

APPROVALS:

EXAMINED AND APPROVED THIS 22<sup>ND</sup> DAY OF June, 2016  
Ashland Planning Department  
PLANNING FILE NO. PA 2016-00397

EXAMINED AND APPROVED THIS 21<sup>ST</sup> DAY OF JUNE, 2016  
Bradley F. Barber  
CITY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT KATHLEEN K. MITCHELL, TRUSTEE OF THE KATHLEEN K. MITCHELL REVOCABLE LIVING TRUST, DATED MARCH 19, 1993 AND RICHARD A. SELTZER, NOT AS TENANTS IN COMMON BUT WITH THE RIGHT OF SURVIVORSHIP, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE ADJUSTED THE 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.

Kathleen Mitchell Seltzer Trustee  
KATHLEEN K. MITCHELL, TRUSTEE AKA Kathleen Mitchell Seltzer  
Richard A. Seltzer  
RICHARD A. SELTZER

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } SS  
RIVERSIDE COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED Kathleen Mitchell Seltzer TRUSTEE OF THE KATHLEEN K. MITCHELL REVOCABLE LIVING TRUST, DATED MARCH 19, 1993, ON THIS 13 DAY OF June, 2016, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

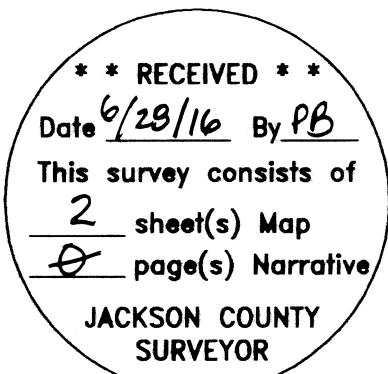
NOTARY SIGNATURE [Signature]  
NOTARY PUBLIC - OREGON CALIFORNIA Elisa A. Guerrero  
COMMISSION NO. 2072908  
MY COMMISSION EXPIRES: June 27, 2018

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } SS  
RIVERSIDE COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED RICHARD A. SELTZER, ON THIS 13 DAY OF June, 2016, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE [Signature]  
NOTARY PUBLIC - OREGON California Elisa A. Guerrero  
COMMISSION NO. 2072908  
MY COMMISSION EXPIRES: June 27, 2018



Assessor's Map No. 39 1E 05 DD, Tax Lot 5701

PROPERTY LINE ADJUSTMENT  
PARTITION PLAT NO. P-24 - 2016

LYING SITUATE WITHIN  
SOUTHEAST QUARTER OF SECTION 5  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
Kathleen Mitchell & Richard Seltzer

124 Manzanita 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 WITHIN WITHIN INSTRUMENT NO. 2006-059448 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

COMMENCING AT A 1/2 INCH IRON PIPE WITH A 2 INCH METAL DISC LOCATED ON THE WESTERLY LINE OF DONATION LAND CLAIM NO. 40 IN TOWNSHIP 9 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, FROM WHICH THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 IN SECTION 5, SAID TOWNSHIP AND RANGE, BEARS NORTH 00°04'43" EAST, 444.25 FEET, TO A 5/8 INCH IRON PIN, BEING THE POINT OF THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED AS INSTRUMENT NO. 78-23294 OF THE OFFICIAL RECORDS OF SAID COUNTY, THE POINT OF BEGINNING; THENCE SOUTH 66°05'24" WEST, ALONG SAID CERTAIN BOUNDARY LINE WHICH IS ALSO DESCRIBED IN EXHIBIT "A" OF THAT AGREEMENT RECORDED AS INSTRUMENT NO. 91-23141 OF SAID RECORDS, A DISTANCE OF 136.34 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 29°09'08" WEST, 5.13 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 63°03'06" WEST, 27.02 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 29°09'08" EAST, 3.70 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 66°05'24" WEST, 10.16 FEET TO A 5/8 INCH IRON PIN AT THE EASTERLY LINE OF THAT TRACT DESCRIBED IN VOLUME 274, PAGE 362 OF THE DEED RECORDS IN SAID COUNTY; THENCE NORTH 16°06'07" WEST, ALONG SAID EASTERLY LINE, 143.49 FEET TO A 5/8 INCH IRON PIN, WHICH IS NORTH 00°04'43" EAST, 452.10 FEET AND NORTH 89°55'17" WEST, 196.60 FEET FROM THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 4; THENCE SOUTH 89°55'17" EAST, 134.29 FEET, TO A 5/8 INCH IRON PIN AT THE INTERSECTION OF THE WEST BOUNDARY OF THAT TRACT DESCRIBED IN EXHIBIT "A" OF SAID AGREEMENT RECORDED AS INSTRUMENT NO. 91-23141; THENCE NORTH 12°32'40" WEST, 4.51 FEET TO A POINT 5.00 FEET FROM THE SOUTHERLY BACK EDGE OF A CONCRETE CURB LOCATED ON THE SOUTHERLY SIDE OF MANZANITA STREET, SAID POINT BEING THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN INSTRUMENT NO. 91-22949 OF SAID OFFICIAL RECORDS; THENCE NORTH 75°45'05" EAST, ALONG THE SOUTH LINE OF SAID TRACT, 52.23 FEET TO A 5/8 INCH IRON PIN ON THAT BOUNDARY LINE ESTABLISHED BY AGREEMENT RECORDED IN INSTRUMENT NO. 91-22948 AND RE-RECORDED SEPTEMBER 26, 1991 AS INSTRUMENT NO. 91-23141 IN SAID RECORDS; THENCE SOUTH 09°46'49" EAST, ALONG THE SAID BOUNDARY LINE, A DISTANCE OF 85.81 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. 7169-2668192 EFFECTIVE DATE MAY 27, 2016, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- RIGHT OF WAY FOR IRRIGATION DITCH PER VOLUME 5, PAGE 606 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON.
- AGREEMENT WITH THE CITY OF ASHLAND PER INSTRUMENT NO. 93-14509 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
- WELL EASEMENT AGREEMENT FOR A WELL AND IRRIGATION PURPOSES PER INSTRUMENT NO. 99-03144 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

RECORDING:

FILED FOR RECORD THIS 20<sup>TH</sup> DAY OF June, 2016 AT 1:54 O'CLOCK P.M. AND RECORDED IN VOLUME 27, PAGE 24 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.  
Christine O. Walker  
COUNTY CLERK  
Sean Shing  
DEPUTY

COUNTY SURVEYOR FILE NO. 22020

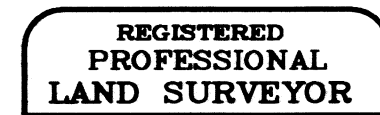
TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.005 HAVE BEEN PAID AS OF June 28, 2016.  
TAX COLLECTOR: [Signature] DATE: 6-28-16  
ASSESSOR: [Signature] DATE: 6/28/16

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. 2006-059448 OF THE OFFICIAL RECORDS OF SAID COUNTY, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCPR 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE IN THE PERFORMANCE OF SURVEY NO. 21220 & 21737, 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. MONUMENTS CORNERS WERE RECOVERED ALONG THE SOUTH AND EAST LINES OF THE SUBJECT TRACTS WHICH HAD BEEN PREVIOUSLY MONUMENTED BY SURVEY NO. 7441 & 12467, WHICH MATCHED EXTREMELY WELL WITH THE SURVEY AND DEED RECORDS AND WERE HELD FOR POSITION. I MONUMENT THE ADJUSTED PARCELS AS SHOWN HEREON.



[Signature]



RENEWAL DATE: 6/30/2017

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

DATE: JUNE 10, 2016  
PROJECT NO. 262-05

FILE: SURVEYS\262-05\SELTZER PLA PLAT.DWG SHEET 1 of 2

