

LAND PARTITION SURVEY

PARTITION PLAT No. P-35-2022

LOCATED IN LOTS 10, 11 AND 12 IN BLOCK D
OF THE RAILROAD ADDITION TO THE TOWN OF ASHLAND
IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH,
RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY,
OREGON.

FOR
LISA POLINDER
267 MEAD STREET
ASHLAND, OREGON 97520

APPROVAL: _____

EXAMINED AND APPROVED THIS 27 DAY OF October, 2022

Brandon Goldman 10/27/2022
ASHLAND PLANNING DEPARTMENT DATE
PLANNING FILE No PA-TI-2022-00180

EXAMINED AND APPROVED THIS 19 DAY OF October, 2022

John J. ... DATE
JACKSON COUNTY SURVEYOR
IN ACCORDANCE WITH ORS 92.100

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT LISA KAREN POLINDER IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND HAVE CAUSED THE SAME TO BE PARTITIONED 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 PARTITION. SHE HERE BY CREATES BY THIS PLAT, THE PRIVATE SERVICE LINE EASEMENTS FOR OVER HEAD INTERNET, UNDERGROUND ELECTRIC, AND GAS LINES AND THE PRIVATE PARKING EASEMENT THROUGH PARCEL 2 FOR THE BENEFIT OF PARCEL 1, AS SHOWN HEREON.

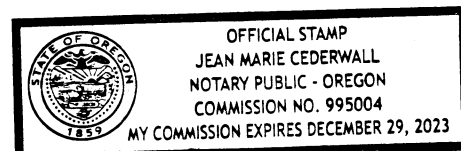
Lisa Karen Polinder
LISA KAREN POLINDER

ACKNOWLEDGMENT

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

ON THIS 17 DAY OF October, 2022, BEFORE ME APPEARED LISA KAREN POLINDER, TO ME PERSONALLY KNOWN, AND ACKNOWLEDGED THE FORGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Jean Marie Cederwall
NOTARY PUBLIC-OREGON Jean Marie Cederwall
MY COMMISSION EXPIRES December 29, 2023



** RECEIVED **
Date 11/4/22 By SS
This Survey Consists of:
2 Sheets Map
0 Pages Narrative
JACKSON COUNTY
SURVEYOR

SURVEYOR'S CERTIFICATE

I, FRED A FRANTZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2021-026081 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, SAID TRACT ALSO BEING LOTS 10, 11, AND 12 OF BLOCK "D" OF THE RAILROAD ADDITION TO THE TOWN OF ASHLAND, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 BY 30 INCH IRON PIN, BEING THE INITIAL POINT, MONUMENTING THE NORTHWEST CORNER OF BLOCK "D" OF THE RAILROAD ADDITION TO THE TOWN OF ASHLAND, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD; THENCE SOUTH 74°08'24" EAST, ALONG THE NORTHERLY LINE OF SAID BLOCK, A DISTANCE OF 74.92 FEET TO THE NORTHWEST CORNER OF LOT 9 OF SAID BLOCK; THENCE SOUTH 15°48'35" WEST, ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 122.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT, THENCE NORTH 74°09'23" WEST, ALONG THE SOUTHERLY LINE OF LOTS 10, 11 AND 12 OF SAID BLOCK, A DISTANCE OF 74.94 FEET TO THE WESTERLY LINE OF SAID BLOCK; THENCE NORTH 15°49'13" EAST, ALONG SAID WESTERLY LINE, 122.02 FEET TO POINT OF BEGINNING.

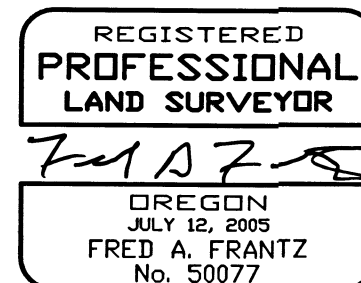
Fred A Frantz 10-11-22
FRED A FRANTZ, PLS 50077 DATE

SURVEYOR'S NOTE

THOSE LIENS AND ENCUMBRANCES LISTED IN EXHIBIT 'C' OF THAT PUBLIC RECORDS REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER 7169-3966155, DATED AUGUST 25, 2022, DO NOT APPLY TO THE SURVEY.

I, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT

Fred A Frantz
FRED A FRANTZ, PLS 50077



Renewal 12-31-23

RECORDING: _____

FILED FOR RECORD THIS 4 DAY OF November, 2022 AT
8:52 O'CLOCK A.M. AND RECORDED IN VOLUME 33, PAGE 35,
OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker Uma Hall
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 23756

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGE AS REQUIRED BY

O.R.S. 92.095 HAVE BEEN PAID AS OF NOVEMBER 04, 2022

ASSESSOR Agent DATE 11/4/22
TAX COLLECTOR Agent DATE 11/4/22

SURVEY NARRATIVE

TO COMPLY WITH O.R.S. 209.250

PURPOSE:

TO SURVEY AND MONUMENT THE MINOR LAND PARTITION AS APPROVED BY THE CITY OF ASHLAND COMMUNITY DEVELOPMENT DIRECTOR AS PLANNING ACTION PA-TI-2022-0018 FOR THE PARTITION OF LOTS 10, 11 AND 12 OF BLOCK D, RAILROAD ADDITION TO THE TOWN OF MEDFORD, JACKSON COUNTY, OREGON AS DESCRIBED IN INSTRUMENT NUMBER 2021-026081 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PROCEDURE:

UTILIZING CONTROL ESTABLISHED BY THIS OFFICE FOR FILED SURVEY NUMBER 16886 AND EXTENDING THE CONTROL, I VERIFY EXISTING MONUMENTS AND SET THE PARTITION MONUMENTS AS SHOWN. THE STREET CENTERLINE MONUMENTS WERE HELD AND OFFSET TO DETERMINE THE BLOCK BOUNDARY. THE BLOCK WAS PROPORTIONED AND MONUMENTS HELD AS SHOWN. AT THE SOUTHEASTERLY CORNER OF THE PROPERTY, I FIND 12 INCHES DEEP A REBAR DISTURBED AND TIE ITS PERPENDICULAR POINT WHICH AGREED WITH THE POSITION OF A SET MONUMENT AT THIS POSITION BY FILED SURVEY NUMBER 8398, I SET ANOTHER MONUMENT FLUSH WITH THE SURFACE TO PERPETUATE THE FOUND MONUMENT AS SHOWN.

TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520

(541) 482-6474
terrain@bisp.net

JOB NO. 1170-18

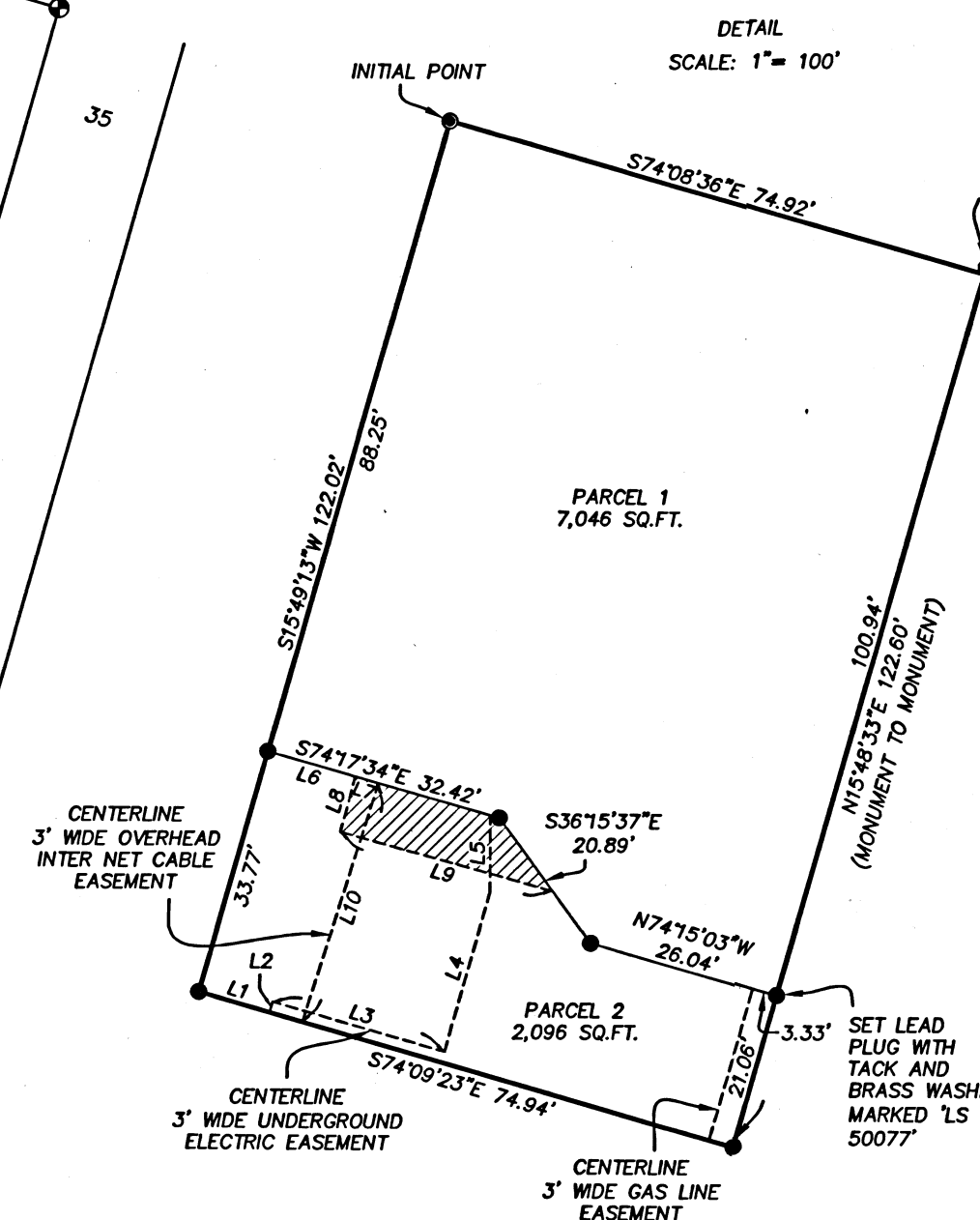
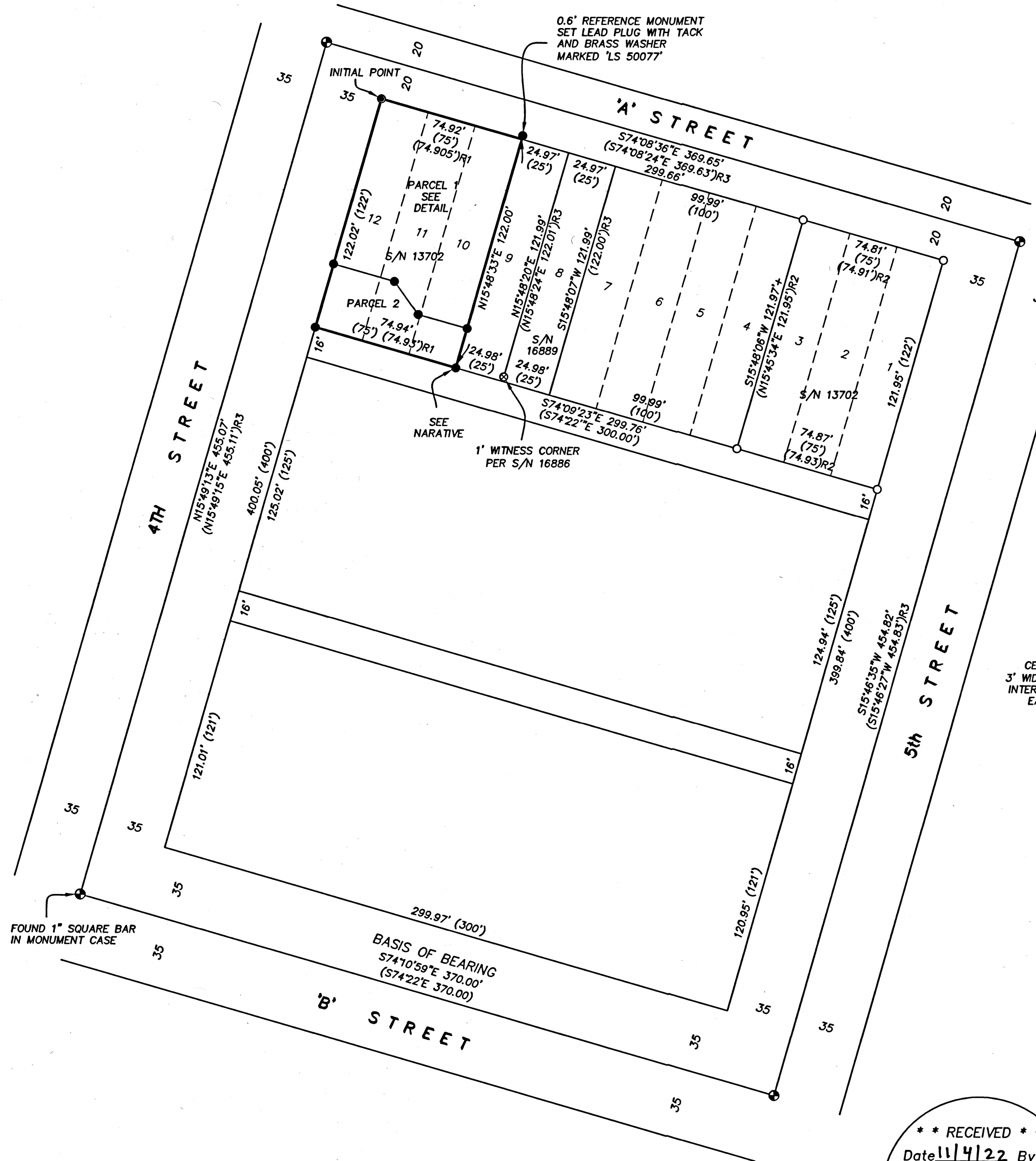
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FOR

LISA POLINDER
267 MEAD STREET
ASHLAND, OREGON 97520



LEGEND:

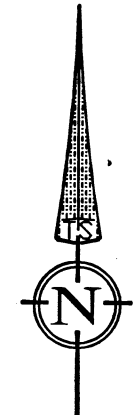
SURVEY NUMBER OF FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON.

- FOUND 5/8" IRON PIN PER S/N 13702.
- ⊙ FOUND MONUMENT PER S/N 16886.
- ⊕ FOUND 3/4" IRON PIPE IN MONUMENT CASE OR AS INDICATED.
- SET 5/8 BY 30 INCH IRON PIN WITH ORANGE PLASTIC CAP MARKED "FRANTZ LS50077".
- SET 5/8 BY 24 INCH IRON PIN WITH ORANGE PLASTIC CAP MARKED "FRANTZ LS50077" OR AS INDICATED.
- R1 RECORD DATA PER S/N 8398.
- R2 RECORD DATA PER S/N 13702.
- R3 RECORD DATA PER S/N 16886.
- () RECORD DATA PER MAP OF THE RAILROAD ADDITION TO THE TOWN OF ASHLAND.

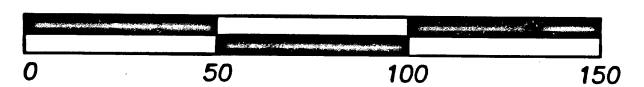
PARKING EASEMENT.

BASIS OF BEARING IS BETWEEN FOUND CENTERLINE MONUMENTS ON B STREET PER S/N 16886 AS SHOWN, SAID BEARING BEING SOUTH 74°10'59" EAST.

LINE	BEARING	DISTANCE
L1	S74°09'23"E	9.92'
L2	N15°50'59"E	1.50'
L3	S74°09'01"E	24.08'
L4	N15°46'49"E	22.48'
L5	N00°01'16"W	10.25'
L6	S74°17'34"E	12.24'
L7	S74°17'34"E	3.25'
L8	S15°12'05"W	7.77'
L9	S74°47'55"E	29.70'
L10	S17°27'47"W	33.82'



DATE: 9-05-22
SCALE: 1" = 50'



I, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT

Fred A Frantz
FRED A. FRANTZ, PLS 50077

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SURVEYOR

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**
Fred A Frantz
OREGON
JULY 12, 2005
FRED A. FRANTZ
No. 50077

Renewal 12-31-23

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