

APPROVALS:

ASHLAND PLANNING DEPARTMENT DATE 12-6-04 PA #2004-123 PROPERTY LINE ADJUSTMENT

EXAMINED AND APPROVED THIS 22 DAY OF November, 2004

James H. Olson CITY SURVEYOR

** RECEIVED ** Date 12-30-04 By [Signature] This survey consists of 1 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

PROPERTY LINE ADJUSTMENT PARTITION PLAT NO. P-89-2004

LOCATED IN SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR JOHN SCHWEIGER

951 TOLMAN CREEK ROAD ASHLAND, OREGON 97520

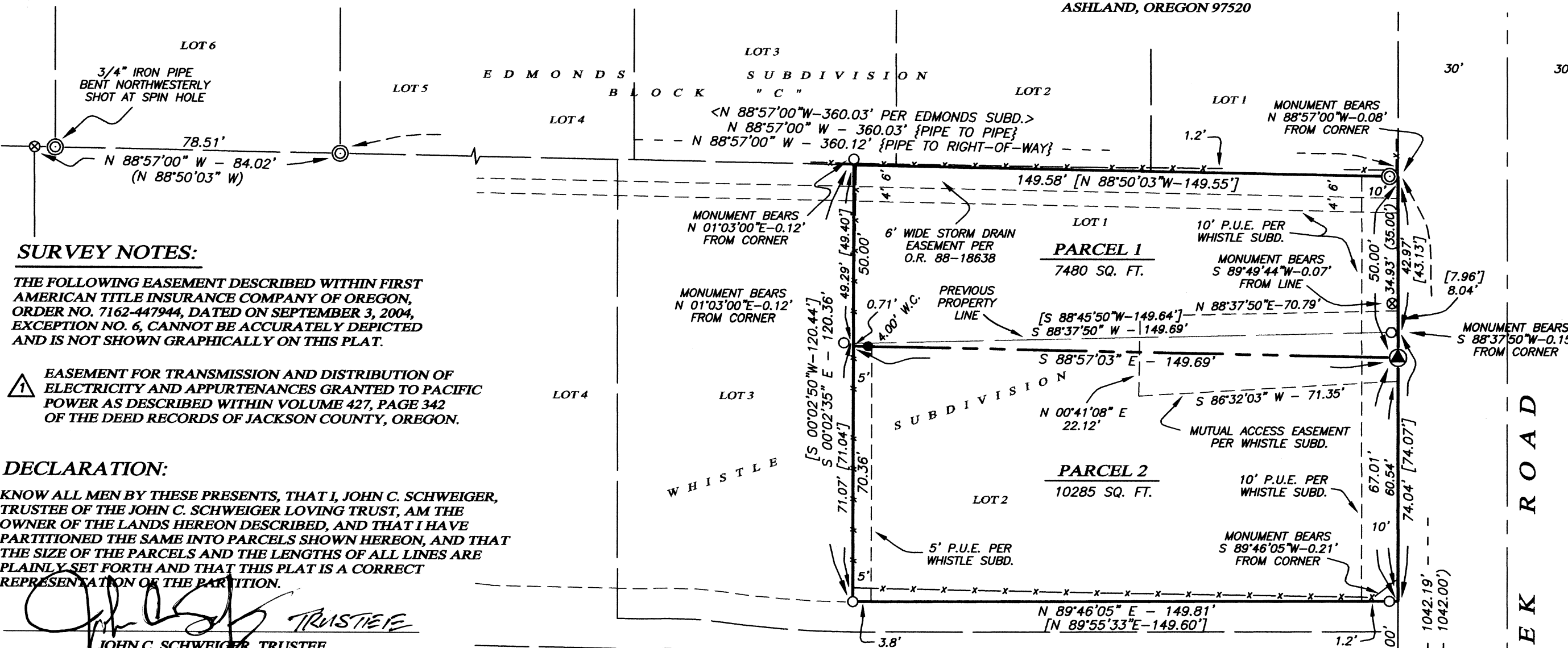
RECORDING:

FILED FOR RECORD THIS 30 DAY OF December, 2004 AT 1:17 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-89-2004 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 15, PAGE 89. County Clerk: Kathleen J. Beckwith, Deputy: Christy K. Hill

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 12-22-2004.

Patricia Budson, Deputy 12-22-04 TAX COLLECTOR DATE; William Johnson, Deputy 12-22-2004 ASSESSOR DATE



SURVEY NOTES:

THE FOLLOWING EASEMENT DESCRIBED WITHIN FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, ORDER NO. 7162-447944, DATED ON SEPTEMBER 3, 2004, EXCEPTION NO. 6, CANNOT BE ACCURATELY DEPICTED AND IS NOT SHOWN GRAPHICALLY ON THIS PLAT.

EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND APPURTENANCES GRANTED TO PACIFIC POWER AS DESCRIBED WITHIN VOLUME 427, PAGE 342 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT I, JOHN C. SCHWEIGER, TRUSTEE OF THE JOHN C. SCHWEIGER LOVING TRUST, AM THE OWNER OF THE LANDS HEREON DESCRIBED, AND THAT I HAVE PARTITIONED THE SAME INTO PARCELS SHOWN HERON, 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.

Signature of John C. Schweiger, Trustee

STATE OF OREGON) COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED JOHN C. SCHWEIGER, TRUSTEE, THIS 18 DAY OF November, 2004, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY VOLUNTARY ACT AND DEED.

BEFORE ME: Laurie A. Miller, Notary Public, State of Oregon, Commission No. 363080, My Commission Expires January 20, 2007

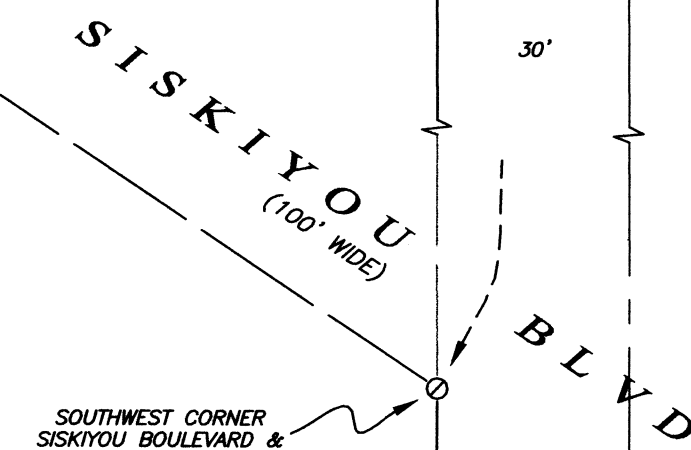
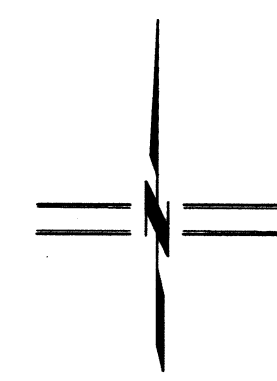
* See Affidavit of Correction * Doc # 2017-011595 S/N 22208

BASIS OF BEARING

TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 14 AS DERIVED FROM THE N.O.A.A. NET ESTABLISHED IN 1968 AND ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE BEARING FOR THIS SURVEY IS THE LINE BETWEEN IRON PIPE MONUMENTS RECOVERED AT THE SOUTHEAST CORNERS OF LOT 1 AND LOT 6, BLOCK "C" OF EDMONDS SUBDIVISION, HAVING A RECORD PLAT BEARING OF NORTH 88°57'00" WEST, AS SHOWN ON SAID SUBDIVISION PLAT, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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

Signature of Shawn Kampmann, Surveyor



LEGEND

- IRON PIPE PER EDMONDS SUBDIVISION (RECOVERED)
5/8" IRON PIN - L.S. 483, PER S/N 10169 (RECOVERED)
5/8" IRON PIN - L.S. 2234, PER WHISTLE SUBDIVISION (RECOVERED)
5/8" IRON PIN - L.S. 759, PER S/N 4472 (RECOVERED)
5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
5/8"x 30" IRON PIN w/ 2" ALUMINUM CAP MARKED "INITIAL POINT PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
PROPERTY LINE
ADJUSTED PROPERTY LINE
BOUNDARY LINE
CENTERLINE
EASEMENT LINE
FENCELINE
S/N SURVEY NUMBER FILE, JACKSON COUNTY SURVEYOR
O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
W.C. WITNESS CORNER, AS DESCRIBED
P.U.E. PUBLIC UTILITY EASEMENT
() SURVEY RECORD, S/N 10169, 7924 & 12523 - HURST
[] PLAT RECORD, WHISTLE SUBDIVISION

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

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN LOTS 1 & 2 OF WHISTLE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON, AND FILED AS PLANNING ACTION NO. 2004-123 WITH THE CITY OF ASHLAND DEPARTMENT OF COMMUNITY DEVELOPMENT.

PROCEDURE: UTILIZING A LEICA TCRA 1103 ROBOTIC ELECTRONIC TOTAL STATION AND RANGING PRISMS, I SURVEYED THE MONUMENTS AS SHOWN. VARIABLE DISCREPANCIES WERE DISCOVERED WITH MONUMENTS FOUND WITHIN WHISTLE SUBDIVISION BETWEEN FIELD MEASUREMENTS AND THE PLAT RECORD. TO RESOLVE THIS, I FIELD TIED MONUMENTS ALONG THE SOUTH BOUNDARY OF EDMONDS SUBDIVISION, BEING COMMON WITH THE NORTH LINE OF WHISTLE SUBDIVISION. ALSO LOCATED WAS A RIGHT-OF-WAY MONUMENT AT THE SOUTHWEST CORNER OF TOLMAN CREEK ROAD AND SISKIYOU BOULEVARD WHICH HAS BEEN ACCEPTED FOR POSITION BY MANY PREVIOUS SURVEYS ALONG TOLMAN CREEK ROAD, INCLUDING SURVEY NO. 10169 BY CHARLES HURST OF THE EXTERIOR BOUNDARY FOR WHAT IS NOW WHISTLE SUBDIVISION. THE ANGULAR AND LINEAR RELATIONSHIP OF THESE TWO LINES FIT EXTREMELY WELL WITH THE EDMONDS SUBDIVISION PLAT RECORD AND SURVEY NO. 10169 AND WERE HELD TO CONTROL THE NORTH AND EAST LINES OF THIS SURVEY. THE MONUMENTS RECOVERED FOR WHISTLE SUBDIVISION WERE HELD FOR THE INTERIOR LOT LINES AND CORNERS.

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 HERON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

BEGINNING AT AN ALUMINUM CAPPED 5/8 INCH IRON PIN ON THE WEST LINE OF TOLMAN CREEK ROAD, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, SAID POINT LYING SOUTH 00°10'16" EAST, 7.03 FEET FROM THE SOUTHEAST CORNER OF LOT 1, WHISTLE SUBDIVISION; THENCE NORTH 00°10'16" WEST, ALONG SAID WEST LINE OF TOLMAN CREEK ROAD, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF LOT 1, WHISTLE SUBDIVISION (PLAT RECORD NORTH 00°02'50" EAST), FROM WHICH A ONE INCH IRON PIPE AT THE SOUTHEAST CORNER OF EDMONDS SUBDIVISION BEARS NORTH 88°57'00" WEST, 0.08 FEET; THENCE NORTH 88°57'00" WEST, A DISTANCE OF 149.58 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 (PLAT RECORD NORTH 88°50'03" WEST, 149.63 FEET), FROM WHICH A 5/8 INCH IRON PIN BEARS NORTH 00°02'35" WEST, 0.12 FEET; THENCE SOUTH 00°02'35" EAST, A DISTANCE OF 120.36 FEET (PLAT RECORD SOUTH 00°02'50" WEST, 120.44 FEET) TO A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF LOT 2, WHISTLE SUBDIVISION; THENCE NORTH 89°46'05" EAST, A DISTANCE OF 149.81 FEET (PLAT RECORD NORTH 89°55'33" EAST, 149.60 FEET), TO SAID WEST LINE OF TOLMAN CREEK ROAD, FROM WHICH A 5/8 INCH IRON PIN BEARS NORTH 89°46'05" EAST, 0.21 FEET; THENCE NORTH 00°10'16" WEST, ALONG SAID WEST LINE, A DISTANCE OF 67.01 FEET TO THE POINT OF BEGINNING.

FILE: SURVEYS\206-04\LLA PLAT.DWG

SHEET 1 of 1

REGISTERED PROFESSIONAL LAND SURVEYOR

Signature of Shawn Kampmann

OREGON JULY 14, 1998 SHAWN KAMPMANN 02883 LS

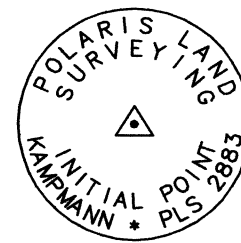
RENEWAL DATE: 6/30/2005

SURVEYED BY:

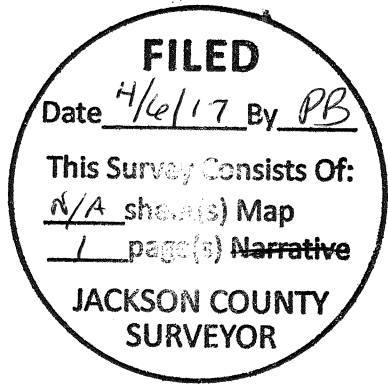
POLARIS LAND SURVEYING LLC P.O. BOX 459 ASHLAND, OREGON 97520 (541) 482-5009

DATE: SEPTEMBER 30, 2004 PROJECT NO. 206-04

Assessor's Map No. 391E14CA Tax Lots 700 & 800



MONUMENT DETAIL 2" ALUMINUM CAP ON 5/8"x 30" IRON PIN



01760034201700115950010015

I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Christine Walker - County Clerk

AFFIDAVIT OF CORRECTION

22208

I, Shawn Kampmann, Professional Land Surveyor No. 2883, being duly sworn, depose and say that I am the surveyor of record for Partition Plat No. P-89-2004 filed on December 30, 2004 as Survey No. 18561 in the office of the Jackson County Surveyor.

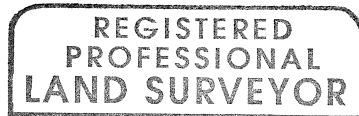
The following correction to a typographical error on said Map of Survey is as follows:

- 1. The bearing of former surveyed property lines denoted on Survey No. 7924 and Survey No. 10169 as shown on the plat as "N 89°46'05" E", is hereby corrected to read "N 89°44'47" E".

No present fee owner of the surveyed properties have been materially affected by this affidavit as the correction is a former property line adjacent to the property surveyed that is now within a street right-of-way that was dedicated to the public by Partition Plat No. P-54-2008, filed as Survey No. 20164 on September 11, 2008..

Surveyor:

Shawn Kampmann PLS
Polaris Land Surveying LLC
P.O. Box 459
Ashland, Oregon 97520



Signature of Shawn Kampmann



Renewal Date: 6/30/17

NOTARY CERTIFICATE

STATE OF OREGON)
) ss
COUNTY OF JACKSON)

Signed and sworn to before me on this 24th day of March, 2017 by Shawn Kampmann.

Signature of Laurie A. Miller
Notary Public for the State of Oregon



I, Scott Fein, do hereby certify that said Affidavit of Correction for the survey recorded as Partition Plat No. P-89-2004 has been examined by me and that it complies with requirements of ORS 209.255(1)(b).

Approved April 6, 2017.

Signature of Scott Fein
Scott Fein, Jackson County Surveyor