

PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P - 21 - 2014

LYING SITUATE WITHIN

SOUTHWEST QUARTER OF SECTION 10
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

Rivergate Church

188 Garfield Street
Ashland, Oregon 97520

RECORDING:

FILED FOR RECORD THIS 19th DAY OF August, 2014 AT
5:00 CLOCK PM AND RECORDED AS PARTITION PLAT NO. P- 21 - 2014
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON,
INDEX VOLUME 26, PAGE 21.

Christine D. Walker COUNTY CLERK
Naibhi Foote DEPUTY

COUNTY SURVEYOR FILE NO. 21548

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF August 19, 2014.

Kate Budome, Deputy 8/19/14
TAX COLLECTOR DATE
Jon Wright, Deputy 8/19/14
ASSESSOR DATE

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES ON THE LAND DENOTED IN FIRST
AMERICAN TITLE COMPANY OF OREGON ORDER NO. 7169-2285282
DATED JULY 24, 2014, ARE EITHER BLANKET IN NATURE, OR
OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE ARE NOT
SHOWN GRAPHICALLY ON THIS PLAT.

RIGHT OF WAY, INCLUDING THE TERMS AND CONDITIONS THEREIN,
FOR A WATER DITCH DESCRIBED WITHIN VOLUME 10, PAGE 660 AND
VOLUME 15, PAGE 626 OF THE DEED RECORDS IN JACKSON COUNTY,
OREGON.

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: 6/30/2015

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

DATE: JULY 24, 2014
PROJECT NO. 830-13

APPROVALS:

[Signature] 8.14.2014
ASHLAND PLANNING DEPARTMENT DATE
PA - #2014-00231 / PROPERTY LINE ADJUSTMENT

EXAMINED AND APPROVED THIS 13th DAY OF August, 2014

Bradley F. Barlow
CITY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT RIVERGATE ASSEMBLY
OF GOD CHURCH OF ASHLAND, IS THE OWNER OF THE LANDS HEREON
DESCRIBED, AND HAVE ADJUSTED THE PROPERTY LINES OF 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 PROPERTY LINE
ADJUSTMENT.

[Signature] RON S. TIMEN, PRESIDENT
[Signature] SASHA TIMEN, SECRETARY

ACKNOWLEDGEMENT

STATE OF OREGON)
JACKSON COUNTY)SS

PERSONALLY APPEARED THE ABOVE NAMED RON S. TIMEN, ON THIS
12 DAY OF August, 2014 AND ACKNOWLEDGED
THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE [Signature]
NOTARY PUBLIC - OREGON Jeannette Marie Rudisill
COMMISSION NO. 925581
MY COMMISSION EXPIRES 2-26-2018

STATE OF OREGON)
JACKSON COUNTY)SS

PERSONALLY APPEARED THE ABOVE NAMED SASHA TIMEN, ON THIS
12 DAY OF August, 2014 AND ACKNOWLEDGED
THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE [Signature]
NOTARY PUBLIC - OREGON Jeannette Marie Rudisill
COMMISSION NO. 925581
MY COMMISSION EXPIRES 2-26-2018

** RECEIVED **
Date 8/14/14 By SF
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

Assessor's Map No. 39 1E 10 CB, Tax Lots 2100, 2200, & 2300

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.

A PROPERTY LINE ADJUSTMENT BETWEEN THAT TRACT OF LAND DESCRIBED WITHIN
VOLUME 529, PAGES 194 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON, WITH
THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO.s. 82-15277 AND 96-25946 OF
THE OFFICIAL RECORDS IN SAID COUNTY, LYING SITUATE WITHIN THE SOUTHWEST
QUARTER OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE
MERIDIAN, CITY OF ASHLAND, 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 THE INTERSECTION
OF IOWA STREET WITH GARFIELD STREET IN THE CITY OF ASHLAND, OREGON, FROM
WHICH THE SOUTHWEST CORNER OF LOT 1 OF THE ASHLAND HOMESTEAD ASSOCIATION
BEARS SOUTH 00°02'34" WEST, 30.00 FEET; THENCE NORTH 00°02'34" EAST, ALONG THE
EAST LINE OF GARFIELD STREET, A DISTANCE OF 173.70 FEET (DEED RECORD NORTH, 173.7
FEET) TO A 5/8 INCH PIN AT THE NORTHWEST CORNER OF THAT TRACT OF LAND
DESCRIBED WITHIN VOLUME 203, PAGE 589 OF THE DEED RECORDS IN JACKSON COUNTY,
OREGON; THENCE SOUTH 89°50'26" EAST, PARALLEL WITH IOWA STREET, A DISTANCE OF
250.96 FEET (DEED RECORD EAST, 250.8 FEET) TO A 5/8 INCH IRON PIN AT THE NORTHEAST
CORNER THEREOF ON THE EAST LINE OF LOT 2 OF SAID ASHLAND HOMESTEAD
ASSOCIATION; THENCE SOUTH 00°03'54" WEST, ALONG THE EAST LINE OF SAID LOT 2 AND
THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 173.70 FEET (DEED RECORD
SOUTH 173.7 FEET) TO A 5/8 INCH IRON PIN ON THE NORTHERLY LINE OF IOWA STREET;
THENCE NORTH 89°50'26" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 250.89 FEET
(DEED RECORD WEST, 250.8 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 THAT
TRACT OF LAND DESCRIBED WITHIN VOLUME 529, PAGES 194 OF THE DEED
RECORDS OF JACKSON COUNTY, OREGON, WITH THOSE TRACTS OF LAND DESCRIBED
WITHIN INSTRUMENT NO.s. 82-15277 AND 96-25946 OF THE OFFICIAL RECORDS IN SAID
COUNTY.

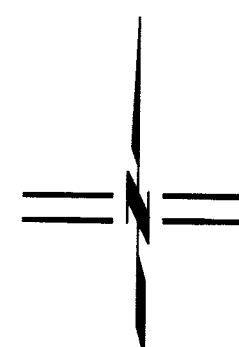
PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRP 1203 ROBOTIC TOTAL STATION WITH
RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY
ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO.s 17640,
19824 & 20073, I SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT AS
SHOWN HEREON. THE SUBJECT PROPERTIES ARE LOCATED IN AN AREA ALONG THE
SOUTH LINE OF DONATION LAND CLAIM NO. 39 NOTORIOUS FOR ERRONEOUS
PROPERTY DESCRIPTIONS OVER A LARGE AREA THAT DATES BACK TO 1906 WHERE
T.J. DOWNING BEGAN SELLING TRACTS DESCRIBED WITH THE POINT OF
COMMENCEMENT BEING FROM THE SOUTH LINE OF SAID DONATION LAND CLAIM 39,
WHICH IS ALSO THE CENTERLINE OF IOWA STREET AND THE SOUTH LINE OF THE
ASHLAND HOMESTEAD ASSOCIATION TRACTS. IOWA STREET IS A 60 FOOT WIDE
RIGHT OF WAY AND DOWNING FAILED TO TAKE INTO ACCOUNT THE 30 FOOT WIDE
HALF STREET WIDTH WHEN CREATING DESCRIPTIONS FOR SELLING LAND LYING
NORTH OF IOWA STREET. THE PROPERTIES WERE IMPROVED BASED ON THE
DESCRIPTIONS BEGINNING ALONG THE NORTH LINE OF IOWA STREET RATHER THAN
THE ERRONEOUSLY DESCRIBED SOUTH LINE OF SAID CLAIM NO. 39. IN MY
PERFORMANCE OF SURVEY NO. 17640 FILED IN THE OFFICE OF THE JACKSON
COUNTY SURVEYOR, I DETAILED THE HISTORY OF THIS PROPAGATED PROBLEM
WITH REFERENCE MADE TO A CORRECTION DEED THAT DOWNING EXECUTED ONCE
THIS ERROR WAS DISCOVERED BY A BUYER OF ONE OF HIS PROPERTIES. THIS ISSUE
COMES TO LIGHT YET AGAIN FOR THE SUBJECT PROPERTIES OF THIS SURVEY
AFFECTING THE THREE PARCELS BEING ADJUSTED HEREIN. DEED CALLS OF THE
NORTH 173.7 FEET FROM THE SOUTHWEST CORNER OF LOT 1, ASHLAND HOMESTEAD
ASSOCIATION, BEING ON SAID SOUTH LINE OF DONATION LAND CLAIM 39, WAS
INTENDED TO BEGIN ON THE NORTH LINE OF IOWA AS DENOTED IN DEED RECORD
VOLUME 203, PAGE 589, WHERE THE POINT OF BEGINNING IS AT THE SOUTHWEST
CORNER OF LOT 1, ASHLAND HOMESTEAD ASSOCIATION WITH THE LAST COURSE
DESCRIBED AS "...WEST ALONG THE NORTH LINE OF IOWA STREET TO THE PLACE OF
BEGINNING..." WHICH INDICATES THAT THE NORTH LINE OF IOWA STREET WAS
ASSUMED TO THE SOUTH LINE OF LOT 1. THE TRACT TO THE NORTH OF THE
SUBJECT PARCELS, ALSO OWNED BY RIVERGATE ASSEMBLY OF GOD SINCE 1962,
AND DESCRIBED IN DEED RECORD VOLUME 529, PAGE 196, WOULD LEAVE A HIATUS
OF ALMOST EXACTLY 30 FEET IF THE SOUTH LINE OF CLAIM 39 IS HELD RATHER
THAN THE NORTH LINE OF IOWA STREET. THEREFORE I HOLD SAID NORTH LINE
FOR THE SOUTH BOUNDARIES OF THE SUBJECT TRACTS WHICH FITS IN HARMONY
WITH THE LONG STANDING IMPROVEMENTS BETWEEN IOWA STREET AND EAST
MAIN STREET OVER A QUARTER OF A MILE NORTH, THAT WOULD OTHERWISE HAVE
PROPERTY LINES RUNNING RIGHT THROUGH THE MIDDLE OF MANY HOUSES IN THIS
LARGE AREA. PLEASE REFER TO THE SURVEY NARRATIVE IN SURVEY NO. 17640 FOR
MORE INFORMATION REGARDING THIS MATTER.

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PARTITION PLAT NO. P - 21 - 2014**

LYING SITUATE WITHIN
SOUTHWEST QUARTER OF SECTION 10
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

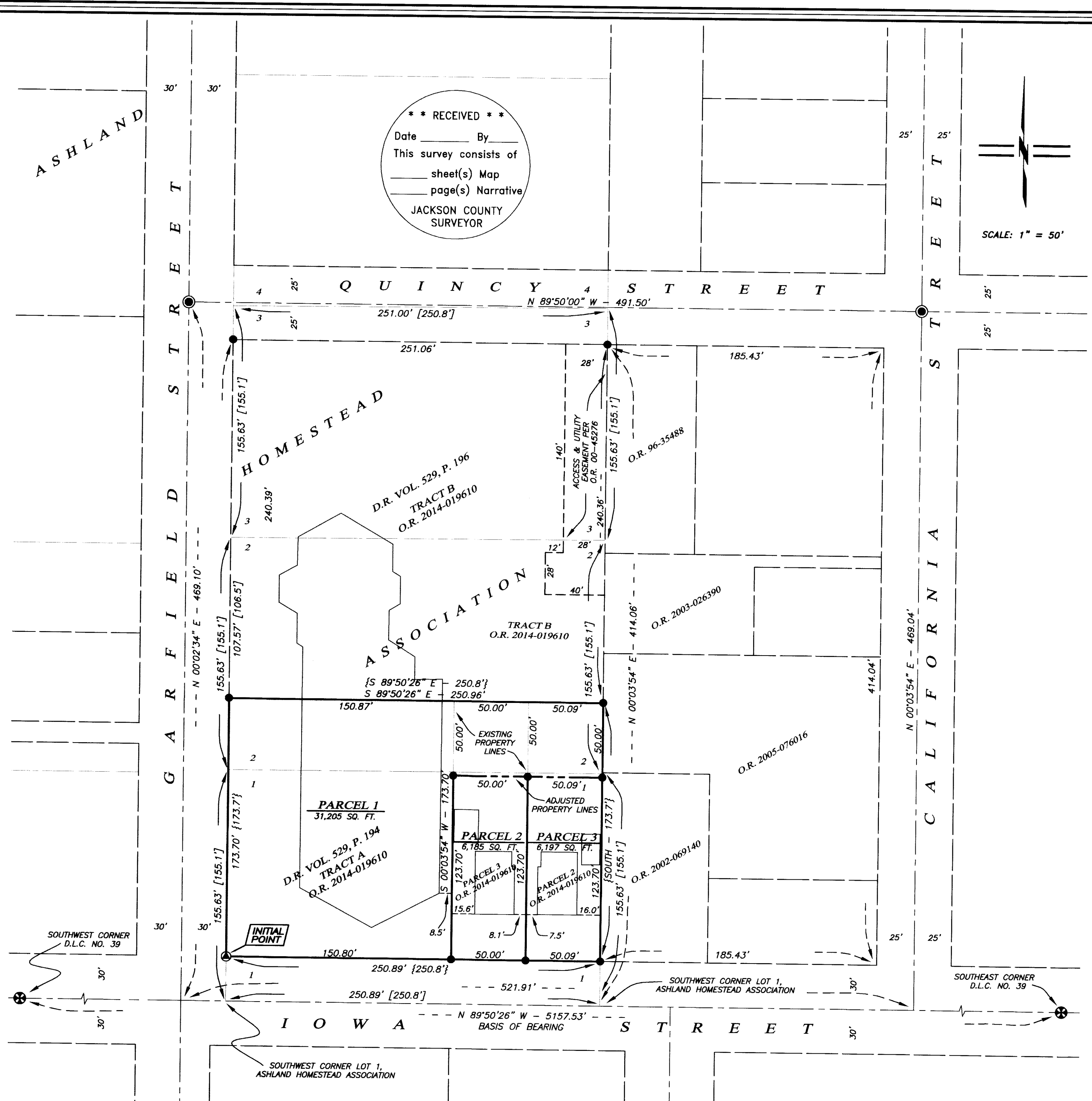
FOR
Rivergate Church

188 Garfield Street
Ashland, Oregon 97520



SCALE: 1" = 50'

**** RECEIVED ****
Date _____ By _____
This survey consists of
_____ sheet(s) Map
_____ page(s) Narrative
JACKSON COUNTY
SURVEYOR



LEGEND

- 3" CITY OF ASHLAND BRASS CAP IN MONUMENT WELL PER S/N 12710, 18063 & 19440 (RECORD)
- ⊗ 3" BRASS CAP IN MONUMENT WELL - DONATION LAND CLAIM CORNER PER S/N 12710, 18063, 18986 & 19440 (RECORD)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- ▲ 5/8" x 30" CONCRETE IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT LS 2883" (ESTABLISHED)
- PROPERTY BOUNDARY LINE
- - - ADJUSTED PROPERTY LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- D.R. SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- { } DEED RECORD DATA PER D.R. 203/589 & 529/194
- [] PLAT RECORD DATA PER ASHLAND HOMESTEAD ASSOCIATION
- ▭ EXISTING BUILDINGS

BASIS OF BEARING

TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 10 AS DERIVED FROM THE N.O.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 39, HAVING A RECORD PLAT BEARING OF NORTH 89°50'26" WEST, AS REFERENCED ON SURVEY NO. 19824, 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
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SHAWN KAMPMANN
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