

APPROVALS:

EXAMINED AND APPROVED THIS 21th DAY OF October, 2017
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA-2017-00564

EXAMINED AND APPROVED THIS 24th DAY OF October, 2017
Bradley F. Barber
CITY SURVEYOR

PROPERTY LINE ADJUSTMENT
AND LOT CONSOLIDATION
PARTITION PLAT NO. P-32-2017

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 14
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
City of Ashland
51 Winburn Way
Ashland, Oregon 97520

RECORDING:

FILED FOR RECORD THIS 03 OF November, 2017 AT
2:19 O'CLOCK P.M. AND RECORDED IN VOLUME 28, PAGE 32
OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON
Christine Walker
COUNTY CLERK
Haley Barwick
DEPUTY

COUNTY SURVEYOR FILE NO. 22402

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF November 3, 2017.
TAX COLLECTOR: 11/3/17
ASSESSOR: 11/3/2017

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE CITY OF ASHLAND, A
MUNICIPAL CORPORATION OF THE STATE OF OREGON, IS THE OWNER OF
THE LANDS HEREON DESCRIBED, AND HAVE ADJUSTED AND CONSOLIDATED
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.

John Karns
JOHN KARNS, INTERIM CITY ADMINISTRATOR

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 (LOT CONSOLIDATION) BETWEEN THOSE TRACTS OF
LAND DESCRIBED WITHIN VOLUME 241, PAGE 98 DEED RECORDS OF JACKSON COUNTY,
OREGON, AND INSTRUMENT NO. 74-11176 AND INSTRUMENT NO. 90-19048 IN THE OFFICIAL
RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST
QUARTER OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 WEST OF THE WILLAMETTE
MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON, MORE PARTICULARLY
DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT WHERE THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON INTERSECTS THE SOUTHERLY SIDE
LINE OF THE CENTRAL OREGON AND PACIFIC RAILROAD RIGHT OF WAY ABOUT 50 FEET
WEST OF THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST
QUARTER OF SAID SECTION 14; AND THENCE RUNNING WEST 1270 FEET TO THE
SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF
SAID SECTION 14; THENCE NORTH 1124 FEET TO A POINT WHERE THE WEST SIDE LINE OF
SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14 INTERSECTS
SAID SOUTHERLY SIDE LINE OF THE CENTRAL OREGON AND PACIFIC RAILROAD RIGHT
OF WAY; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY TO THE PLACE OF
BEGINNING, EXCEPTING THEREFROM THOSE PORTIONS DESCRIBED IN DOCUMENT NOS.
88-10688 AND 02-40992, OFFICIAL RECORDS, JACKSON COUNTY, OREGON. ALSO EXCEPTING
THEREFROM THOSE PORTIONS LYING WITHIN PARTITION PLAT NO. P-70-2007 AND IN
PARTITION PLAT NO. P-10-2012, RECORDED IN PARTITION PLAT RECORDS, JACKSON
COUNTY, OREGON AND FILED AS SURVEY NOS. 19843 AND 21049 IN THE OFFICE OF THE
JACKSON COUNTY SURVEYOR. ALSO EXCEPTING THEREFROM ANY PORTION THEREOF
LYING WITHIN THE CENTRAL OREGON AND PACIFIC RAILROAD RIGHT OF WAY.

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED JOHN KARNS, ON AUTHORITY
OF THE CITY OF ASHLAND, OREGON, ON THIS 25th DAY OF
October, 2017, AND ACKNOWLEDGED THE FOREGOING TO BE
HIS VOLUNTARY ACT AND DEED.

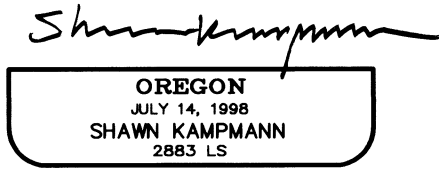
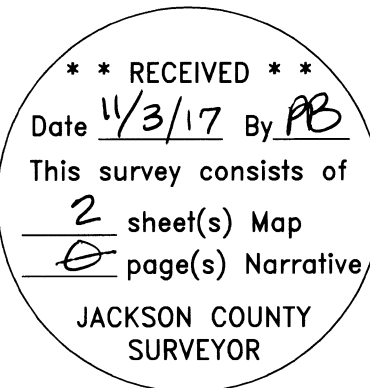
NOTARY SIGNATURE: [Signature]
NOTARY PUBLIC - OREGON
COMMISSION NO. 932046
MY COMMISSION EXPIRES: October 2, 2018

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

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT (CONSOLIDATION)
BETWEEN THOSE TRACTS OF LAND DESCRIBED IN VOLUME 241, PAGE 98, DEED
RECORDS & DOCUMENT NO.'S 74-11176 & 90-19048 OF THE OFFICIAL RECORDS OF
JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER
OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF ASHLAND, JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TC RP 1203 ROBOTIC TOTAL STATION WITH
RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY
ESTABLISHED BY THIS OFFICE IN THE PERFORMANCE OF SURVEY NO. 19843, FILED IN
THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE
PROPERTY LINE ADJUSTMENT AS SHOWN. THIS SURVEY IS EFFECTIVELY A
RETRACEMENT OF SURVEY NO. 17207 PERFORMED BY GEORGE BURRELL IN 2002,
WHOSE NARRATIVE SUMMARILY DETAILS A RAILROAD RIGHT-OF-WAY CONTROVERSY
REGARDING SOUTHERN OREGON COMPANY'S CLAIM OF 200 FOOT RIGHT-OF-WAY
WIDTH, RATHER THAN THE 100 FOOT WIDE DEEDED WIDTH ALONG THIS SECTION
WHICH WAS HELD FOR THIS SURVEY. APPARENTLY THIS CONTROVERSY BEGAN IN
1927 WHEN SOUTHERN OREGON COMPANY OBTAINED THIS RIGHT-OF-WAY FROM THE
SUCCESSOR OF THE OREGON AND PACIFIC RAILROAD THAT HAD PREVIOUSLY BUILT
THE NORTHERLY AND SOUTHERLY PORTIONS OF THE TRACK AND CONNECTED THE
LINE IN ASHLAND ON DECEMBER 17, 1887. THE U.S. CONGRESSIONAL ACT OF JULY 25,
1866 GRANTED THE RAILROAD A 200 FOOT WIDE RIGHT OF WAY THROUGH "PUBLIC
LANDS" AND STIPULATED THAT THE GRANT LANDS WERE TO BE CONVEYED AFTER
THE COMPLETION AND INSPECTION BY THE U.S. RAILROAD COMMISSIONERS OF EACH
TWENTY MILE SECTION CONSTRUCTED. THE ACT ALSO PROVIDED FOR THE
PRE-EMPTIVE RIGHTS OF BONA FIDE SETTLERS. PRIVATE LANDS PATENTED PRIOR TO
THE CONSTRUCTION OF THE RAILROAD WERE NOT SUBJECT TO THE RAILROAD ACT
BECAUSE THEY WERE NOT "PUBLIC LANDS" AND CONTAINED NO U.S. RESERVATIONS
IN THE PATENT. THEREFORE THE RAILROAD RIGHT-OF-WAY WITHIN THE EAST HALF
OF SECTION 14 HAD TO BE PURCHASED FROM THE PATENTEES AS DENOTED IN THE
DOCUMENTS REFERENCED ON THE MAP HEREON, AS WELL AS THE SOUTHERN
PACIFIC COMPANY RIGHT OF WAY AND TRACK MAP FOR THE MAIN LINE IN ASHLAND
BETWEEN STATION 1006+08.7 TO STATION 1140+00 ON SHEET NO. "V-15-7."

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



RENEWAL DATE: 6/30/2019

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

DATE: AUGUST 10, 2017
PROJECT NO. 1064-16

PROPERTY LINE ADJUSTMENT AND LOT CONSOLIDATION PARTITION PLAT NO. P-32-2017

LYING SITUATE WITHIN NORTHEAST QUARTER OF SECTION 14 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR City of Ashland 51 Winburn Way Ashland, Oregon 97520

LEGEND

- 2 1/2" BRASS CAP - 1/4 SECTION CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES & S/N 19843 (RECOVERED)
2" BRASS CAP CENTER 1/4 CORNER STAMPED "SWAIN SURVEYING RLS 759 1972" PER S/N 4847 & 19843 (RECOVERED)
5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 19843 (RECOVERED)
5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "BURRELL PLS 638" PER S/N 17207 (RECOVERED)
5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "SWAIN LS 759" PER S/N 7031 (RECOVERED)
5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "FARBER PLS 2189" PER S/N 21049 (RECOVERED)
3/8" x 1" CONCRETE (MAG) NAIL w/ 1" BRASS WASHER STAMPED "LS 638" PER S/N 17207 (RECOVERED)
5/8" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT KAMPMANN PLS 2883" PER 19843 (RECOVERED)
1" BERNSTEIN BRASS DISC IN CONCRETE PAD STAMPED "POLARIS PLS 2883" (ESTABLISHED)
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
FENCE LINE
D.R. DEED RECORDS, VOLUME / PAGE, JACKSON COUNTY CLERK
O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
SQ. FT. SQUARE FEET
() SURVEY RECORD DATA PER S/N 17207
{ } SURVEY RECORD DATA PER S/N 4847
< > SURVEY RECORD DATA PER S/N 18956

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH-SOUTH CENTERLINE OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, HAVING A RECORD PLAT BEARING OF NORTH 00°02'32" EAST, AS REFERENCED ON SURVEY NO. 19843, 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, 1988 SHAWN KAMPMANN 2883 LS

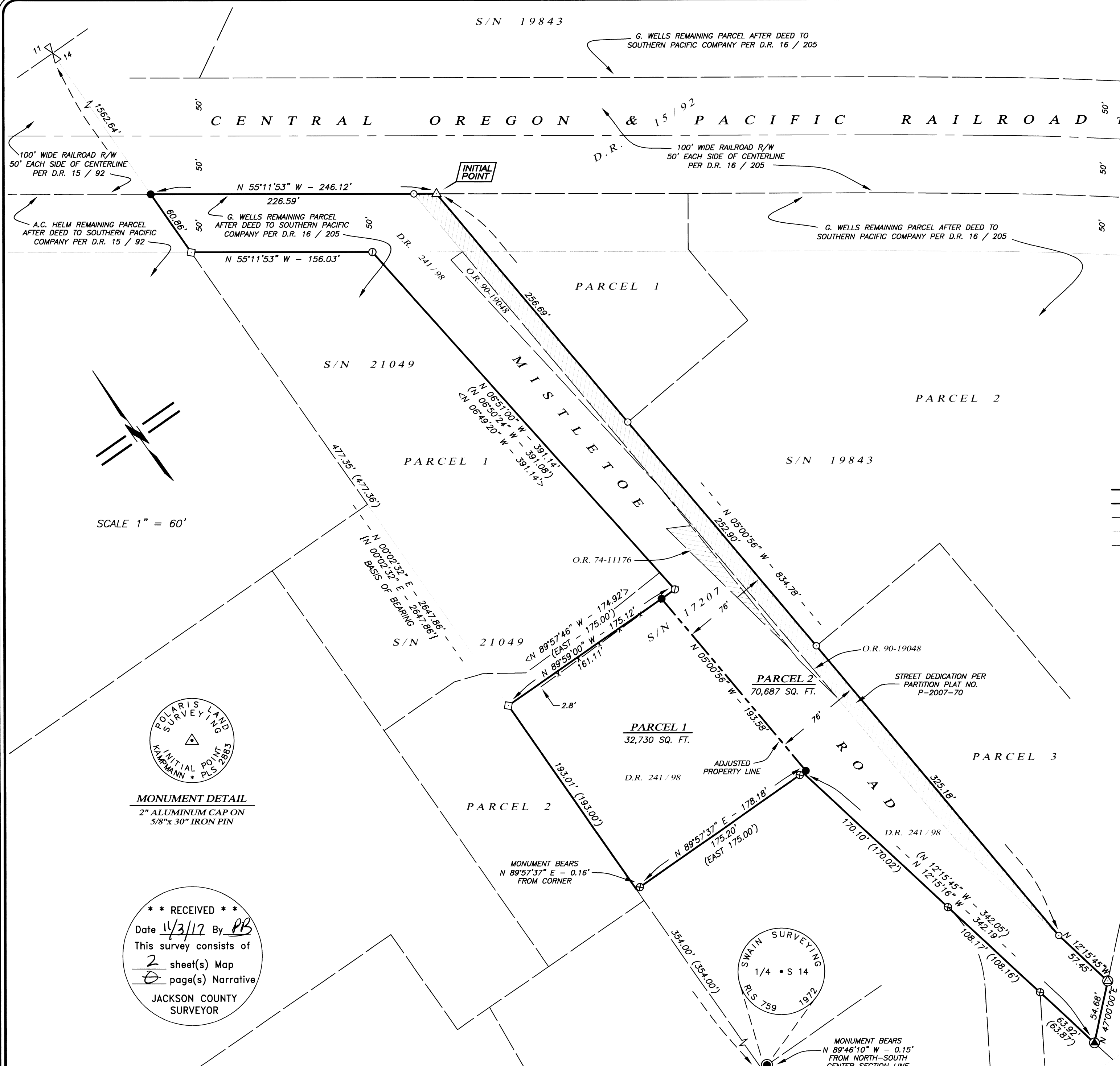
RENEWAL DATE: 6/30/2019

SURVEYED BY:

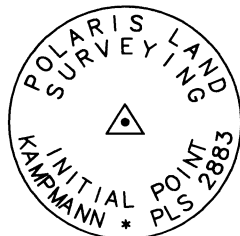
POLARIS LAND SURVEYING LLC P.O. BOX 459 ASHLAND, OREGON 97520 (541) 482-5009

DATE: AUGUST 10, 2017 PROJECT NO. 1064-16

FILE: SURVEYS\1064-16\CITY OF ASHLAND PLA PLAT.DWG SHEET 2 of 2

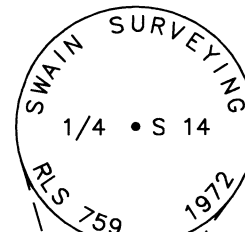


SCALE 1" = 60'



MONUMENT DETAIL 2" ALUMINUM CAP ON 5/8" x 30" IRON PIN

** RECEIVED ** Date 11/3/17 By PB This survey consists of 2 sheet(s) Map 2 page(s) Narrative JACKSON COUNTY SURVEYOR



MONUMENT BEARS N 89°46'10" W - 0.15' FROM NORTH-SOUTH CENTER SECTION LINE