

APPROVAL:

Brandon Goldman, September 25, 2023, BRANDON GOLDMAN, DIRECTOR, ASHLAND PLANNING DIVISION, ASHLAND PA-A-2023-00247 PROPERTY LINE ADJUSTMENT

LAND PARTITION SURVEY, PROPERTY LINE ADJUSTMENT, PARTITION PLAT NO. P-31-2023, In the N.E. 1/4 of Section 15, T.39S., R.1E., W.M. City of Ashland Jackson County, Oregon (Ashland PA-A-2023-00247)

*** RECORDING *** FILED FOR RECORD THIS 2nd DAY OF October, 2023 AT 8:59 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-31-2023 OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON. INDEX VOLUME 34, PAGE 31, DOC. # 2023-020799, ORJCO.

Christine D. Walker, County Clerk, Louisa J. Morgan, Deputy

APPROVAL:

EXAMINED AND APPROVED as required by ORS 92.100 as of SEPTEMBER 11, 2023

Otto Ribansky, Scott Fein, County Surveyor, Otto Ribansky (Deputy)

SURVEY FOR:

DOUG NEUMAN, 951 EMIGRANT CREEK RD. ASHLAND, OR 97520

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS, PO BOX 1947, PHOENIX, OR 97535, PHONE: (541) 772-2782, LJFRIARANDASSOCIATES@CHARTER.NET

COUNTY SURVEYOR FILE NO. 23993

*** ASSESSMENT ***

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 (D) AND OREGON LAWS 2015 CHAPTER 96 AS OF October, 2, 2023

Chad Hollister, Chad Hollister, By and for JACKSON COUNTY ASSESSMENT

*** TAXATION ***

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF October 2nd, 2023

Tamara Jones as Deputy, JACKSON COUNTY TAXATION

*** DECLARATION ***

Know all men by these presents that NEUMAN PROPERTIES & DEVELOPMENT, LLC, an Oregon limited liability company, HOSPITALITAS SECUNDA, LLC, an Oregon limited liability company and ASHLAND HILLS HOTEL, LLC, an Oregon limited liability company, are the owners, of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and have partitioned the same into the Parcels as shown on Sheet 2.

DATE: JULY 28, 2023

Doug Neuman, Member, Neuman Properties & Development, LLC, Ashland Hills Hotel, LLC

Michael D. Naumes, Manager, Hospitalitas Secunda, LLC

STATE OF OREGON) ss COUNTY OF JACKSON)

PERSONALLY appeared the above named Doug Neuman and acknowledged the foregoing instrument to his voluntary act and deed and was signed on behalf of Neuman Properties & Development, LLC and Ashland Hills Hotel, LLC.

Dated this 31st day of August, 2023

MARY ELLEN RODRIGUEZ, Notary Public - Oregon, Commission No. 1033583, My Commission Expires: March 2027

STATE OF OREGON) ss COUNTY OF JACKSON)

PERSONALLY appeared the above named Michael D. Naumes and acknowledged the foregoing instrument to his voluntary act and deed and was signed on behalf of Hospitalitas Secunda, LLC.

Dated this 30th day of August, 2023

MARY ELLEN RODRIGUEZ, Notary Public - Oregon, Commission No. 1033583, My Commission Expires: March 2027

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO PARCELS CREATED THROUGH A LAND PARTITION OF THAT PROPERTY SET FORTH IN DOC. 2022-004457, ORJCO. SEE CITY OF ASHLAND FILE PA-T1-2022-00185.

PROCEDURE: USING TRIMBLE R10 G.P.S. RECEIVERS AND TRIMBLE S6 ROBOTIC TOTAL STATION, MADE TIES TO MONUMENTS OF RECORD AS SHOWN ON SHEET 2 TO CONTROL THE R/W OF HILLVIEW DRIVE AND THE SUBJECT TRACT EXTERIOR. AS HAS BEEN DONE BY NUMEROUS SURVEYS IN THIS VICINITY, HILLVIEW DRIVE HAS BEEN HELD AT RIGHT ANGLES TO THE SOUTH LINE OF D.L.C. #45 AND THE NORTH & SOUTH LINES OF THE VARIOUS SURVEYED TRACTS HAVE BEEN HELD PARALLEL TO THE SOUTH LINE OF D.L.C. #45. AS I SEE NO REASON TO DISAGREE WITH THE OTHER SURVEYORS PROCEDURE AND TO KEEP "HARMONY IN THE NEIGHBORHOOD" I WILL FOLLOW SUIT. I HELD DEED RECORD DISTANCE SOUTH FROM THE SOUTH LINE OF D.L.C. #45 AND THEN HELD DEED RECORD DISTANCE PARALLEL TO THE SAME SOUTH LINE TO POSITION THE N.E. CORNER OF THE SUBJECT TRACT. I THEN HELD THE NORTH & SOUTH LINES PARALLEL TO THE SOUTH LINE OF D.L.C. #45 AND AT DEED RECORD DISTANCES AND HELD DEED RECORD DISTANCES NORTH & SOUTH TO POSITION THE WIDTH OF THE SUBJECT TRACT. WITH THE EXTERIOR CORNERS POSITIONED, I COMPUTE THE POSITIONS OF THE PARCEL CORNERS AND SET MONUMENTS AT THE LOCATIONS AS SHOWN HEREON.

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY 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:

COMMENCING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 10 IN SECTION 11, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 36°52'51" WEST, 828.31 FEET TO A 5/8 INCH IRON PIN ON THE WEST LINE OF THAT TRACT SET FORTH IN DOCUMENT NO. 2013-011001, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND THE INITIAL POINT OF BEGINNING; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID TRACT THE FOLLOWING TWENTY (20) COURSES: (1) NORTH 00°00'38" EAST, 287.81 FEET (287.68 FEET) TO A 5/8 INCH IRON PIN; (2) THENCE SOUTH 88°03'55" EAST, 294.19 FEET (294.00 FEET) TO A 5/8 INCH IRON PIN; (3) THENCE SOUTH 34°40'55" EAST, 96.45 FEET (RECORD SOUTH 34°47'54" EAST, 96.52 FEET) TO A 5/8 INCH IRON PIN; (4) THENCE NORTH 89°57'07" EAST, 147.93 FEET (RECORD NORTH 89°59'36" EAST, 147.885 FEET) TO A 5/8 INCH IRON PIN; (5) THENCE SOUTH 00°01'04" EAST, 174.67 FEET (RECORD SOUTH 00°00'02" WEST, 174.47 FEET) TO A 5/8 INCH IRON PIN; (6) THENCE SOUTH 72°36'26" WEST, 5.24 FEET TO A 5/8 INCH IRON PIN; (7) THENCE SOUTH 17°23'35" EAST, 19.83 FEET TO A LEAD PLUG AND BRASS TAG IN CONCRETE; (8) THENCE NORTH 82°25'01" EAST, 24.53 FEET TO A LEAD PLUG AND BRASS TAG IN CONCRETE; (9) THENCE SOUTH 33°39'12" EAST, 23.94 FEET TO A LEAD PLUG AND BRASS TAG IN CONCRETE; (10) THENCE SOUTH 38°31'32" EAST, 7.86 FEET TO A LEAD PLUG AND BRASS TAG IN CONCRETE; (11) THENCE SOUTH 40°36'00" EAST, 8.025 FEET; (12) THENCE SOUTH 43°19'51" EAST, 7.955 FEET TO A LEAD PLUG AND BRASS TAG IN CONCRETE; (13) THENCE SOUTH 47°58'02" EAST, 7.94 FEET TO A LEAD PLUG AND BRASS TAG IN CONCRETE; (14) THENCE SOUTH 54°42'37" EAST, 7.98 FEET TO A LEAD PLUG AND BRASS TAG IN CONCRETE; (15) THENCE SOUTH 64°51'32" EAST, 8.05 FEET TO A LEAD PLUG AND BRASS TAG IN CONCRETE; (16) THENCE SOUTH 68°18'55" EAST, 7.96 FEET TO A LEAD PLUG AND BRASS TAG IN CONCRETE; (17) THENCE SOUTH 73°09'46" EAST, 15.97 FEET TO A LEAD PLUG AND BRASS TAG IN CONCRETE; (18) THENCE SOUTH 76°18'02" EAST, 7.90 FEET TO A LEAD PLUG AND BRASS TAG IN CONCRETE; (19) THENCE SOUTH 86°07'08" EAST, 110.67 FEET TO A 5/8 INCH IRON PIN; (20) THENCE NORTH 51°15'58" EAST, 50.02 FEET (RECORD NORTH 51°17'07" EAST, 50.03 FEET) TO A 5/8 INCH IRON PIN AT THE MOST SOUTHERLY CORNER OF THE "30 KNOLL CREST DR. (HILLSIDE)" TRACT SET FORTH IN DOCUMENT NO. 2013-042850, SAID OFFICIAL RECORDS; THENCE ALONG THE SOUTHWESTERLY LINE THEREOF THE FOLLOWING THREE (3) COURSES: (1) NORTH 35°02'58" WEST, 93.31 FEET TO A 5/8 INCH IRON PIN; (2) THENCE NORTH 80°40'02" EAST, 0.66 FEET TO A 5/8 INCH IRON PIN; (3) THENCE NORTH 35°02'58" WEST, 57.29 FEET TO A 5/8 INCH IRON PIN AT THE MOST WESTERLY CORNER THEREOF; THENCE ALONG THE NORTHWESTERLY LINE THEREOF, NORTH 51°17'44" EAST, 154.56 FEET (RECORD NORTH 51°17'07" EAST, 154.415 FEET) TO A 5/8 INCH IRON PIN ON THE SOUTHWESTERLY LINE OF EAST MAIN STREET; THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 38°44'06" EAST, 1004.425 FEET (RECORD SOUTH 38°42'53" EAST, 1004.41 FEET) TO A 5/8 INCH IRON PIN; THENCE SOUTH 45°00'43" WEST, 10.25 FEET TO A 5/8 INCH IRON PIN ON THE NORTHEASTERLY LINE OF GREEN SPRINGS HIGHWAY NO. 66; THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 58°21'57" WEST, 425.90 FEET (RECORD NORTH 58°23'42" WEST, 425.88 FEET) TO A 5/8 INCH IRON PIN; THENCE ALONG THE ARC OF A 470.737 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 53°43'33" (RECORD 53°41'34"), A DISTANCE OF 441.41 FEET (RECORD 441.135 FEET) (THE LONG CHORD OF WHICH BEARS NORTH 85°19'38" WEST, 425.41 FEET) TO A 5/8 INCH IRON PIN; THENCE ALONG THE NORTHWESTERLY LINE OF SAID HIGHWAY, SOUTH 67°54'44" WEST, 398.76 FEET (RECORD 398.75 FEET) TO HIGHWAY STATION 311+50 (30' RIGHT); THENCE SOUTH 76°07'45" WEST, 139.86 FEET (RECORD 139.94 FEET) TO A 5/8 INCH IRON PIN AT HIGHWAY STATION 312+88.50 (50' RIGHT); THENCE SOUTH 73°26'45" WEST, 116.54 FEET (RECORD SOUTH 73°29'59" WEST, 116.57) FEET TO THE SOUTHWEST CORNER OF THAT TRACT SET FORTH IN DOCUMENT NO. 2013-011001, SAID OFFICIAL RECORDS; THENCE ALONG THE WEST LINE THEREOF, NORTH 00°18'10" WEST, 559.61 FEET (RECORD NORTH 00°16'02" WEST, 559.54 FEET) TO THE INITIAL POINT OF BEGINNING.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. James E. Hibbs, PLS2234

REGISTERED PROFESSIONAL LAND SURVEYOR

JULY 17, 1986, JAMES E. HIBBS, 2234, RENEWAL DATE 6-30-25

FILED Date 10/2/23 By PB, This Survey Consists Of: 2 sheet(s) Map, 0 page(s) Narrative, JACKSON COUNTY SURVEYOR

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
PO BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
LJFRIARANDASSOCIATES@CHARTER.NET

SURVEY FOR:

DOUG NEUMAN
951 EMIGRANT CREEK RD.
ASHLAND, OR 97520

DATE:

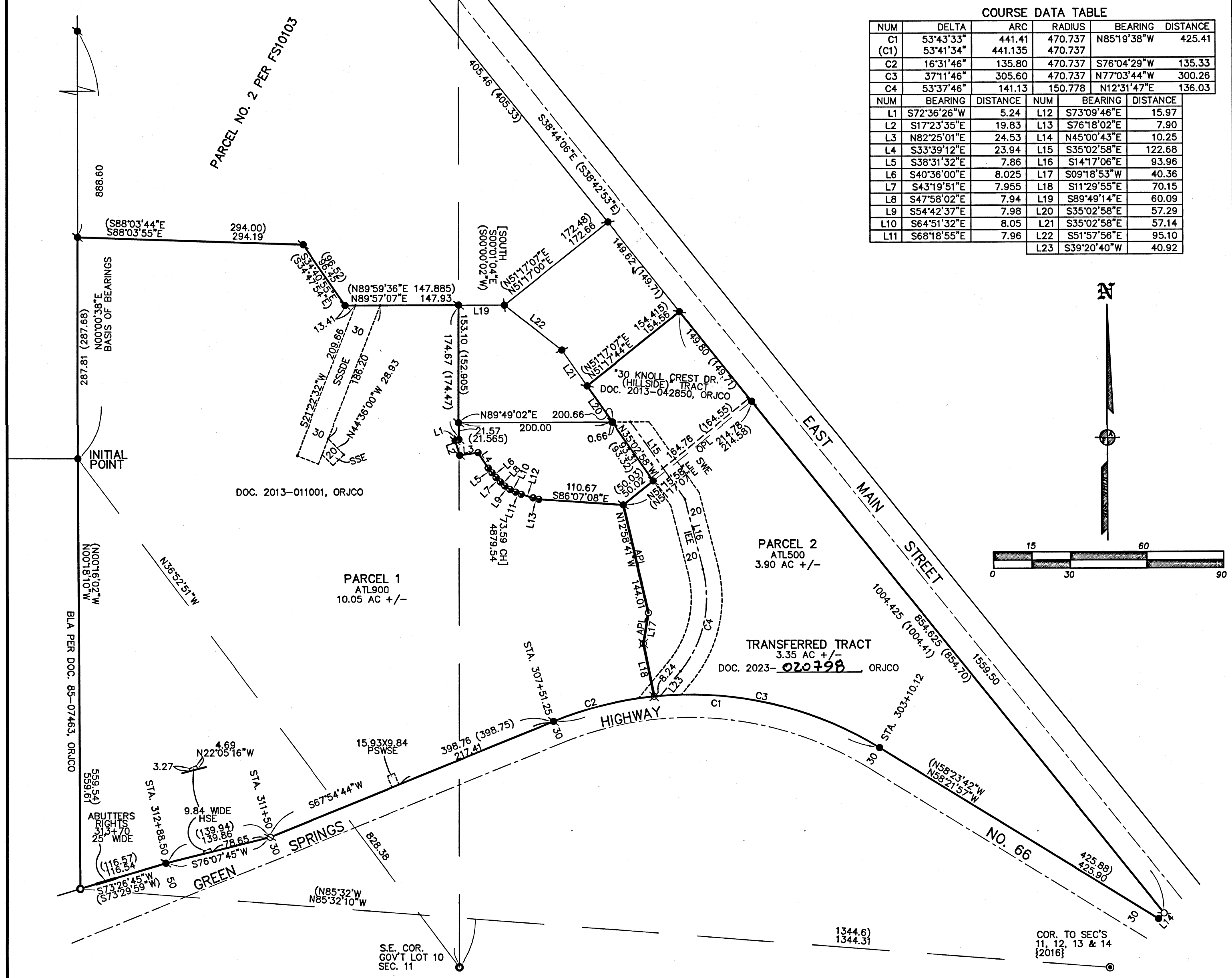
JULY 28, 2023

LAND PARTITION SURVEY

PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P-31-2023
In the N.E. 1/4 of Section 15, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon
(Ashland PA-A-2023-00247)

COURSE DATA TABLE

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|------|-------------|----------|---------|-------------|----------|
| C1 | 53°43'33" | 441.135 | 470.737 | N85°19'38"W | 425.41 |
| (C1) | 53°41'34" | 441.135 | 470.737 | | |
| C2 | 16°31'46" | 135.80 | 470.737 | S76°04'29"W | 135.33 |
| C3 | 37°11'46" | 305.60 | 470.737 | N77°03'44"W | 300.26 |
| C4 | 53°37'46" | 141.13 | 150.778 | N12°31'47"E | 136.03 |
| NUM | BEARING | DISTANCE | NUM | BEARING | DISTANCE |
| L1 | S72°36'26"W | 5.24 | L12 | S73°09'46"E | 15.97 |
| L2 | S17°23'35"E | 19.83 | L13 | S76°18'02"E | 7.90 |
| L3 | N82°25'01"E | 24.53 | L14 | N45°00'43"E | 10.25 |
| L4 | S33°39'12"E | 23.94 | L15 | S35°02'58"E | 122.68 |
| L5 | S38°31'32"E | 7.86 | L16 | S14°17'06"E | 93.96 |
| L6 | S40°36'00"E | 8.025 | L17 | S09°18'53"W | 40.36 |
| L7 | S43°19'51"E | 7.955 | L18 | S11°29'55"E | 70.15 |
| L8 | S47°58'02"E | 7.94 | L19 | S89°49'14"E | 60.09 |
| L9 | S54°42'37"E | 7.98 | L20 | S35°02'58"E | 57.29 |
| L10 | S64°51'32"E | 8.05 | L21 | S35°02'58"E | 57.14 |
| L11 | S68°18'55"E | 7.96 | L22 | S51°57'56"E | 95.10 |
| | | | L23 | S39°20'40"W | 40.92 |



EASEMENTS PER FIRST AMERICAN PRRS 7169-4083035 DATED 2023-07-17

THE FOLLOWING AFFECT EXISTING TAX LOT 500:

- THESE PREMISES ARE SITUATED IN THE TALENT IRRIGATION DISTRICT, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
- THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.
- EASEMENT FOR IRRIGATION DITCH PER V.11, P.681, JCDR. NO DITCH CAN BE VISIBLY SEEN ON PROPERTY.
- EASEMENT FOR ELECTRICAL FACILITIES PER V.360, P.197 & V.400, P.54, JCDR. NO SPECIFIC LOCATION GIVEN IN DOCUMENT.
- COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER V.402, P.382, JCDR. BLANKET OVER TL500 AND THE PORTION OF TL900 LYING EAST OF THE EAST LINE OF GOV'T LOT 10.
- EASEMENT FOR WATER WELLS AND WATER PIPELINES PER V.402, P.382, JCDR. NO WELLS APPEAR TO EXIST ON PROPERTY.
- EASEMENT FOR INGRESS & EGRESS PER V.422, P.19, JCDR. NO SPECIFIC LOCATION GIVEN IN DOCUMENT.
- EASEMENT FOR INGRESS & EGRESS PER DOC. 72-05884, ORJCO. SHOWN.
- EASEMENT FOR PRIVATE SEWER & WATER LINES PER DOC. 2017-025332, ORJCO. SHOWN.

THE FOLLOWING AFFECT EXISTING TAX LOT 900:

- THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.
- EASEMENT FOR ELECTRICAL FACILITIES PER V.360, P.197 & V.400, P.54, JCDR. NO SPECIFIC LOCATION GIVEN IN DOCUMENT.
- ABUTTERS RIGHTS PER V.516, P.262, JCDR. SHOWN.
- EASEMENT FOR ELECTRICAL FACILITIES PER V.572, P.117, JCDR. NO SPECIFIC LOCATION GIVEN IN DOCUMENT.
- AGREEMENT TO BE ANNEXED INTO THE CITY OF ASHLAND PER DOC. 73-11260 & 73-11518, ORJCO. BLANKET.
- AGREEMENT TO BE ANNEXED INTO THE CITY OF ASHLAND PER DOC. 77-18029, ORJCO. BLANKET.
- AGREEMENT TO BE ANNEXED INTO THE CITY OF ASHLAND PER DOC. 78-25690, ORJCO. BLANKET.
- EASEMENT FOR STORM & SANITARY SEWER FACILITIES PER DOC. 78-26444, ORJCO. SHOWN.
- EASEMENT FOR ELECTRICAL FACILITIES PER DOC. 78-26524, ORJCO. NO SPECIFIC LOCATION GIVEN IN DOCUMENT.
- EASEMENT FOR PUBLIC SIDEWALK AND HIGHWAY SIGN PER DOC. 2004-015772, ORJCO. SHOWN.
- DEED OF TRUST PER DOC. 2013-038840, MODIFIED BY DOC. 2014-033885, 2015-010879 & 2015-041601, ORJCO. BLANKET.
- DEED OF TRUST PER DOC. 2019-003609, ORJCO. BLANKET.
- ASSIGNMENT OF LEASES AND/OR RENTS PER DOC. 2019-003610, ORJCO. BLANKET.

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
- = FD. 5/8" IRON PIN PER FS6971.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD SWAIN RLS759 PER FS10103.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD JACKSON CO ROAD & PARKS SVC PER FS15639.
- ⊙ = FD. 1.5" GALV. IRON PIPE PER FS2637.
- ⊙ = 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.
- ⊙ = SET 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & 4" MAG SPIKE IN ASPHALT.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- () = RECORD DATA PER FS10103, DOC. 2013-011001 & 2013-042850, ORJCO.
- BLA = BOUNDARY LINE AGREEMENT.
- FS = FILED SURVEY #.
- WC = WITNESS CORNER MONUMENT.
- () = RECORD DATA PER GENERAL LAND OFFICE NOTES.
- C1/L1 = SEE COURSE DATA TABLE.
- CH = CHAINS.
- OPL = OLD PROPERTY LINE.
- APL = ADJUSTED PROPERTY LINE.
- ATL = ADJUSTED TAX LOT NO.
- SWE = SEWER & WATER EASEMENT PER DOC. 2017-025332, ORJCO. (5' WIDE)
- IEE = INGRESS-EGRESS EASEMENT PER DOC. 72-05884, ORJCO.
- JSE = JOINT STORM & SANITARY SEWER EASEMENT PER DOC. 78-26444, ORJCO.
- SSE = SANITARY SEWER EASEMENT PER DOC. 78-26444, ORJCO.
- PSWSE = PUBLIC SIDEWALK & HIGHWAY SIGN EASEMENT PER DOC. 2014-015772, ORJCO.
- HSE = HIGHWAY SIGN EASEMENT PER DOC. 2014-015772, ORJCO.

BASIS OF BEARINGS:

SURVEY NO. 10103 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 100'

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

JAMES E. HIBBS, PLS2234

REGISTERED PROFESSIONAL LAND SURVEYOR

JAMES E. HIBBS
JULY 17, 1986
2234

FILED
Date 10/2/23 By PC
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

RENEWAL DATE 6-30-25

SHEET 2 OF 2