

APPROVALS:

EXAMINED AND APPROVED THIS 18th DAY OF NOVEMBER, 2019
[Signature] 11.18.2019
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA A-2019-00078

EXAMINED AND APPROVED THIS 14th DAY OF November, 2019
[Signature] ASHLAND CITY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT JEAN TANGREN ALEXANDER AND JEAN TANGREN ALEXANDER, AS TO AN UNDIVIDED 75.75% INTEREST AND FITCH FAMILY PROPERTIES, LLC, AN OREGON LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 24.25% INTEREST, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE ADJUSTED THE 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.

[Signature] JEAN TANGREN ALEXANDER
JEAN TANGREN ALEXANDER
[Signature] DONALD S. FITCH, MEMBER
DONALD S. FITCH, MEMBER
FITCH FAMILY PROPERTIES, LLC

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED JEAN TANGREN ALEXANDER, ON THIS 14th DAY OF November, 2019, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE [Signature]
NOTARY PUBLIC - OREGON [Signature]
COMMISSION NO. 989058
MY COMMISSION EXPIRES: July 02, 2023

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED DONALD S. FITCH, ON AUTHORITY OF FITCH FAMILY PROPERTIES, LLC, THIS 14th DAY OF NOVEMBER, 2019, 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 02, 2023

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN TICOR TITLE COMPANY OF OREGON ORDER No's. 470319064430 & 470319064431, EFFECTIVE DATE OCTOBER 15, 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. SETBACK AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED NOVEMBER 14, 2008 IN DOCUMENT NO. 2008-041185 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON.
- 2. RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, TO THE CITY OF ASHLAND, RECORDED JANUARY 3, 1930 IN VOLUME 181, PAGE 44 IN THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- 3. SEWER EASEMENT AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, RECORDED NOVEMBER 14, 2008, IN DOCUMENT NO. 2008-041184 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

Assessor's Map No. 39 1E 16 BB, Tax Lot 405 & 800

PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P - 39 - 2019

LYING SITUATE WITHIN
NORTHWEST QUARTER OF SECTION 16
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON
FOR
Tangren Alexander
200 Ashland Loop
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 PARCEL 1 AND PARCEL 2 OF PARTITION PLAT NO. P-19-2019, FILED MAY 1, 2019 AS INDEX VOLUME 30, PAGE 19, RECORD OF PARTITION PLATS OF JACKSON COUNTY, OREGON AND RECORDED AS DOCUMENT NO. 2019-011668 IN THE OFFICIAL RECORDS IN SAID COUNTY, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 16, 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 AT THE NORTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. P-19-2019 IN THE PLAT RECORDS OF JACKSON COUNTY, OREGON; THENCE SOUTH 00°53'13" EAST, 85.91 FEET (PLAT RECORD 86.08 FEET) TO A 3/4 INCH SQUARE IRON PIN; THENCE SOUTH 00°10'08" WEST, 4.49 FEET TO THE NORTH LINE OF PARCEL 1, PARTITION PLAT NO. P-63-2008 OF SAID PLAT RECORDS; THENCE SOUTH 89°26'11" WEST, ALONG THE NORTH LINE SAID DESCRIBED PARCEL 1, A DISTANCE OF 2.31 FEET TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°33'49" EAST, ALONG THE WEST LINE OF SAID PARCEL 220.20 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF SAID DESCRIBED PARCEL 2 OF PARTITION PLAT NO. P-19-2019; THENCE CONTINUING SOUTH 00°33'49" EAST, 115.44 FEET TO A 5/8 INCH IRON PIN ON THE NORTH LINE OF ASHLAND LOOP ROAD, DESCRIBED IN VOLUME 319, PAGE 339 OF THE DEED RECORDS IN SAID COUNTY; THENCE ALONG THE NORTHERLY LINE OF ASHLAND LOOP ROAD THE FOLLOWING COURSES: SOUTH 88°52'08" WEST, 162.84 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 89°14'20" WEST, 40.80 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 66°09'47" WEST, 146.87 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 00°02'34" EAST, LEAVING SAID NORTHERLY LINE OF ASHLAND LOOP ROAD, 150.12 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 38°22'39" WEST, 58.85 FEET (PLAT RECORD 58.92 FEET) TO THE EAST LINE OF ASHLAND LOOP ROAD, FROM WHICH A 5/8 INCH IRON PIN BEARS SOUTH 25°03' EAST, 0.40 FEET THEREFROM; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES: 25.32 FEET (PLAT RECORD 25.15 FEET) ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 16°07'14" (CHORD BEARING NORTH 19°27'18" EAST, 25.24 FEET) TO A 5/8 INCH IRON PIN; THENCE NORTH 15°50'15" EAST, 1.16 FEET TO A 5/8 INCH IRON PIN; THENCE 126.94 FEET ALONG THE ARC OF A 975.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 07°27'35" (CHORD BEARING NORTH 15°18'12" EAST, 126.85 FEET) TO A 5/8 INCH IRON PIN; THENCE NORTH 18°52'28" EAST, 78.15 FEET (DEED RECORD NORTH 18°52'23" EAST) TO A 5/8 INCH IRON PIN; THENCE 47.09 FEET ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 07°11'43" (CHORD BEARING NORTH 15°08'27" EAST, 47.06 FEET) TO A 5/8 INCH IRON PIN; THENCE SOUTH 72°26'53" EAST, LEAVING SAID EAST LINE, 306.57 FEET (DEED RECORD SOUTH 72°30'10" EAST, 306.61 FEET) TO THE INITIAL POINT OF BEGINNING.

CONTAINING 3.62 ACRES, MORE OR LESS.

** RECEIVED **
Date 11/18/19 By SS
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 18th OF November, 2019, AT 3:10 O'CLOCK P.M. AND RECORDED IN VOLUME 30, PAGE 39, IN THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

[Signature] COUNTY CLERK
[Signature] DEPUTY

COUNTY SURVEYOR FILE NO. 22955

TAX COLLECTOR'S STATEMENT:

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

[Signature] Deputy TAX COLLECTOR 11-18-19
[Signature] Assessor 11/18/2019

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

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN PARCEL 1 & PARCEL 2 OF PARTITION PLAT NO. P-19-2019 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON.
PROCEDURE: UTILIZING A LEICA TS-16 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH A LEICA GS-16 GNSS RECEIVER OPERATING ON THE OREGON REFERENCE GEODETIC NETWORK (ORGN), I SURVEYED AND MONUMENTED THE PROPERTY LINE ADJUSTMENT AS SHOWN. THE SUBJECT PARCELS WERE SURVEYED IN MAY, 2019 BY FRIAR AND ASSOCIATES AS DENOTED ON SURVEY NO. 22808, WHICH COINCIDED CLOSELY WITH THE MEASUREMENTS OF THIS CURRENT SURVEY AND HELD FOR POSITION AS SHOWN. THE PROPERTY LINE ADJUSTMENT WAS EXECUTED PER THE OWNERS DIRECTION, AS APPROVED BY THE ASHLAND PLANNING DEPARTMENT.

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

[Signature] SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON JULY 14, 1988 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: NOVEMBER 14, 2019
PROJECT NO. 1278-19

FILE: SURVEYS\1278-19\ALEXANDER PLA PLAT.DWG SHEET 1 of 2

PARTITION PLAT NO. P - 39 - 2019
PROPERTY LINE ADJUSTMENT

LYING SITUATE WITHIN
 NORTHWEST QUARTER OF SECTION 16
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Tangren Alexander

200 Ashland Loop
 Ashland, Oregon

LEGEND

- ⊙ 5/8" IRON PIN w/ ALUMINUM CAP STAMPED "RLS 1071" PER S/N 7302 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L.J. FRIAR & ASSOC. PLS 2234" PER S/N 20219 & 20294 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "ALS PACH PLS 2653" PER S/N 19047 (RECOVERED)
- ⊖ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "CENTER PLS 1071" PER S/N 10764 & 12471 (RECOVERED)
- ⊕ 5/8" IRON PIN, NO TAG OR MARKINGS, PER S/N 7302 (RECOVERED)
- ◇ 1/2" SQUARE BOLT, ORIGIN UNKNOWN, PER S/N 12471 (RECOVERED)
- ▲ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "CENTER PLS 1071" PER S/N 10764 & 12471 (RECOVERED)
- 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "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
- () SURVEY RECORD DATA PER S/N 22808 (L.J. FRIAR)

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF PARCEL 1, PARTITION PLAT NO. P-63-2008, HAVING A RECORD PLAT BEARING OF SOUTH 00°33'49" EAST, AS REFERENCED ON SURVEY NO. 20219, 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

** RECEIVED **
 Date 11/18/19 By SS
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 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Shawn Kampmann

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: NOVEMBER 14, 2019
 PROJECT NO. 1278-19

FILE: SURVEYS\1278-19\ALEXANDER PLA PLAT.DWG SHEET 2 of 2

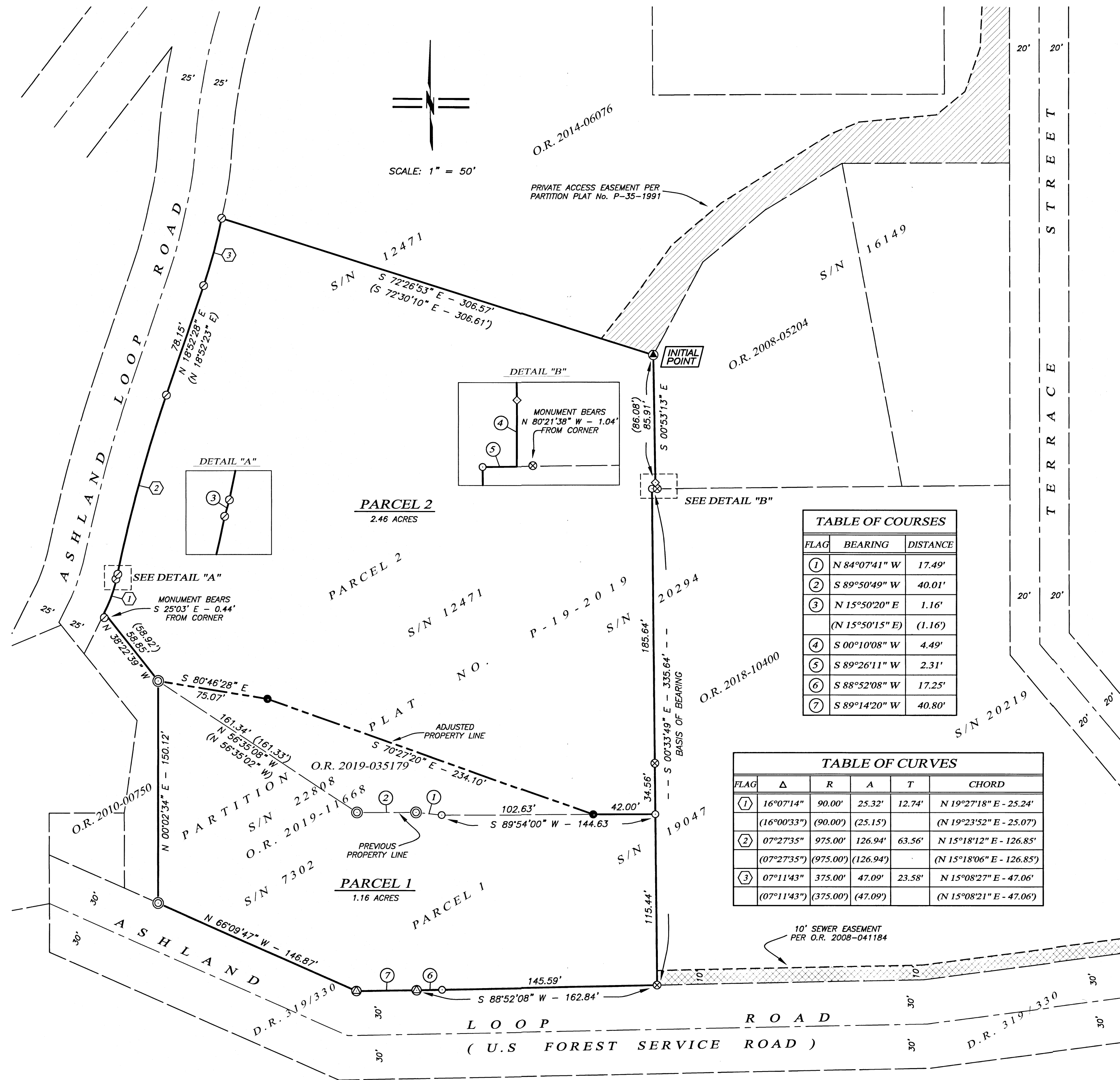


TABLE OF COURSES

FLAG	BEARING	DISTANCE
①	N 84°07'41" W	17.49'
②	S 89°50'49" W	40.01'
③	N 15°50'20" E	1.16'
	(N 15°50'15" E)	(1.16')
④	S 00°10'08" W	4.49'
⑤	S 89°26'11" W	2.31'
⑥	S 88°52'08" W	17.25'
⑦	S 89°14'20" W	40.80'

TABLE OF CURVES

FLAG	Δ	R	A	T	CHORD
①	16°07'14"	90.00'	25.32'	12.74'	N 19°27'18" E - 25.24'
	(16°00'33")	(90.00')	(25.15')		(N 19°23'52" E - 25.07')
②	07°27'35"	975.00'	126.94'	63.56'	N 15°18'12" E - 126.85'
	(07°27'35")	(975.00')	(126.94')		(N 15°18'06" E - 126.85')
③	07°11'43"	375.00'	47.09'	23.58'	N 15°08'27" E - 47.06'
	(07°11'43")	(375.00')	(47.09')		(N 15°08'21" E - 47.06')