

APPROVALS:

EXAMINED AND APPROVED THIS 29th DAY OF August, 2019

[Signature]
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA# A-2019-00057

EXAMINED AND APPROVED THIS 26th DAY OF August, 2019

[Signature]
CITY SURVEYOR

PROPERTY LINE ADJUSTMENT
(LOT CONSOLIDATION)
PARTITION PLAT NO. P - 36 - 2019

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

FOR
Plaza East LLC
815 Alder Creek Drive
Medford, Oregon 97504

RECORDING:

FILED FOR RECORD THIS 26th OF September, 2019 AT
3:00 O'CLOCK P.M. AND RECORDED IN VOLUME 30, PAGE 36
OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

[Signature] COUNTY CLERK
[Signature] DEPUTY

COUNTY SURVEYOR FILE NO. 22919

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT PLAZA EAST LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND HAS CONSOLIDATED THE LOTS AS SHOWN HEREON, AND THAT THE SIZE OF THE LOTS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PROPERTY LINE ADJUSTMENT.

[Signature]
MICHAEL T. MAHAR, MEMBER
PLAZA EAST LLC

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 FOR A LOT CONSOLIDATION OF LOTS 2 & 3, FIRST PLACE, A PLANNED UNIT DEVELOPMENT, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT;

ALL OF LOT 2 AND LOT 3 OF FIRST PLACE, A PLANNED UNIT DEVELOPMENT, RECORDED ON JUNE 27, 2013 IN VOLUME 39, PAGE 5 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON.

CONTAINING 14,431 SQUARE FEET, OR 0.33 ACRES, MORE OR LESS.

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

[Signature]
SURVEYOR

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF September 26, 2019.

[Signature] - Deputy 9/26/19
TAX COLLECTOR
[Signature] - Agent 9/26/19
ASSESSOR

ACKNOWLEDGEMENT

STATE OF OREGON)
JACKSON COUNTY)SS

PERSONALLY APPEARED THE ABOVE NAMED MICHAEL T. MAHAR, THIS 26 DAY OF August, 2019, AS MEMBER OF PLAZA EAST LLC, AN OREGON LIMITED LIABILITY, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE *[Signature]*
NOTARY PUBLIC - OREGON *[Signature]*
COMMISSION NO. 989058
MY COMMISSION EXPIRES: July 2, 2023

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

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT FOR A LOT CONSOLIDATION OF LOTS 2 & 3, FIRST PLACE, A PLANNED UNIT DEVELOPMENT IN THE CITY OF ASHLAND, 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. 20603, 21293 & 21569, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT AS SHOWN.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. 7169-3289498, EFFECTIVE DATE JULY 24, 2019, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- 1 THE RIGHT BY THE CITY OF ASHLAND TO CONTINUE THE USE AND MAINTENANCE OF AN ELECTRICAL PRIMARY LINE AND TRANSFORMER, RECORDED ON APRIL 18, 1982 IN DOCUMENT NO. 82-05552 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
- 2 CONDITIONS, COVENANTS, AND RESTRICTIONS FOR FIRST PLACE, RECORDED ON JUNE 27, 2013 IN DOCUMENT NO. 2013-022067 AND AMMENDED ON MAY 30, 2014 IN DOCUMENT NO. 2014-013338 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
- 3 TERMS AND CONDITIONS IN BYLAWS OF FIRST PLACE OWNERS' ASSOCIATION, RECORDED ON DECEMBER 2, 2015 IN DOCUMENT NO. 2015-039678 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

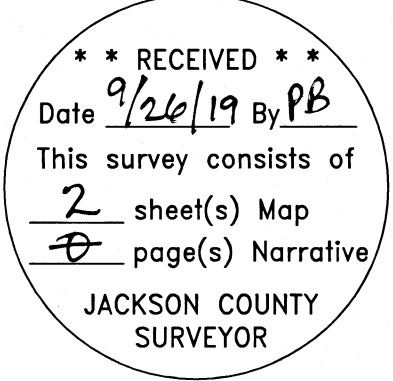
[Signature]

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2021

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

DATE: AUGUST 6, 2019
PROJECT NO. 220-04



**PROPERTY LINE ADJUSTMENT
(LOT CONSOLIDATION)
PARTITION PLAT NO. P - 36 - 2019**

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

FOR
Plaza East LLC
815 Alder Creek Drive
Medford, Oregon 97504

FLAG	Δ	R	A	T	CHORD
①	108°08'39"	5.00'	9.44'	6.90'	N 59°54'44" E - 8.10'
②	02°59'50"	1394.90'	72.97'	36.49'	S 64°31'02" E - 72.96'

LEGEND

- 1/2" GALVANIZED IRON PIPE w/ YELLOW PLASTIC PLUG STAMPED "SWAIN LS 759" PER S/N 12197 (RECORD S/N 20603)
- ⊙ LEAD PLUG w/ TACK AND METAL WASHER STAMPED "LS 759" PER S/N 12074 (RECORD S/N 20603)
- ⊗ IRON AXLE OR ROD, AS DESCRIBED (RECORD S/N 20603)
- ⊕ IRON PIPE MONUMENT, AS DESCRIBED (RECORD S/N 20603)
- ⊖ 3/8" x 1" CONCRETE (MAG) NAIL w/ 1" BRASS WASHER STAMPED "LS 2883" (RECORD S/N 20603)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (RECORD S/N 20603 & 21293)
- ▲ 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT PLS 2883" PER MONUMENT DETAIL (RECORD S/N 20603)
- ⊙ 1" BERNTSEN BRASS DISC DRILLED AND SET FLUSH IN CONCRETE STAMPED "POLARIS PLS 2883" (ESTABLISHED)
- SUBJECT PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- PREVIOUS DEED LINE
- S/N SURVEY NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- W.C. WITNESS CORNER MONUMENT, AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT
- P.P.A.E. PUBLIC PEDESTRIAN ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT (P.U.E.) PER FIRST PLACE SUBDIVISION (S/N 21293)
- ▨ 10' WIDE STORM DRAIN EASEMENT PER PARTITION PLAT NO. P-98-1990 (S/N 12197)
- ▩ PUBLIC PEDESTRIAN ACCESS EASEMENT (P.P.A.E.) PER FIRST PLACE SUBDIVISION (S/N 21293)
- ▧ 22' WIDE PUBLIC ACCESS EASEMENT PER FIRST PLACE SUBDIVISION (S/N 21293)
- ▦ PRIVATE ACCESS EASEMENT PER FIRST PLACE SUBDIVISION (S/N 21293)

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF DONATION LAND CLAIM NO. 40, HAVING A RECORD BEARING OF NORTH 00°13'39" EAST AS REFERENCED ON SURVEY NO. 19206, 19409, 20603 & 21293 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

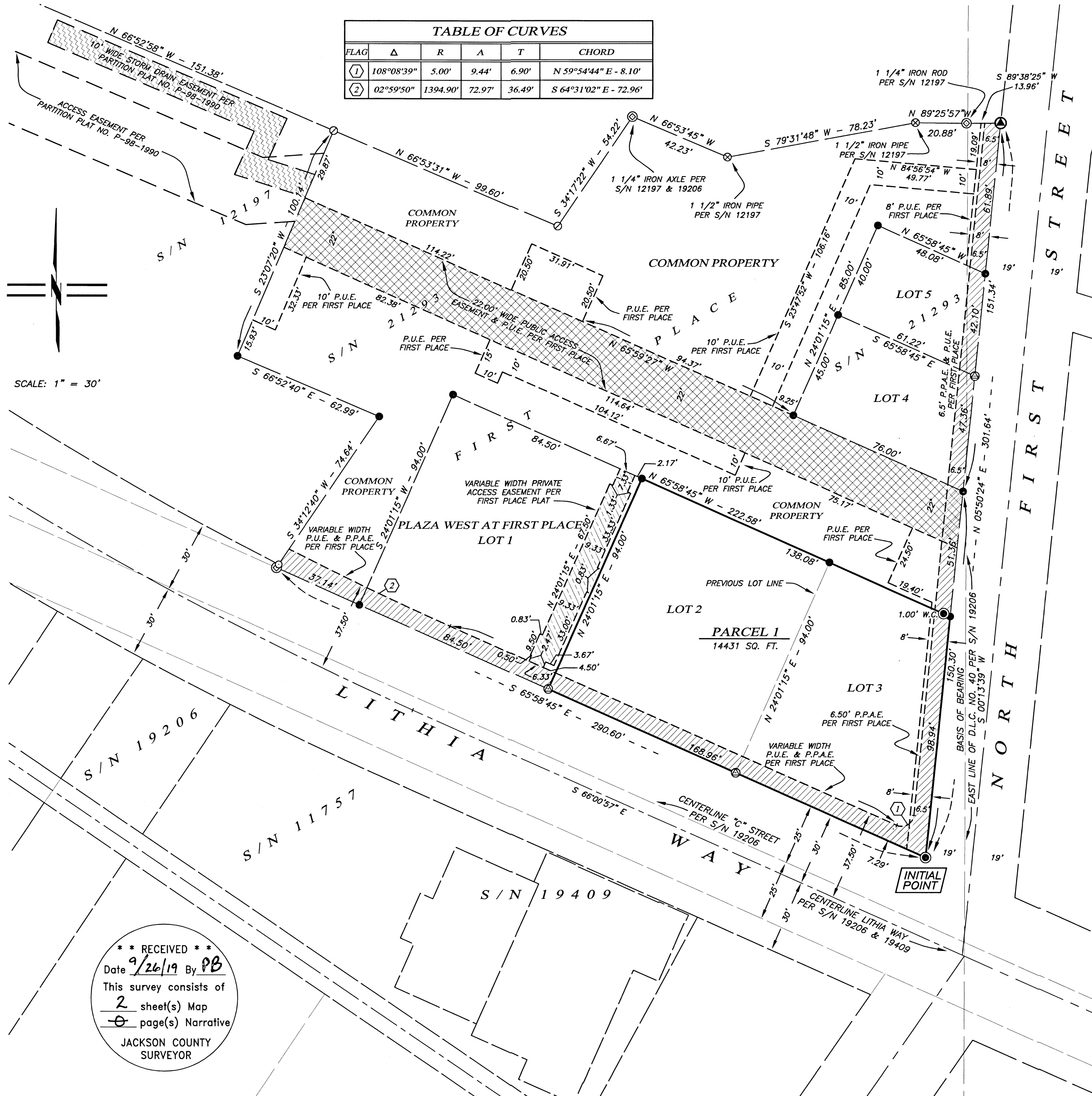
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FILE: SURVEYS\220-04\PLAZA EAST PLA PLAT.DWG SHEET 2 of 2



*** RECEIVED ***
Date 9/26/19 By PB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR