

PROPERTY LINE ADJUSTMENT  
PARTITION PLAT NO. P - 19 - 2010

LYING SITUATE WITHIN

NORTHEAST QUARTER OF SECTION 16  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

JANE TAMA TRUST

781 Liberty Street  
Ashland, Oregon

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 INSTRUMENT NO.'S 2000-051558 AND 2009-028049 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2009-028049 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE NORTH 89°59'22" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, A DISTANCE OF 223.60 FEET (DEED RECORD WEST, 223.6 FEET) TO A 5/8" IRON PIN AT THE SOUTHWEST CORNER OF SAID DESCRIBED TRACT; THENCE NORTH 00°00'36" EAST, ALONG THE MONUMENTED WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 198.53 FEET (DEED RECORD NORTH) TO A 5/8" IRON PIN AT THE MOST WESTERLY NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2000-051558 OF SAID OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID DESCRIBED TRACT THE FOLLOWING COURSES: NORTH 89°59'35" EAST, 68.70 FEET (DEED RECORD NORTH 89°59'17" EAST, 68.72 FEET) TO A 1/2" IRON PIPE; THENCE NORTH 00°00'43" EAST, 80.01 FEET (DEED RECORD NORTH 00°00'39" WEST, 79.96 FEET) TO A 1/2" IRON PIPE; THENCE NORTH 89°57'22" EAST, 55.03 FEET (DEED RECORD NORTH 89°55'26" EAST, 55.08 FEET) TO A 1/2" IRON PIPE; THENCE NORTH 00°09'44" EAST, 25.00 FEET (DEED RECORD NORTH 00°16'09" EAST, 25.01 FEET) TO A 1/2" IRON PIPE; THENCE NORTH 89°57'00" EAST, 89.96 FEET (DEED RECORD NORTH 89°59'23" EAST, 89.87 FEET) TO A 1/2" IRON PIPE; THENCE SOUTH 00°18'19" EAST, 25.16 FEET (DEED RECORD SOUTH 00°04'34" EAST, 25.00 FEET) TO A 1/2" IRON PIPE; THENCE NORTH 89°48'16" EAST, 95.95 FEET (DEED RECORD NORTH 89°59'33" EAST, 96.12 FEET) TO A 5/8" IRON PIN ON THE WEST LINE OF LIBERTY STREET; THENCE SOUTH 00°00'39" EAST, ALONG SAID WEST LINE, A DISTANCE OF 79.12 FEET TO A 5/8" IRON PIN AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2009-028049; THENCE ALONG THE EASTERLY LINE OF SAID DESCRIBED TRACT THE FOLLOWING COURSES: SOUTH 60°03'54" WEST, LEAVING SAID WEST LINE OF LIBERTY STREET, A DISTANCE OF 37.56 FEET (DEED RECORD SOUTH 59°52' WEST, 39.6 FEET) TO A 5/8" IRON PIN; THENCE SOUTH 40°51'36" WEST, 53.28 FEET (DEED RECORD SOUTH 40°52' WEST, 53.2 FEET) TO A 5/8" IRON PIN; THENCE SOUTH 26°02'56" WEST, 43.08 FEET (DEED RECORD SOUTH 26°02' WEST, 43.1 FEET) TO A 5/8" IRON PIN; THENCE SOUTH 00°00'25" EAST, 102.01 FEET (DEED RECORD SOUTH, 102.0 FEET) TO THE INITIAL POINT OF BEGINNING.

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 2000-051558 AND 2009-028049 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRP 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 20489, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY THE LANDS AS SHOWN HEREON. THE LIBERTY STREET RIGHT-OF-WAY WAS ESTABLISHED BY HOLDING RECOVERED STREET CENTERLINE MONUMENTS AS REFERENCED ON SURVEY NO. 20489. MONUMENTS RECOVERED FROM SURVEY NO.'S 4563 AND 12046 ALONG THE NORTHERLY LINE OF PARCEL 1 WHICH FIT SATISFACTORILY WITH THE DEED RECORD AND WERE HELD FOR POSITION. MONUMENTS RECOVERED FROM SURVEY NO. 9314 ALONG THE EASTERLY LINE OF PARCEL 2 FIT VERY WELL WITH THE DEED RECORD AND WERE ALSO HELD FOR POSITION. TWO MONUMENTS FROM SURVEY NO. 10238 WERE RECOVERED ALONG THE NORTH LINE OF LOT 8, BLOCK 1 OF PARK ESTATES, PHASE 1. THE PIN FOUND AT THE NORTHEAST CORNER OF SAID LOT 8 FIT FAIRLY WELL, BUT THE PIN FOUND AT THE ANGLE POINT OF BLOCK 1 WAS FOUND TO BE OVER NINE FEET FROM THE ACTUAL CORNER, WHICH ALSO IS COMMON WITH THE SOUTHWEST CORNER OF PARCEL 2. IT IS MY DETERMINATION THAT EITHER A BLUNDER WAS MADE BY THE PARK ESTATES SURVEYOR (KAUBLE) IN SETTING THE MONUMENT, OR THAT THE PIN HAD BEEN MOVED BY SOMEONE SINCE THEN. THIS MONUMENT WAS NOT UTILIZED FOR THIS SURVEY AND I SET THE CORNER AT THE DEED RECORD DISTANCE FROM THE SOUTHWEST CORNER OF INSTRUMENT NO. 2009-028049 ALONG THE RECORD BEARING FROM SURVEY NO. 9314 OF NORTH 89°59'22" WEST, WHICH PREVIOUSLY ESTABLISHED THAT LINE, ALSO USED BY PARK ESTATES. THE WEST LINE OF BOTH PARCELS 1 & 2 WAS DETERMINED BY HOLDING THE MONUMENT SET BY McMAHAN AT THE SOUTHWEST CORNER OF SURVEY NO. 12046, BEING ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16. THE ADJUSTED PROPERTY LINE BETWEEN THE TWO LOTS, AS SHOWN HEREON, WAS THEN ESTABLISHED PER DIRECTION OF THE CLIENT.

RECORDING:

FILED FOR RECORD THIS 30 DAY OF June, 2010 AT 2:23 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-19-2010 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 21, PAGE 19.

Christine D. Walker County Clerk  
Sonya S. Morgan Deputy

COUNTY SURVEYOR FILE NO. 20700

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF JUNE 30, 2010.

Karen W. Maude Deputy 6-3-10  
TAX COLLECTOR DATE

Willie Johnson Deputy 6-30-2010  
ASSESSOR DATE

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES ARE EITHER BLANKET IN NATURE, OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- 1. COMMON DRIVEWAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED ON JULY 16, 1985 AS INSTRUMENT NO. 85-11376 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, ADJACENT TO THE WEST LINE OF LIBERTY STREET.
- 2. ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED ON JULY 16, 1985 AS INSTRUMENT NO. 85-11376 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, BY AND BETWEEN KENNETH L. BARGER AND BETTY A. BARGER AND GEORGE KUHIL AND GENEVIEVE KUHIL.
- 3. LIEN FOR ASSESSMENT TO BENEFIT THE CITY OF ASHLAND, RECORDED ON FEBRUARY 20, 2008 AS INSTRUMENT NO. 2008-006029, IN THE AMOUNT OF \$5,251.00 AGAINST RICHARD L. HAY AFFECTING PARCEL 1.
- 4. LIEN FOR ASSESSMENT TO BENEFIT THE CITY OF ASHLAND, RECORDED ON FEBRUARY 20, 2008 AS INSTRUMENT NO. 2008-006030, IN THE AMOUNT OF \$10,502.00 AGAINST JANE RICHARDSON AFFECTING PARCEL 2.
- 5. UNRECORDED TRUST AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF AND SUCH OTHER EXCEPTIONS AS MAY APPEAR NECESSARY UPON THE RECORDING THEREOF, AS DISCLOSED BY WARRANTY DEED, RECORDED ON DECEMBER 21, 2000 AS INSTRUMENT NO. 2000-051558 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING PARCEL 1.
- 6. UNRECORDED TRUST AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF AND SUCH OTHER EXCEPTIONS AS MAY APPEAR NECESSARY UPON THE RECORDING THEREOF, AS DISCLOSED BY BARGAIN AND SALE DEED, RECORDED ON JULY 21, 2009 AS INSTRUMENT NO. 2009-028049 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING PARCEL 2.

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: 6/30/2011

SURVEYED BY:

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

DATE: MAY 24, 2010  
PROJECT NO. 502-08

FILE: SURVEYS\502-08\PERKINS PLA PLAT.DWG

SHEET 1 of 2

APPROVALS:

ASHLAND PLANNING DEPARTMENT  
#A - #2009-01407 / PROPERTY LINE ADJUSTMENT  
6/29/2010 DATE

EXAMINED AND APPROVED THIS 29 DAY OF June, 2010

Jane H. Olson  
CITY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT WE, JANE TAMA, TRUSTEE OF THE JANE TAMA TRUST DATED APRIL 21, 2009 AND RICHARD L. HAY, TRUSTEE OF THE RICHARD L. HAY TRUST U/A/D OCTOBER 30, 2000, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE ADJUSTED A COMMON PROPERTY LINE BETWEEN THE SAME LANDS 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 PROPERTY LINE ADJUSTMENT. WE HEREBY CREATE A VARIABLE WIDTH PRIVATE SHARED ACCESS EASEMENT, OVER AND ACROSS PARCEL 1, FOR THE BENEFIT OF BOTH PARCEL 1 AND PARCEL 2, AS SHOWN HEREON.

Jane Tama Trustee  
JANE TAMA, TRUSTEE

Richard L. Hay, TRZ  
RICHARD L. HAY, TRUSTEE

ACKNOWLEDGEMENT

STATE OF OREGON )  
HAWAII )  
JACKSON COUNTY )

PERSONALLY APPEARED THE ABOVE NAMED JANE TAMA, TRUSTEE OF THE JANE TAMA TRUST, ON THIS 15 DAY OF June, 2010 AND ACKNOWLEDGED THE FORGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Wallace H. Gallup, Jr.

NOTARY PUBLIC - OREGON

COMMISSION NO. 2000-20

MY COMMISSION EXPIRES January 9, 2012

ACKNOWLEDGEMENT

STATE OF OREGON )  
JACKSON COUNTY )

PERSONALLY APPEARED THE ABOVE NAMED RICHARD L. HAY, TRUSTEE OF THE RICHARD L. HAY TRUST, ON THIS 29 DAY OF June, 2010 AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE J. Myers

NOTARY PUBLIC - OREGON

COMMISSION NO. 413534

MY COMMISSION EXPIRES 2/5/11

\*\* RECEIVED \*\*  
Date 6-30-10 By BB  
This survey consists of  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

OFFICIAL SEAL  
J. MYERS  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 413534  
COMMISSION EXPIRES FEB. 5, 2011

# PROPERTY LINE ADJUSTMENT PARTITION PLAT NO. P - 19 - 2010

LYING SITUATE WITHIN  
NORTHEAST QUARTER OF SECTION 16  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
**JANE TAMA TRUST**  
781 Liberty Street  
Ashland, Oregon

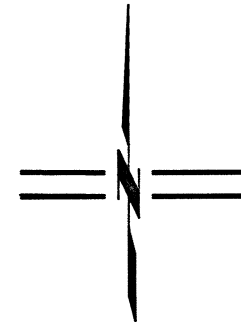
### LEGEND

- 2 1/2" BRASS CAP SECTION CORNER IN MONUMENT CASE PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- 2 1/2" BRASS CAP 1/4 SECTION CORNER IN MONUMENT CASE PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- 3" BRONZE CAP w/ PUNCH MARK IN MONUMENT CASE MARKED "CITY OF ASHLAND SURVEY MARKER" (RECOVERED)
- 3/4" IRON PIPE PER S/N 10238 - ORIGIN UNKNOWN (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "D.W. EDWARDS L.S. 741" PER S/N 11355 (RECOVERED 8-17-2004 PER S/N 20489)
- 1/2" IRON PIPE - NO MARKINGS - PER S/N 4563 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "E.L. SWAIN RLS 759" PER S/N 9314 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "KAUBLE PLS 1822" PER S/N 10238 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "D. McMAHAN L.S. 1913" PER S/N 12046 (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- ADJUSTED PROPERTY LINE
- BOUNDARY LINE
- EASEMENT LINE
- CENTERLINE
- PREVIOUS PROPERTY LINE
- FENCELINE
- OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- DEED & SURVEY RECORD DATA PER O.R. 2000-051558 & S/N 12046
- DEED RECORD DATA PER O.R. 2009-028049
- SURVEY RECORD DATA PER S/N 9314
- [ ] symbol"/> SURVEY RECORD DATA PER S/N 13830
- [ ] symbol"/> SURVEY RECORD DATA PER S/N 10238
- PRIVATE ACCESS EASEMENT PER THIS PLAT
- PERMANENT UTILITY EASEMENT PER O.R. 2008-035737

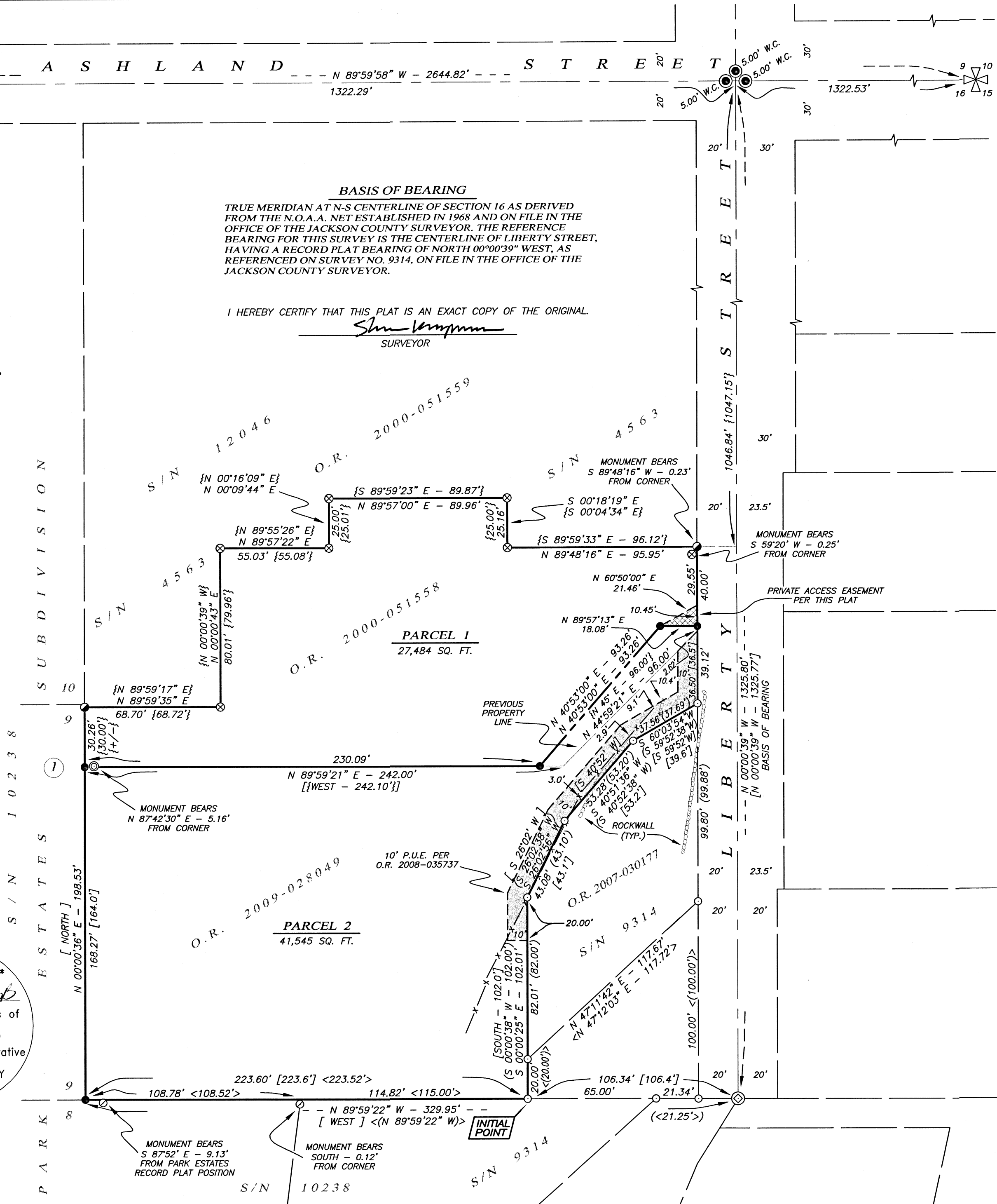
**BASIS OF BEARING**  
TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 16 AS DERIVED FROM THE N.O.A.A. NET ESTABLISHED IN 1968 AND ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE BEARING FOR THIS SURVEY IS THE CENTERLINE OF LIBERTY STREET, HAVING A RECORD PLAT BEARING OF NORTH 00°00'39" WEST, AS REFERENCED ON SURVEY NO. 9314, 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



SCALE: 1" = 40'



**\*\* RECEIVED \*\***  
Date 6-30-10 By [Signature]  
This survey consists of  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Shawn Kampmann*  
OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
2883 LS

RENEWAL DATE: 6/30/2011

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

DATE: MAY 24, 2010  
PROJECT NO. 502-08