

APPROVAL:

*[Signature]*  
ASHLAND PLANNING DEPARTMENT  
(PA# A-2022-00201) PROPERTY LINE ADJUSTMENT  
7/11/2022 DATE

LAND PARTITION SURVEY  
PARTITION PLAT NO. P-24-2022  
PROPERTY LINE ADJUSTMENT  
In the S.W. 1/4 of Section 4, T.39S., R.1E., W.M.  
City of Ashland Jackson County, Oregon  
(PA# A-2022-00201)

\*\*\* RECORDING \*\*\*  
FILED FOR RECORD THIS 26<sup>th</sup> DAY OF JULY 2022 AT  
1:40 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-24-2022  
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.  
INDEX VOLUME 33, PAGE 24. DOCUMENT NO. 2022-023410, ORJCO.

APPROVAL:

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 AS OF July 5, 2022.

*[Signature]*  
JACKSON COUNTY SURVEYOR

SURVEY FOR:

SOUTH ASHLAND BUSINESS  
PARK, LLC  
719 OAK STREET  
ASHLAND, OR 97520

Christine D Walker COUNTY CLERK  
HEATHER SIMPSON DEPUTY  
COUNTY SURVEYOR FILE NO. 23695

\*\*\* DECLARATION \*\*\*

Know all men by these presents that JEFFERSON INVESTMENT PROPERTIES LLC (as to Tract 1 vested via Tract A per Document No. 2017-038806, Official Records of Jackson County, Oregon) and SOUTH ASHLAND BUSINESS PARK LLC, (as to Tract 2 vested via Document No. 2017-006556 & Document No. 2022-023409, said Official Records) are the owners in fee of the lands shown on Sheets 2-4, more particularly described in the Surveyor's Certificate and have partitioned the same into the Parcels as shown on Sheets 2-4.

*[Signature]*  
REGINALD BREEZE, Member  
Jefferson Investment Properties LLC

*[Signature]*  
L. JOHN PIERCE, Member  
South Ashland Business Park LLC

DATE:

JUNE 22, 2022

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
PO BOX 1947  
PHOENIX, OR 97535  
PHONE: (541) 772-2782  
ljfriarandassociates@charter.net  
www.friarandassociates.com

\*\*\* TAX STATEMENT \*\*\*

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of July 26<sup>th</sup>, 2022.

*[Signature]* AGENT  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of July 26<sup>th</sup>, 2022.

*[Signature]*  
Tax Collector

STATE OF OREGON )  
                          )SS.  
COUNTY OF JACKSON )

Personally appeared the above named Reginald Breeze and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 29 day of June, 2022

*[Signature]* Sage Evelyn Travis - Notary Public of Oregon

Commission No. 1023552

My Commission Expires: April 28, 2026

STATE OF OREGON )  
                          )SS.  
COUNTY OF JACKSON )

Personally appeared the above named L. John Pierce and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 29 day of June, 2022

*[Signature]* Sage Evelyn Travis - Notary Public of Oregon

Commission No. 1023552

My Commission Expires: April 28, 2026

SHEET INDEX:

- SHEET 1 - SIGNATURE PAGE
- SHEET 2 - SOUTHERLY PORTION
- SHEET 3 - WESTERLY PORTION
- SHEET 4 - EASTERLY PORTION

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY DECLARE THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND COMPLIES WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

TRACT 1: Parcel 1 Partition Plat No. P-14-2009, according to the official plat thereof, now of record, in Volume 20 Page 14 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 20369 in the Office of the Jackson County Surveyor being Tract A per Document No. 2017-038806, Official Records of Jackson County, Oregon.

TRACT 2: Beginning at the Northwest corner of said Parcel 1; thence along the North line thereof, North 89°59'34" East, 622.77 feet (record North 89°59'37" East, 623.10 feet) to the Westerly right of way line of Interstate No. 5 as set forth in Circuit Court Case No. 91-804-L; thence along said Westerly line the following three courses: North 26°37'04" West, 73.37 feet to an angle point; thence North 26°40'12" West, 319.44 feet to an angle point; thence North 43°25'30" West, 277.93 feet to the Southeast corner of Washington Street as set forth in Document No. 72-00467, Official Records of Jackson County, Oregon; thence along the Southerly line thereof the following three courses: North 89°48'53" WEST, 109.09 feet to an angle point; thence South 74°14'24" West, 36.40 feet to an angle point; thence North 89°48'53" West, 26.91 feet to the Northeast corner of Parcel 1 per Partition Plat No. P-53-1991, according to the official plat thereof, now of record, in Volume 2, Page 53 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 12528 in the Office of the Jackson County Surveyor; thence along the exterior of Parcel 1 & 2 per said Partition Plat the following three course: South 03°58'03" East, 69.31 feet (record South 04°01'08" East, 69.53 feet); thence South 16°12'13" West, 181.41 feet (record South 16°14'57" West, 181.37 feet); thence South 07°44'18" West (record South 07°40'02" West), 112.36 feet to the Northeast corner of Lot 2, Block 2 of ASHLAND BUSINESS PARK, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the East line thereof the following two course: South 07°44'18" West (record South 07°40'02" West), 45.23 feet to an angle point; thence South 06°53'12" West, 145.07 feet (record South 06°50'20" West, 145.14 feet to the point of beginning being Document No. 2017-006556, Official Records of Jackson County, Oregon.

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

PURPOSE: To survey and monument the corners of two Parcels adjusted through a Property Line Adjustment. See Ashland PA# A-2022-00201. The parent tracts being Parcel 1 per PP# P-14-2019 and that tract set forth in Doc. 2017-006556, ORJCO.

PROCEDURE: Using Trimble R10 G.P.S. receivers and Trimble S6 Robotic Total Station, made ties to as many remaining monuments as shown on Sheets 2-4 that could be found. Held plat record angles and distances per PP# P-14-2019 to position the missing monuments per said plat. The Westerly R/W of I-5 obtained through Circuit Court Case No. 91-804-L, retraced by FS5330 & FS9668 was positioned as follows. Held map record distance per FS9668 to position the missing angle point at Station 1585+00. Held map record angle per FS5330 to control the direction of the course NWly from the monument at Station 1581+80. Held map record data per FS5330 to position the missing monuments along the South line of Washington Street and intersected the most Easterly portion with the Westerly line of I-5 positioned above. Held plat record angle and distance per PP# P-53-1991 from the SE corner of Parcel 2 to position the angle point in Parcel 2. Held plat record distance per ABP to position the missing monument in the East line of Lot 2, Block 1 per ABP. Computed the position of the adjusted property line and set monuments as shown on Sheets 2-4.

REGISTERED PROFESSIONAL LAND SURVEYOR

*[Signature]*

OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234

RENEWAL DATE 6-30-23

FILED  
Date 7/26/22 By SS  
This Survey Consists Of:  
4 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*[Signature]*  
SURVEYOR

**SURVEY BY:**

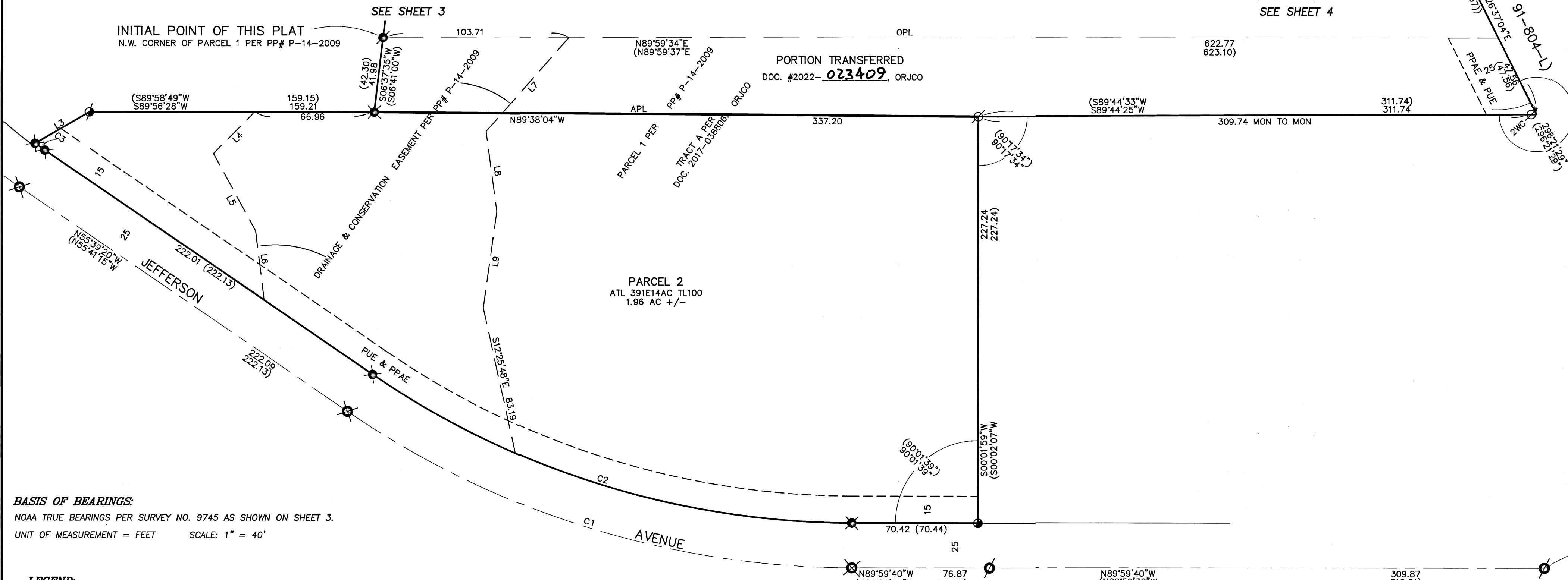
L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
P.O. BOX 1947  
PHOENIX, OREGON 97535  
PH: (541) 772-2782  
ljfriarandassociates@charter.net  
www.friarandassociates.com

**SURVEY FOR:**

SOUTH ASHLAND BUSINESS  
PARK, LLC  
719 OAK STREET  
ASHLAND, OR 97520  
**DATE**  
JUNE 22, 2022

**LAND PARTITION SURVEY**  
**PARTITION PLAT NO. P-24-2022**  
**PROPERTY LINE ADJUSTMENT**  
In the S.W. 1/4 of Section 4, T.39S., R.1E., W.M.  
City of Ashland Jackson County, Oregon  
(PA# A-2022-00201)

INTERSTATE NO. 5  
(Circuit Court Case No. 91-804-L)  
S26°37'04"E  
73.37' (73.37)  
S56°17'04"E  
47.58'  
ZWC  
236°21'29"  
(236°21'29")

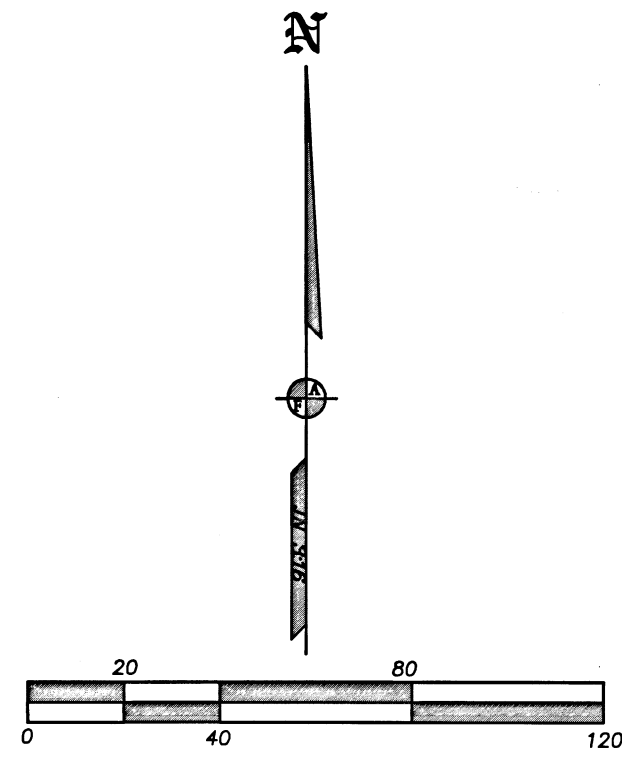


**BASIS OF BEARINGS:**  
NOAA TRUE BEARINGS PER SURVEY NO. 9745 AS SHOWN ON SHEET 3.  
UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'

- LEGEND:**
- = FD. 2.5" BRASS DISK MKD. CITY OF ASHLAND LS759 IN MON. WELL PER FS9936.
  - ⊗ = FD. 2.5" BRASS DISK NIEMI PLS1868 IN MON. WELL PER FS16375.
  - ⊗ = FD. 3" BRASS DISK MKD. CITY OF ASHLAND PLS2883 IN MON. WELL PER FS20943.
  - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. ANDREWS LS1626 PER FS12759.
  - ⊗ = FD. 1" BRASS WASHER MKD. POLARIS LS2883 & MAG NAIL IN CONCRETE PER FS20943.
  - ⊗ = FD. 5/8" IRON PIN PER ODOT R/W SURVEY. SEE ALSO FS5330.
  - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. SWAIN RLS759 PER FS5330 OR 9668.
  - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAMPMANN PLS2883 PER FS19703, 20369 OR 20943.
  - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MCMAHON LS1913 PER FS11826.
  - ⊗ = FD. 5/8" IRON PIN PER FS6905.
  - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
  - ⊗ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	CHORD
C1	34°17'16"	299.22	500.00	S72°48'55"E 294.77
(C1)	34°19'13"	299.50	500.00	S72°50'51"E 295.04
C2	34°17'16"	284.26	475.00	S72°48'55"E 280.03
(C2)	34°19'13"	284.53	475.00	S72°50'51"E 280.29
C3	01°38'08"	6.42	225.00	S54°50'55"E 6.42
(C3)	01°38'38"	6.46	225.00	S54°51'56"E 6.46
C4	55°42'15"	243.06	250.00	S27°47'50"E 233.60
NUM	BEARING	DISTANCE		
L1	S74°14'24"W	36.40		
[L1]		36.40		
L2	N89°48'53"W	26.91		
[L2]		26.91		
L3	S59°53'04"W	34.95		
(L3)	S60°02'16"W	35.12		



- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- ZWC = 2.00" WITNESS CORNER MONUMENT.
- ( ) = RECORD DATA PER FS20369.
- ABP = ASHLAND BUSINESS PARK.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER PP# P-14-2019.
- C1/L1 = SEE COURSE DATA TABLE.
- PPAE = PUBLIC PEDESTRIAN ACCESS EASEMENT PER PP# P-14-2019.
- ( ) = RECORD DATA PER FS9668.
- [ ] = RECORD DATA PER FS5330.
- < > = RECORD DATA PER FS12528.
- [ ] = RECORD DATA PER ABP.

I HEREBY DECLARE THAT THIS IS AN EXACT  
COPY OF THE ORIGINAL PLAT.  
*Jan 30/2022*  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Jan 30/2022*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-23

FILED  
Date 7/26/22 By SS  
This Survey Consists Of:  
4 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

391E14AB TL2800  
391E14AC TL100

THIS PLAT WAS PREPARED USING AN EPSON SC-T5200 WITH EPSON T6925 INK ON MILANO JPC4M2 POLYESTER FILM.

SHEET 2 OF 4 16199PM

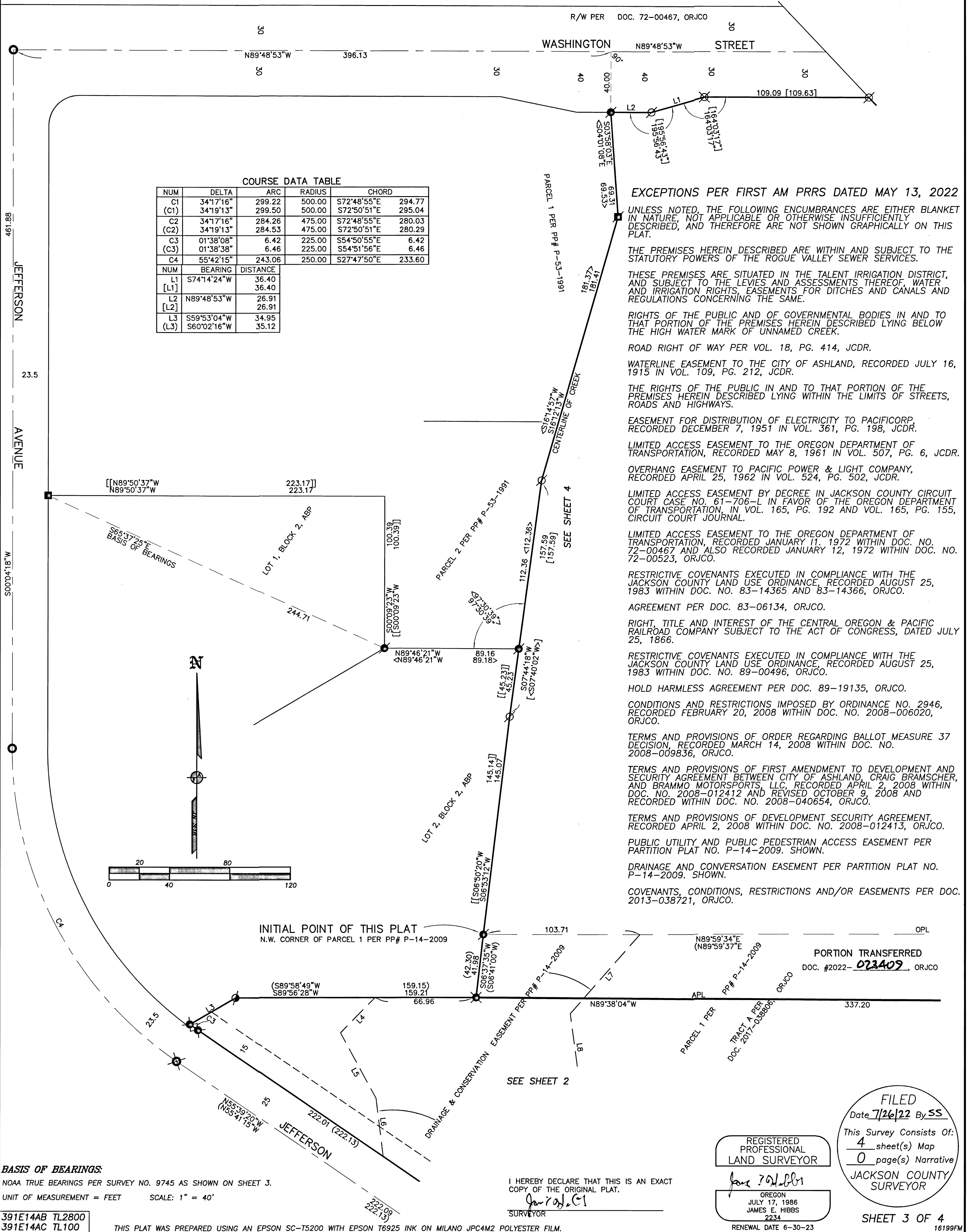
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# LAND PARTITION SURVEY

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PROPERTY LINE ADJUSTMENT  
In the S.W. 1/4 of Section 4, T.39S., R.1E., W.M.  
City of Ashland Jackson County, Oregon  
(PA# A-2022-00201)

SEE LEGEND ON SHEET 2



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REGISTERED PROFESSIONAL LAND SURVEYOR  
JAMES E. HIBBS  
OREGON JULY 17, 1986  
JAMES E. HIBBS 2234  
RENEWAL DATE 6-30-23

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Date 7/26/22 By SS  
This Survey Consists Of:  
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0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

