

LAND PARTITION SURVEY PARTITION PLAT NO. P-27-2020

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN,
CITY OF ASHLAND, JACKSON COUNTY, OREGON

APPROVAL:

EXAMINED AND APPROVED THIS 14 DAY OF September, 2020

Scott J...
JACKSON COUNTY SURVEYOR

APPROVAL:

[Signature] 9/14/2020
ASHLAND PLANNING DEPARTMENT DATE
PLANNING FILE NO. PA-T1-2020-0-0102 (MAP 39 1E 05 DC, TAX LOT 400)

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, DAVID E. HOFFMAN AND SABRA A. HOFFMAN, TRUSTEES OF THE DAVID E. HOFFMAN AND SABRA A. HOFFMAN REVOCABLE LIVING TRUST, ARE THE OWNERS OF THE LANDS SHOWN ON THIS PARTITION PLAT, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO THE PARCELS AS SHOWN HEREIN.

WE DO HEREBY CREATE A 10.00 FOOT WIDE IRRIGATION EASEMENT FOR THE PURPOSE OF CONSTRUCTION, OPERATION, AND MAINTENANCE OVER AND ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1, AS SHOWN HEREIN.

David E. Hoffman Sabra A. Hoffman
DAVID E. HOFFMAN SABRA A. HOFFMAN

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF JACKSON) S.S.

ON THIS, THE 9th DAY OF September, 2020, BEFORE ME APPEARED DAVID E. HOFFMAN AND SABRA A. HOFFMAN, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE THEIR FREE ACT AND DEED.

Carlene Depina
NOTARY PUBLIC, STATE OF OREGON

COMMISSION NO. 975370
MY COMMISSION EXPIRES May 29, 2022

SURVEY FOR:
DAVID AND SABRA HOFFMAN
345 SCENIC DRIVE
ASHLAND, OREGON 97520

SURVEYOR'S CERTIFICATE

I, PHILIP J. DROSSOS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 90718, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREIN AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2, WOLLENS ADDITION TO THE CITY OF ASHLAND, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN JACKSON COUNTY, OREGON, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF PARCEL TWO PER PARTITION PLAT NO. P-9-1996, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN VOLUME 7, PAGE 9 OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON AND FILED AS SURVEY NO. 14822 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AND THE INITIAL POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID PARTITION PLAT, SOUTH 89°59'47" EAST, A DISTANCE OF 198.04 (RECORD 198.08) FEET TO THE WEST LINE OF SCENIC DRIVE; THENCE ALONG SAID WEST LINE, SOUTH 00°27'20" EAST, A DISTANCE OF 99.98 FEET TO THE NORTH LINE OF A 20.00 FOOT WIDE ALLEY SHOWN ON SAID WOLLENS ADDITION TO THE CITY OF ASHLAND; THENCE ALONG SAID NORTH LINE, NORTH 89°59'08" WEST, A DISTANCE OF 198.01 FEET TO THE EAST LINE OF ALTA AVENUE; THENCE ALONG SAID EAST LINE, NORTH 00°28'28" WEST, A DISTANCE OF 99.94 FEET TO THE INITIAL POINT OF BEGINNING.

[Signature] 09/08/2020
PHILIP J. DROSSOS, PLS 90718 DATE

RECORDING:

FILED FOR RECORD THIS 24th DAY OF September 2020,
AT 2:13 O'CLOCK, P.M. AND RECORDED AS
PARTITION PLAT NO. P-27-2020 OF THE RECORDS
OF PARTITION PLATS IN JACKSON COUNTY, OREGON,
INDEX VOLUME 31, PAGE 27

Christine Walker Sonya S. Morgan
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 23149

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF September 17th, 2020

ASSESSOR Adelly Thompson, agent DATE 9/17/2020
TAX COLLECTOR Paul Davis DATE 9-17-2020
deputy

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2004-058733 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AS APPROVED BY CITY OF ASHLAND PLANNING ACTION PA-T1-2020-0-0102.

PROCEDURE: USING A TRIMBLE S6 TOTAL STATION AND TRIMBLE R-10 GPS RECEIVERS, I RECOVERED AND TIED THE EXISTING MONUMENTS OF RECORD AS SHOWN HEREIN. ON S/N 9151, AN EXTENSIVE SURVEY AROUND THE EXTERIOR OF THE WOLLENS ADDITION WAS PERFORMED. A LARGE NUMBER OF THE SURVEYS CONDUCTED IN THIS PROJECT'S AREA, INCLUDING S/N 12540 AND S/N 14822, USE THE PROPORTIONED DISTANCES, OR DISTANCES VERY CLOSE TO THOSE SHOWN ON S/N 9151. I HOLD OR REFERENCE SAID DISTANCE SHOWN ON SAID S/N'S FOR THIS SURVEY. FOR THE NORTH LINE OF THE SUBJECT PROPERTY, I HOLD THE RECOVERED MONUMENTS SET ON S/N 14822 AS SHOWN HEREIN. THE EAST LINE IS THE WEST RIGHT-OF-WAY OF SCENIC DRIVE, I HOLD THE RECOVERED CENTERLINE MONUMENTS AS SHOWN HEREIN, AND OFFSET THE RECORD DISTANCE TO DETERMINE SAID LINE. THE SOUTH LINE IS THE NORTH RIGHT-OF-WAY OF A 20' WIDE ALLEY, I HOLD THE PROPORTIONED DISTANCE ALONG SCENIC DR. AS SHOWN ON S/N 12540 AND S/N 14822, AND THE RECOVERED 5/8" IRON PIN SET ON S/N 12540 ON THE WESTERLY END OF SAID ALLEY, AND OFFSET THE RECORD DISTANCE TO DETERMINE SAID LINE. THE WEST LINE IS THE EAST RIGHT-OF-WAY OF ALTA AVENUE, I HOLD THE PROPORTIONED DISTANCE ALONG WIMER STREET AS SHOWN ON S/N 12540 AND 14822, AND THE RECORD DISTANCE FROM THE AFOREMENTIONED RECOVERED 5/8" IRON PIN SET ON S/N 12540. THIS CENTERLINE FOR ALTA AVE. FIT VERY WELL WITH THE RECOVERED MONUMENTS ALONG THE RIGHT-OF-WAY LINES. I THEN OFFSET THE RECORD DISTANCE TO DETERMINE SAID EAST LINE.

EASEMENTS OF RECORD

EASEMENTS SHOWN IN AMERITITLE ORDER NO. 374853AM EFFECTIVE DATE JULY 24, 2020 ARE NOT LOCATABLE OR BLANKET IN NATURE AND ARE NOT SHOWN GRAPHICALLY ON THIS PARTITION PLAT.

#3 SOLAR ACCESS WAIVER AGREEMENT. RECORDED DECEMBER 29, 2005 AS INSTRUMENT NO. 2005-078566, JACKSON COUNTY OFFICIAL RECORDS, JACKSON COUNTY, OREGON

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

[Signature]
PHILIP J. DROSSOS, PLS 90718

FILED
Date 9-24-20 By JH
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JULY 12, 2016
PHILIP J. DROSSOS
No. 90718
Renewal 12-31-21

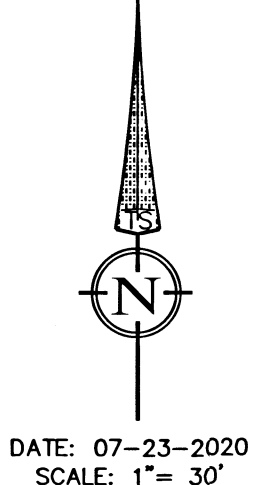
TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@bisp.net
JOB NO. 1274-19

LAND PARTITION SURVEY

PARTITION PLAT NO. P-27-2020

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN,
CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:
DAVID AND SABRA HOFFMAN
345 SCENIC DRIVE
ASHLAND, OREGON 97520

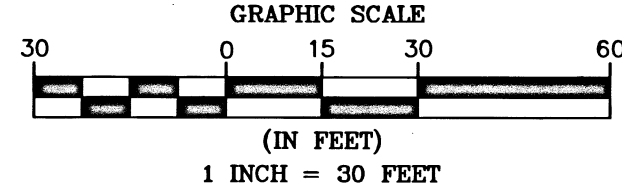


LEGEND

- BOUNDARY LINE
- ⊕ FND. 3" BRASS CAP IN MONUMENT CASE, STAMPED "CITY OF ASHLAND NO. 24" PER S/N 14822 OR AS NOTED
- ⊕ FND. 3/4" IRON PIPE PER S/N 14822
- FND. 3/4" REBAR, 0.3' BELOW GRADE PER THUNDERBIRD HEIGHTS SUBDIVISION
- FND. 5/8" X 30" STEEL PIN WITH RED PLASTIC CAP STAMPED "DA EDWARDS LS 2339" PER S/N 14822
- ⊗ FND. LEAD PLUG AND TACK WITH TAG STAMPED "LS 2339" PER S/N 14822
- ⊕ FND 5/8" X 24" STEEL PIN WITH RED PLASTIC CAP STAMP "DA EDWARDS RPLS 2339" PER S/N 12540
- ⊙ FND. 5/8" X 24" IRON PIN WITH YELLOW PLASTIC CAP STAMPED "LJ FRIAR & ASSOC" PER S/N 17925
- ⊗ SET LEAD PLUG AND TACK WITH BRASS TAG STAMPED "LS 90718"
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, STAMPED "DROSSOS LS 90718"
- (R1) RECORD DATA PER S/N 9151
- (R2) RECORD DATA PER S/N 12540
- (R3) RECORD DATA PER S/N 14822
- (R4) RECORD DATA PER S/N 17925
- S/N SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY, OREGON
- - - - - EASEMENT CREATED BY THIS PLAT
- x — WOOD/WIRE FENCE
- □ — WOOD FENCE

FILED
Date 9-24-20 By JH
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

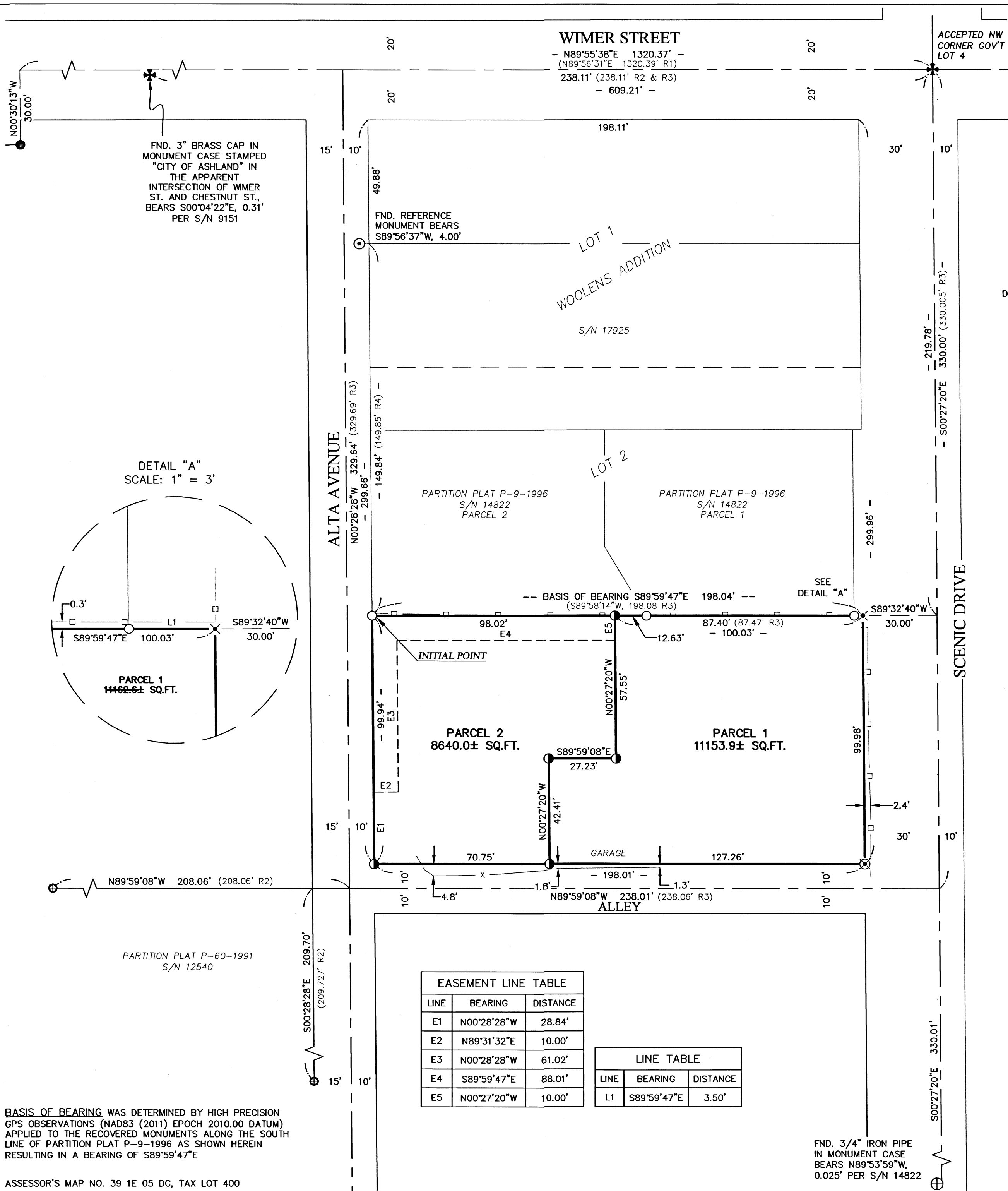
I HEREBY CERTIFY THAT THIS PLAT IS
AN EXACT COPY OF THE ORIGINAL.
Philip J. Drossos
PHILIP J. DROSSOS, PLS 90718



REGISTERED
**PROFESSIONAL
LAND SURVEYOR**
Philip J. Drossos
OREGON
JULY 12, 2016
PHILIP J. DROSSOS
No. 90718

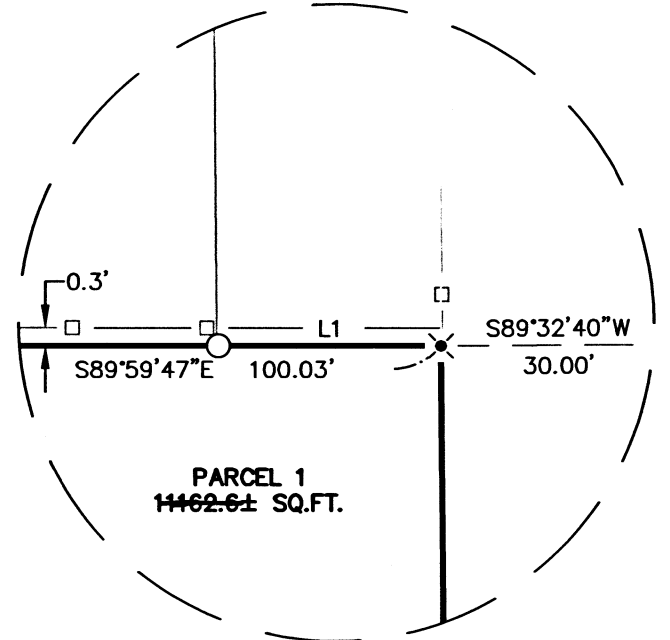
Renewal 12-31-21

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FND. 3" BRASS CAP IN MONUMENT CASE STAMPED "CITY OF ASHLAND" IN THE APPARENT INTERSECTION OF WIMER ST. AND CHESTNUT ST., BEARS S00°04'22"E, 0.31' PER S/N 9151

DETAIL "A"
SCALE: 1" = 3'



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	N00°28'28"W	28.84'
E2	N89°31'32"E	10.00'
E3	N00°28'28"W	61.02'
E4	S89°59'47"E	88.01'
E5	N00°27'20"W	10.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°59'47"E	3.50'

BASIS OF BEARING WAS DETERMINED BY HIGH PRECISION GPS OBSERVATIONS (NAD83 (2011) EPOCH 2010.00 DATUM) APPLIED TO THE RECOVERED MONUMENTS ALONG THE SOUTH LINE OF PARTITION PLAT P-9-1996 AS SHOWN HEREIN RESULTING IN A BEARING OF S89°59'47"E

ASSESSOR'S MAP NO. 39 1E 05 DC, TAX LOT 400

FND. 3/4" IRON PIPE IN MONUMENT CASE BEARS N89°53'59"W, 0.025' PER S/N 14822