

APPROVALS:

EXAMINED AND APPROVED THIS 17th DAY OF MAY, 2017
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA-2015-02278

EXAMINED AND APPROVED THIS 8th DAY OF MAY, 2017
Bradley F. Barber
CITY SURVEYOR

PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P-14-2017

LYING SITUATE WITHIN
SOUTHEAST QUARTER OF SECTION 10
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Gary and Laurie MacGraw
423 Lit Way
Ashland, Oregon 97520

RECORDING:

FILED FOR RECORD THIS 22nd OF May, 2017 AT
2:33 O'CLOCK P.M. AND RECORDED IN VOLUME 28, PAGE 14
OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.
Christine D. Walker COUNTY CLERK
Jean Shuge DEPUTY

COUNTY SURVEYOR FILE NO. 22247

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT GARY MacGRAW AND LAURIE MacGRAW, AS TENANTS BY THE ENTIRETY, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE ADJUSTED A COMMON PROPERTY LINE 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 THE THREE (3) FOOT WIDE PRIVATE GASLINE EASEMENT AND THE PRIVATE LANDSCAPE AND FENCE EASEMENT, OVER AND ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1, AS SHOWN HEREON.

Gary MacGraw
Laurie MacGraw

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 INSTRUMENT NO. 89-04146 AND INSTRUMENT NO. 97-38524 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 10 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

PARCEL I:
LOT 9 IN BLOCK "D" OF FOSTER TRACTS TO THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 6, PAGE 39 OF PLAT RECORDS.

PARCEL II:
LOT 13 AND THE SOUTHERLY 14.0 FEET OF LOT 14, BLOCK "D" FOSTER TRACTS, IN THE CITY OF ASHLAND, COUNTY OF JACKSON, STATE OF OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 6, PAGE 39 OF PLAT RECORDS.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE COMPANY OF OREGON TITLE REPORT ORDER NO. 7169-2797159 EFFECTIVE DATE MARCH 31, 2017, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

THESE PREMISES ARE SITUATED IN THE TALENT IRRIGATION DISTRICT, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.

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 22nd, 2017.
Carol J. Elkins TAX COLLECTOR
Adam S. Agent ASSESSOR
5/22/17 DATE
5/22/17 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. 89-04146 AND INSTRUMENT NO. 97-38524 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 10, 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. 22243, 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. THE SUBJECT PROPERTIES ARE DESCRIBED AS LOT 9, LOT 13 AND THE SOUTH 14 FEET OF LOT 14 IN BLOCK 4, FOSTER TRACTS. THE ADJUSTED PROPERTY LINE AND OTHER MISSING EXISTING CORNERS WERE MONUMENTED AS SHOWN HEREON.

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY }SS
PERSONALLY APPEARED THE ABOVE NAMED GARY MacGRAW, ON THIS 4 DAY OF May, 2017, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

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

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY }SS
PERSONALLY APPEARED THE ABOVE NAMED LAURIE MacGRAW, ON THIS 4 DAY OF May, 2017, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

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

** RECEIVED **
Date 5/22/17 By PB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
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: 6/30/2017

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

DATE: APRIL 26, 2017
PROJECT NO. 976-15

HOMES AVENUE

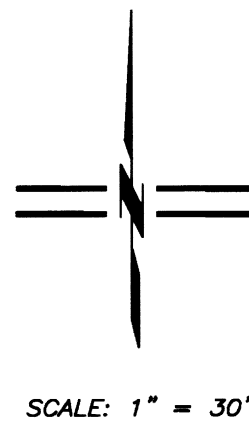
PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P-14-2017

LYING SITUATE WITHIN
SOUTHEAST QUARTER OF SECTION 10
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

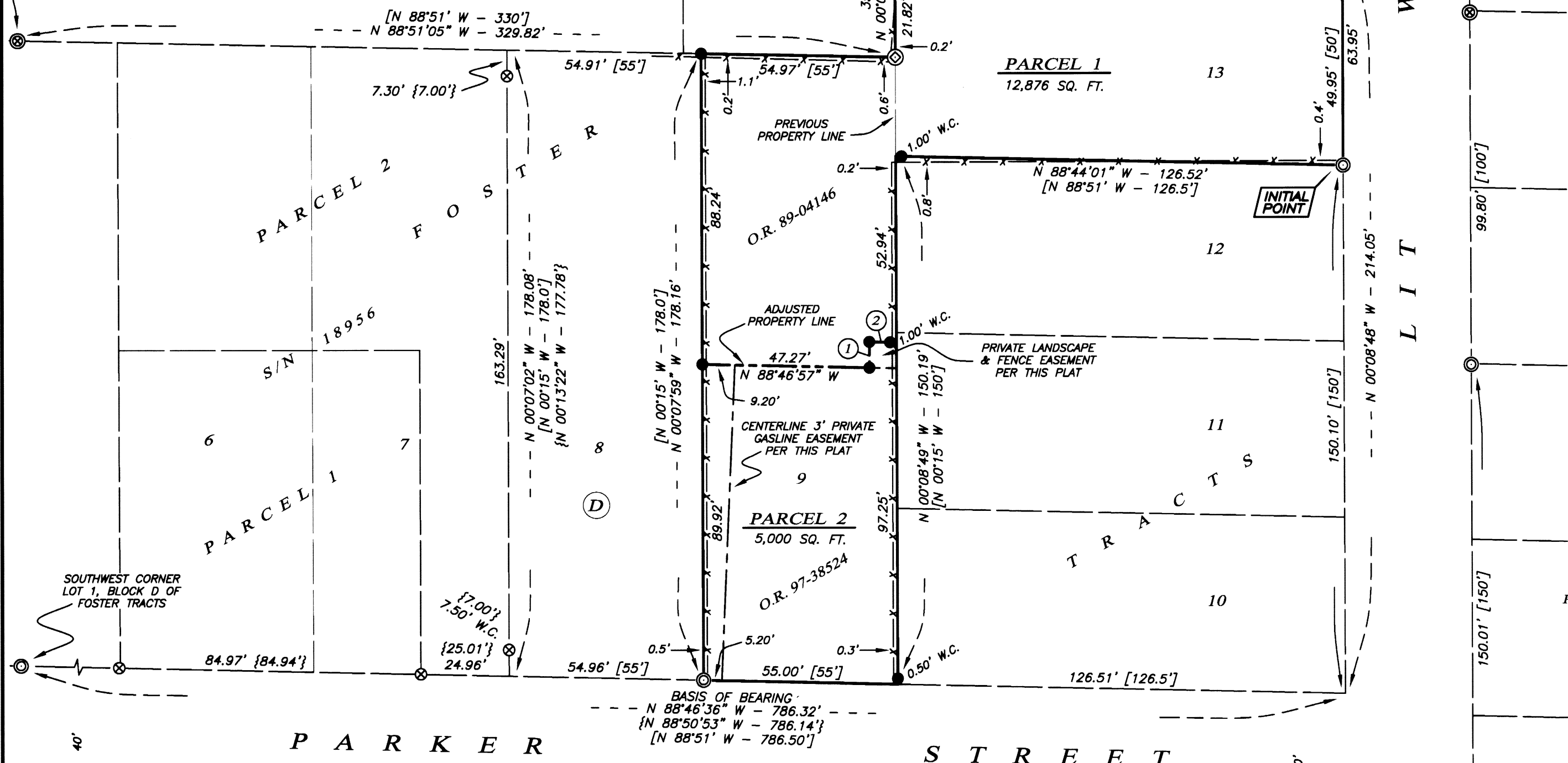
FOR
Gary and Laurie MacGraw
423 Lit Way
Ashland, Oregon 97520

FLAG	BEARING	DISTANCE
①	N 00°08'49" E	7.33'
②	N 88°46'36" W	7.71'

FLAG	BEARING & DISTANCE
M-4	N 0°15' W - 0.22'
M-5	N 0°06'24" W - 0.15'
M-6	N 0°06'24" W - 0.23'
M-7	S 0°06'24" E - 0.30'
M-8	S 75°56'53" W - 0.45'
M-9	S 88°51'00" E - 0.11'



NORTHWEST CORNER
LOT 4, BLOCK D OF
FOSTER TRACTS



- LEGEND**
- ⊗ 3/4" IRON PIPE w/ NO OTHER MARKINGS PER FOSTER TRACTS (RECOVERED)
 - ⊙ 1/2" IRON PIPE - NO OTHER MARKINGS PER FOSTER TRACTS (RECOVERED)
 - ⊕ 1-1/4" IRON PIPE - NO OTHER MARKINGS PER FOSTER TRACTS (RECOVERED)
 - 1/2" IRON PIPE w/ YELLOW PLASTIC CAP & BRASS NAIL STAMPED "SWAIN RLS 759" PER S/N 10975 & 12195 (RECOVERED)
 - ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L.J. FRIAR & ASSOC." PER S/N 18956 (RECOVERED)
 - SQUARE BOLT w/ NO OTHER MARKINGS, ORIGIN UNKNOWN PER S/N 10975 (RECOVERED)
 - 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
 - PROPERTY BOUNDARY LINE
 - - - ADJUSTED PROPERTY LINE
 - BOUNDARY LINE
 - - - PREVIOUS DEED LINE
 - x - x - FENCE LINE
 - O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
 - M-1 BEARING & DISTANCE FROM TRUE CORNER (SEE TABLE)
 - S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
 - SQ.FT. SQUARE FEET
 - W.C. WITNESS CORNER MONUMENT, AS DESCRIBED
 - R.M. REFERENCE MONUMENT, AS DESCRIBED
 - () SURVEY RECORD DATA PER S/N 10975
 - { } SURVEY RECORD DATA PER S/N 18956
 - [] PLAT RECORD DATA PER FOSTER TRACTS

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

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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. 21243, 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. THE SUBJECT PROPERTIES ARE DESCRIBED AS LOT 9, LOT 13 AND THE SOUTH 14 FEET OF LOT 14 IN BLOCK 4, FOSTER TRACTS. THE ADJUSTED PROPERTY LINE AND OTHER MISSING EXISTING CORNERS WERE MONUMENTED AS SHOWN HEREON.

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
ASHLAND, OREGON 97520
P.O. BOX 459
(541) 482-5009

DATE: MAY 2, 2017
PROJECT NO. 976-15

*** RECEIVED ***
Date 5/22/17 By PB
This survey consists of
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1 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 OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF PARKER STREET, HAVING A RECORD PLAT BEARING OF NORTH 88°46'36" WEST, AS REFERENCED ON SURVEY NO. _____, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.