

APPROVALS:

EXAMINED AND APPROVED THIS 3RD DAY OF August, 2018
Ashland Planning Department
PLANNING FILE NO. PA 2017-02134

EXAMINED AND APPROVED THIS 2ND DAY OF August, 2018
Bradley F. Barlow
CITY SURVEYOR

PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P - 26 - 2018

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 9
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

Ten Sixty Eight, LLC

604 Fair Oaks Drive
Ashland, Oregon

RECORDING:

FILED FOR RECORD THIS 15TH OF August, 2018 AT
2:42 O'CLOCK P.M. AND RECORDED IN VOLUME 29, PAGE 26,
OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.
Christine D. Walker County Clerk
Kathy Banowcliff Deputy

COUNTY SURVEYOR FILE NO. 22614

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF August 15, 2018.
Carol Elkins - Deputy 8/15/18
TAX COLLECTOR DATE
Ashley Thompson, agent 8/15/2018
ASSESSOR DATE

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 DOCUMENT NO. 2018-002266 IN THE OFFICIAL
RECORDS OF JACKSON COUNTY, OREGON.
PROCEDURE: UTILIZING AN ELECTRONIC LEICA TS-16 ROBOTIC TOTAL STATION WITH RANGING
PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY
THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 18866, 19440 & 21660,
FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND
MONUMENT THE PROPERTY LINE ADJUSTMENT AS SHOWN. THE SUBJECT TRACTS
ARE LOCATED IN BLOCK 1, ALFA ADDITION TO ASHLAND, RECORDED ON JANUARY
11, 1910 IN VOLUME 2, PAGE 9 OF THE PLAT RECORDS IN SAID COUNTY. THE DEED
DESCRIPTION FOR PARCEL BEGINS AT A POINT NORTH, 289.1 FEET ALONG THE WEST
LINE OF MOUNTAIN AVENUE FROM THE SOUTHEAST CORNER OF LOT 2, BLOCK 1 OF
SAID ALFA ADDITION. PARCEL 2 BEGINS AT A POINT ON THE SOUTH LINE OF EAST
MAIN STREET BEING SOUTH, 30.0 FEET AND EAST, 300.0 FEET FROM THE
SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 43. IN ORDER TO DETERMINE
THE LOCATION OF THE VACATED 50 FOOT WIDE PORTION OF EMERICK STREET,
AND THE 15 FOOT WIDE ALLEY BETWEEN EMERICK AND MOUNTAIN AVENUE
BETWEEN "EAST MAIN STREET AND THE PROPERTY OWNED BY SCHOOL DISTRICT
NO. 5," IT WAS NECESSARY TO DETERMINE THE LOCATION OF BLOCKS 1 & 2 OF
SAID ALFA ADDITION. TO DETERMINE THE SOUTHEAST CORNER OF LOT 2, BLOCK 1,
I HOLD THE SURVEY RECORD DISTANCE OF 512.02, SOUTH FROM THE NORTHEAST
CORNER OF BLOCK 1 PER SURVEY NO. 10776, BEING ON THE NORTH LINE OF
BLAINE STREET, AND RUN A COURSE FROM SAID SOUTHEAST CORNER, WESTERLY
TO INTERSECT THE NORTHWEST CORNER OF BLAINE STREET AND MORSE STREET
AS DETERMINED BY SURVEY NO. 18866, WHICH FIT REASONABLY WELL WITH PLAT
AND SURVEY RECORDS. I HOLD THE MONUMENTED WEST LINE EXTENDED
SOUTHERLY OF THE 15 FOOT ALLEY RUNNING BETWEEN BLAINE STREET AND EAST
MAIN STREET WHICH MATCHED THE PLAT RECORD DISTANCE WEST TO MORSE
STREET, ALL WHICH FIT FAVORABLY WITHIN SAID BLOCKS 1 & 2 WITH THE
MONUMENTED DEED AND SURVEY RECORD BOUNDARIES OF SURVEY NO.'s 9786,
11079 & 11089 AND HELD FOR POSITION AND MONUMENT THE PROPERTY LINE
ADJUSTMENT AS SHOWN.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT TEN SIXTY EIGHT LLC, AN
OREGON LIMITED LIABILITY COMPANY, IS THE OWNER 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. WE HEREBY
DEDICATE TO THE PUBLIC FOR STREET PURPOSES A THREE FOOT (3.00)
WIDE STRIP OF LAND ALONG THE SOUTH SIDE OF EAST MAIN STREET, AS
WELL AS A VARIABLE STRIP OF LAND ALONG THE WEST SIDE OF
MOUNTAIN AVENUE, AS SHOWN HEREON. WE ALSO HERE BY CREATE A
SIX FOOT (6.00) WIDE PRIVATE ACCESS EASEMENT AND PUBLIC UTILITY
EASEMENT ALONG THE EAST SIDE OF PARCEL 2, AS WELL AS A 30.50 FOOT
WIDE PUBLIC UTILITY EASEMENT ALONG THE WEST LINE OF BOTH PARCEL
1 AND PARCEL 2, AS SHOWN HEREON. WE ALSO HEREBY DEDICATE A 3.00
FOOT WIDE BY 10.00 FOOT LONG PUBLIC UTILITY EASEMENT ALONG THE
SOUTH LINE OF EAST MAIN STREET, ACROSS PORTIONS OF PARCEL 1 AND
PARCEL 2, AS SHOWN HEREON.

LAZARO AYALA, MANAGER

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED LAZARO AYALA, ON
AUTHORITY FOR TEN SIXTY EIGHT LLC, ON THIS 31ST DAY OF
July, 2018, AND ACKNOWLEDGED THE FOREGOING
TO BE HIS VOLUNTARY ACT AND DEED.

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

AFFIDAVIT OF CONSENT:

BENEFICIARY
FOR EVERGREEN FEDERAL BANK OF THAT TRUST DEED RECORDED
JANUARY 23, 2018, AS INSTRUMENT NO. 2018-002267 OF THE
OFFICIAL RECORDS IN JACKSON COUNTY, OREGON. AN AFFIDAVIT
OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2018-025699
OF SAID OFFICIAL RECORDS.

** RECEIVED **
Date 8/15/18 By PB
This survey consists of
2 sheet(s) Map
6 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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
DOCUMENT NO. 2018-002266 IN THE OFFICIAL RECORDS OF JACKSON COUNTY,
OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 9,
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 5/8 INCH IRON PIN ON THE WEST SIDE LINE OF MOUNTAIN
AVENUE, WHICH IS NORTH 00°12'17" EAST, 274.08 FEET FROM THE SOUTHEAST
CORNER OF LOT 2, BLOCK 1 OF ALFA ADDITION TO THE CITY OF ASHLAND,
OREGON (DEED RECORD NORTH 0°11' EAST); THENCE NORTH 89°47'50" WEST, ALONG
THE SOUTH LINE OF THAT VACATED 15 FOOT WIDE ALLEY DESCRIBED IN VOLUME
451, PAGE 249 OF THE DEED RECORDS IN SAID COUNTY, A DISTANCE OF 327.94 FEET
TO A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF PARCEL 2 DESCRIBED IN
DOCUMENT NO. 2018-002266 IN THE OFFICIAL RECORDS OF SAID COUNTY; THENCE
NORTH 00°07'24" WEST, ALONG THE WESTERLY SIDELINE OF THE 50 FOOT WIDE
VACATED PORTION OF EMERICK STREET IN SAID DESCRIBED VOLUME 451, PAGE 249,
A DISTANCE OF 236.24 FEET (DEED RECORD NORTH 00°07'34" WEST, 236.24 FEET) TO
A TACK IN A LEAD PLUG AND BRASS WASHER, IN A CONCRETE SIDEWALK AT THE
NORTHWEST CORNER OF SAID PARCEL 2; THENCE NORTH 89°54'20" EAST, ALONG
THE SOUTH SIDE LINE OF EAST MAIN STREET, A DISTANCE OF 329.30 FEET (DEED
RECORD EAST) TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF LOT 1,
BLOCK 1 OF SAID ALFA ADDITION; THENCE SOUTH 00°12'17" WEST, 237.94 FEET
(DEED RECORD SOUTH 238.2 FEET) TO THE INITIAL POINT OF BEGINNING.

CONTAINING 1.76 ACRES, MORE OR LESS.

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

Shawn Kampmann
SURVEYOR

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN TICOR TITLE COMPANY OF
OREGON ORDER NO. 215164AM, EFFECTIVE DATE JULY 17, 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 ANY MATTER ARISING FROM THE FACT THAT THE JACKSON COUNTY
ASSESSORS MAP DOES NOT MATCH THE BOUNDARIES OF THE LEGAL
DESCRIPTION OF RECORD. (DETERMINED TO BE IN ERROR BY THIS SURVEY)
- 2 DEED OF TRUST, INCLUDING THE TERMS AND PROVISIONS THEREOF, DATED
JANUARY 17, 2018 AND RECORDED ON JANUARY 23, 2018 IN DOCUMENT NO.
2018-002267 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON.
- 3 ASSIGNMENT OF RENTS, GIVEN IN CONNECTION WITH THE ABOVE
DESCRIBED DEED OF TRUST, RECORDED ON JANUARY 23, 2018 IN DOCUMENT
NO. 2018-002268 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
- 4 A FINANCING STATEMENT SECURED TO EVERGREEN FEDERAL BANK,
RECORDED ON JANUARY 23, 2018 IN DOCUMENT NO. 2018-002269 OF THE
OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

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: JULY 16, 2018
PROJECT NO. 1120-17

PARTITION PLAT NO. P - 26 - 2018
PROPERTY LINE ADJUSTMENT

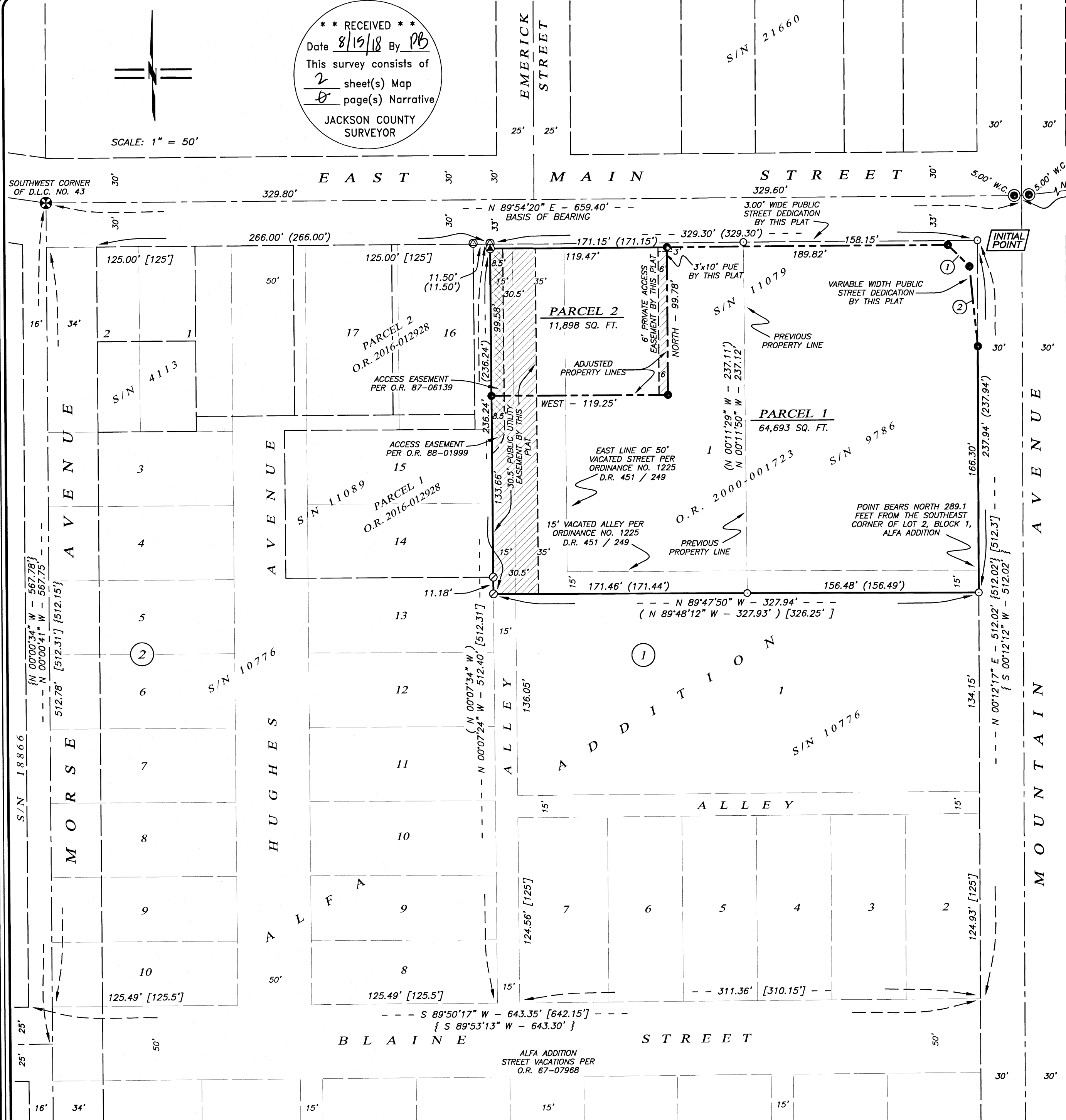
LYING SITUATE WITHIN
 NORTHEAST QUARTER OF SECTION 9
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Ten Sixty Eight LLC

604 Fair Oaks Drive
 Ashland, Oregon

**** RECEIVED ****
 Date 8/15/18 By PB
 This survey consists of
2 sheet(s) Map
8 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

SCALE: 1" = 50'



LEGEND

- ⊗ 2 1/2" BRONZE CAP D.L.C. CORNER IN MONUMENT WELL PER CITY OF ASHLAND ENGINEERING FIELDBOOK AND S/N 19440 (RECOVERED)
- ⊙ 3" BRONZE CAPPED IRON PIPE IN MONUMENT WELL PER CITY OF ASHLAND ENGINEERING FIELDBOOK AND S/N 19440 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "NYGREN R.S. 1035" PER S/N 9786 (RECOVERED)
- ⊖ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "KAUBLE PLS 1822" PER S/N 11079 & 11089 (RECOVERED)
- ⊗ TACK IN LEAD PLUG w/ BRASS WASHER STAMPED "LS 1822" PER S/N 11079 & 11089 (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- ⊙ 1" BERTNSEN BRASS DISK DRILLED FLUSH IN CONCRETE STAMPED "POLARIS PLS 2883" (ESTABLISHED)
- SUBJECT PROPERTY LINE
- - - ADJUSTED PROPERTY LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - PREVIOUS DEED LINE
- - - EASEMENT LINE
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- W.C. WITNESS CORNER MONUMENT, AS DESCRIBED
- D.L.C. DONATION LAND CLAIM, AS DESCRIBED
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- () SURVEY RECORD DATA PER S/N 11079 & 11089 (KAUBLE)
- { } SURVEY RECORD DATA PER S/N 6046 & 10776 (SWAIN)
- ^ > SURVEY RECORD DATA PER S/N 9786 (NYGREN)
- [] PLAT RECORD DATA PER ALFA ADDITONA TO ASHLAND

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF EAST MAIN STREET, HAVING A RECORD PLAT BEARING OF NORTH 89°54'20" EAST, AS REFERENCED ON SURVEY NO. 21660, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

TABLE OF COURSES

FLAG	BEARING	DISTANCE
①	S 44°56'45" E	20.52'
②	S 05°33'24" E	54.34'

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: JULY 16, 2018
 PROJECT NO. 1120-17

FILE: SURVEYS\1120-17\KDA 1068 PLA PLAT.DWG SHEET 2 of 2