

APPROVALS: EXAMINED AND APPROVED THIS 14th DAY OF April, 2019 ASHLAND PLANNING DEPARTMENT PLANNING FILE NO. PA-A-2018-00022

EXAMINED AND APPROVED THIS 15th DAY OF April, 2019 Bradley F. Barlow CITY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT MAGNOLIA INVESTMENT GROUP LLC, AN OREGON LIMITED LIABILITY COMPANY, AND JAMES H. BATZER AND ROBERT ANDREW BATZER, 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. WE HEREBY CREATE A PRIVATE VARIABLE WIDTH SHARED ACCESS EASEMENT, OVER AND ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2 AND PARCEL 3, AS SHOWN HEREON.

GIL LIVNI, MANAGER James H. Batzer JAMES H. BATZER Robert Andrew Batzer ROBERT ANDREW BATZER

ACKNOWLEDGEMENT

STATE OF OREGON } JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED GIL LIVNI, ON AUTHORITY FOR MAGNOLIA INVESTMENT GROUP LLC, ON THIS 15 DAY OF April, 2019, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laurie A. Miller NOTARY PUBLIC - OREGON Laurie A. Miller COMMISSION NO. 941242 MY COMMISSION EXPIRES: July 26, 2019

STATE OF OREGON } JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED JAMES H. BATZER, ON THIS 15 DAY OF April, 2019, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laurie A. Miller NOTARY PUBLIC - OREGON Laurie A. Miller COMMISSION NO. 941242 MY COMMISSION EXPIRES: July 26, 2019

STATE OF OREGON } JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED ROBERT ANDREW BATZER, ON THIS 15 DAY OF April, 2019, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laurie A. Miller NOTARY PUBLIC - OREGON Laurie A. Miller COMMISSION NO. 941242 MY COMMISSION EXPIRES: July 26, 2019

Assessor's Map No. 39 1E 04 CC, Tax Lot 2000, 2100 & 7100

PROPERTY LINE ADJUSTMENT PARTITION PLAT NO. P - 15 - 2019

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

Magnolia Investment Group LLC

453 Tucker Street 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 IN DOCUMENT NO'S. 2003-85566, 2005-6594 & 2016-2082 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT;

BEGINNING AT A CONCRETE NAIL AND BRASS WASHER AT THE SOUTHWESTERLY CORNER OF LOT 6, BLOCK 29 OF THE CITY OF ASHLAND, OREGON, ACCORDING TO THE OFFICIAL 1888 MAP OF ASHLAND ADOPTED BY THE ASHLAND CITY COUNCIL ON NOVEMBER 5, 1888; THENCE NORTH 25°34'20" EAST, ALONG THE SOUTHEASTERLY SIDELINE OF HELMAN STREET, A DISTANCE OF 199.73 FEET TO A CONCRETE NAIL AND BRASS WASHER AT THE NORTHWESTERLY CORNER OF SAID LOT 6; THENCE ALONG THE SOUTHERLY SIDE LINE OF VAN NESS AVENUE THE FOLLOWING COURSES: SOUTH 63°43'08" EAST, 85.09 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 50°45'44" EAST, 144.54 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 43°40'51" EAST, 48.94 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 08°59'52" EAST, 16.15 FEET TO A 5/8 INCH IRON PIN ON THE NORTHWESTERLY LINE OF WATER STREET; THENCE SOUTH 23°46'51" WEST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 137.37 FEET, FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER BEARS NORTH 63°44'30" WEST, 1.00 FEET THEREFROM; THENCE NORTH 63°44'30" WEST, ALONG THE NORTHEASTERLY LINE OF THAT 16 FOOT WIDE ALLEY IN SAID DESCRIBED BLOCK 29, A DISTANCE OF 284.78 FEET TO THE INITIAL POINT OF BEGINNING.

CONTAINING 1.19 ACRES, MORE OR LESS.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN AMERITITLE OF OREGON ORDER NO. 285672AM, EFFECTIVE DATE MARCH 19, 2019, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- EASEMENT FOR IRRIGATION PURPOSES, RECORDED MAY 3, 1884 IN VOLUME 11, PAGE 282, DEED RECORDS, JACKSON COUNTY, OREGON. EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED ON JANUARY 27, 1921 IN VOLUME 133, PAGE 86 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON. EASEMENT FOR ACCESS, EQUITABLE SERVITUDES AND RESTRICTIONS IN USE, RECORDED ON DECEMBER 7, 2015 AS DOCUMENT NO. 2015-040044 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON. RESERVATION OF OIL, GAS, MINERALS, OR OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, RECORDED ON OCTOBER 26, 1992 AS DOCUMENT NO. 92-32514 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

** RECEIVED ** Date 4/19/19 By SS This survey consists of 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 19th OF April, 2019 AT 2:49 O'CLOCK P.M. AND RECORDED IN VOLUME 30, PAGE 15 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker COUNTY CLERK Jean Shigler DEPUTY

COUNTY SURVEYOR FILE NO. 22800

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF APRIL 18th, 2019.

Smoots, Deputy TAX COLLECTOR 4/18/19 DATE S. B. Agent ASSESSOR 04/18/2019 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 NOS. 2003-85577, 2005-6594, & 2016-2082 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. 19928, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT AS SHOWN. THE SUBJECT PROPERTIES LIE WITHIN LOTS 4, 5 & 6, BLOCK 29, OF THE OFFICIAL 1888 MAP OF ASHLAND, ADOPTED BY THE ASHLAND CITY COUNCIL ON NOVEMBER 5, 1888. A PORTION OF VAN NESS STREET (FORMERLY MECHANIC STREET) ALONG THE NORTHEASTERLY SIDE OF SAID BLOCK 29, WAS PARTIALLY REALIGNED BETWEEN HELMAN STREET AND OAK STREET WHEN THE SOUTHERN PACIFIC RAILROAD WAS CONSTRUCTED IN THE 1890'S, AND A SMALL TRIANGULAR RIGHT-OF-WAY STRIP WAS SOLD TO THE CITY OF ASHLAND AT THE SOUTHWESTERLY INTERSECTION OF VAN NESS AND WATER STREETS AS DESCRIBED WITHIN DOCUMENT NO. 96-35867 OF THE OFFICIAL RECORDS IN JACKSON COUNTY. THE LOCATION OF THE HISTORIC HELMAN IRRIGATION DITCH IS PURPORTED TO LIE NEAR THE EASTERLY SIDE OF AN ABANDONED 26 FOOT WIDE STRIP OF THE FORMER SOUTHERN PACIFIC RAILROAD SPUR FROM THE MAIN TRACK LINE TO THE ASHLAND PLAZA WHICH TRANSECTS THE SUBJECT PROPERTY.

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: MARCH 8, 2019 PROJECT NO. 1004-15

FILE: SURVEYS\1004-15\MAGNOLIA PLA PLAT.DWG SHEET 1 of 2

**PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P - 15 - 2019**

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

FOR
Magnolia Investment Group LLC

453 Tucker Street
Ashland, Oregon

LEGEND

- ⊙ 3" BRASS CAP MARKED "CITY OF ASHLAND" IN MONUMENT WELL PER S/N 19928, 15717 & 8279 (RECOVERED)
- ⊙ 3/4" IRON PIPE IN MONUMENT WELL PER S/N 19928, 14714, 15717, 8279, 5941 & 5795 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ ALUMINUM CAP STAMPED "SWAIN LS 759" PER S/N 5941 (RECOVERED)
- ⊙ 1/2" IRON PIPE w/ YELLOW PLASTIC PLUG STAMPED "STEWART LS 2057" PER S/N 14714 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "SWAIN RLS 759" PER S/N 5941 (RECOVERED)
- ⊙ 3/8" x 1" CONCRETE (MAG) NAIL w/ 1" BRASS WASHER STAMPED "POLARIS LS 2883" (ESTABLISHED)
- ⊙ 5/8" x 30" IRON PIN w/ BRASS CAP MARKED "POLARIS LAND SURVEYING 2019 PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
- ⊙ 5/8" X 24" IRON PIN - w/ ORANGE PLASTIC CAP MARKED "KAMPMANN 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
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- SQ. FT. SQUARE FEET
- S.A.E. SHARED ACCESS EASEMENT
- ◻ VARIABLE WIDTH SHARED ACCESS EASEMENT BY THIS PLAT

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF HELMAN STREET HAVING A RECORD PLAT BEARING OF NORTH 25°34'20" EAST, AS REFERENCED ON SURVEY NO. 19928, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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

Shawn Kampmann
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

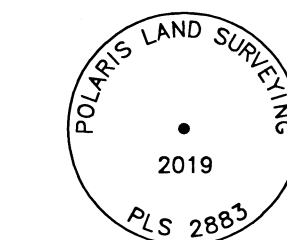
Shawn Kampmann

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: MARCH 8, 2019
PROJECT NO. 1004-15



MONUMENT DETAIL
2" BRONZE CAP ON
5/8" x 30" IRON PIN

TABLE OF COURSES

FLAG	BEARING	DISTANCE
①	N 89°25'00" W	5.00'
②	N 89°25'00" W	19.00'
③	N 00°35'00" E	20.84'
④	N 00°35'00" E	3.84'

** RECEIVED **
Date 4/19/19 By SS
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR