

LAND PARTITION SURVEY PARTITION PLAT NO. P-33-2020 PROPERTY LINE ADJUSTMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN,
CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:
ARDITH LYNCH & JAMES CANNON

837 SANDER WAY
ASHLAND, OR 97520

APPROVAL:

EXAMINED AND APPROVED THIS 6th DAY OF July, 2020

Shane Kumpmann
CITY OF ASHLAND SURVEYOR

APPROVAL:

[Signature] 7/20/2020
DATE
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA-A-2020-00106 (MAP 39 1E 04 BA, TAX LOT 117)

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, JAMES H. CANNON AND ARDITH LYNCH, AND VERDE VILLAGE PHASE II HOMEOWNERS ASSOCIATION, INC., 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 ADJUSTED INTO THE PARCELS AS SHOWN HEREIN.

[Signature] [Signature]
JAMES H. CANNON ARDITH LYNCH

[Signature]
PETE JORGENSEN
SECRETARY, VERDE VILLAGE PHASE II HOMEOWNERS ASSOCIATION, INC.

ACKNOWLEDGEMENT

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

ON THIS, THE 6TH DAY OF JULY, 2020, BEFORE ME APPEARED JAMES H. CANNON AND ARDITH LYNCH, 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.

[Signature]
COLLON SIRIANZI
NOTARY PUBLIC, STATE OF OREGON

COMMISSION NO. 994813
MY COMMISSION EXPIRES DECEMBER 18TH 2023

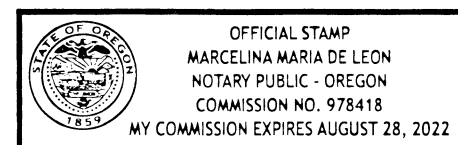
ACKNOWLEDGEMENT

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

ON THIS, THE 7 DAY OF July, 2020, BEFORE ME APPEARED PETE JORGENSEN, SECRETARY, VERDE VILLAGE PHASE II HOMEOWNERS ASSOCIATION, INC., TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS FREE ACT AND DEED.

[Signature]
Marcelina Maria De Leon
NOTARY PUBLIC, STATE OF OREGON

COMMISSION NO. 978418
MY COMMISSION EXPIRES August 28, 2022



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:

LOT 30 AND COMMON AREA 2, VERDE VILLAGE, PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED ON JANUARY 05, 2018 IN VOLUME 44, PAGE 01, IN THE PLAT RECORDS OF JACKSON COUNTY, OREGON AND FILED AS SURVEY NUMBER 22446 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

[Signature] 06/29/2020
PHILIP J. DROSSOS, PLS 90718 DATE

AFFIDAVIT OF CONSENT

FROM GEORGE W. MEAD AS DOC. # [Signature] OFFICIAL RECORDS JACKSON COUNTY, OREGON

RECORDING:

FILED FOR RECORD THIS 12th DAY OF November, 2020, AT 1:19 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-33-2020 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 31, PAGE 33

Christine D. Walker [Signature]
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 23178

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 11-12-20

ASSESSOR Calvin Blady, Assnt DATE 11/12/20
TAX COLLECTOR B. Davis, deputy DATE 11-12-20

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

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT OF TWO LOTS AS APPROVED BY CITY OF ASHLAND PA-A-2020-00106.

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. THE RECOVERED MONUMENTS FIT VERY WELL WITH THE PLAT RECORD AND I HOLD SAID RECOVERED POSITIONS AS SHOWN HEREIN. TWO ORIGINAL MONUMENTS SET IN ASPHALT AND CREATED ON THE VERDE VILLAGE, PHASE 2 SUBDIVISION, WERE FOUND REMOVED. I TIED THE HOLES IN THE ASPHALT WHICH FIT WELL WITH RECORDS DISTANCES, AND RE-ESTABLISHED SAID CORNERS AS SHOWN HEREIN. THE PROPERTY LINE ADJUSTMENT WAS CARRIED OUT PER THE OWNERS DIRECTION, AS APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT.

EASEMENTS OF RECORD

EASEMENTS SHOWN IN AMERITITLE ORDER NO. 380680AM EFFECTIVE DATE JUNE 16, 2020 ARE NOT LOCATABLE OR BLANKET IN NATURE AND ARE NOT SHOWN GRAPHICALLY ON THIS PARTITION PLAT.

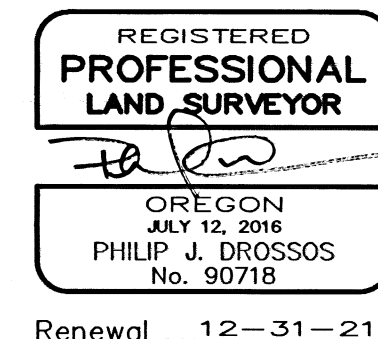
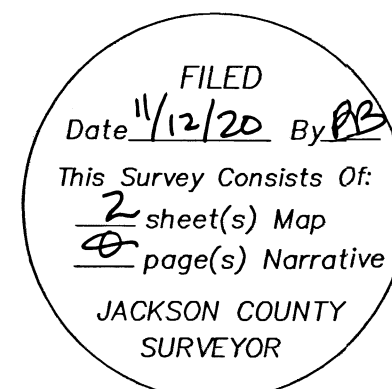
#3 SEWER EASEMENT - VOL. 208, PG. 584 OF THE DEED RECORDS OF JACKSON COUNTY, NO EFFECT ON PROPERTY.

#9 & #10 EASEMENT FOR ACCESS - INST. NO. 2009-025637 AND 2009-037214 OFFICIAL RECORDS OF JACKSON COUNTY, NO EFFECT ON PROPERTY.

#11 PUBLIC UTILITY EASEMENT - PARTITION PLAT NO. P-32-2015, TERMINATED BY RECORDING OF SAID PARTITION PLAT.

#14-17, #19 DECLARATION OF COVENANTS - INST. NO. 2018-000548 & INST. NO. 2018-026421

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



TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@bisp.net
JOB NO. 1324-20

LAND PARTITION SURVEY

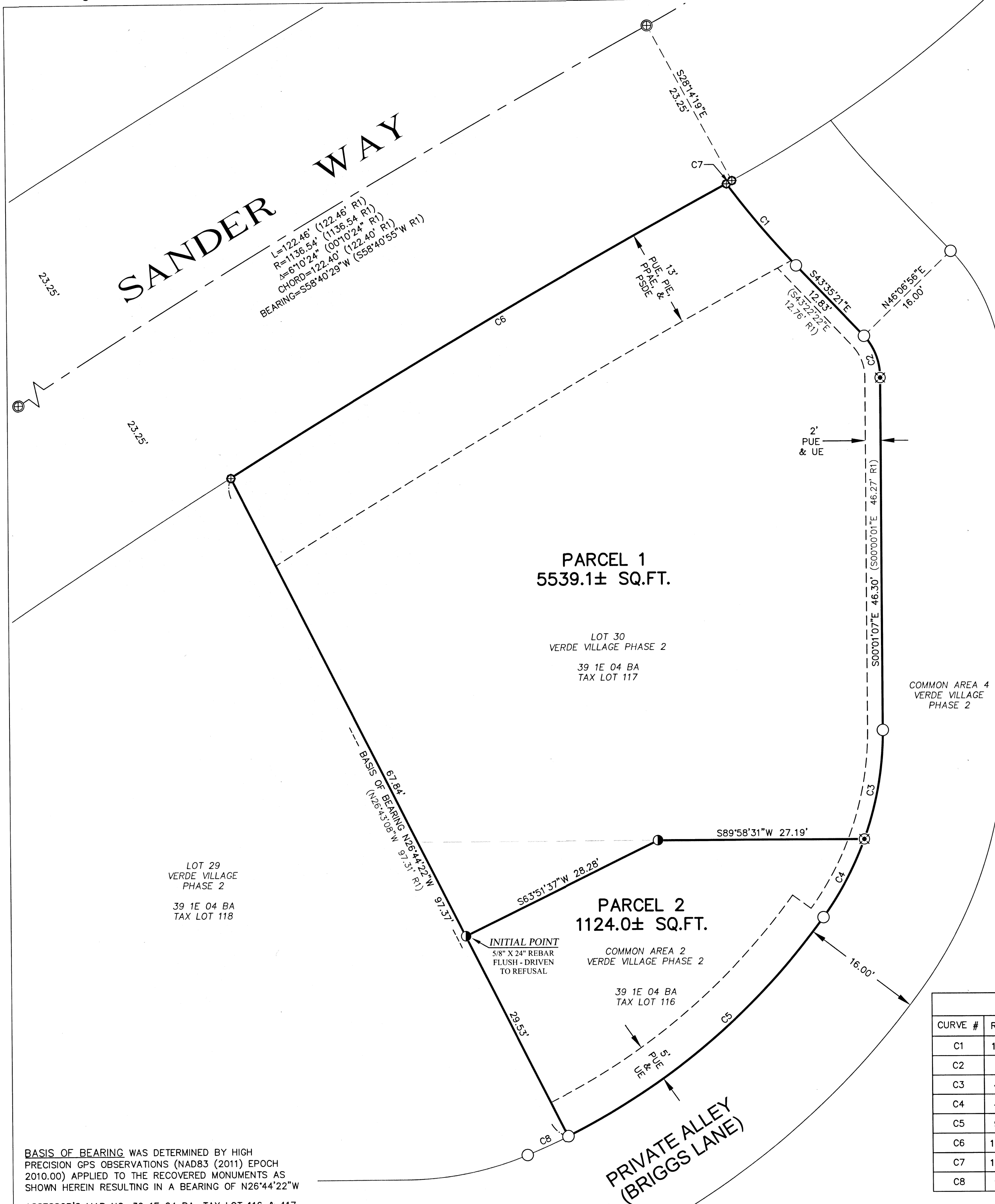
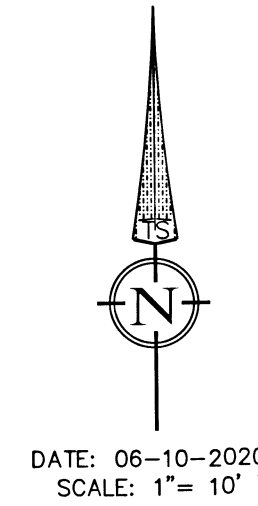
PARTITION PLAT NO. P-33-2020

PROPERTY LINE ADJUSTMENT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN,
CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:
ARDITH LYNCH & JAMES CANNON

837 SANDER WAY
ASHLAND, OREGON 97520



- #### LEGEND
- BOUNDARY LINE
 - PREVIOUS BOUNDARY LINE
 - EASEMENT AS NOTED PER S/N 22446
 - FND. 2" BRASS CAP FLUSH IN ASPHALT, STAMPED "CITY OF ASHLAND SURVEY MARKER" PER S/N 22446
 - FND. MAG NAIL WITH 1" BRASS WASHER FLUSH IN CONCRETE, STAMPED "L.J. FRIAR & ASSOC." PER S/N 22446
 - FND. MAG NAIL WITH 2" BRASS WASHER FLUSH IN ASPHALT, STAMPED "L.J. FRIAR & ASSOCIATES PC" PER S/N 22446
 - SET 1" BRASS PLUG FLUSH IN ASPHALT, STAMPED "LS 90718"
 - SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, STAMPED "DROSSOS LS 90718"
 - (R1) RECORD DATA PER S/N 22446
 - S/N SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY, OREGON
 - PIE PRIVATE IRRIGATION EASEMENT PER S/N 22446
 - PPAE PUBLIC PEDESTRIAN ACCESS EASEMENT PER S/N 22446
 - PSDE PRIVATE STORM DRAINAGE EASEMENT PER S/N 22446
 - PUE PUBLIC UTILITY EASEMENT PER S/N 22446
 - UE PRIVATE UTILITY EASEMENT PER S/N 22446

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

FILED

Date 11/12/20 By PP

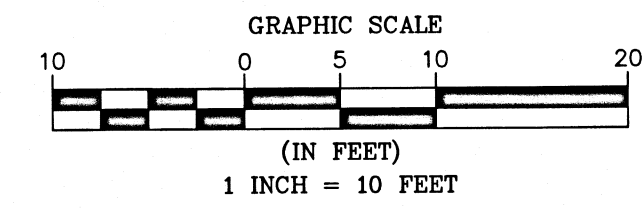
This Survey Consists Of:

2 sheet(s) Map

0 page(s) Narrative

JACKSON COUNTY
SURVEYOR

CURVE TABLE					
CURVE #	RADIUS	LENGTH (RECORD)	DELTA	CHORD	BEARING
C1	116.00'	14.20' (14.19' R1)	07°00'55"	14.19'	S39°58'08"E
C2	8.00'	6.03' (6.06' R1)	43°11'14"	5.89'	S20°37'24"E
C3	42.00'	14.64' (14.66' R1)	19°58'17"	14.57'	S09°59'26"W
C4	42.00'	11.68' (11.70' R1)	15°55'53"	11.64'	S28°02'40"W
C5	92.00'	44.70' (44.66' R1)	27°50'26"	44.27'	S49°48'02"W
C6	1113.29'	75.90' (75.85' R1)	03°54'23"	75.89'	N59°45'55"E
C7	1113.29'	0.84' (0.86' R1)	00°02'35"	0.84'	S61°44'24"W
C8	92.00'	5.88' (5.91' R1)	03°39'53"	5.88'	S65°54'18"W



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BASIS OF BEARING WAS DETERMINED BY HIGH PRECISION GPS OBSERVATIONS (NAD83 (2011) EPOCH 2010.00) APPLIED TO THE RECOVERED MONUMENTS AS SHOWN HEREIN RESULTING IN A BEARING OF N26°44'22"W
ASSESSOR'S MAP NO. 39 1E 04 BA, TAX LOT 116 & 117