

APPROVALS:

Bill Nolan 1/18/2011 ASHLAND PLANNING DEPARTMENT PA #2010-01017 / PROPERTY LINE ADJUSTMENT

EXAMINED AND APPROVED THIS 13th DAY OF January, 2011

Jan Holtz CITY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT WE, SCOTT A. KURTZ AND ELLEN O'CONNELL WALSH, TRUSTEES OF THE KURTZ-WALSH FAMILY TRUST DATED MAY 24, 2001, 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 AND UTILITY EASEMENT, FOR THE MUTUAL BENEFIT AND USE OF BOTH PARCEL 1 AND PARCEL 2, AS SHOWN HEREON. WE ALSO HEREBY CREATE A PRIVATE IRRIGATION EASEMENT, OVER AND ACROSS PARCEL 1, FOR THE BENEFIT OF PARCEL 2, AS SHOWN HEREON.

SCOTT A. KURTZ, TRUSTEE ELLEN O'CONNELL WALSH, TRUSTEE

ACKNOWLEDGEMENT

STATE OF OREGON ) JACKSON COUNTY )

PERSONALLY APPEARED THE ABOVE NAMED SCOTT A. KURTZ, TRUSTEE OF THE KURTZ-WALSH FAMILY TRUST, ON THIS 11th DAY OF January, 2011, AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laurie A. Miller NOTARY PUBLIC - OREGON COMMISSION NO. 454372 MY COMMISSION EXPIRES Jan. 20, 2015

ACKNOWLEDGEMENT

STATE OF OREGON ) JACKSON COUNTY )

PERSONALLY APPEARED THE ABOVE NAMED ELLEN O'CONNELL WALSH, TRUSTEE OF THE KURTZ-WALSH FAMILY TRUST, ON THIS 11th DAY OF January, 2011, AND ACKNOWLEDGED THE FORGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laurie A. Miller NOTARY PUBLIC - OREGON COMMISSION NO. 454372 MY COMMISSION EXPIRES Jan. 20, 2015

\*\* RECEIVED \*\* Date 1-20-11 By BB This survey consists of 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

PROPERTY LINE ADJUSTMENT PARTITION PLAT NO. P - 01 - 2011

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

FOR SCOTT KURTZ 855 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 AS PARCEL 2, PARTITION PLAT NO. P-12-2004 AND PARCEL 2, PARTITION PLAT NO. P-31-2009, OF THE PARTITION PLAT RECORDS OF JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. P-12-2004, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON; THENCE NORTH 71°33'56" WEST, 212.92 FEET (PLAT RECORD NORTH 71°33'19" WEST, 212.88 FEET) TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF SAID DESCRIBED PARCEL 2; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID PARCEL 2 THE FOLLOWING COURSES: SOUTH 21°02'04" WEST, 59.93 FEET (PLAT RECORD SOUTH 21°01'54" WEST, 60.01 FEET) TO A 5/8 INCH IRON PIN; THENCE SOUTH 04°07'43" EAST, 124.00 FEET (PLAT RECORD SOUTH 04°07'03" EAST, 123.96 FEET) TO A 5/8 INCH IRON PIN; THENCE NORTH 80°21'05" EAST, 12.30 FEET (PLAT RECORD NORTH 80°48'19" EAST, 12.33 FEET) TO A 5/8 INCH IRON PIN; THENCE SOUTH 63°26'54" EAST, 52.74 FEET (PLAT RECORD SOUTH 63°28'41" EAST, 52.76 FEET) TO A 5/8 INCH IRON PIN; THENCE SOUTH 17°34'23" EAST, 68.19 FEET (PLAT RECORD SOUTH 17°30'41" EAST, 68.08 FEET) TO A 5/8 INCH IRON PIN; THENCE NORTH 42°54'41" EAST, 94.00 FEET (PLAT RECORD NORTH 42°58'19" EAST, 94.01 FEET) TO A CROSS CHISELED IN A GRANITE BOULDER; THENCE SOUTH 89°52'58" EAST, 70.71 FEET (PLAT RECORD NORTH 89°50'19" EAST, 70.65 FEET) TO A 5/8 INCH IRON PIN; THENCE NORTH 00°00'31" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY, A DISTANCE OF 38.79 FEET (PLAT RECORD NORTH 00°00'26" WEST) TO A 5/8 INCH IRON PIN AT THE SOUTH WEST CORNER OF PARCEL 2, PARTITION PLAT NO. P-1-2009, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID COUNTY; THENCE NORTH 89°48'58" EAST, LEAVING SAID EAST LINE, A DISTANCE OF 82.90 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF SAID DESCRIBED PARCEL 2; THENCE NORTH 36°01'38" EAST, 85.93 FEET TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE SOUTH 89°48'58" WEST, 133.45 FEET TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE NORTH 00°00'31" WEST, ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, A DISTANCE OF 21.70 FEET TO THE INITIAL POINT OF BEGINNING.

SURVEY NOTES:

- THE FOLLOWING ENCUMBRANCES ARE EITHER BLANKET IN NATURE, OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT. 1. RIGHT TO USE EXISTING PRIVATE DRIVEWAY FOR INGRESS AND EGRESS TO THE PROPERTY LYING SOUTHERLY OF THAT TRACT DESCRIBED WITHIN VOLUME 414, PAGE 401 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON, RECORDED ON AUGUST 22, 1955. 2. LIEN FOR LIBERTY STREET LOCAL IMPROVEMENT DISTRICT (LID) NO. 88 RECORDED AS INSTRUMENT NO. 2008-006032 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. 3. DEED OF TRUST ACCORDING TO THE TERMS AND PROVISIONS THEROF FROM KAREN L. SELBY, TRUSTEE OF THE KAREN L. SELBY REVOCABLE TRUST DATED MAY 21, 2003 TO WELLS FARGO BANK, N.A. RECORDED NOVEMBER 30, 2006 WITHIN INSTRUMENT NO. 2006-059917 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. 4. THE LACK OF RIGHT OF ACCESS TO AND FROM PARCEL 2, PARTITION PLAT NO. P-31-2009 WILL BE RESOLVED BY THE MUTUAL ACCESS AND UTILITY EASEMENT BEING CREATED BY THIS PLAT.

RECORDING:

FILED FOR RECORD THIS 20th DAY OF January, 2011 AT 3:04 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-01-2011 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON; INDEX VOLUME 22, PAGE 01.

Christine D. Walker COUNTY CLERK Carmen D. Helmen DEPUTY

COUNTY SURVEYOR FILE NO. 20814

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 1-20-2011.

Karen W. Meade Deputy 1-20-11 TAX COLLECTOR DATE Hena Crawford, Deputy 1-20-2011 ASSESSOR DATE

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 AS PARCEL 2, PARTITION PLAT NO. P-12-2004 AND PARCEL 2, PARTITION PLAT NO. P-31-2009, OF THE PARTITION PLAT 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. S 20489 & 20700, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY THE LANDS AS SHOWN HEREON. ALL OF THE EXTERIOR BOUNDARY CORNER MONUMENTS FOR THIS PROPERTY LINE ADJUSTMENT WERE RECOVERED AS DENOTED ON SURVEY NO. 18170 & 20489, WHICH FIT SATISFACTORILY WITH THE PLAT RECORD AND WERE HELD FOR POSITION. THE ADJUSTED PROPERTY LINE WAS THEN MONUMENTED PER THE CLIENT'S DIRECTION TO CONFORM WITH THE CITY OF ASHLAND PLANNING DEPARTMENT APPROVAL.

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

Shawn Kampmann SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 14, 1998 SHAWN KAMPMANN 2003 LS

RENEWAL DATE: 6/30/2011

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

DATE: NOVEMBER 24, 2010 PROJECT NO. 599-10

**PROPERTY LINE ADJUSTMENT  
PARTITION PLAT NO. P - 01 - 2011**

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

FOR  
**SCOTT KURTZ**  
855 Liberty Street  
Ashland, Oregon

**LEGEND**

- ⊙ 3/4" IRON PIPE - ORIGIN UNKNOWN (RECOVERED)
- ⊗ CROSS CHISELED IN GRANITE BOULDER PER S/N 18170 (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)
- ⊙ 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "OSMUS PLS 2464" PER S/N 18170 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "HURST LS 483" PER S/N 11571 (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 20489 (RECORD)
- 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
- x - x - FENCELINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- D.R. DEED RECORD DATA, JACKSON COUNTY RECORDER
- (R) SURVEY RECORD DATA PER S/N 18170
- ▨ PRIVATE SHARED ACCESS & UTILITY EASEMENT PER THIS PLAT
- ▨ PUBLIC ACCESS & UTILITY EASEMENT PER O.R. 2009-042873
- ▨ FIRE APPARATUS TURNAROUND EASEMENT PER S/N 18170

**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 & 20700, 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*

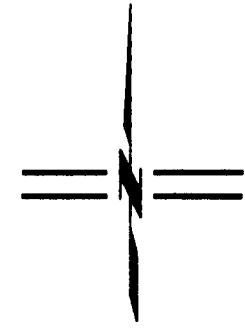
OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
2883 LS

RENEWAL DATE: 6/30/2011

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

DATE: NOVEMBER 24, 2010  
PROJECT NO. 599-10

FILE: SURVEYS\599-10\KURTZ PLA PLAT.DWG SHEET 2 of 2



SCALE: 1" = 40'

**\*\* RECEIVED \*\***  
Date 1-20-11 By SK  
This survey consists of  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

**TABLE OF CURVES**

FLAG	Δ	R	A	T	CHORD
①	89°09'26"	75.00'	116.71'	73.90'	N 26°59'15" W - 105.28'
②	31°21'38"	95.00'	52.00'	26.67'	N 55°53'09" W - 51.35'
③	57°45'39"	90.00'	90.73'	49.64'	N 11°19'30" W - 86.94'

**TABLE OF COURSES**

FLAG	BEARING	DISTANCE
①	N 21°02'04" E	3.41'
②	N 21°02'04" E	25.00'
③	N 21°02'04" E	17.00'
④	N 21°02'04" E	42.00'

