

PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P - 23 - 2014

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Keith Swink & Jana Carole

524 Granite Street
Ashland, Oregon 97520

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 EXHIBIT A
AND EXHIBIT B WITHIN INSTRUMENT NO. 2014-011853 OF THE OFFICIAL RECORDS OF
JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION
17, 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 MOST SOUTHERLY SOUTHEAST CORNER OF OF
THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 74-97054 OF THE OFFICIAL
RECORDS IN JACKSON COUNTY, OREGON; THENCE NORTH 16°13'15" EAST, ALONG THE
EASTERLY LINE OF SAID DESCRIBED TRACT, A DISTANCE OF 54.65 FEET (DEED RECORD
NORTH 17°04' EAST, 54.65 FEET) TO A 5/8 INCH IRON PIN; THENCE NORTH 28°15'40" WEST, 138.40
FEET (DEED RECORD NORTH 29°00' WEST, 138.4 FEET) TO A 5/8 INCH IRON PIN AT THE
NORTHEAST CORNER THEREOF; THENCE SOUTH 51°54'15" WEST, 33.60 FEET (DEED RECORD
SOUTH 51°35' WEST, 33.6 FEET) TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER
THEREOF; THENCE NORTH 78°30'16" WEST ALONG THE NORTH LINE OF THAT TRACT OF LAND
DESCRIBED WITHIN INSTRUMENT NO. 70-07917 OF SAID RECORDS, A DISTANCE OF 37.50 FEET
(DEED RECORD NORTH 78°45' WEST, 37.5 FEET) TO A 5/8 INCH IRON PIN AT THE NORTHWEST
CORNER THEREOF; THENCE NORTH 57°16'00" WEST, ALONG THE NORTH LINE OF THOSE
TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO. 77-14500 AND 78-20940 OF SAID
RECORDS, A DISTANCE OF 26.56 FEET (DEED RECORD NORTH 57°35' WEST, 26.56 FEET) TO A 5/8
INCH IRON PIN AT THE NORTH CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN
INSTRUMENT NO. 82-15610; THENCE SOUTH 03°00'14" WEST, 214.72 FEET (DEED RECORD SOUTH
03°04'03" WEST, 214.68 FEET) TO A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 81°32'47" EAST, 138.80 FEET (DEED RECORD NORTH 81°37'21" EAST, 139.07 FEET)
TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER THEREOF; THENCE NORTH 16°52'40"
WEST, ALONG THE WEST LINE OF GRANITE STREET, A DISTANCE OF 7.78 FEET (DEED RECORD
NORTH 16°52'39" WEST, 7.86 FEET) TO A 5/8 INCH IRON PIN; THENCE NORTH 65°06'16" EAST,
ALONG THE NORTHERLY LINE OF GRANITE STREET, A DISTANCE OF 15.62 FEET (DEED
RECORD NORTH 65°00' EAST, 15.60 FEET) TO A 5/8 INCH IRON PIN; THENCE NORTH 25°33'30"
WEST, LEAVING SAID NORTHERLY LINE, A DISTANCE OF 5.00 FEET (DEED RECORD NORTH 25°
WEST, 5.0 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 AS EXHIBIT A AND EXHIBIT B WITHIN INSTRUMENT NO. 2014-011853
OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE
NORTHEAST QUARTER OF SECTION 17 IN 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. 21235, I SURVEYED AND MONUMENT
THE PROPERTY LINE ADJUSTMENT AS SHOWN HEREON. THE SUBJECT PROPERTIES ARE A
CUMULATION OF FIVE INDIVIDUAL TRACTS THAT WERE ALL OWNED BY HARRY AND
VIOLA STAMPER, WITH THE FIRST TRACT BEING CONVEYED TO THE STAMPERS IN 1959 IN
DEED RECORD VOLUME 482, PAGE 370. THESE TRACTS WERE HELD BY THE STAMPERS
CONTINUOUSLY UNTIL THIS YEAR WHEN ALL BUT THE MOST EASTERLY TRACT, WHICH
WAS RETAINED BY VIOLA STAMPER, WERE CONVEYED TO KEITH SWINK AND JANA
CAROLE BY DEED WITHIN INSTRUMENT NO. 2014-011853. TWO OF THE WESTERLY TRACTS
WERE SURVEYED BY EVERETT SWAIN IN SURVEY NO. 6758 & 7874, AND THE REMAINING
TWO WESTERLY TRACTS WERE SURVEYED BY JOHN PIERSON IN SURVEY NO. 9012.
MONUMENTS WERE RECOVERED FROM ALL THREE SURVEYS, WHICH FIT VERY WELL
WITH THE SURVEY RECORDS AND WERE HELD FOR POSITION BY THIS SURVEY FOR THE
EXTERIOR BOUNDARY OF THE SWINK/CAROLE AND STAMPER PROPERTIES.

THE EASTERLY TRACT RETAINED BY STAMPER DESCRIBED WITHIN INSTRUMENT NO.
74-97054, ALONG WITH STAMPER'S EASTERLY ADJOINER DESCRIBED WITHIN INSTRUMENT
NO. 75-08078 ARE BOTH UNSURVEYED. THE COMMON BOUNDARY BETWEEN THESE TWO
TRACTS SHARE A SIGNIFICANT MISCLOSURE IN THE DEED CALLS THAT GO ALL THE WAY
BACK TO A 1948 DEED DESCRIBED IN VOLUME 294, PAGE 114 OF THE DEED RECORDS.
THEREFORE I HOLD THE SWAIN MONUMENT RECOVERED AT THE NORTHWEST CORNER OF
SAID STAMPER TRACT DESCRIBED IN INSTRUMENT NO. 74-97054 AND THE McMAHAN
MONUMENT DENOTED FROM SURVEY NO. 17471 FOR THE NORTH PROPERTY LINE, AND
RUN DEED RECORD DISTANCE OF 33.60 FEET FOR THE NORTHEAST CORNER. THE BEARING
AND DISTANCES FOR THE EAST LINE OF THE STAMPER TRACT ARE IDENTICAL WITH THE
WEST LINE OF THE ADJOINER DESCRIBED WITHIN INSTRUMENT NO. 75-08078, BUT DO NOT
CLOSE AT ALL WITH EITHER THE DEED RECORD CALL OF NORTH 76 FEET AND EAST 4
FEET FROM THE GRANITE STREET CENTERLINE MONUMENT FOR THE POINT OF BEGINNING
FOR BOTH TRACTS. THEREFORE I CALCULATE A DEED RECORD DISTANCE-DISTANCE
INTERSECTION OF 138.40 FEET AND 54.65 FEET FOR THE ANGLE POINT ON THE COMMON
BOUNDARY LINE, WHICH FITS WELL WITH THE EXISTING LINES OF OCCUPATION. THIS
RESULT WAS THE BEST FIT WITH THE DEED RECORD FROM ANY OTHER METHODOLOGY
THAT I TRIED TO BETTER MATCH THE DEED RECORD CALLS.

THE PROPERTY LINE ADJUSTMENT WAS PERFORMED FOR THE BUILDING ON PARCEL 1 TO
CONFORM WITH CURRENT CITY OF ASHLAND SIDE YARD SETBACK ZONING CODE AND TO
CREATE AN EQUAL AREA ADJUSTMENT BETWEEN PARCELS FROM THE EXISTING COMMON
PROPERTY LINE AND THE ADJUSTED LINE.

APPROVALS:

[Signature] 8.14.2014
ASHLAND PLANNING DEPARTMENT DATE
PA - #2014-01130 / PROPERTY LINE ADJUSTMENT

EXAMINED AND APPROVED THIS 12th DAY OF August, 2014

[Signature]
CITY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT WE, JANA CAROLE AND
KEITH A. SWINK, AS TENANTS BY THE ENTIRETY, AND VIOLA ESTELLE
STAMPER, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND
HAVE ADJUSTED THE COMMON BOUNDARY BETWEEN 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.

[Signatures]
VIOLA ESTELLE STAMPER
JANA CAROLE
KEITH A. SWINK

ACKNOWLEDGEMENT

STATE OF OREGON )
JACKSON COUNTY ) SS

PERSONALLY APPEARED THE ABOVE NAMED VIOLA ESTELLE STAMPER, ON THIS
4th DAY OF Aug, 2014 AND ACKNOWLEDGED THE FORGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE [Signature]
NOTARY PUBLIC - OREGON Julie AUSTAD-Schamaneck
COMMISSION NO. 457957A
MY COMMISSION EXPIRES 6.21.2015

STATE OF OREGON )
JACKSON COUNTY ) SS

PERSONALLY APPEARED THE ABOVE NAMED JANA CAROLE, ON THIS
4th DAY OF Aug, 2014 AND ACKNOWLEDGED THE FORGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE [Signature]
NOTARY PUBLIC - OREGON Julie AUSTAD-Schamaneck
COMMISSION NO. 457957A
MY COMMISSION EXPIRES 6.21.2015

STATE OF OREGON )
JACKSON COUNTY ) SS

PERSONALLY APPEARED THE ABOVE NAMED KEITH A. SWINK, ON THIS
4th DAY OF Aug, 2014 AND ACKNOWLEDGED THE FORGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE [Signature]
NOTARY PUBLIC - OREGON Julie AUSTAD-Schamaneck
COMMISSION NO. 457957A
MY COMMISSION EXPIRES 6.21.2015

RECORDING:

FILED FOR RECORD THIS 29th DAY OF August, 2014 AT
3:07 O'CLOCK P M AND RECORDED AS PARTITION PLAT NO. P-23-2014
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON,
INDEX VOLUME 25, PAGE 23

[Signatures]
COUNTY CLERK DEPUTY

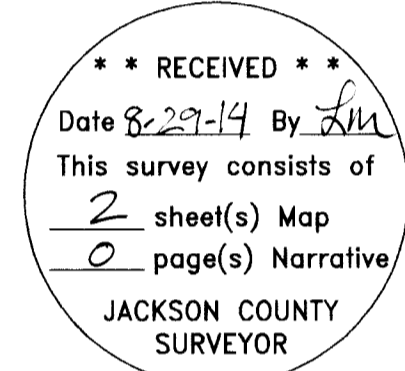
COUNTY SURVEYOR FILE NO. 21555

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF August 29, 2014.

[Signature] 8/29/14
TAX COLLECTOR DATE

[Signature] 8-29-2014
ASSESSOR DATE

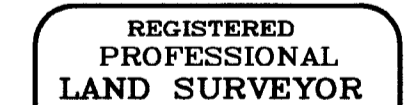


SURVEY NOTES:

- THE FOLLOWING ENCUMBRANCES ON THE LAND AS DENOTED WITHIN
FIRST AMERICAN TITLE COMPANY OF OREGON REPORT, ORDER NO.
7169-2283953 DATED JULY 11, 2014, ARE EITHER BLANKET IN NATURE,
OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE ARE NOT
SHOWN GRAPHICALLY ON THIS PLAT.
EASEMENT FOR WATER PIPES, FLUMES OR OTHER CONDUITS OF WATER,
INCLUDING THE TERMS AND PROVISIONS THEREIN, RECORDED WITHIN
VOLUME 22, PAGE 387 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
EASEMENT FOR ROAD PURPOSES, INCLUDING THE TERMS AND PROVISIONS
THEREIN, RECORDED WITHIN VOLUME 60, PAGE 42 OF THE DEED RECORDS OF
JACKSON COUNTY, OREGON, AND REFERENCED ON SURVEY NO. 9012.
AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED
WITHIN INSTRUMENT NO. 81-06773 OF THE OFFICIAL RECORDS OF JACKSON
COUNTY, OREGON.
EASEMENT FOR INGRESS AND EGRESS, INCLUDING THE TERMS AND
PROVISIONS THEREIN, RECORDED WITHIN INSTRUMENT NO. 2014-011853 OF
THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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

[Signature]
SURVEYOR



RENEWAL DATE: 6/30/2015

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

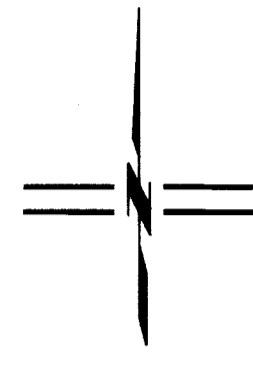
DATE: JULY 14, 2014
PROJECT NO. 836-14

**PROPERTY LINE ADJUSTMENT  
PARTITION PLAT NO. P - 23 - 2014**

LYING SITUATE WITHIN  
NORTHEAST QUARTER OF SECTION 17,  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
**Keith Swink & Jana Carole**

524 Granite Street  
Ashland, Oregon 97520



SCALE: 1" = 30'

**LEGEND**

- ⊙ 1/2" IRON PIPE IN CITY OF ASHLAND MONUMENT WELL PER S/N 20145 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "E.L. SWAIN RLS 759" PER S/N 6758 (RECOVERED)
- 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "HARDEY ENG & ASSOC." PER S/N 16279 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ YELLOW CAP STAMPED "D. McMAHAN LS 1913" PER S/N 17471 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP, PER S/N 9012 (RECOVERED)
- ⊙ 3/8" x 3" STEEL SPIKE w/ 2" BRASS WASHER STAMPED "POLARIS LAND SURVEYING - PLS 2883" PER S/N 20145 (RECORD)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- - - ADJUSTED PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- - - PREVIOUS DEED LINE
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- D.R. DEED RECORDS, VOLUME/PAGE JACKSON COUNTY RECORDER
- [ ] DEED RECORD DATA PER O.R. 2014-011853
- ( ) SURVEY RECORD DATA PER S/N 8756 & 9012 (JOHN PIERSON)
- { } SURVEY RECORD DATA PER S/N 6758 & 7874 (EVERETT SWAIN)

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF GRANITE STREET IN THE CITY OF ASHLAND, HAVING A RECORD PLAT BEARING OF NORTH 65°06'16" EAST, AS REFERENCED ON SURVEY NO. 20145, 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: 6/30/2015

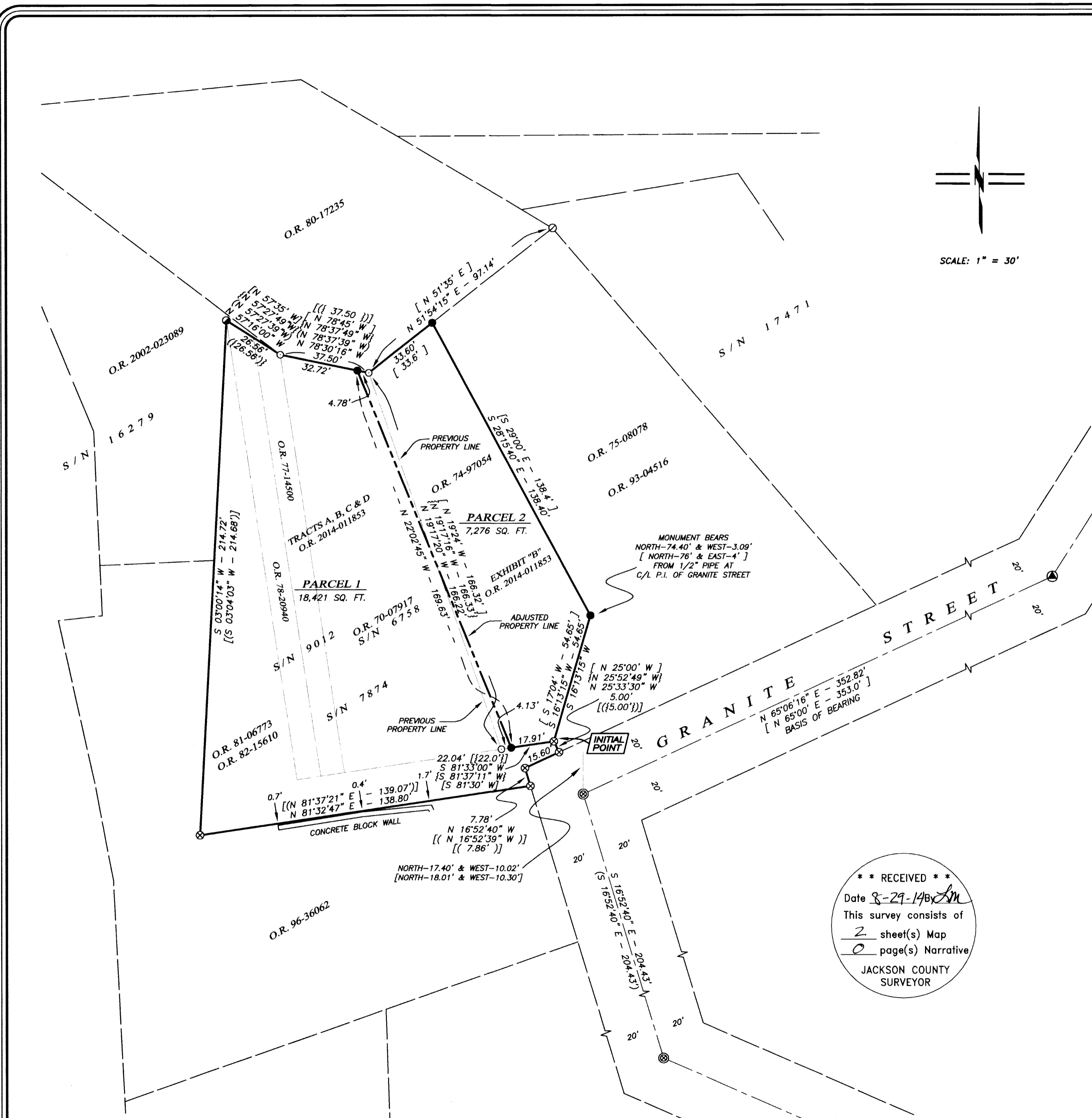
SURVEYED BY:

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

DATE: JULY 30, 2014  
PROJECT NO. 863-14

FILE: SURVEYS\863-14\SWINK PLA MAP.DWG

SHEET 2 of 2



**\*\* RECEIVED \*\***  
Date 8-29-14 by *SM*  
This survey consists of  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR