

APPROVALS: [Signature] 5/6/2009
ASHLAND PLANNING DEPARTMENT
DATE
PA 2007-00405 / PROPERTY LINE ADJUSTMENT & LAND PARTITIONS

EXAMINED AND APPROVED THIS 7th DAY OF April, 2009
[Signature]
CITY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT WE, FRED R. WALTER, BONNIE L. WALTER AND JEANETTE M. McCARTNEY, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND THAT WE HAVE PARTITIONED THE SAME INTO PARCELS 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 PARTITION. WE HEREBY CREATE A PRIVATE UTILITY EASEMENT, OVER AND ACROSS PARCEL 1, FOR THE BENEFIT OF PARCEL 2, PARCEL 3 AND PARCEL 4 AS SHOWN HEREON. WE ALSO HEREBY CREATE A TWENTY FOOT WIDE (20.00') PRIVATE SHARED ACCESS AND UTILITY EASEMENT, OVER AND ACROSS PARCEL 2 AND PARCEL 4, FOR THE BENEFIT OF PARCEL 1 AND PARCEL 3, AS SHOWN HEREON. WE ALSO HEREBY CREATE THE 3.00 FOOT WIDE IRRIGATION EASEMENTS, OVER AND ACROSS PARCEL 2 AND PARCEL 4, FOR THE BENEFIT OF PARCEL 1 AND PARCEL 3, AS SHOWN HEREON.

[Signature]
FRED R. WALTER

ACKNOWLEDGEMENT

STATE OF OREGON)
JACKSON COUNTY) SS

PERSONALLY APPEARED THE ABOVE NAMED FRED R. WALTER, ON THIS 12 DAY OF February, 2009, AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE [Signature]
NOTARY PUBLIC - OREGON [Signature]
COMMISSION NO. 12791
MY COMMISSION EXPIRES Jan. 20, 2011

[Signature]
BONNIE L. WALTER

ACKNOWLEDGEMENT

STATE OF OREGON)
JACKSON COUNTY) SS

PERSONALLY APPEARED THE ABOVE NAMED BONNIE L. WALTER, ON THIS 12 DAY OF February, 2009 AND ACKNOWLEDGED THE FORGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE [Signature]
NOTARY PUBLIC - OREGON [Signature]
COMMISSION NO. 412791
MY COMMISSION EXPIRES Jan. 20, 2011

[Signature]
JEANETTE M. McCARTNEY

ACKNOWLEDGEMENT

STATE OF OREGON)
JACKSON COUNTY) SS

PERSONALLY APPEARED THE ABOVE NAMED JEANETTE M. McCARTNEY, ON THIS 11 DAY OF February, 2009, AND ACKNOWLEDGED THE FORGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE [Signature]
NOTARY PUBLIC - OREGON [Signature]
COMMISSION NO. 412791
MY COMMISSION EXPIRES Jan. 20, 2011

Assessor's Map No. 39 1E 15 AC, Tax Lot 8600 & 8601

PROPERTY LINE ADJUSTMENT
& LAND PARTITIONS
PARTITION PLAT NO. P - 15 - 2009

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

FOR
FRED AND BONNIE WALTER

AND
JEANETTE McCARTNEY

770 & 780 Walker Avenue
Ashland, Oregon 97520

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

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO. S 97-36152 AND 2005-051315 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 19487 & 17577, I SURVEY THE LAND AS SHOWN HEREON, BEING ESSENTIALLY A RETRACEMENT OF PARCEL 1 & PARCEL 2 OF THAT MINOR LAND PARTITION AS SHOWN ON SURVEY NO. 6404 AND RECORDED IN VOLUME 1, PAGE 48 OF THE PARTITION PLAT RECORDS OF JACKSON COUNTY. THE SUBJECT PROPERTY DEED CALLS MATCHED EXACTLY WITH SAID SURVEY NO. 6404. THE RIGHT OF WAY OF WALKER AVENUE WAS DETERMINED BY HOLDING CITY OF ASHLAND BRASS CAP STREET CENTERLINE MONUMENTS AT THE INTERSECTIONS OF WALKER AVENUE WITH SISKIYOU BOULEVARD, LILAC CIRCLE & PEACHEY ROAD. THE NORTH LINE OF THE SUBJECT PROPERTY EXTERIOR BOUNDARY IS COMMON WITH THE SOUTH LINE OF DONATION LAND CLAIM NO. 45 AND THE SOUTHEAST & SOUTHWEST CORNERS OF SAID CLAIM 45 WERE HELD AS SHOWN AND FIT EXTREMELY WELL WITH THE DEED RECORD AND SURVEY RECORD MEASUREMENTS. MONUMENTS WERE RECOVERED FROM SURVEY NO. 6404 & 18012 ALONG THE EAST LINE OF WALKER AVENUE AND HELD FOR POSITION. THE EAST LINE OF THE SUBJECT PROPERTY, BEING COMMON WITH THE WEST LINE OF GARDEN HOMES TRACTS, CLARKS ADDITION, WAS DETERMINED BY HOLDING THE RECORD DISTANCE ALONG SAID CLAIM LINE FROM THE 40.00 FOOT IRON PIN WITNESS CORNER FOR THE NORTH TERMINUS OF SAID WEST LINE OF GARDEN HOMES TRACTS AND A RECOVERED 1.00 FOOT IRON PIN WITNESS CORNER PIN RECOVERED ALONG THE WESTERN TERMINUS OF SUNSET STREET. THE SOUTHEAST CORNERS OF THE ABOVE DESCRIBED SUBJECT PROPERTIES WERE DETERMINED BY PROPORTIONAL METHOD OF MEASUREMENT FROM THE PROLONGATED MONUMENTED SOUTH LINE OF PARCEL 3, DENOTED ON SAID SURVEY NO. 6404, INTERSECTING SAID WEST LINE OF GARDEN HOMES TRACTS, AND THE COMPUTED SAID NORTHEAST CORNER OF THE SUBJECT PROPERTY. THE PROPERTY LINE ADJUSTMENT BETWEEN THE WALTER AND McCARTNEY TRACTS WAS DONE TO RECONFIGURE THEIR COMMON BOUNDARY FOR THE PARTITIONING OF THEIR PROPERTIES, WHICH WERE COMBINED IN THE PERFORMANCE OF THIS SURVEY.

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

[Signature]
SURVEYOR

** RECEIVED **
Date 5-15-09 By AB
This survey consists of
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

RECORDING:

FILED FOR RECORD THIS 15 DAY OF MAY, 2009 AT
1:53 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P- 15 - 2009
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON,
INDEX VOLUME 20, PAGE 15.

[Signature] [Signature]
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 20384

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 5-15, 2009.

[Signature] [Signature]
TAX COLLECTOR DEPUTY
ASSESSOR DEPUTY

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 TRACTS 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.

COMMENCING AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 45 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE NORTH 89° 47' 22" WEST, ALONG THE SOUTH LINE OF SAID CLAIM, A DISTANCE OF 1372.75 FEET (DEED RECORD 1372.71 FEET), TO AN ALUMINUM CAPPED IRON PIN ON THE EAST LINE OF WALKER AVENUE, THE INITIAL POINT OF BEGINNING; THENCE SOUTH 00° 07' 10" EAST, ALONG SAID EAST LINE, A DISTANCE OF 79.87 FEET TO A 5/8" IRON PIN (DEED RECORD SOUTH 00° 06' 43" EAST, 80.00 FEET) AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2005-051315 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE CONTINUING SOUTH 00° 07' 10" EAST, ALONG SAID EAST LINE, A DISTANCE OF 80.05 FEET TO A 5/8" IRON PIN (DEED RECORD SOUTH 00° 06' 43" EAST, 80.00 FEET) AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 97-36152 OF THE SAID OFFICIAL RECORDS; THENCE SOUTH 89° 47' 12" EAST, LEAVING SAID EAST LINE OF WALKER AVENUE, 298.26 FEET TO A 5/8" IRON PIN (DEED RECORD SOUTH 89° 47' 22" EAST, 258.55 FEET) AT THE SOUTHWEST CORNER OF SAID DESCRIBED TRACT, BEING ALONG THE WEST LINE OF GARDEN HOMES TRACT, CLARKS ADDITION TO THE CITY OF ASHLAND, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD; THENCE NORTH 00° 06' 37" EAST, ALONG SAID WEST LINE OF GARDEN HOMES TRACT, A DISTANCE OF 79.97 FEET (DEED RECORD NORTH 00° 06' 07" EAST, 80.00 FEET) TO A 5/8" INCH IRON PIN AT THE SOUTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2005-051315; THENCE CONTINUING NORTH 00° 06' 37" EAST, ALONG SAID WEST LINE, A DISTANCE OF 79.97 FEET (DEED RECORD NORTH 00° 06' 07" EAST, 80.00 FEET) TO THE SOUTH LINE OF SAID DONATION LAND CLAIM NO. 45, SAID POINT ALSO THE NORTHWEST CORNER OF SAID DESCRIBED TRACT, FROM WHICH AN ALUMINUM CAPPED IRON PIN WITNESS CORNER BEARS NORTH 89° 47' 22" WEST, 40.00 FEET; THENCE NORTH 89° 47' 22" WEST, 298.90 FEET TO THE INITIAL POINT OF BEGINNING.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2009

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

DATE: APRIL 8, 2008
PROJECT NO. 383-006

FILE: SURVEYS\383-06\WALTER_MCCARTNEY PARTITION.DWG SHEET 1 of 2

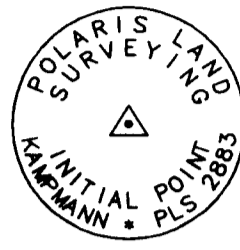
PROPERTY LINE ADJUSTMENT & LAND PARTITIONS
PARTITION PLAT NO. P-15-2009

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

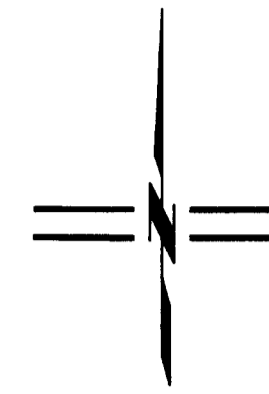
FOR
FRED AND BONNIE WALTER

AND
JEANETTE McCARTNEY

770 & 780 Walker Avenue
Ashland, Oregon 97520



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



SCALE: 1" = 40'

- LEGEND**
- ⊗ 2-1/2" BRASS CAP IN CONCRETE - D.L.C. CORNER PER S/N 6404, 13095 & 19487 (RECOVERED)
 - ⊗ 2" IRON PIPE - DONATION LAND CLAIM CORNER PER S/N 6404, 13095 & 19487 (RECOVERED)
 - ⊙ 2-1/2" CITY OF ASHLAND BRASS CAP IN MONUMENT WELL PER S/N 13095 (RECOVERED)
 - ⊗ 2" IRON PIPE w/ NAIL SET INSIDE, BURIED 12" DEEP - ORIGIN UNKNOWN (RECOVERED)
 - 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "SWAIN RLS 759" PER S/N 7752 & 17577 (RECOVERED)
 - 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "BRADSHAW LS 2271" PER S/N 18012 (RECOVERED)
 - 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "R.L.S. 759" PER S/N 6404 (RECOVERED)
 - 5/8" IRON PIN w/ 1-1/2" ALUMINUM CAP STAMPED "WIT COR, SWAIN 1976" PER S/N 6404 (RECOVERED)
 - 5/8"x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT" PER DETAIL (ESTABLISHED)
 - ◇ 3/8"x 1" CONCRETE "MAG" NAIL w/ 1" BRASS WASHER MARKED "POLARIS LS 2883" (ESTABLISHED)
 - 5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
 - PROPERTY LINE
 - - - PARTITION / ADJUSTED LINE
 - BOUNDARY LINE
 - - - CENTERLINE
 - - - EASEMENT LINE
 - - - FENCE LINE
 - O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
 - D.L.C. DONATION LAND CLAIM
 - W.C. WITNESS CORNER, AS DESCRIBED
 - S/N SURVEY FILE NO., JACKSON COUNTY SURVEYOR
 - [] DEED RECORD PER O.R. 97-036152 & 2005-051315
 - () SURVEY RECORD DATA PER S/N 6404
 - { } SURVEY RECORD DATA PER S/N 18012
 - < > SURVEY RECORD DATA PER S/N 13095
 - ▭ 20' PRIVATE ACCESS & UTILITY EASEMENT BY THIS PLAT
 - ▨ PRIVATE UTILITY EASEMENT BY THIS PLAT

BASIS OF BEARING
TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 15 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 SOUTH LINE OF DONATION LAND CLAIM NO. 45, HAVING A RECORD PLAT BEARING OF NORTH 89°47'22" WEST, AS REFERENCED ON SURVEY NO. S 6404 & 19487, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2009

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

DATE: APRIL 8, 2008
PROJECT NO. 383-06

** RECEIVED **
Date 5-15-09 By *bb*
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR