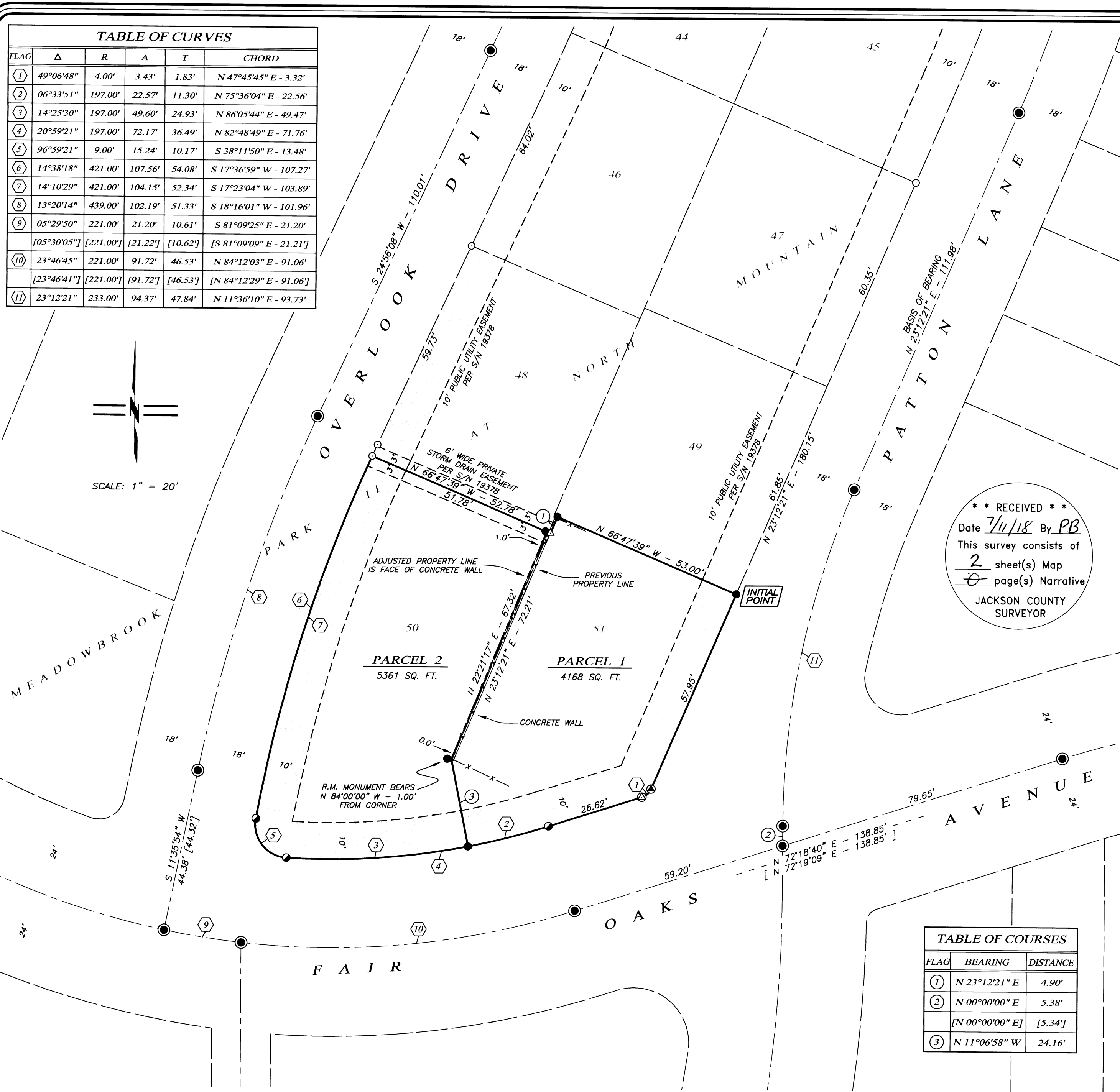
SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: JUNE 14, 2018
PROJECT NO. 840-13

FLAG	Δ	R	A	T	CHORD
①	49°06'48"	4.00'	3.43'	1.83'	N 47°45'45" E - 3.32'
②	06°33'51"	197.00'	22.57'	11.30'	N 75°36'04" E - 22.56'
③	14°25'30"	197.00'	49.60'	24.93'	N 86°05'44" E - 49.47'
④	20°59'21"	197.00'	72.17'	36.49'	N 82°48'49" E - 71.76'
⑤	96°59'21"	9.00'	15.24'	10.17'	S 38°11'50" E - 13.48'
⑥	14°38'18"	421.00'	107.56'	54.08'	S 17°36'59" W - 107.27'
⑦	14°10'29"	421.00'	104.15'	52.34'	S 17°23'04" W - 103.89'
⑧	13°20'14"	439.00'	102.19'	51.33'	S 18°16'01" W - 101.96'
⑨	05°29'50"	221.00'	21.20'	10.61'	S 81°09'25" E - 21.20'
[05°30'05"]	[221.00']	[21.22']	[10.62']		[S 81°09'09" E - 21.21']
⑩	23°46'45"	221.00'	91.72'	46.53'	N 84°12'03" E - 91.06'
[23°46'41"]	[221.00']	[91.72']	[46.53']		[N 84°12'29" E - 91.06']
⑪	23°12'21"	233.00'	94.37'	47.84'	N 11°36'10" E - 93.73'



SCALE: 1" = 20'



**PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P - 21 - 2018**

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 4
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
KDA Homes, LLC
604 Fair Oaks Court
Ashland, Oregon 97520

LEGEND

- 2-1/2" BRASS CAPPED IRON PIPE IN MONUMENT WELL STAMPED "NEATHAMER SURVEYING" PER S/N 19378 & 19722 (RECOVERED)
- ⊙ TACK AND LEAD PLUG IN .38 CALIBER SHELL w/ 1" BRASS TAG STAMPED "NEATHAMER SURVEYING" PER S/N 19722 (RECOVERED)
- 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "NEATHAMER SURVEYING" PER S/N 19378 & 19722 (RECOVERED)
- 5/8" X 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- 5/8" X 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- ⊙ 1" BERNTSEN BRASS DISK DRILLED FLUSH IN CONCRETE STAMPED "POLARIS PLS 2883" (ESTABLISHED)
- △ NOTHING SET AT CORNER UNDER CONCRETE WALL. MONUMENT SET 1.00' NORTHWEST TO BE 1.00' WITNESS CORNER (CALCULATED)
- SUBJECT PROPERTY LINE
- - - ADJUSTED PROPERTY LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - PREVIOUS LOT LINE
- x - x - FENCELINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- R.M. REFERENCE MONUMENT TO CORNER AT FACE OF CONCRETE WALL
- [] SURVEY RECORD DATA PER S/N 19378

**** RECEIVED ****
Date 7/11/18 By PB
This survey consists of
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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
(541) 482-5009

DATE: JUNE 14, 2018
PROJECT NO. 840-13

FLAG	BEARING	DISTANCE
①	N 23°12'21" E	4.90'
②	N 00°00'00" E	5.38'
	[N 00°00'00" E]	[5.34']
③	N 11°06'58" W	24.16'

BASIS OF BEARING

THE BASIS BEARING FOR THIS SURVEY IS THE CENTERLINE OF PATTON LANE, HAVING A RECORD BEARING OF NORTH 23°12'21" EAST, AS REFERENCED ON SURVEY NO. 19378, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.