

APPROVALS:

EXAMINED AND APPROVED THIS 26th DAY OF MARCH, 2019
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. A-2018-00038 (Map 39 1E 14CA, Lots 800 & 700)

EXAMINED AND APPROVED THIS 15th DAY OF MARCH, 2019
Bradley Of Barber
CITY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT SEAN DARRELL; SCOTT HANSEN AND GENA HANSEN, TENANTS BY THE ENTIRETY, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED AND HAVE ADJUSTED THE 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 A 1.00 FOOT WIDE PRIVATE UTILITY EASEMENT, OVER AND ACROSS PARCEL 1, FOR THE BENEFIT OF PARCEL 2, AS SHOWN HEREON.

Sean Darrell
SEAN DARRELL

Gena Hansen
GENA HANSEN

Scott Hansen
SCOTT HANSEN

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED SEAN DARRELL, ON THIS 21 DAY OF March, 2019, 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 GENA HANSEN, ON THIS 22 DAY OF March, 2019, 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

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED SCOTT HANSEN, ON THIS 22 DAY OF March, 2019, 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

Assessor's Map No. 39 1E 14 CA, Tax Lots 700 & 800

PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P - 11 - 2019

LYING SITUATE WITHIN

SOUTHWEST QUARTER OF SECTION 14
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Sean Darrell
945 Tolman Creek Road
Ashland, Oregon

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 DOCUMENT NO. 2018-010419 AND DOCUMENT NO. 2017-002197 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

PARCEL 1 AND PARCEL 2 OF PARTITION PLAT NO. P-89-2004, RECORDED ON DECEMBER 30, 2004 IN VOLUME 15, PAGE 89 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, FILED AS SURVEY NO. 18561 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. 7169-3176712, WITH AN EFFECTIVE DATE OF FEBRUARY 12, 2019, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- 1 SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
2 EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, TO BENEFIT CALIFORNIA OREGON POWER COMPANY - VOLUME 427, PAGE 342 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON
3 DEFERRED IMPROVEMENT AGREEMENT FOR FUTURE IMPROVEMENT TO TOLMAN CREEK ROAD - INSTRUMENT NO. 85-06921 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
4 DEFERRED IMPROVEMENT AGREEMENT FOR FUTURE IMPROVEMENT TO TOLMAN CREEK ROAD - INSTRUMENT NO. 95-14342 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

** RECEIVED **
Date 3/28/19 By RB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 28th OF March, 2019 AT 3:00 O'CLOCK P.M. AND RECORDED IN VOLUME 30, PAGE 11 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker
COUNTY CLERK
Sonya J. Morgan
DEPUTY

COUNTY SURVEYOR FILE NO. 22777

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 3-28-19, 2019.

Game Heard
TAX COLLECTOR
3-28-19
DATE
8 Boson, Agent
ASSESSOR
03/28/2019
DATE

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

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT OF THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2018-010420 AND INSTRUMENT NO. 2017-029739 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON.
PROCEDURE: UTILIZING AN ELECTRONIC LEICA TS-16i ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 18561, ON FILE 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 WERE ORIGINALLY CREATED AS LOT 1 AND LOT 2 OF WHISTLE SUBDIVISION. A PROPERTY LINE ADJUSTMENT WAS PERFORMED BETWEEN SAID SAID LOTS 1 AND 2 IN 2004 AS DENOTED ON SURVEY NO. 18561 AND RE-ADJUSTED AGAIN HEREON.

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

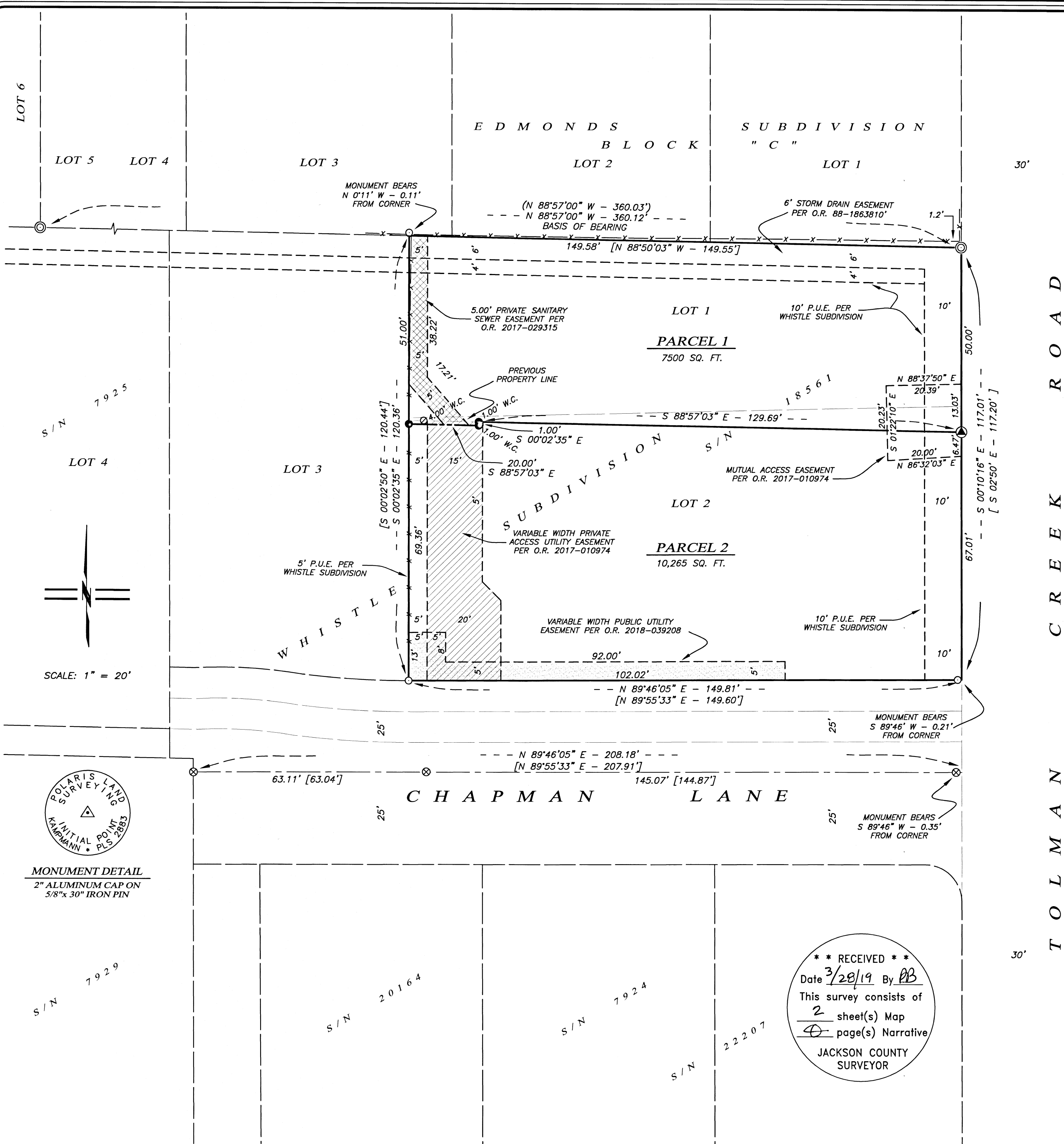
SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: FEBRUARY 11, 2019
PROJECT NO. 1105-17

PARTITION PLAT NO. P - 11 - 2019
PROPERTY LINE ADJUSTMENT

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

FOR
Sean Darrell
945 Tolman Creek Road
Ashland, Oregon



- LEGEND**
- ⊙ 1" IRON PIPE PER EDMONDS SUBDIVISION (RECOVERED)
 - ⊙ 3/4" IRON PIPE PER EDMONDS SUBDIVISION (RECOVERED)
 - ⊙ 5/8" IRON PIN, NO TAGS, PER S/N 10169 (RECOVERED)
 - ⊙ 5/8" IRON PIN, NO TAGS, PER WHISTLE SUBDIVISION (RECOVERED)
 - ⊙ 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 18561 (RECOVERED)
 - 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
 - ⊙ 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT PLS 2883" PER MONUMENT DETAIL (RECOVERED)
 - SUBJECT PROPERTY LINE
 - - - ADJUSTED PROPERTY LINE
 - BOUNDARY LINE
 - - - CENTERLINE
 - - - PREVIOUS DEED LINE
 - - - EASEMENT LINE
 - S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
 - O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
 - [] PLAT RECORD DATA PER WHISTLE SUBDIVISION
 - () PLAT RECORD DATA PER EDMONDS SUBDIVISION
 - 1.00 WIDE PRIVATE SEWER EASEMENT BY THIS PLAT

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS THE LINE BETWEEN IRON PIPE MONUMENTS RECOVERED AT THE SOUTHEAST CORNERS OF LOT 1 AND LOT 6, BLOCK 'C' OF EDMONDS SUBDIVISION, HAVING A RECORD PLAT BEARING OF NORTH 88°57'00" WEST, AS DENOTED ON SURVEY NO. 18561, 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

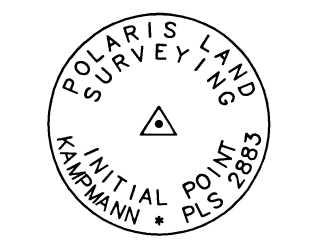
Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2019

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

DATE: FEBRUARY 11, 2019
PROJECT NO. 1105-17



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

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