

MAP OF SURVEY PROPERTY LINE ADJUSTMENT

LYING SITUATE WITHIN

S.W. QUARTER OF SECTION 3 & S.E. QUARTER OF SECTION 4
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR

Nepenthe Farm, LLC

710 North Mountain Avenue
Ashland, Oregon 97520

LEGEND

- ⊕ 2-1/2" BRASS CAPPED IRON PIPE SECTION CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB NOTES & S/N 5653 (RECOVERED)
- ⊕ 2-1/2" BRASS CAPPED IRON PIPE SECTION CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB NOTES & S/N 6965 (RECOVERED)
- ⊕ 2-1/2" BRASS CAPPED IRON PIPE DONATION LAND CLAIM CORNER, AS DESCRIBED (RECOVERED)
- ⊕ 2-1/2" BRASS CAPPED IRON PIPE MARKED "L.J. FRIAR & ASSOC." PER S/N 14730 & 16472 (RECOVERED)
- 1/2" IRON PIN, NO CAP, ORIGIN UNKNOWN, REFERENCED ON S/N 3589 BY EDWARD A. MCGINTY (RECOVERED)
- 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "D. HUCK LS 2023" PER S/N 13455 (RECOVERED)
- 2" IRON PIPE PER S/N 3523 BY L.E. AGER & S/N 16986 (RECOVERED)
- 5/8" IRON PIN, NO CAP, PER S/N 3589 BY EDWARD A. MCGINTY (RECOVERED)
- 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY BOUNDARY LINE
- - - ADJUSTED PROPERTY LINE
- BOUNDARY LINE
- - - PREVIOUS DEED LINE
- CENTERLINE
- - - EASEMENT LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- R.P. REFERENCE POINT MONUMENT, AS DESCRIBED
- W.C. WITNESS CORNER MONUMENT, AS DESCRIBED
- () SURVEY RECORD DATA PER S/N 14428 (HUCK)
- { } SURVEY RECORD DATA PER S/N 13455 (HUCK)
- < > SURVEY RECORD DATA PER S/N 14730 (HIBBS)
- [] SURVEY RECORD DATA PER S/N 3589 (MCGINTY)
- (()) SURVEY RECORD DATA PER S/N 6965 (HURST)

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF NORTH MOUNTAIN AVENUE, HAVING A RECORD PLAT BEARING OF NORTH 00°03'33" EAST, AS REFERENCED ON SURVEY NO. 19726, ON FILE IN THE OFFICE OF THE 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

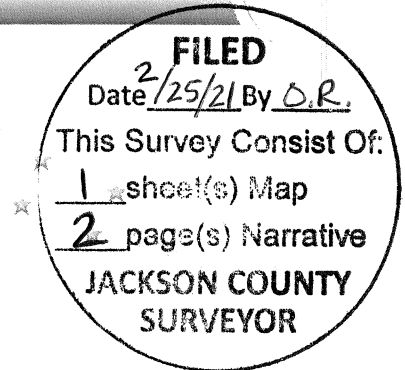
DATE: DECEMBER 24, 2020
PROJECT NO. 1310-20

Assessor's Map No. 39 1E 04 DA, Tax Lot 200
Assessor's Map No. 39 1E 03, Tax Lots 700 & 800 HERSEY STREET

FLAG	BEARING	DISTANCE
①	S 73°19'52" E	78.08'
②	S 89°56'23" E	40.00'
③	S 89°58'26" W	89.38'
	[WEST]	[154.71']
④	N 30°02'00" E	43.00'
⑤	S 72°22'37" W	132.49'
	[S 72°21'20" W]	[132.49']
⑥	S 56°22'33" E	228.56'
	[S 56°18' E]	[229.06']
⑦	S 53°45'33" E	121.93'
	[S 53°41' E]	[122.20']

**** RECEIVED ****
Date 2/25/21 By OR
This survey consists of
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

APPROVAL
Francis W. Hunsley
JACKSON COUNTY DEVELOPMENT SERVICES
FILE NO. 439-20-00034-SUB
DATE Feb. 24, 2021

SURVEY NO. 23282

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

- SURVEY FOR:** Nepenthe Farms LLC
710 North Mountain Avenue
Ashland, Oregon 97520
- LOCATION:** The Southeast Quarter of Section 4, Township 39 South, Range 1 East, and the Southwest Quarter of Section 3, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon.
- PURPOSE:** To survey and monument a proposed Property Line Adjustment of those tracts described within Document No. 71-12473 and 93-15403 of the Official Records in Jackson County, Oregon, lying situate within the Southeast Quarter of Section 4 and the Southwest Quarter of Section 3 in Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon.
- PROCEDURE:** Utilizing a Leica TS-16i robotic total station with ranging prisms and Leica GS-16 GNSS network receiver, in conjunction with survey control previously established by this office during the performance of Survey No's. 19726, 22264, 22580, 23143, on file in the office of the Jackson County Surveyor, I survey and monument a proposed Property Line Adjustment as shown hereon as approved by the Jackson County Planning Department. The subject properties were originally created as Tract 37 and Tract 38 of Ashland Acres Subdivision, Official Records of Jackson County. The subject properties were previously surveyed by Edward McGinty as denoted on Survey No. 3589 and by Darrell L. Huck on Survey No. 13455. Monuments recovered from the aforementioned surveys fit reasonably well with the survey record data and were held for position as shown.

Tract 37 is bounded the east line of North Mountain Avenue and on the north side by Nepenthe Road. The centerline of 60 foot wide North Mountain Avenue is controlled by the monuments recovered for the Southeast corner of Donation Land Claim No. 41 and the Northwest

PROCEDURE (cont.): corner of Donation Land Claim No. 54. The Northwest corner of Donation Land Claim 43 has been lost for many years which previously controlled the Northwest corner of Tract 30 at the intersection of Mountain Avenue and Nevada Street, but like the majority of monuments established for Tracts within Ashland Acres, most have been obliterated by construction over the years. Edward McGinty's Survey No. 3589 had utilized 3/4 inch pipes of unknown origin at the northwest and southwest corners of the intersection of Nevada Street & Mountain Avenue to establish a pin for the centerline intersection. But his centerline location falls more than two feet westerly of the monumented Donation Land Claim line, as discovered by local surveyor, Everett Swain on his Survey No. 5380 as evidenced in his Narrative.

Street centerline monuments recovered along Nepenthe Road established by Survey No. 14730, in conjunction with record angles from Survey No. 3589 were used to determine the centerline of Nepenthe Road, as well as the north line of Ashland Acres Tracts 37 & 38. Record deed and survey data were utilized for the retracement of Survey No. 3589 to establish the subject Tract 37 & 38 boundaries. The southerly & southwesterly lines of said Tracts 37 are bounded by the centerline of Bear Creek which was meandered for the current location which hadn't changed significantly since the Ashland Acres plat and deed records.

Lastly, the location of the east line of Lot 38 of Ashland Acres Subdivision was determined utilizing the monumented Northwest Corner of Donation Land Claim No. 44 and the 2" iron pipe set by L.E. Ager for the Northeast corner of Tract 32 on Survey No. 3523. The boundary between Ashland City limit and Jackson County along the east line of Section 3 was determined by proportional measurement between the North Quarter corners of Sections 3 & 4, as no monument or accessories were found for the Northeast corner of Section 4 which fell in a large exposed field. The proportioned measurement matched Hurst's 1977 Survey No. 6965 exactly. No evidence was found for the northeast corner of Section 4.

The property line adjustment was surveyed and monumented as approved by the Jackson County Planning Department.

BASIS OF BEARING: The Basis of Bearing for this survey is the centerline of North Mountain Avenue, having a record plat bearing of North 00°03'33" East, as referenced on Survey No. 19726, on file in the office of the Jackson County Surveyor.

DATE: December 24, 2020

PREPARED BY: Shawn Kampmann,
Professional Land Surveyor

POLARIS LAND SURVEYING, LLC
P.O. Box 459
Ashland, Oregon 97520
(541) 482-5009



Shawn Kampmann



Renewal Date: 6/30/2021