

APPROVALS:

EXAMINED AND APPROVED THIS 2nd DAY OF May, 2016
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA 2016-00437

EXAMINED AND APPROVED THIS 2nd DAY OF MAY, 2016
Bradley F. Barber
CITY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT THOMAS T. GAFFEY AND MARVYL D. REAVES, TRUSTEES OF THE THOMAS T. GAFFEY AND MARVYL D. REAVES LIVING TRUST UAD JULY 30, 2001, AND FRANCES A. SKINNER AS PERSONAL REPRESENTATIVE OF THE MARILYN C. BEYERING ESTATE (DECEASED), ARE THE OWNERS 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.

THOMAS T. GAFFEY, TRUSTEE
MARVYL D. REAVES, TRUSTEE
FRANCES A. SKINNER, PERSONAL REPRESENTATIVE OF THE MARILYN C. BEYERING ESTATE (DECEASED)

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED THOMAS T. GAFFEY, ON THIS 29 DAY OF APRIL, 2016, TRUSTEE OF THE THOMAS T. GAFFEY AND MARVYL D. REAVES LIVING TRUST UAD JULY 30, 2001, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laurie A. Miller
NOTARY PUBLIC - OREGON
COMMISSION NO. 941242
MY COMMISSION EXPIRES: July 26, 2019

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED MARVYL D. REAVES, ON THIS 29 DAY OF APRIL, 2016, TRUSTEE OF THE THOMAS T. GAFFEY AND MARVYL D. REAVES LIVING TRUST UAD JULY 30, 2001, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laurie A. Miller
NOTARY PUBLIC - OREGON
COMMISSION NO. 941242
MY COMMISSION EXPIRES: July 26, 2019

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED FRANCES A. SKINNER, ON THIS 29 DAY OF APRIL, 2016, PERSONAL REPRESENTATIVE OF THE MARILYN C. BEYERING ESTATE (DECEASED), AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laurie A. Miller
NOTARY PUBLIC - OREGON
COMMISSION NO. 941242
MY COMMISSION EXPIRES: July 26, 2019

Assessor's Map No. 39 1E 04 CA, Tax Lots 1401 & 1500

PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P - 17 - 2016

LYING SITUATE WITHIN
SOUTHWEST QUARTER OF SECTION 4
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Tom Gaffey & Marvyl Reaves
680 Oak 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 IN INSTRUMENT NO. 2002-23007 AND INSTRUMENT NO. 69-07782 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 4 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF PARCEL 2 OF THAT MINOR LAND PARTITION RECORDED ON OCTOBER 9, 1978 IN VOLUME 2, PAGE 52 OF THE "MINOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON; THENCE NORTH 14°52'23" EAST, ALONG THE EASTERLY LINE OF OAK STREET, A DISTANCE OF 136.40 FEET, TO THE NORTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT NO. P-33-1991, RECORDED ON APRIL 10, 1991 IN VOLUME 2, PAGE 33 OF THE PLAT RECORDS IN SAID COUNTY, FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER MONUMENT BEARS NORTH 89°59'37" WEST, 1.00 FEET; THENCE SOUTH 89°59'37" EAST, LEAVING SAID EASTERLY LINE OF OAK STREET AND ALONG THE NORTHERLY LINE OF SAID PARCEL 2, A DISTANCE OF 220.00 FEET TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER THEREOF; THENCE SOUTH 14°52'23" WEST, ALONG THE EASTERLY LINE AND ITS SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 136.40 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF PARCEL 2 OF THAT MINOR LAND PARTITION DENOTED ON SURVEY NO. 7441; THENCE NORTH 89°59'37" WEST, 220.00 FEET TO INITIAL POINT OF BEGINNING.

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

Shawn Kampmann
SURVEYOR

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN TICOR TITLE COMPANY OF OREGON TITLE REPORT NO. 470316045965 DATED MARCH 30, 2016, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- PUBLIC UTILITIES EASEMENT - VOLUME 144, PAGE 159 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
PUBLIC UTILITIES EASEMENT - VOLUME 289, PAGES 101, 103, 105, 113, 119 & 121 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
PUBLIC UTILITIES EASEMENT - VOLUME 291, PAGE 249 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
SEWER EASEMENT - VOLUME 357, PAGE 485 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
IRRIGATION WATER EASEMENTS - DOCUMENT NO. 87-25131 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
SOLAR ACCESS WAIVER AGREEMENT - DOCUMENT NO. 89-14584 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
AGREEMENT PROVIDES FOR CERTAIN IMPROVEMENT COST - DOCUMENT NO. 91-07968 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
SOLAR ACCESS WAIVER AGREEMENT - DOCUMENT NO. 99-46113 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

RECORDING:

FILED FOR RECORD THIS 5th OF May, 2016 AT 10:33 O'CLOCK A.M. AND RECORDED IN VOLUME 27, PAGE 17 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker
COUNTY CLERK
Carmen D. Allman
DEPUTY

COUNTY SURVEYOR FILE NO. 21970

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF May 5, 2016.

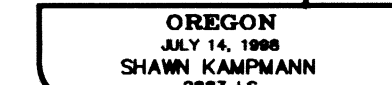
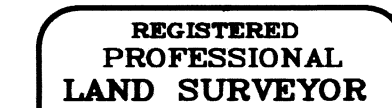
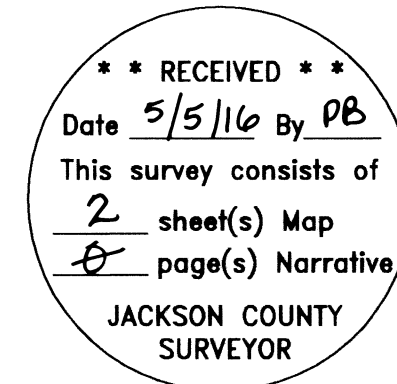
Patty Miller deputy 5-5-16
TAX COLLECTOR DATE
Adam Schaefer, Deputy 5/5/16
ASSESSOR DATE

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 WITHIN INSTRUMENT NO. 2002-23007 AND INSTRUMENT NO. 69-07782 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 4, 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. 20840, 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 THE PROPERTY CORNERS WERE RECOVERED FOR BOTH PARCELS WHICH HAD BEEN PREVIOUSLY MONUMENTED BY FILED SURVEY NO. 7441 & 12467, MATCHING EXTREMELY WELL WITH THE SURVEY RECORD AND HELD FOR POSITION. I MONUMENT THE ADJUSTED PROPERTY LINE TO REMEDY THE PREVIOUS BUILDING ENCROACHMENT ONTO THE SOUTHERLY PARCEL.



RENEWAL DATE: 6/30/2017

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

DATE: APRIL 4, 2016
PROJECT NO. 993-15

FILE: SURVEYS\993-15\PLA PLAT.DWG SHEET 1 of 2

**PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P-17-2016**

LYING SITUATE WITHIN
SOUTHWEST QUARTER OF SECTION 4
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Tom Gaffey & Marvyl Reaves
680 Oak Street
Ashland, Oregon 97520

LEGEND

- 2-1/2" BRASS CAP IN MONUMENT WELL STAMPED "CITY OF ASHLAND NO. 127" PER S/N 10315 (RECOVERED)
- ⊙ TACK IN CONCRETE IN MONUMENT WELL PER S/N 10315 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "SWAIN RLS 759" PER S/N 7441 & 12467 (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- - - PARTITION LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - PREVIOUS DEED LINE
- - - EASEMENT LINE
- x - x - FENCELINE
- D.R. DEED RECORDS VOLUME/PAGE, JACKSON COUNTY CLERK
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- () SURVEY RECORD DATA PER S/N 7441 & 12467 (EVERETT SWAIN)

TABLE OF COURSES

FLAG	BEARING	DISTANCE
①	N 85°03'43" W	25.33'
②	N 89°39'49" E	30.96'
③	N 82°19'33" W	28.57'
④	S 00°00'23" W	5.39'
⑤	S 86°42'21" E	19.32'
⑥	S 00°00'23" W	3.50'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

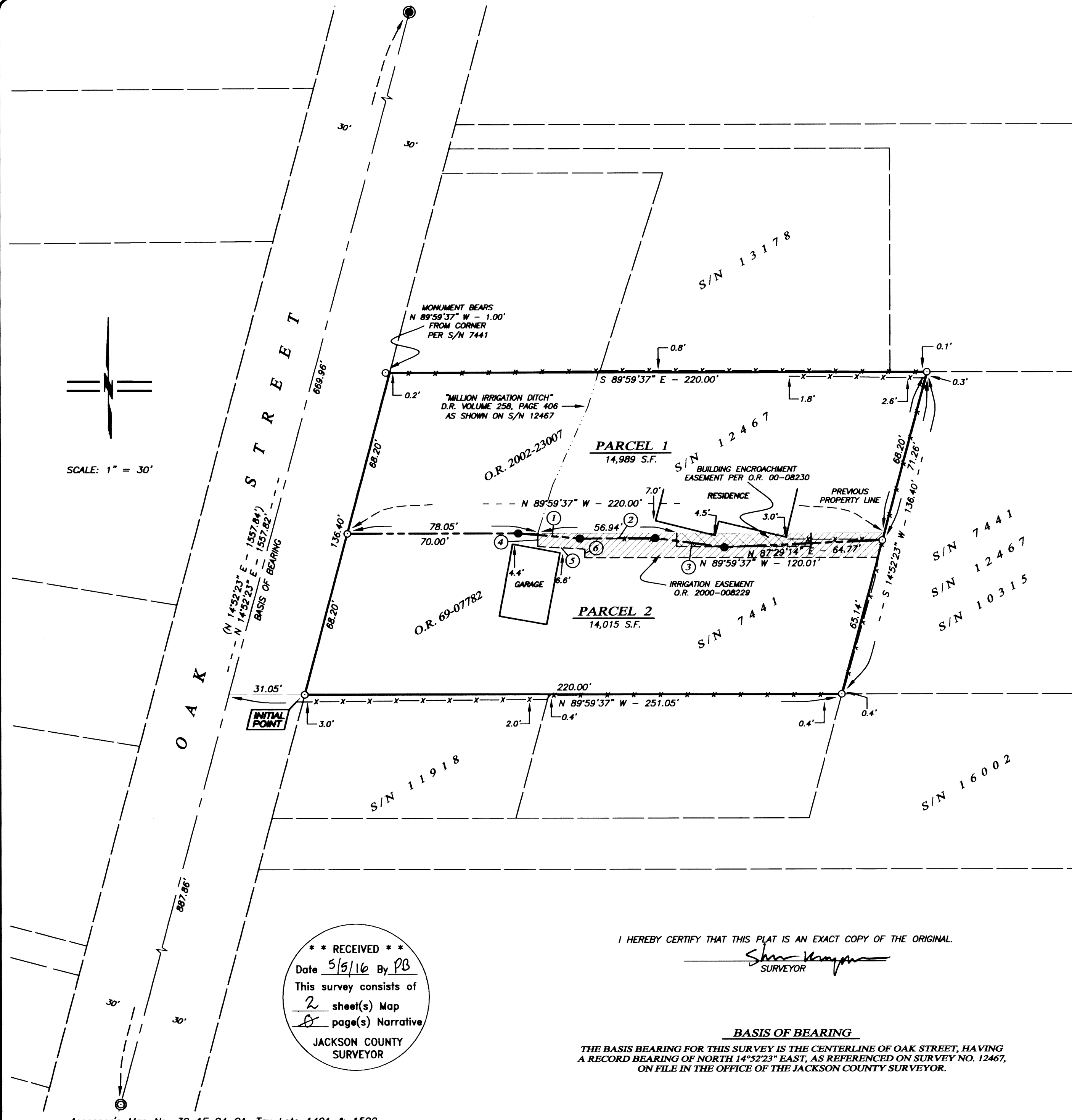
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2017

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

DATE: APRIL 3, 2016
PROJECT NO. 993-15

FILE: SURVEYS\993-15\GAFFEY PLA PLAT.DWG SHEET 2 of 2



SCALE: 1" = 30'

**** RECEIVED ****
Date 5/5/16 By PB
This survey consists of
2 sheet(s) Map
8 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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

Shawn Kampmann
SURVEYOR

BASIS OF BEARING

THE BASIS BEARING FOR THIS SURVEY IS THE CENTERLINE OF OAK STREET, HAVING A RECORD BEARING OF NORTH 14°52'23" EAST, AS REFERENCED ON SURVEY NO. 12467, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

Assessor's Map No. 39 1E 04 CA, Tax Lots 1401 & 1500