

APPROVALS:

EXAMINED AND APPROVED THIS 15 DAY OF MARCH, 2021
Ashland Planning Department

EXAMINED AND APPROVED THIS 16 DAY OF March, 2021
Scott Jis
JACKSON COUNTY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT NEPENTHE FARM, LLC, AN OREGON LIMITED LIABILITY COMPANY AS TO TRACT 1, DESCRIBED IN DOCUMENT NO. 2021-0041239, AND THE CITY OF ASHLAND, A MUNICIPAL CORPORATION AS TO TRACT B, PARCEL 1 DESCRIBED IN DOCUMENT NO. 1994-027549 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE ADJUSTED THE PROPERTY LINES AND PARTITIONED THE PARCELS 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 AND LAND PARTITION. NEPENTHE FARM, LLC HEREBY DEDICATES TO THE CITY OF ASHLAND FOR PUBLIC USE, THE 5.00 FOOT WIDE PUBLIC UTILITY EASEMENT & THE 4.50 FOOT WIDE STREET DEDICATION, AS SHOWN HEREON. WE HEREBY CREATE THE PRIVATE STORM DRAINAGE EASEMENT OVER AND ACROSS PARCEL 4, FOR THE BENEFIT OF PARCELS 1, 2 & 3, AS SHOWN HEREON. WE HEREBY CREATE THE 3.00 FOOT WIDE PRIVATE SEWER LINE EASEMENT, OVER AND ACROSS PARCEL 2 AND PARCEL 3 FOR THE BENEFIT OF PARCEL 1, 2 AND 3, AS SHOWN HEREON. WE ALSO HEREBY CREATE THE PRIVATE VARIABLE WIDTH PRIVATE SLOPE EASEMENT OVER AND ACROSS PARCEL 4 FOR THE BENEFIT OF PARCELS 1, 2 & 3 AS SHOWN HEREON. WE ALSO HEREBY CREATE THE PRIVATE ACCESS AND UTILITY EASEMENT OVER AND ACROSS PARCEL 4 FOR THE BENEFIT OF TRACT 2 OF THE LAND DESCRIBED WITHIN DOCUMENT NO. 2021-004129, AS SHOWN HEREON.

ALFRED B. LORD, MEMBER, NEPENTHE FARM, LLC

JULIE AKINS, CITY OF ASHLAND MAYOR

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY }SS

PERSONALLY APPEARED THE ABOVE NAMED ALFRED B. LORD, ON AUTHORITY FOR NEPENTHE FARM, LLC, ON THIS 12th DAY OF FEBRUARY, 2021, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

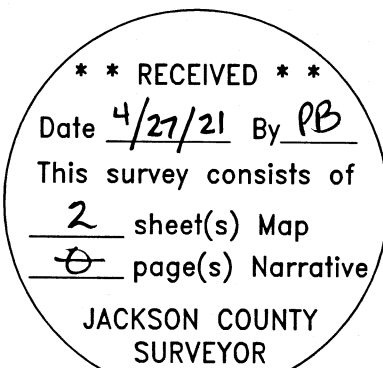
NOTARY SIGNATURE Laurie A. Miller
NOTARY PUBLIC - OREGON Laurie A. Miller
COMMISSION NO. 989058
MY COMMISSION EXPIRES: July 02, 2023

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY }SS

PERSONALLY APPEARED THE ABOVE NAMED JULIE AKINS, CITY OF ASHLAND MAYOR, ON THIS 15th DAY OF MARCH, 2021, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Dora Smith
NOTARY PUBLIC - OREGON Jackson County
COMMISSION NO. 1006013
MY COMMISSION EXPIRES: 11/11/2024



Assessor's Map No. 39 1E 04 DA, Tax Lots 200 & 300

LAND PARTITION
PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P-15-2021

LYING SITUATE WITHIN
SOUTHEAST 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

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 THOSE TRACTS OF LAND DESCRIBED AS TRACT B, PARCEL 1, WITHIN DOCUMENT NO. 94-027549 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, AND TRACT 1 DESCRIBED IN DOCUMENT NO. 2021-004129 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON. ALSO, A LAND PARTITION OF THAT PORTION OF LOT 37, ASHLAND ACRES AS DENOTED ON THIS PLAT, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 4, 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:

NEPENTHE FARMS LLC - TRACT 1, O.R. 2021-004129: BEGINNING AT A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF LOT 37, ASHLAND ACRES, RECORDED ON OCTOBER 25, 1923 IN VOLUME 5, PAGE 17 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON, SAID POINT ALSO BEING THE INTERSECTION OF THE EAST LINE OF NORTH MOUNTAIN AVENUE WITH THE SOUTH LINE OF NEPENTHE ROAD IN THE CITY OF ASHLAND; THENCE SOUTH 00°03'33" WEST, ALONG SAID EAST LINE, 376.42 FEET, TO THE CENTERLINE OF BEAR CREEK, FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER BEARS NORTH 00°03'33" EAST, 100.00 FEET THEREFROM; THENCE ALONG SAID CENTERLINE OF BEAR CREEK THE FOLLOWING SURVEYED COURSES: SOUTH 81°10'46" EAST, 389.30 FEET (DEED RECORD SOUTH 80°43'10" WEST, 263.53 FEET), FROM WHICH A 5/8 INCH IRON PIN REFERENCE POINT BEARS NORTH 30°02'00" EAST, 43.00 FEET THEREFROM; THENCE SOUTH 44°45'43" EAST, 380.41 FEET (DEED RECORD SOUTH 44°32' EAST) TO THE WEST LINE OF SECTION 3 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST, FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER BEARS NORTH 00°33'24" WEST, 181.00 FEET THEREFROM; THENCE NORTH 00°33'24" WEST, ALONG SAID WEST LINE, 706.78 FEET TO THE SOUTH LINE OF NEPENTHE ROAD; THENCE SOUTH 89°57'13" WEST, ALONG SAID SOUTH LINE, 645.31 FEET TO THE POINT OF BEGINNING. CONTAINING 7.05 ACRES, MORE OR LESS.

CITY OF ASHLAND - TRACT B, PARCEL 1, O.R. 1994-027549: COMMENCING AT A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF LOT 37, ASHLAND ACRES, RECORDED ON OCTOBER 25, 1923 IN VOLUME 5, PAGE 17 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON; THENCE SOUTH 00°03'33" WEST, ALONG THE EAST LINE OF NORTH MOUNTAIN AVENUE, 376.42 FEET (DEED RECORD 367.52 FEET) TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED AS TRACT B, PARCEL 1 WITHIN DOCUMENT NO. 94-027549 OF THE OFFICIAL RECORDS IN SAID COUNTY, BEING THE CENTERLINE OF BEAR CREEK, FROM WHICH A 5/8 INCH IRON PIN BEARS NORTH 00°03'33" EAST, 100.00 FEET THEREFROM; THENCE ALONG THE CENTERLINE OF BEAR CREEK THE FOLLOWING COURSES: SOUTH 81°10'46" EAST, 389.41 FEET (DEED RECORD SOUTH 80°43'10" WEST, 263.53 FEET), FROM WHICH A 5/8 INCH IRON PIN REFERENCE POINT BEARS NORTH 30°02'00" EAST, 43.00 FEET THEREFROM; THENCE SOUTH 44°45'43" EAST, 353.89 FEET (DEED RECORD SOUTH 44°32' EAST) TO THE SOUTHEAST CORNER OF SAID TRACT B, FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER BEARS SOUTH 89°58'42" WEST, 70.00 FEET THEREFROM; THENCE SOUTH 89°58'42" WEST, LEAVING SAID CENTERLINE OF BEAR CREEK, 634.21 FEET (DEED RECORD WEST, 647.62 FEET) TO A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF SAID DESCRIBED TRACT; THENCE NORTH 00°03'33" EAST, 311.21 FEET (DEED RECORD NORTH 00°04'50" EAST, 320.00 FEET) TO THE POINT OF BEGINNING. CONTAINING 3.20 ACRES, MORE OR LESS.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE COMPANY OF OREGON ORDER NO. 7169-3629613, EFFECTIVE DATE DECEMBER 13, 2020, EITHER DOES NOT AFFECT THE SUBJECT TRACTS, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- 1. EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, TO THE CALIFORNIA OREGON POWER COMPANY, RECORDED ON JULY 8, 1952 IN VOLUME 368, PAGE 153 OF THE DEED RECORDS, JACKSON COUNTY, OREGON.
2. EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, TO THE PACIFIC POWER & LIGHT COMPANY, RECORDED ON JANUARY 16, 1970 AS DOCUMENT NUMBER 70-00369 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
3. EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, TO THE PACIFIC POWER & LIGHT COMPANY, RECORDED ON JUNE 7, 1976 AS DOCUMENT NUMBER 76-09278 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
4. EASEMENT FOR INGRESS AND EGRESS AND FOR ALL EXISTING UTILITIES, RECORDED ON MAY 13, 1993 AS DOCUMENT NO. 93-15403 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

RECORDING:

FILED FOR RECORD THIS 27th OF April, 2021 AT 12:00 CLOCK P.M. AND RECORDED IN VOLUME 32, PAGE 15 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christie D. Walker
COUNTY CLERK
Scott Jis
DEPUTY

COUNTY SURVEYOR FILE NO. 23327

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R. 92.095 HAVE BEEN PAID AS OF April 27th, 2021.

M. Mehlert deputy 4/27/21
TAX COLLECTOR DATE
Adley Thompson, agent 4/27/2021
ASSESSOR DATE

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

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT AND LAND PARTITION BETWEEN THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO. 94-27549 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND INSTRUMENT NO. 2021-004129 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, 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. 23143, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT AND LAND PARTITION AS SHOWN HEREON AS APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT. MONUMENTS RECOVERED ALONG NEPENTHE ROAD, NORTH MOUNTAIN AVENUE AND BEAR CREEK ESTABLISHED BY SURVEY NO. 23282 WERE RECOVERED AN HELD AS SHOWN ON THIS PLAT. NO FILED SURVEYS COULD BE FOUND THAT HAD MONUMENTED SAID DESCRIBED TRACT B, PARCEL 1, THEREFOR I MONUMENT THE SOUTHEAST LINE OF THE ABOVE DESCRIBED TRACT B, AS SHOWN ON THIS PLAT.

DEED OF CONVEYANCE STATEMENT:

THE PROPERTY LINE ADJUSTMENT DEED OF CONVEYANCE FROM NEPENTHE FARMS LLC TO THE CITY OF ASHLAND, A MUNICIPAL CORPORATION, WAS RECORDED AS DOCUMENT NO. 2021-018817 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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

Shawn Kampmann
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: JANUARY 12, 2021
PROJECT NO. 1310-20

FILE: SURVEYS\1310-20\KNOX PARTITION PLAT.DWG SHEET 1 of 2

**LAND PARTITION
PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P-15-2021**

LYING SITUATE WITHIN
SOUTHEAST 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 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)
- 5/8"x 30" IRON PIN W/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 23282 (RECOVERED)
- 5/8"x 30" IRON PIN W/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- ⦿ 5/8"x 24" 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
- W.C. WITNESS CORNER MONUMENT, AS DESCRIBED
- R.P. REFERENCE POINT MONUMENT, AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT
- () SURVEY RECORD DATA PER S/N 14177 & 14428 (HUCK)
- { } SURVEY RECORD DATA PER S/N 14730 (HIBBS)
- [] DEED RECORD PER O.R. 1994-27549
- < > DEED RECORD PER O.R. 71-12473

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.

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

Shawn Kampmann
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2021

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

DATE: JANUARY 12, 2021
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FILE: SURVEYS\1310-20\NEPENTHE PARTITION PLAT.DWG SHEET 2 of 2

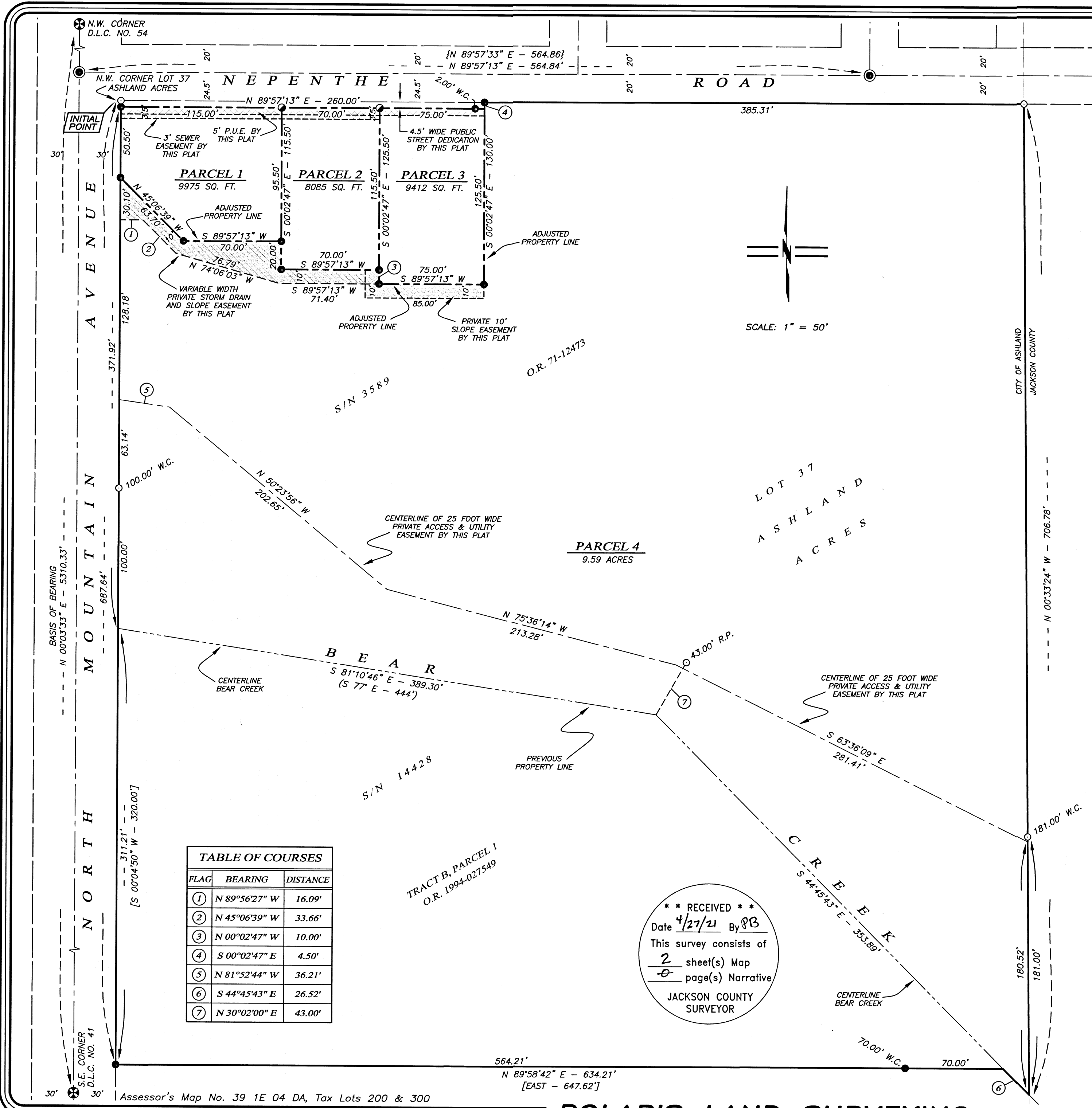


TABLE OF COURSES

FLAG	BEARING	DISTANCE
①	N 89°56'27" W	16.09'
②	N 45°06'39" W	33.66'
③	N 00°02'47" W	10.00'
④	S 00°02'47" E	4.50'
⑤	N 81°52'44" W	36.21'
⑥	S 44°45'43" E	26.52'
⑦	N 30°02'00" E	43.00'

**** RECEIVED ****
Date 4/27/21 By PB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR