

PARTITION PLAT NO. P- 31 -2022 PROPERTY LINE ADJUSTMENT AND LOT CONSOLIDATION

APPROVAL:

EXAMINED AND APPROVED THIS 16 DAY OF November, 2022
in accordance with ORS 92.100

[Signature]
JACKSON COUNTY SURVEYOR

APPROVAL:

[Signature] 11/19/2022
ASHLAND PLANNING DEPARTMENT DATE
PLANNING FILE NO. PA-A-2022-00214
(MAP 39 1E 15 AB, TAX LOT 7702, 7704, 7801, AND 7900)

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, PIENGCHIT KANCHANAKASET, AKA PIENGCHIT KANCHANAKASETT, HER CO-TRUSTEES AND/OR SUCCESSOR TRUSTEES OF THE KANCHANAKASET FAMILY TRUST AM THE OWNER 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.

BY:
PIENGCHIT KANCHANAKASET, AKA PIENGCHIT KANCHANAKASETT, HER CO-TRUSTEES AND/OR SUCCESSOR TRUSTEES OF THE KANCHANAKASET FAMILY TRUST

ACKNOWLEDGEMENT

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

ON THIS, THE 15th DAY OF November, 2022, BEFORE ME

APPEARED Phatcharee Kanjanakaset McIntosh OF WHOM IS THE

Trustee FOR THE PIENGCHIT KANCHANAKASET, AKA PIENGCHIT KANCHANAKASETT, HER CO-TRUSTEES AND/OR SUCCESSOR TRUSTEES OF THE KANCHANAKASET FAMILY TRUST, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE of her FREE ACT AND DEED.

[Signature]
Denise M. DeNunzio

NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 983119
MY COMMISSION EXPIRES 1-15-23

LOCATED IN THE NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN,
CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:
AU MCINTOSH
645 LIT WAY
ASHLAND, OREGON 97520

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:

COMMENCING AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 45 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, IN JACKSON COUNTY, OREGON; THENCE NORTH 76°10'20" WEST, A DISTANCE OF 51.47 FEET (RECORD NORTH 14.46 FEET AND WEST 50.0 FEET) TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NORMAL AVENUE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SISKIYOU BOULEVARD; THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 56°06'18" WEST A DISTANCE OF 777.93 FEET (RECORD 778.13 FEET) TO A SET 5/8" REBAR AND BEING THE INITIAL POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHEASTERLY LINE, NORTH 56°06'18" WEST, A DISTANCE OF 120.49 FEET TO A POINT FROM WHICH A 5/8" REBAR BEARS SOUTH 37°31'01" WEST, 0.27 FEET; THENCE LEAVING SAID NORTHEASTERLY LINE, NORTH 37°31'01" EAST, A DISTANCE OF 174.74 FEET (RECORD NORTH 37°29'30" EAST, 175.02 FEET) TO A 5/8" REBAR; THENCE NORTH 10°58'09" EAST, A DISTANCE OF 31.30 FEET (RECORD NORTH 10°55'30" EAST, 31.32 FEET) TO A 5/8" REBAR; THENCE NORTH 38°06'58" EAST, A DISTANCE OF 142.14 FEET (RECORD NORTH 38°03'06" EAST, 142.13 FEET) TO A ONE INCH STEEL SPIKE WITH 2" BRASS WASHER; THENCE NORTH 68°17'48" EAST, A DISTANCE OF 7.89 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LIT WAY FROM WHICH A ONE INCH STEEL SPIKE WITH 2" BRASS WASHER BEARS NORTH 68°17'48" EAST, 0.16 FEET; THENCE ALONG SAID SOUTHERLY LINE AND ALONG A 158.92 FOOT RADIUS ARC TO THE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 42°37'30" EAST, 73.64 FEET), A DISTANCE OF 74.32 FEET TO A POINT FROM WHICH A 5/8" REBAR BEARS NORTH 34°00'52" EAST, 0.15 FEET; THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 34°00'52" WEST, A DISTANCE OF 79.88 FEET TO A 5/8" REBAR; THENCE SOUTH 56°16'12" EAST, A DISTANCE OF 106.38 FEET TO A 5/8" REBAR BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF HARMONY WAY; THENCE ALONG SAID WESTERLY LINE, SOUTH 33°51'27" WEST, A DISTANCE OF 95.12 FEET TO A 5/8" REBAR; THENCE LEAVING SAID WESTERLY LINE, NORTH 56°05'34" WEST, A DISTANCE OF 71.28 FEET TO A 5/8" REBAR; THENCE SOUTH 33°51'27" WEST, A DISTANCE OF 159.64 FEET TO THE INITIAL POINT OF BEGINNING.

RECORDING:

FILED FOR RECORD THIS 22 DAY OF November, 2022,
AT 2:12 O'CLOCK, P. M. AND RECORDED AS
PARTITION PLAT NO. P-37-2022 OF THE RECORDS
OF PARTITION PLATS IN JACKSON COUNTY, OREGON,
INDEX VOLUME 33, PAGE 37

[Signature] [Signature]
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 23769

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF 11-22-2022

ASSESSOR [Signature] DATE 11-22-2022

TAX COLLECTOR [Signature] DATE 11-22-2022

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

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT AND LOT CONSOLIDATION OF THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO. 98-31556, 2006-052182, AND 2007-019782 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AS APPROVED BY THE CITY OF ASHLAND PLANNING IN ACTION PA-A-2022-00214.

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 RIGHT-OF-WAY OF LIT WAY WAS ESTABLISHED BY HOLDING THE DEED RECORD RADIUS AS DESCRIBED IN VOL. 473, PG. 436, DEED RECORDS OF JACKSON COUNTY AND THE RECOVERED CORNER MONUMENTS AS SET ON SURVEY NUMBER (S/N) 13617, 4246, AND 22044. ON S/N 8113, SEVERAL DIFFERENT LOCATIONS WERE ANALYZED FOR THE LOCATION OF LIT WAY WITH A RELOCATED POSITION ACCEPTED AND MONUMENTED. SAID RELOCATION HELD A DIFFERENT RADIUS THAN THAT DESCRIBED IN VOL. 473, PG. 436, AND PREVIOUS SURVEYS ALONG LIT WAY. THE RECOVERED CORNERS ALONG LIT WAY SET ON S/N 8113 WERE HELD AS WITNESS CORNERS TO SAID RIGHT-OF-WAY. THE RIGHT-OF-WAY FOR SISKIYOU BOULEVARD WAS ESTABLISHED BY HOLDING THE RECOVERED CENTERLINE MONUMENT IN THE INTERSECTION OF SISKIYOU BLVD. AND WALKER AVE. AND THE RECORD ANGLE AND DISTANCE FROM THE SOUTHEAST CORNER OF DLC NO. 45 AS SHOWN ON S/N 13617. THIS RESOLUTION WAS HELD ON S/N 22044 AND FITS THE DISTANCE FROM SAID SE COR. DLC NO. 45 WITHIN 0.01' FROM THAT SHOWN ON S/N 23158.

EASEMENTS OF RECORD

EASEMENTS SHOWN IN FIRST AMERICAN PUBLIC RECORD REPORT ORDER NO. 7169-3975859, EFFECTIVE DATE SEPTEMBER 20, 2022 ARE NOT LOCATABLE, BLANKET IN NATURE, AND/OR ARE NOT SHOWN GRAPHICALLY ON THIS PARTITION PLAT.

#6. ACCESS TO USE OF WELL. RECORDED JUNE 15, 1981 AS INSTRUMENT NO. 81-11060, JACKSON COUNTY OFFICIAL RECORDS, JACKSON COUNTY, OREGON.

FILED
Date 11/22/22 By PD
This Survey Consists Of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JULY 12, 2016
PHILIP J. DROSSOS
No. 90718

Renewal 12-31-23

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@bisp.net
JOB NO. 1615-22

FILED
 Date 11/22/22 By PB
 This Survey Consists Of:
2 sheet(s) Map
8 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

PARTITION PLAT NO. P-31-2022

PROPERTY LINE ADJUSTMENT AND LOT CONSOLIDATION

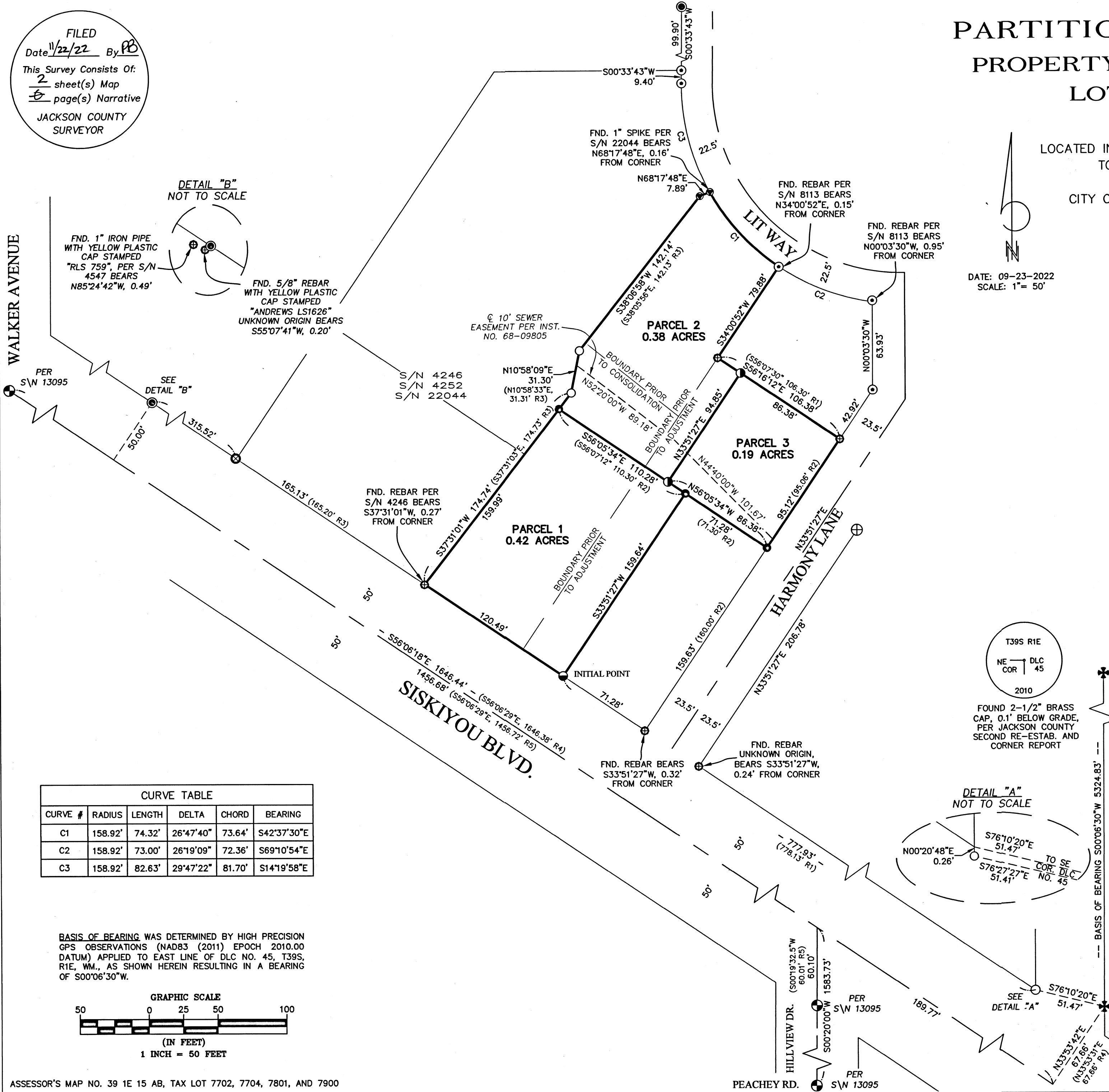
LOCATED IN THE NORTHEAST QUARTER OF SECTION 15,
 TOWNSHIP 39 SOUTH, RANGE 1 EAST,
 WILLAMETTE MERIDIAN,
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:
AU MCINTOSH
 645 LIT WAY
 ASHLAND, OREGON 97520

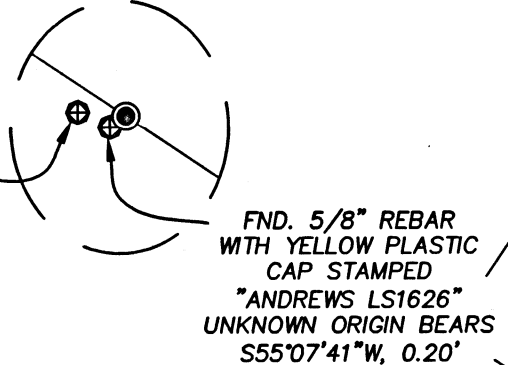
DATE: 09-23-2022
 SCALE: 1" = 50'

LEGEND

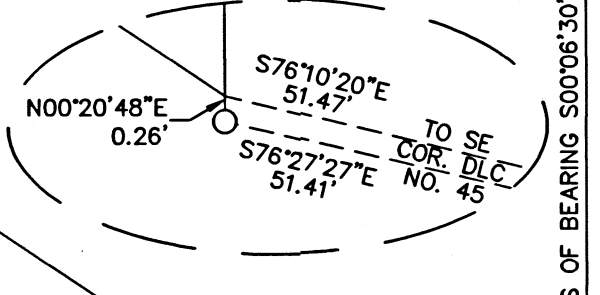
- | | |
|-----------|---|
| — | BOUNDARY LINE |
| ⊕ | FOUND 2-1/2" BRASS CAP PER JACKSON COUNTY RE-ESTAB. AS NOTED |
| ⊙ | FOUND 3" BRASS CAP IN MONUMENT CASE STAMPED "CITY OF ASHLAND" PER S/N AS NOTED |
| ⊕ | FOUND 3/4" IRON PIPE PER LEBOW SUBDIVISION, S/N 2027 |
| ○ | FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "RLS 759" PER S/N 4246 |
| ⊙ | FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "MCGINTY LS 301" PER S/N 8113 |
| ⊕ | FOUND 5/8" REBAR PER S/N 8113 OR AS NOTED |
| ⊙ | FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "KAUBLE PLS 1822" PER S/N 11335 |
| ⊕ | FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "BOYDEN PLS 281" PER S/N 15883 |
| ⊙ | FOUND 5/8" REBAR WITH RED PLASTIC CAP STAMPED "BOYDEN PLS 281" PER S/N 15883 |
| ⊕ | FOUND 1" BERTSEN SPIKE WITH 2" BRAS WASHER STAMPED "POLARIS PLS 2883" PER S/N 22044 |
| ⊙ | SET 5/8" X 30" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "DROSSOS LS 90718" |
| ⊕ | SET 5/8" X 24" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "DROSSOS LS 90718" |
| S/N | SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY, OREGON |
| INST. NO. | INSTRUMENT NUMBER, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON |
| (R1) | RECORD DATA PER S/N 8113 |
| (R2) | RECORD DATA PER S/N 11335 |
| (R3) | RECORD DATA PER S/N 22044 |
| (R4) | RECORD DATA PER S/N 15883 |
| (R5) | RECORD DATD PER S/N 13095 |



DETAIL "B"
 NOT TO SCALE

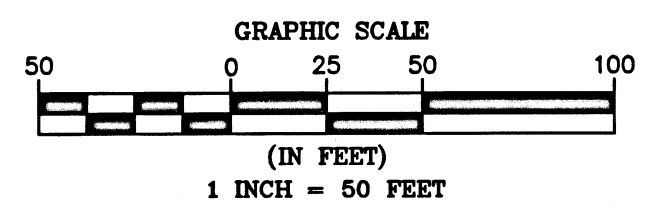


DETAIL "A"
 NOT TO SCALE



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	158.92'	74.32'	26°47'40"	73.64'	S42°37'30"E
C2	158.92'	73.00'	26°19'09"	72.36'	S69°10'54"E
C3	158.92'	82.63'	29°47'22"	81.70'	S14°19'58"E

BASIS OF BEARING WAS DETERMINED BY HIGH PRECISION GPS OBSERVATIONS (NAD83 (2011) EPOCH 2010.00 DATUM) APPLIED TO EAST LINE OF DLC NO. 45, T39S, R1E, WM., AS SHOWN HEREIN RESULTING IN A BEARING OF S00°06'30"W.



REGISTERED PROFESSIONAL LAND SURVEYOR
 PHILIP J. DROSSOS, PLS 90718
 I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.
 PHILIP J. DROSSOS, PLS 90718
 Renewal 12-31-23

SE COR. DLC NO. 45
TERRASURVEY, INC.
 PROFESSIONAL LAND SURVEYORS
 274 FOURTH STREET
 ASHLAND, OREGON 97520
 (541) 482-6474
 terrain@bisp.net
 JOB NO. 1615-22