

APPROVALS:

EXAMINED AND APPROVED THIS 21st DAY OF September, 2017
9.21.2017
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA-2017-00616

EXAMINED AND APPROVED THIS 19th DAY OF September, 2017
Bradley F. Barber
CITY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT JOHN TOSO AND NANCY WESTON, TRUSTEES OF THE WESTON/TOSO FAMILY TRUST, 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.

John Toso TTEE
JOHN TOSO, TRUSTEE
Nancy Weston TTEE
NANCY WESTON, TRUSTEE

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS
PERSONALLY APPEARED THE ABOVE NAMED JOHN TOSO, TRUSTEE OF THE WESTON/TOSO FAMILY TRUST, ON THIS 15 DAY OF September, 2017, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.
NOTARY SIGNATURE Jamie 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 NANCY WESTON, TRUSTEE OF THE WESTON/TOSO FAMILY TRUST, ON THIS 15 DAY OF September, 2017, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.
NOTARY SIGNATURE Jamie A. Miller
NOTARY PUBLIC - OREGON Laurie A. Miller
COMMISSION NO. 941242
MY COMMISSION EXPIRES: July 26, 2019

SURVEY NOTES:

- THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE COMPANY OF OREGON TITLE REPORT ORDER NO. 7169-2859841 EFFECTIVE DATE AUGUST 21, 2017, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.
△ PREMISES SITUATED IN TALENT IRRIGATION DISTRICT, SUBJECT TO LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
△ RESTRICTIVE COVENANTS AS DESCRIBED WITHIN INSTRUMENT NO. 95-21625, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.
△ UTILITY AND ACCESS EASEMENT AGREEMENT DESCRIBED WITHIN INSTRUMENT NO. 2006-013522, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.

Assessor's Map No. 39 1E 10 DC, Tax Lots 9700 & 9800

PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P - 26 - 2017

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

FOR
Nancy Weston & John Toso
1660 & 1664 Parker 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 INSTRUMENT NO. 2009-011991 AND INSTRUMENT NO. 2017-010024 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 1:
LOT 6 IN BLOCK "C" OF "FOSTER TRACTS" IN DONATION LAND CLAIM NO. 45 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 6, PAGE 39 OF PLAT RECORDS.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 IN BLOCK "C" OF FOSTER TRACTS, IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON; THENCE SOUTH 0°15' EAST PARALLEL WITH WALKER AVENUE, 77.88 FEET; THENCE SOUTH 89°26' EAST PARALLEL WITH HIGHWAY NO. 66, A DISTANCE OF 28.0 FEET TO THE EAST LINE OF LAST DESCRIBED IN VOLUME 286, PAGE 223, OF DEED RECORDS OF JACKSON COUNTY, OREGON; THENCE NORTH 0°15' WEST, 77.60 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE ALONG SAID LINE NORTH 88°51' WEST, 28.0 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
LOT 5 IN BLOCK "C" 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.

ALSO, BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 IN BLOCK "C" OF "FOSTER TRACTS", TO THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD; THENCE SOUTH 88°51' EAST 65.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 0°15' EAST 77.88 FEET TO THE SOUTHWEST CORNER OF TRACT DESCRIBED IN VOLUME 506 PAGE 278 OF DEED RECORDS OF JACKSON COUNTY, OREGON; THENCE NORTH 89°26' WEST 65.00 FEET TO THE SOUTHEAST CORNER OF TRACT DESCRIBED IN INSTRUMENT NO. 66-11176 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE NORTH 0°15' WEST 78.54 FEET TO THE POINT OF BEGINNING.

** RECEIVED **
Date 9/25/17 By PB
This survey consists of
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 25th OF September, 2017 AT 2:30 O'CLOCK P.M. AND RECORDED IN VOLUME 28, PAGE 26 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.
Christine D. Walker COUNTY CLERK
Jenna S. Morgan DEPUTY

COUNTY SURVEYOR FILE NO. 22363

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 9/25/17, 2017.
Carol Elkins Deputy Tax Collector 9/25/17
TAX COLLECTOR DATE
Adam Schaefer Assessor 9/25/17
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. 2009-011991 AND INSTRUMENT NO. 2017-010024 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AS APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT.
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 22243 & 22247, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT AS SHOWN HEREON. MONUMENTS WERE RECOVERED FOR ALL THE SUBJECT PROPERTY CORNERS FOR THIS SURVEY, AS DENOTED ON THE ABOVE REFERENCED SURVEYS, EXCEPT FOR THE NORTHEAST CORNER OF PARCEL 2 WHICH WAS ESTABLISHED BY METHOD OF PROPORTIONAL MEASUREMENT ALONG PARKER STREET BETWEEN THE NORTHEAST CORNERS OF LOT 5 AND LOT 7, BLOCK "C", FOSTER TRACTS.

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: 6/30/2019

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

DATE: AUGUST 22, 2017
PROJECT NO. 348-06

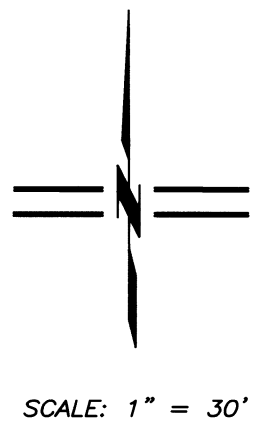


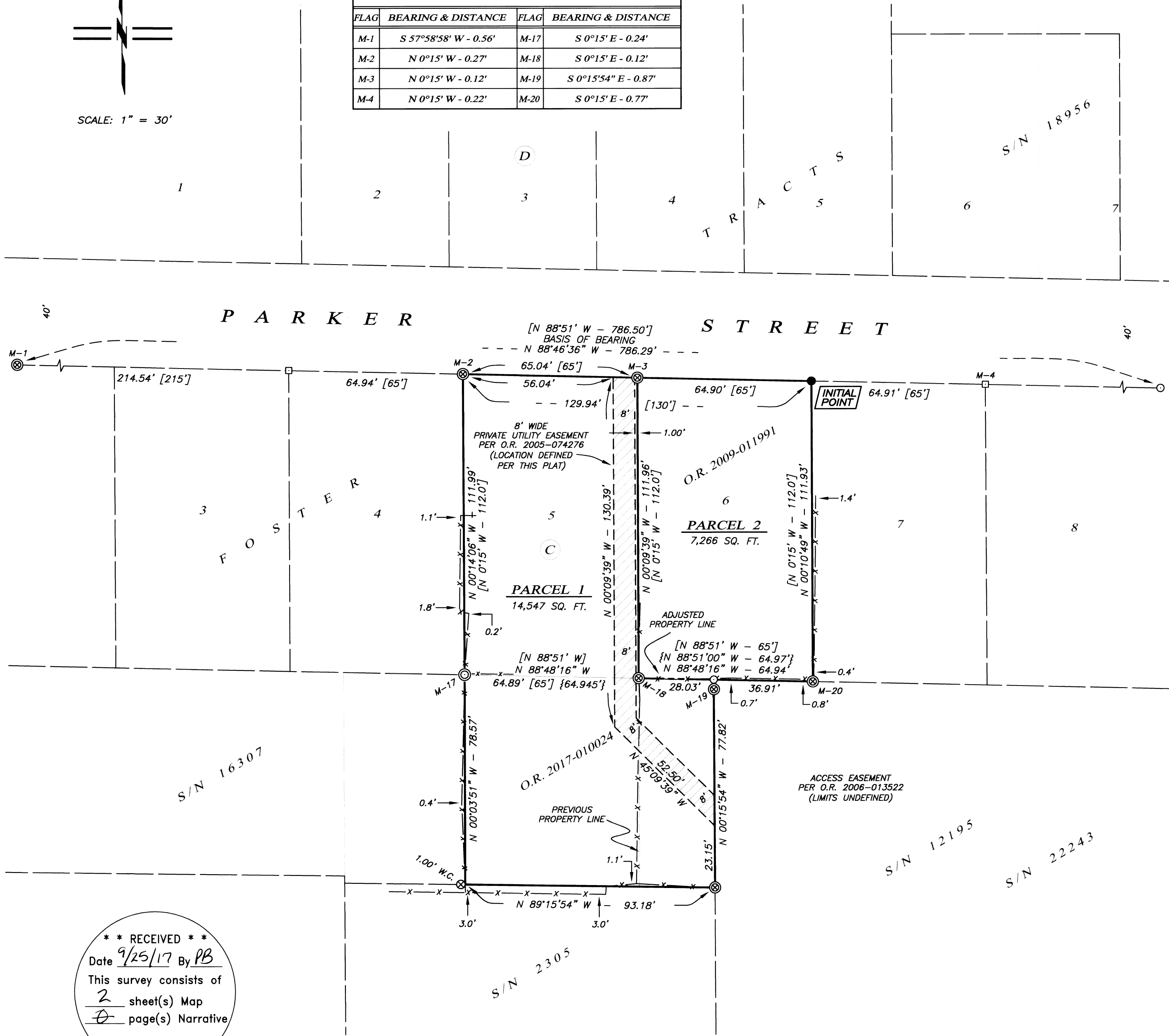
TABLE OF MONUMENTS			
FLAG	BEARING & DISTANCE	FLAG	BEARING & DISTANCE
M-1	S 57°58'58" W - 0.56'	M-17	S 0°15' E - 0.24'
M-2	N 0°15' W - 0.27'	M-18	S 0°15' E - 0.12'
M-3	N 0°15' W - 0.12'	M-19	S 0°15'54" E - 0.87'
M-4	N 0°15' W - 0.22'	M-20	S 0°15' E - 0.77'

**PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P - 26 - 2017**

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

FOR
Nancy Weston & John Toso

1660 & 1664 Parker Street
Ashland, Oregon 97520



LEGEND

- ⊙ 3/4" IRON PIPE w/ NO OTHER MARKINGS PER FOSTER TRACTS (RECOVERED)
- ⊙ 1/2" IRON PIPE - NO OTHER MARKINGS PER FOSTER TRACTS (RECOVERED)
- 1/2" 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 "OSMUS PLS 2464" PER S/N 16307 (RECOVERED)
- SQUARE BOLT w/ NO OTHER MARKINGS, ORIGIN UNKNOWN PER S/N 10975 (RECOVERED)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- SUBJECT PROPERTY LINE
- - - ADJUSTED PROPERTY LINE
- BOUNDARY LINE
- - - EASEMENT 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
- { } SURVEY RECORD DATA PER S/N 16307
- [] PLAT RECORD DATA PER FOSTER TRACTS

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF PARKER STREET, HAVING A RECORD PLAT BEARING OF NORTH 88°46'36" WEST, AS REFERENCED ON SURVEY NO. 22243, ON FILE IN THE OFFICE OF THE 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: 6/30/2019

SURVEYED BY:
POLARIS LAND SURVEYING LLC
ASHLAND, OREGON 97520
P.O. BOX 459
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DATE: AUGUST 22, 2017
PROJECT NO. 348-06

FILE: SURVEYS\348-06\WESTON-TOSO PLA PLAT.DWG SHEET 2 of 2

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