

APPROVALS:

EXAMINED AND APPROVED THIS 29<sup>th</sup> DAY OF April, 2015

*[Signature]*  
ASHLAND PLANNING DEPARTMENT  
PLANNING FILE NO. PA 2015-00416

EXAMINED AND APPROVED THIS 27<sup>th</sup> DAY OF April, 2015

*[Signature]*  
CITY SURVEYOR

PROPERTY LINE ADJUSTMENT  
PARTITION PLAT NO. P - 17 - 2015

LYING SITUATE WITHIN

NORTHEAST QUARTER OF SECTION 9  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

Adderson Builders, Inc.

234 Vista Street  
Ashland, Oregon

RECORDING:

FILED FOR RECORD THIS 6<sup>th</sup> OF May, 2015 AT  
1:19 O'CLOCK P.M. AND RECORDED IN VOLUME 26, PAGE 17,  
OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

*[Signature]* COUNTY CLERK  
*[Signature]* DEPUTY

COUNTY SURVEYOR FILE NO. 21705

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT ADDERSON BUILDERS, INC., AN OREGON CORPORATION, IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND HAVE ADJUSTED PROPERTY LINES AS 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 BY THIS PLAT, THE PRIVATE 14.20 FOOT WIDE SHARED ACCESS EASEMENT, OVER AND ACROSS PARCEL 1, FOR THE MUTUAL BENEFIT OF BOTH PARCEL 1 AND PARCEL 2, AS SHOWN HEREON. WE ALSO HEREBY CREATE THE 5.00 FOOT WIDE PRIVATE OVERHEAD POWERLINE EASEMENT, OVER AND ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2, AS SHOWN HEREON.

*[Signature]*  
SIDNEY B. DEBOER, PRESIDENT  
ADDERSON BUILDERS, INC.

ACKNOWLEDGEMENT

STATE OF OREGON }  
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED SIDNEY B. DEBOER, ON THIS 23<sup>rd</sup> DAY OF April, 2015 ON AUTHORITY OF ADDERSON BUILDERS, INC., AN OREGON CORPORATION, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE *[Signature]*  
NOTARY PUBLIC - OREGON *[Signature]*  
COMMISSION NO. 479216  
MY COMMISSION EXPIRES: June 23, 2017

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.

THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2014-033778 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, SAID TRACT ALSO BEING LOTS 22, 23, 24 & 25, BLOCK "E", RAILROAD ADDITION TO THE TOWN OF ASHLAND, RECORDED FEBRUARY 26, 1884 IN VOLUME RR2, PAGE 42 OF THE PLAT RECORDS IN SAID COUNTY, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 9, 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 TACK IN A LEAD PLUG WITH A BRASS WASHER AT THE SOUTHWEST CORNER OF LOT 26, BLOCK E, RAILROAD ADDITION TO THE TOWN OF ASHLAND, OREGON; THENCE NORTH 15°49'27" EAST, 120.95 FEET (PLAT RECORD NORTH 15°38' EAST, 121 FEET) TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF SAID LOT 26; THENCE NORTH 74°10'32" WEST, 99.92 FEET (PLAT RECORD NORTH 74°22' WEST, 100 FEET) TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF LOT 22, BLOCK "E" OF SAID RAILROAD ADDITION; THENCE SOUTH 15°48'17" WEST, 120.97 FEET (PLAT RECORD SOUTH 15°38' WEST, 121 FEET) TO A TACK IN A LEAD PLUG WITH A BRASS WASHER AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE SOUTH 74°11'13" EAST, 99.88 FEET (PLAT RECORD SOUTH 74°22' EAST, 100 FEET) TO THE INITIAL POINT OF BEGINNING.

CONTAINING 12,084 SQUARE FEET, MORE OR LESS

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

*[Signature]*  
SURVEYOR

\*\* RECEIVED \*\*  
Date 5/6/15 By PB  
This survey consists of  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 5-6-15, 2015.

*[Signature]* Deputy TAX COLLECTOR  
*[Signature]* Assessor

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

PURPOSE: TO SURVEY AND MONUMENT A LOT CONSOLIDATION OF LOTS 22 & 23, AS WELL AS BETWEEN LOTS 24 & 25, BLOCK "E", RAILROAD ADDITION TO THE TOWN OF ASHLAND, ALONG WITH A PROPERTY LINE ADJUSTMENT BETWEEN SAID LOTS 23 & 24, DESCRIBED WITHIN INSTRUMENT NO. 2014-033778 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 9, 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 IN THE PERFORMANCE OF SURVEY NO.'s 18402, 19996 & 21454, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT AS SHOWN HEREON, AS APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT. ALL FOUR STREET CENTERLINE MONUMENTS ENCOMPASSING BLOCK "E" OF THE RAILROAD ADDITION HAD BEEN PREVIOUSLY SURVEYED WHILE CONDUCTING THE ABOVE REFERENCED SURVEYS, WHICH FIT REASONABLY WELL WITH THE SURVEY RECORD OF THIS BLOCK FROM SURVEY NO. 19996. THE LOTS BOUNDED BY "B" STREET, 5th STREET, 6th STREET AND THE ALLEY WERE DETERMINED BY PROPORTIONAL MEASUREMENT AGAINST THE RAILROAD ADDITION PLAT RECORD, AND MONUMENTS WERE ESTABLISHED AS SHOWN HEREON.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE REPORT NO. 7169-2415819 DATED MARCH 20, 2015, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

RESERVATIONS FOR WATER RIGHTS AND PRIVILEGES THEREWITH, AS DISCLOSED BY THE PLAT AND DECLARATION OF RAILROAD ADDITION TO THE TOWN OF ASHLAND, RECORDED IN VOLUME 6, PAGE 2 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR

*[Signature]*

OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
2853 LS

RENEWAL DATE: 6/30/2015

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

DATE: MARCH 24, 2015  
PROJECT NO. 918-15

**PROPERTY LINE ADJUSTMENT  
PARTITION PLAT NO. P - 17 - 2015  
LOTS 22, 23, 24, & 25, BLOCK "E"  
RAILROAD ADDITION TO ASHLAND**

LYING SITUATE WITHIN  
NORTHEAST QUARTER OF SECTION 9  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON  
FOR

**Adderson Builders, Inc.**  
234 Vista Street  
Ashland, Oregon

**LEGEND**

- 3" BRASS CAP STAMPED "CITY OF ASHLAND - LS 759, 1993" IN MONUMENT WELL PER S/N 19996 (RECORD)
- ⊗ 3/4" IRON PIPE IN STREET CENTERLINE MONUMENT WELL PER S/N 19996 (RECOVERED)
- TACK IN LEAD PLUG w/ 1" BRASS WASHER IN CONCRETE SIDEWALK STAMPED "LS 2657", NOT OF RECORD (RECOVERED)
- ⊙ 1" COPPER BERNTSEN DISC DRILLED AND SET FLUSH IN CONCRETE STAMPED "POLARIS PLS 2883" (ESTABLISHED)
- ◇ 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 18402 (RECORD)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- - - PARTITION LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- x - x - FENCELINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- ( ) SURVEY RECORD DATA PER S/N 18032 - ALSPACH
- [ ] DEED & PLAT RECORD PER RAILROAD ADDITION TO ASHLAND
- ▭ EXISTING STRUCTURE
- ▨ SHARED DRIVEWAY ACCESS EASEMENT BY THIS PLAT
- ▩ 5.00' WIDE OVERHEAD POWERLINE EASEMENT BY THIS PLAT

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, 1988  
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

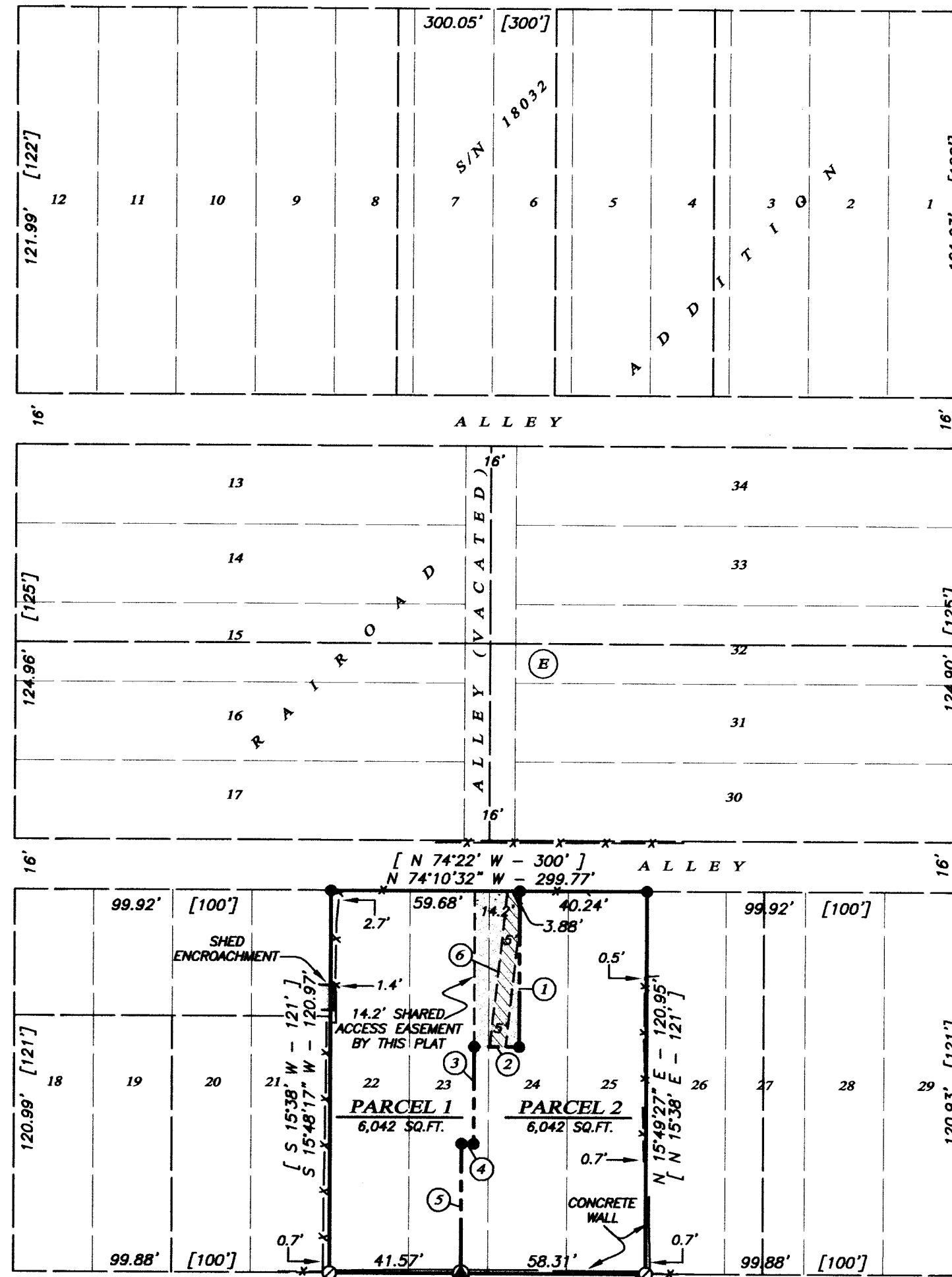
DATE: MARCH 24, 2015  
PROJECT NO. 918-15

FILE: SURVEYS\918-15\DEBOER PLA PLAT.DWG SHEET 2 of 2

**TABLE OF COURSES**

FLAG	BEARING	DISTANCE
①	S 15°48'52" W	49.38'
②	N 74°11'08" W	14.20
③	S 15°48'52" W	30.61'
④	N 74°11'08" W	3.88'
⑤	S 15°48'52" W	40.97'
⑥	S 22°08'00" W	49.68'

\*\*\* RECEIVED \*\*\*  
Date 5/6/15 By PB  
This survey consists of  
2 sheet(s) Map  
8 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR



**BASIS OF BEARING**  
THE REFERENCE BEARING FOR THIS SURVEY IS THE CENTERLINE OF "A" STREET BETWEEN FIFTH STREET AND SIXTH STREET, HAVING A RECORD BEARING OF SOUTH 74°09'08" EAST, AS REFERENCED ON SURVEY NO. 19996, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

Assessor's Map No. 39 1E 09 AB, Tax Lot 3700