

APPROVALS:

EXAMINED AND APPROVED THIS 5th DAY OF December, 2022
Brandon Goldman
ASHLAND PLANNING DEPARTMENT
PLANNING FILE PA-A-2022-00200

EXAMINED AND APPROVED THIS 7 DAY OF December, 2022
Scott Fein
JACKSON COUNTY SURVEYOR

LAND PARTITION
PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P-39 -2022

LYING SITUATE WITHIN
NORTHWEST QUARTER OF SECTION 14
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Zach Brombacher
1425 Greenmeadows Way
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 WITHIN DOCUMENT NO. 2000-019335 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; PARCEL 3 OF PARTITION PLAT NO. P-70-1997, FILED AS SURVEY NO. 15567, AND PARCELS 1, 2, 3 & 4 OF PARTITION PLAT NO. P-61-2002, FILED AS SURVEY NO. 17514, IN THE PLAT RECORDS OF JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN DOCUMENT NO. 2000-019335 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE SOUTH 89°51'43" EAST, ALONG THE NORTH LINE OF PARCEL 2 OF THAT MINOR LAND PARTITION RECORDED ON DECEMBER 27, 1988 IN VOLUME 8, PAGE 94 OF THE "MINOR LAND PARTITIONS" IN SAID COUNTY, A DISTANCE OF 249.13 FEET (DEED RECORD NORTH 89°57'41" EAST, 249.03 FEET) TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER THEREOF; THENCE NORTH 00°33'25" EAST, ALONG THE WEST LINE OF PARCEL 3, PARTITION PLAT NO. P-70-1997, A DISTANCE OF 12.72 FEET TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER THEREOF (PLAT RECORD NORTH 00°02'32" EAST); THENCE SOUTH 88°57'19" EAST, ALONG THE NORTH LINE OF SAID PARCEL 3, 268.62 FEET TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER THEREOF (PLAT RECORD SOUTH 89°00'00" EAST, 268.56 FEET); THENCE SOUTH 05°36'47" EAST, ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 304.46' (PLAT RECORD SOUTH 05°39'07" EAST, 304.53 FEET) TO THE SOUTHEAST CORNER OF SAID DESCRIBED PARCEL 3, FROM WHICH A 5/8 INCH IRON PIN ON THE NORTH LINE OF INDEPENDENT WAY, CREATED BY DEED DESCRIBED IN DOCUMENT NO. 2017-005879 IN SAID OFFICIAL RECORDS, BEARS NORTH 05°36'47" WEST, 25.47 FEET THEREFROM; THENCE SOUTH 89°57'30" EAST, ALONG THE NORTH LINE OF PARCEL 4, PARTITION PLAT NO. P-70-1997, A DISTANCE OF 99.00 FEET TO INTERSECT THE NORTH-SOUTH CENTERLINE OF SECTION 14 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, ALSO BEING THE NORTHEAST CORNER OF PARCEL 4, SAID PARTITION PLAT NO. P-70-1997; THENCE SOUTH 00°02'32" WEST, ALONG SAID NORTH-SOUTH CENTERLINE, 778.96 FEET (DEED RECORD 778.96 FEET) TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF PARCEL 1, SAID PARTITION PLAT P-70-1997; THENCE NORTH 55°11'05" WEST, 786.29 FEET (PLAT RECORD NORTH 55°11'24" WEST, 786.35 FEET) TO A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF SAID PARCEL 1, COMMON WITH THE EAST LINE OF TOLMAN CREEK ROAD; THENCE NORTH 00°02'19" WEST (PLAT RECORD NORTH 00°01'59" WEST), ALONG SAID DESCRIBED EAST LINE OF TOLMAN CREEK ROAD, 625.89 FEET TO THE INITIAL POINT OF BEGINNING.

EXCEPTING THEREFROM, ALL OF THAT PORTION OF INDEPENDENT WAY, RECORDED ON FEBRUARY 22, 2017 IN DOCUMENT NO. 2017-005879 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

CONTAINING 10.99 ACRES, MORE OR LESS.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE COMPANY OF OREGON ORDER NO. 7169-3796577, EFFECTIVE DATE JULY 13, 2022, EITHER DOES NOT AFFECT THE SUBJECT TRACTS, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, TO PACIFIC POWER & LIGHT COMPANY, RECORDED ON JUNE 18, 1963 IN VOLUME 547, PAGE 524 OF THE DEED RECORDS, JACKSON COUNTY, OREGON.

MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED ON APRIL 11, 2006 AS DOCUMENT NUMBER 2006-019021 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

EASEMENT FOR INGRESS AND EGRESS AND FOR ALL EXISTING COMMUNICATIONS UTILITIES, RECORDED ON JANUARY 15, 2014 AS DOCUMENT NO. 2014-001035 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

A PERPETUAL AND IRREVOCABLE LICENSE FOR THE CONSTRUCTION OF BUILDING, UTILITIES FACILITIES AND OTHER IMPROVEMENTS, RECORDED ON DECEMBER 29, 2000 AS DOCUMENT NO. 2000-052533 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

DEFERRED IMPROVEMENT AGREEMENTS TO CITY OF ASHLAND, INCLUDING TERMS AND CONDITIONS THEREOF, RECORDED ON JULY 1, 1985, AS DOCUMENT NO. 2006-012309 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

RECORDING:

FILED FOR RECORD THIS 9th OF December, 2022 AT 2:19 O'CLOCK P. M. AND RECORDED IN VOLUME 33, PAGE 39 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker
COUNTY CLERK
Yan Hall
DEPUTY

COUNTY SURVEYOR FILE NO. 23781

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 12/9/22, 2022.

TAX COLLECTOR: Chad Hollister, agent
ASSESSOR:
DATE: 12/9/22

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

PURPOSE: TO SURVEY AND MONUMENT PROPERTY LINE ADJUSTMENTS BETWEEN THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO.'s 2000-019335, 2000-019338, 2000-019339, 2000-019340 & 2002-062728 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE 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. 19703, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT AS SHOWN HEREON AS APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT. THIS SURVEY WAS PERFORMED TO RECTIFY REMNANT REMAINDER TRACTS ORPHANED FROM THE PARENT TRACT WHEN INDEPENDENT WAY WAS CREATED AND DEDICATED TO THE PUBLIC AS A LINK BETWEEN TOLMAN CREEK ROAD AND WASHINGTON STREET. THESE REMNANTS WERE ADJUSTED TO THE NEAREST ADJACENT PARCEL. TWO OTHER MINOR ADJUSTMENTS WERE ALSO MADE TO REMEDY LOGISTICAL ISSUES FOR PARKING AND ACCESS IN OTHER AREAS OF THE COMMERCIAL DEVELOPMENT. I SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT AS SHOWN HEREON.

DEED OF CONVEYANCE STATEMENT:

THE PROPERTY LINE ADJUSTMENT DEED OF CONVEYANCE FROM IPCO DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION, TO INDEPENDENT PRINTING COMPANY, INC., A CALIFORNIA CORPORATION, WAS RECORDED AS DOCUMENT NO. 2022-34934 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, 1988
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2023

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

DATE: OCTOBER 18, 2022
PROJECT NO. 846-14

FILE: SURVEYS\846-14\BROMBACHER PLA PLAT.DWG SHEET 1 of 2

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT INDEPENDENT PRINTING CO., INC. AND IPCO DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE ADJUSTED THE PROPERTY LINES AND 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. INDEPENDENT PRINTING COMPANY INC. HEREBY DEDICATES TO THE PUBLIC, THE VARIABLE WIDTH PUBLIC UTILITY EASEMENTS, AS WELL AS CREATING THE TEN FOOT WIDE PRIVATE UTILITY EASEMENTS, OVER AND ACROSS PARCEL 6 FOR THE BENEFIT OF PARCELS 4 & 5, AS SHOWN HEREON. I.P.C.O. DEVELOPMENT CORPORATION HEREBY CREATES THE 20 FOOT WIDE STORM DRAIN PIPELINE EASEMENT OVER AND ACROSS PARCELS 3, 4 & 5, AS SHOWN HEREON, AS WELL AS CREATING THE TEN FOOT WIDE PRIVATE UTILITY & SEWER LINE EASEMENTS OVER AND ACROSS PARCELS 4 & 5, FOR THE MUTUAL BENEFIT OF PARCELS 4 & 5 AS SHOWN HEREON. I.P.C.O. DEVELOPMENT COMPANY, INC. ALSO DEDICATES TO THE PUBLIC, THE PUBLIC UTILITY EASEMENTS OVER AND ACROSS PARCELS 3 & 4 AS SHOWN HEREON. THE CITY OF ASHLAND "NATURAL DRAINAGE WAY & CONSERVATION EASEMENT" AS DESIGNATED ON PARTITION PLAT NO. P-70-1997 IS HEREBY VACATED BY THIS PLAT.

Zach Brombacher
ZACH BROMBACHER
PRESIDENT, I.P.C.O. DEVELOPMENT CORPORATION
VICE PRESIDENT, INDEPENDENT PRINTING CO., INC.

ACKNOWLEDGEMENT

STATE OF OREGON } SS
JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED ZACH BROMBACHER, ON AUTHORITY FOR I.P.C.O. DEVELOPMENT CORPORATION, ON THIS 23rd DAY OF APRIL, 2022, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

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

ACKNOWLEDGEMENT

STATE OF OREGON } SS
JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED ZACH BROMBACHER, ON AUTHORITY FOR INDEPENDENT PRINTING CO., INC., ON THIS 23rd DAY OF APRIL, 2022, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

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

** RECEIVED **

Date 12/9/22 By SS

This survey consists of

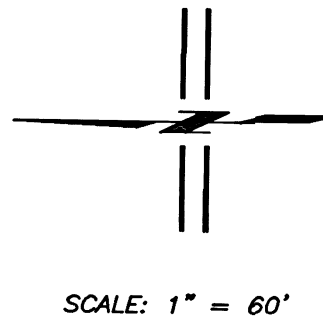
2 sheet(s) Map

0 page(s) Narrative

JACKSON COUNTY SURVEYOR

LEGEND

- ∇ 2 1/2" BRASS CAP QUARTER CORNER PER S/N 9668 & JACKSON COUNTY RE-ESTAB NOTES DATED MAY 16, 2011 (RECOVERED)
- ⊗ 5/8" IRON PIN W/ RED PLASTIC CAP STAMPED "D. HUCK LS 2023" PER S/N 17514 (RECOVERED)
- 5/8" IRON PIN W/ YELLOW PLASTIC CAP STAMPED "THOMAS LS 505" PER S/N 9846 & 11447 (RECOVERED)
- ◇ 5/8" IRON PIN W/ YELLOW PLASTIC CAP STAMPED "SWAIN LS 759" PER S/N 7699 (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
- P.U.E. PUBLIC UTILITY EASEMENT
- () SURVEY RECORD DATA PER S/N 9846 & 11447 (THOMAS)
- { } SURVEY RECORD DATA PER S/N 17514 (HUCK)
- < > SURVEY RECORD DATA PER S/N 15567 (McMAHAN)



FLAG	BEARING	DISTANCE
①	N 00°02'30" E	24.85'
②	N 51°47'02" W	59.19'
③	N 89°57'30" W	55.93'
④	N 57°37'32" W	47.85'
⑤	S 35°33'39" W	22.00'
⑥	S 32°23'12" W	21.48'
⑦	S 32°23'12" W	52.76'
	S 32°22'28" W	{21.48'}
	S 32°23'12" W	{52.76'}
	S 32°22'28" W	{52.98'}

FLAG	Δ	R	A	T	CHORD
①	89°55'11"	15.00'	23.54'	14.98'	N 44°59'55" W - 21.20'
②	90°04'49"	15.00'	23.58'	15.02'	S 45°00'05" W - 21.23'
③	01°38'24"	6666.21'	190.80'	95.41'	S 05°51'41" W - 190.80'
④	11°29'49"	344.67'	69.16'	34.70'	S 12°25'47" W - 69.04'

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH-SOUTH CENTER LINE OF SECTION 14, HAVING A RECORD PLAT BEARING OF NORTH 00°02'32" EAST, AS REFERENCED ON SURVEY NO. 17514, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P-39-2022

LYING SITUATE WITHIN
NORTHWEST QUARTER OF SECTION 14
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

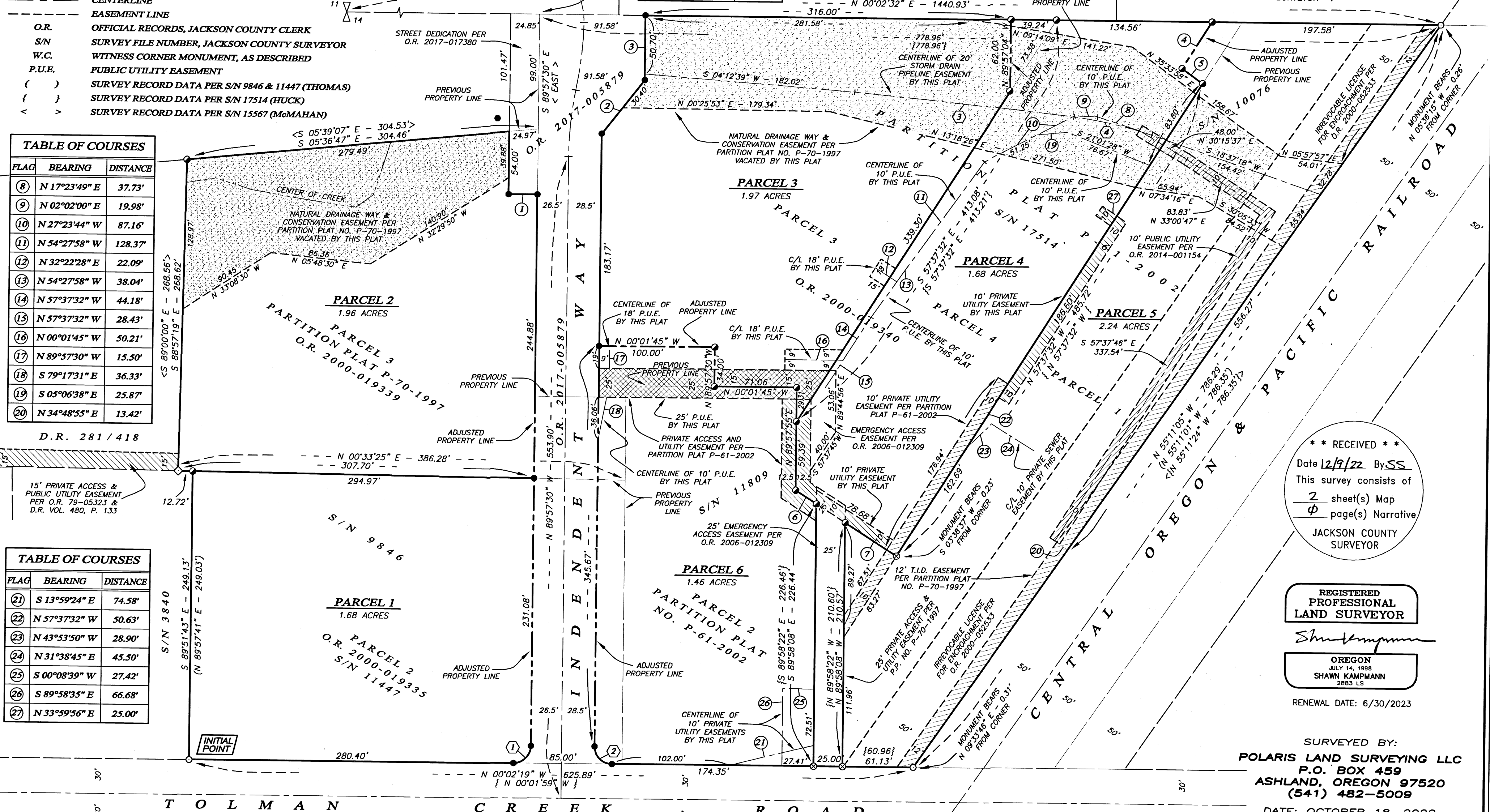
FOR
Zach Brombacher
1425 Greenmeadows Way
Ashland, Oregon 97520

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

Shawn Kammann
SURVEYOR

FLAG	BEARING	DISTANCE
⑧	N 17°23'49" E	37.73'
⑨	N 02°02'00" E	19.98'
⑩	N 27°23'44" W	87.16'
⑪	N 54°27'58" W	128.37'
⑫	N 32°22'28" E	22.09'
⑬	N 54°27'58" W	38.04'
⑭	N 57°37'32" W	44.18'
⑮	N 57°37'32" W	28.43'
⑯	N 00°01'45" W	50.21'
⑰	N 89°57'30" W	15.50'
⑱	S 05°06'38" E	25.87'
⑳	N 34°48'55" E	13.42'

FLAG	BEARING	DISTANCE
⑳	S 89°00'00" E	268.56'
㉑	S 89°57'19" E	268.62'
㉒	S 89°57'19" E	268.62'
㉓	S 89°57'19" E	268.62'
㉔	S 89°57'19" E	268.62'
㉕	S 89°57'19" E	268.62'
㉖	S 89°57'19" E	268.62'
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This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kammann
OREGON
JULY 14, 1998
SHAWN KAMMANN
2883 LS

RENEWAL DATE: 6/30/2023

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

DATE: OCTOBER 18, 2022
PROJECT NO. 846-14