

PROPERTY LINE ADJUSTMENT

PARTITION PLAT NO. P-21-2015

PARCELS 1 & 2 OF PARTITION PLAT P-47-1993

LOCATED WITHIN

DONATION LAND CLAIM NO. 38 AND THE NORTHWEST QUARTER OF SECTION 5,

TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN

JACKSON COUNTY, OREGON

FOR

THERESE LITTLETON

465 SCHOFIELD STREET

ASHLAND, OREGON 97520

APPROVALS

CITY OF ASHLAND PLANNING (FILE NO. PA 2015-578)

Signature of Planning Department

6/1/2015 DATE

EXAMINED AND APPROVED THIS 28th DAY OF May, 2015

Signature of City Surveyor

SURVEY NARRATIVE

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN TWO PIECES OF LAND RECORDED IN DOCUMENT NUMBERS 2013-020897 AND 2010-043106 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND DEPICTED AS PARCEL 1 AND 2 OF PARTITION PLAT P-47-1993, PER THE REQUEST OF THE CLIENT

PROCEDURE: THIS SURVEY WAS CONDUCTED USING A LEICA TCRP 1203+ ROBOTIC TOTAL STATION, DISTANCE PRISMS AND A LEICA CS15 DATA COLLECTOR. THE BASIS OF BEARING IS THE SOUTH PROPERTY LINE OF PARCEL 2 OF PARTITION PLAT P-47-1993 AS DEFINED BY THE FOUND RESET SOUTHEAST MONUMENT OF SAID PARCEL 2, PER SURVEY NUMBER 21134 AND THE FOUND NORTHEAST MONUMENT OF PARCEL 3 OF PARTITION PLAT P-94-1992 AS FILED IN THE JACKSON COUNTY, OREGON SURVEYORS OFFICE. A RETRACEMENT SURVEY BY THIS OFFICE WAS PERFORMED ON THE BOUNDARY OF SAID PARTITION PLAT P-47-1993 WHICH FIT VERY WELL WITH RECORD INFORMATION.

SURVEYOR'S CERTIFICATE

I, JASON M. MARTIN, AN OREGON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 54729, HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE PROPERTY LINE ADJUSTMENT DESIGNATED AND REPRESENTED ON THIS PARTITION PLAT LOCATED WITHIN DONATION LAND CLAIM NUMBER 38 AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON. THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY AS SET FORTH HEREON:

COMMENCING AT A FOUND 5/8 INCH REBAR AT THE SOUTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT P-47-1993 AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE NORTH 89°54'59" WEST ALONG THE SOUTH PROPERTY LINE OF SAID PARCEL 1, A DISTANCE OF 82.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAID SOUTH PROPERTY LINE NORTH 89°54'59" WEST, A DISTANCE OF 642.27 FEET; THENCE NORTH 41°33'53" EAST, A DISTANCE OF 29.31 FEET; THENCE NORTH 36°53'24" WEST, A DISTANCE OF 59.30 FEET TO A 5/8 INCH REBAR; THENCE NORTH 53°09'36" EAST, A DISTANCE OF 462.40 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 68°22'24" EAST, A DISTANCE OF 72.80 FEET TO A 5/8 INCH REBAR; THENCE NORTH 30°26'36" EAST, A DISTANCE OF 299.06 FEET TO A 3/4 INCH IRON PIPE; THENCE SOUTH 71°20'37" EAST (RECORD SOUTH 71°18'24" EAST), A DISTANCE OF 122.10 FEET (RECORD 122.06 FEET) TO A 5/8 INCH REBAR; THENCE SOUTH 24°21'00" EAST (RECORD SOUTH 24°22'45" EAST), A DISTANCE OF 88.52 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 0°03'17" WEST (RECORD SOUTH 0°02'36" WEST), A DISTANCE OF 287.24 FEET (RECORD 287.14 FEET) TO A 5/8 INCH REBAR; THENCE SOUTH 89°57'24" EAST, A DISTANCE OF 109.56 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 19°47'22" WEST, A DISTANCE OF 78.20 FEET TO A 3/4 INCH IRON PIPE; THENCE SOUTH 7°53'44" EAST, A DISTANCE OF 69.97 FEET TO A 3/4 INCH IRON PIPE; THENCE NORTH 89°50'43" WEST, A DISTANCE OF 92.81 FEET TO A 3/4 INCH IRON PIPE; THENCE SOUTH 0°02'36" WEST, A DISTANCE OF 13.02 FEET TO A NON-TANGENTIAL POINT OF CURVATURE; THENCE 84.66 FEET ALONG THE ARC OF A 222.37 FOOT RADIUS CURVE, HAVING A DELTA ANGLE OF 21°48'16" (CHORD BEARING SOUTH 79°08'11" WEST, 84.15 FEET), TO THE TRUE POINT OF BEGINNING.

CONTAINING 261,418 SQUARE FEET, MORE OR LESS

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORDING ON THE 4th DAY OF June, 2015 AT 3:34 O'CLOCK P.M. AND RECORDED IN VOLUME 26, PAGE 21, OF THE PLAT OF RECORDS OF JACKSON COUNTY, OREGON.

Signature of County Clerk and Deputy

COUNTY SURVEYOR FILE NO. 21728

I, JASON M. MARTIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 54729, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

Signature of Jason M. Martin

Assessor's Plat No. 391E05BA, Tax Lot 1700 & 1803

KNOW ALL PERSONS BY THESE PRESENTS, THAT MARY E. JAMES, LARRY L. JAMES, VIRGINIA M. LEWIS, MALCOLM K. LEWIS AND THERESE M. LITTLETON ARE THE OWNERS OF THE REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ON THIS PLAT; THEY HAVE CAUSED THE SAME TO BE ADJUSTED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP.

Signature of Mary E. James

Signature of Larry L. James

Signature of Virginia M. Lewis

Signature of Malcolm K. Lewis

Signature of Therese M. Littleton

STATE OF OREGON) COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED MARY E. JAMES, LARRY L. JAMES, VIRGINIA M. LEWIS, MALCOLM K. LEWIS AND THERESE M. LITTLETON AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 27th DAY OF May, 2015

Signature of Notary Public

NOTARY PUBLIC - OREGON

COMMISSION NO. 937938

MY COMMISSION EXPIRES 4-20-2019



PARTITION PLAT CONSENT AFFIDAVIT

FROM JOHN S. BILLINGS, JR., OWNER OF THE REAL PROPERTY DESCRIBED IN INSTRUMENT NO. 2010-043106, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

CONSENT AFFIDAVIT RECORDED AS DOCUMENT NUMBER 2015-016960

PARTITION PLAT CONSENT AFFIDAVIT

FROM SUZANNE S. BILLINGS, OWNER OF THE REAL PROPERTY DESCRIBED IN INSTRUMENT NO. 2010-043106, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

CONSENT AFFIDAVIT RECORDED AS DOCUMENT NUMBER 2015-016961

TAX COLLECTOR'S STATEMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES, AS PROVIDED BY O.R.S. 92.095, HAVE BEEN PAID THIS 4 DAY OF JUNE, 2015

Signature of Tax Collector

6-4-15 DATE

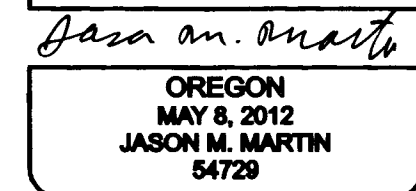
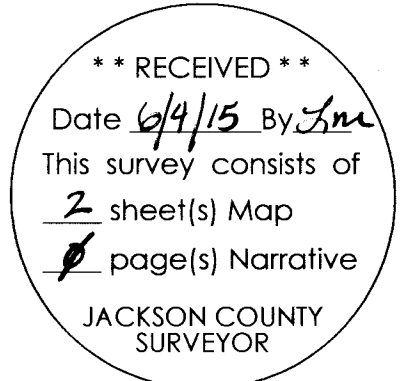
Signature of Assessor

6-4-2015 DATE

EASEMENTS OF RECORD NOT SHOWN

(AS LISTED IN FIRST AMERICAN TITLE, PRELIMINARY TITLE REPORT ORDER NUMBERS 7162-2422758 AND 7162-2424537, DATED APRIL 9, 2015)

- 1) RIGHT OF WAY, INCLUDING TERMS AND CONDITIONS, FOR A WATER-PIPE ALONG THE SOUTHERLY LINE OF PARCEL 1 OF PARTITION PLAT P-47-1993, TO THE CITY OF ASHLAND, RECORDED IN VOLUME 70, PAGE 286 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
2) NOTICE OF OPTION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN JOHN S. BILLINGS AND GLADYS M. BILLINGS TO VANCE LITTLETON AND THERESE M. LITTLETON, RECORDED IN DOCUMENT NUMBER 93-19582 AND THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
3) PRESERVATION OF EASEMENTS FOR A 3/4 INCH IRON WATER PIPE AND IRRIGATION DITCHES AS RECORDED IN VOLUME 48, PAGE 52 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.



RENEWS: 1/1/2017

SURVEYED BY: TO THE POINT LAND SURVEYING, LLC P.O. BOX 217 GOLD HILL, OR 97525 (541) 840-7587

Date: May 6, 2015 Project No. 0020-15

PROPERTY LINE ADJUSTMENT

PARTITION PLAT NO. P-21-2015

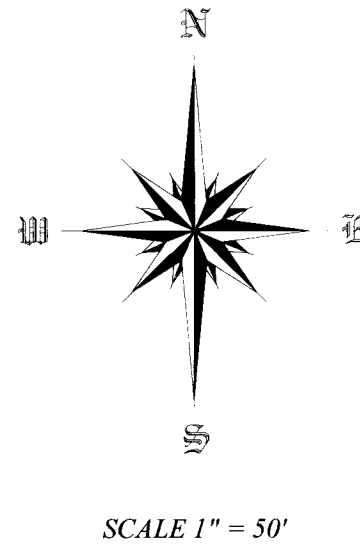
PARCELS 1 & 2 OF PARTITION PLAT P-47-1993
 LOCATED WITHIN
 DONATION LAND CLAIM NO. 38 AND THE NORTHWEST QUARTER
 OF SECTION 5,
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 JACKSON COUNTY, OREGON

FOR
THERESE LITTLETON

465 SCHOFIELD STREET
 ASHLAND, OREGON 97520

LEGEND

- FOUND 3/4" IRON PIPE WITH YELLOW PLASTIC CAP, "E.L. SWAIN, RLS 759" PER SURVEY NUMBER 10882.
- ▲ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, "STEWART, LS 2057" PER PARTITION PLAT P-47-1993.
- ⊙ FOUND 1" IRON PIPE, WITNESS CORNER WITH YELLOW PLASTIC CAP, "STEWART, LS 2057", PER PARTITION PLAT P-47-1993.
- FOUND 5/8" REBAR OR SMOOTH PIN AS NOTED.
- ⊖ SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP STAMPED "J. MARTIN, PLS 54729".
- ✱ CALCULATED POSITION, NOTHING FOUND OR SET DUE TO A 4" FORKED OAK TREE.
- (()) RECORD SURVEY DATA PER S.N. 11258.
- () RECORD SURVEY DATA PER PARTITION PLAT P-47-1993.
- [] RECORD SURVEY DATA PER BLOSSOM VIEW ESTATES SUBDIVISION.
- { } RECORD SURVEY DATA PER RECORD DOCUMENT NUMBER 2010-42422.
- P.U.E. PUBLIC UTILITY EASEMENT.
- R&M RECORD AND MEASURED
- P.P. PARTITION PLAT.
- S.N. SURVEY NUMBER.
- COR. CORNER OF PROPERTY.
- O.R.J.C.O. OFFICIAL RECORDS OF JACKSON COUNTY, OREGON



DOCUMENT NO.
 2002-029395

OREGON STATE
 HIGHWAY DIVISION

VOLUME 408, PAGE 73

I, JASON M. MARTIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 54729, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

Jason M. Martin
 JASON M. MARTIN, P.L.S. 54729

NUM	BEARING	DISTANCE
L1	S0°02'36"W	15.98'
L2	S0°02'36"W	13.02'
L3	N25°18'53"W	8.33'
L4	S89°50'43"E	22.96'
L5	N89°50'43"W	15.45'
L6	S89°50'43"E	54.40'
L7	N13°51'50"W	11.50'
L8	N13°51'50"W	11.50'
L9	N23°10'38"E	37.33'
L10	N23°10'38"E	35.63'
L11	N36°08'30"E	24.41'
L12	N36°08'30"E	35.82'
L13	N18°34'16"E	45.12'
L14	S89°57'24"E	11.73'

**** RECEIVED ****
 Date 6/4/15 By JM
 This survey consists of
2 sheet(s) Map
1 page(s) Narrative
 JACKSON COUNTY SURVEYOR

PARCEL 1
 244,670 SQ. FT.

NUM	Δ	RADIUS	ARC	BEARING	CHORD
C1	21°48'46"	222.37'	84.66'	S79°08'11"W	84.15'
C2	37°02'40"	55.00'	35.56'	S4°39'30"W	34.94'
C3	37°02'30"	40.00'	25.86'	S4°39'25"W	25.41'

DOCUMENT NO.
 2010-42422

FLUSH WITH GROUND, GOOD CONDITION.
 (S89°57'24"E) R&M 134.56'
 1" WITNESS CORNER SET S0°02'36"W ALONG ADJUSTED PROPERTY LINE.

PARCEL 2
 16,748 SQ. FT.
 DOCUMENT NO.
 2012-020617

STREET DEDICATION AND P.U.E., DOCUMENT NO. 98-20793 & 98-20794

FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP "LJ FRIAR & ASSOC", 0.4' BELOW GROUND, GOOD CONDITION. PER S.N. 15761.

FOUND YELLOW PLASTIC CAP, "ALSPACH, PLS 2653", FLUSH WITH ASPHALT, GOOD CONDITION. PER S.N. 21134.

SURVEYED BY:
TO THE POINT LAND SURVEYING, LLC
 P.O. BOX 217
 GOLD HILL, OR 97525
 (541) 840-7587

Date: May 6, 2015
 Project No. 0020-15

ADJUSTED DEEDS
 PARCEL 1: DOCUMENT 2015-016962, O.R.J.C.O.
 PARCEL 2: DOCUMENT 2015-016963, O.R.J.C.O.

REGISTERED PROFESSIONAL LAND SURVEYOR
Jason M. Martin
 OREGON
 MAY 8, 2012
 JASON M. MARTIN
 54729

BASIS OF BEARING
 THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH PROPERTY LINE OF PARCEL 2 OF PARTITION PLAT P-47-1993 AS DEFINED BY THE FOUND RESET SOUTHEAST MONUMENT OF SAID PARCEL 2, PER SURVEY NUMBER 21134 AND THE FOUND NORTHEAST MONUMENT OF PARCEL 3 OF PARTITION PLAT P-94-1992 AS FILED IN THE JACKSON COUNTY, OREGON SURVEYORS OFFICE.

TO THE POINT LAND SURVEYING