

APPROVALS:

EXAMINED AND APPROVED THIS 8th DAY OF August, 2019
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA 2019-00046
DATE 8.08.2019

EXAMINED AND APPROVED THIS 5th DAY OF August, 2019
Bradley F. Barber
CITY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT MARTIN ASHWORTH AND TRINA ASHWORTH, AS TENANTS BY THE ENTIRETY, ALVAREZ REALTY LLC, AN OREGON LIMITED LIABILITY COMPANY AND THE STATE OF OREGON, ACTING BY AND THROUGH THE BOARD OF TRUSTEES OF SOUTHERN OREGON UNIVERSITY (FORMERLY SOUTHERN OREGON STATE COLLEGE), ARE THE OWNERS OF THE LANDS HEREOF DESCRIBED, AND HAVE ADJUSTED PROPERTY LINES AS SHOWN HEREOF, 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 2.00 FOOT WIDE PRIVATE LANDSCAPE AND FENCELINE EASEMENT, OVER AND ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 2 AS SHOWN HEREOF BY THIS PLAT.

Martin Ashworth
Trina Ashworth
Russell B. Alvarez, Manager
Lyn Hennion, Board Chair
BOARD OF TRUSTEES OF SOUTHERN OREGON UNIVERSITY

ACKNOWLEDGEMENT

STATE OF ARIZONA }
MARICOPA COUNTY } SS
PERSONALLY APPEARED THE ABOVE NAMED MARTIN & TRINA ASHWORTH, ON THIS 23rd DAY OF July, 2019, AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.
NOTARY SIGNATURE
NOTARY PUBLIC - OREGON
COMMISSION NO. 22778
MY COMMISSION EXPIRES: 4/17/22

ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
EL DORADO COUNTY } SS
PERSONALLY APPEARED THE ABOVE NAMED RUSSELL B. ALVAREZ, ON AUTHORITY OF ALVAREZ REALTY LLC, ON THIS 30th DAY OF July, 2019, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.
NOTARY SIGNATURE See official Notary Attachment
NOTARY PUBLIC - OREGON CALIFORNIA ERIKA M STEVENS
COMMISSION NO. 2127497
MY COMMISSION EXPIRES: Oct. 18, 2019

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS
PERSONALLY APPEARED THE ABOVE NAMED LYN HENNION, BOARD CHAIR ON AUTHORITY OF THE BOARD OF TRUSTEES OF SOUTHERN OREGON UNIVERSITY, THIS 1 DAY OF August, 2019, AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.
NOTARY SIGNATURE Jamie A. Miller
NOTARY PUBLIC - OREGON
COMMISSION NO. 989058
MY COMMISSION EXPIRES: July 02, 2023

PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P - 32 - 2019

LYING SITUATE WITHIN
SOUTHEAST QUARTER OF SECTION 9
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

Martin & Trina Ashworth

361 South Mountain Avenue
Ashland, Oregon

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

PURPOSE: TO SURVEY AND MONUMENT PROPERTY LINE ADJUSTMENTS BETWEEN THOSE TRACTS OF LAND DESCRIBED WITHIN DOCUMENT NO.'S 2016-033968, 2015-029686 & 1983-00459 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
PROCEDURE: UTILIZING ELECTRONIC LEICA TS-16 & TCRP 1203 ROBOTIC TOTAL STATIONS WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO.'S 20489, 19939, 19440 & 18866, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENTS AS SHOWN.

THE SUBJECT TRACTS ARE METES AND BOUNDS PARCELS LOCATED BETWEEN THE WEST LINE OF MOUNTAIN AVENUE AND THE EASTERLY LINE OF THE H.B. CARTER ADDITION TO ASHLAND, AND BETWEEN SISKIYOU BOULEVARD AND LOT 38 OF THE MONTVIEW ADDITION TO ASHLAND. T.J. DOWNING AT ONE TIME OWNED ALL OF THE HISTORIC SUBJECT PARCELS INCLUDED IN THIS PROPERTY LINE ADJUSTMENT SURVEY WITH THE PARCEL DESCRIPTIONS COMMENCING FROM THE SOUTHEAST CORNER OF SECTION 9 AND RUNNING UP THE WEST LINE OF MOUNTAIN AVENUE TO THEIR VARIOUS POINTS OF BEGINNING. SOMETIME AROUND 1905, T.J. DOWNING APPARENTLY BECAME AWARE THAT THERE WAS A PROBLEM OF A TEN FOOT DISCREPANCY SOMEWHERE BETWEEN THE THREE SUBJECT PROPERTIES DEEDS AND THE ESTABLISHED LINES OF POSSESSION AND ATTEMPTED TO RESOLVE THE ISSUE BY TWO QUIT CLAIM DEEDS OF FIVE FEET EACH BETWEEN THE TRACTS DESCRIBED IN VOLUME 48, PAGE 549 (HAVING A DEED WIDTH OF 50 FEET) AND THE TRACT DESCRIBED IN VOLUME 50, PAGE 305 (HAVING A DEED WIDTH OF 122 FEET). BUT THE SOUTH LINE OF THE TRACT DESCRIBED IN DEED RECORD VOLUME 50, PAGE 305, COMMON WITH THE NORTH LINE DESCRIBED IN DEED RECORD VOLUME 50, PAGE 254, APPEARS TO BE WHERE THE TEN FOOT DISCREPANCY ACTUALLY LIES. I LOCATED THE EXISTING BUILDINGS AND IMPROVEMENTS RELATIVE TO THESE TWO PROPERTIES (PARCEL 2 AND PARCEL 3) AND THE DRIVEWAY AND CURB CUT FOR THE TRACT DESCRIBED IN VOLUME 50, PAGE 254 (PARCEL 3) WAS PARTIALLY ENCREACHING ONTO THE NORTHERLY TRACT DESCRIBED IN VOLUME 50, PAGE 305 (PARCEL 2). THE WELL MAINTAINED YARD AREA ON THE NORTH SIDE OF PARCEL 2, THAT LOST 10 FEET FROM THE TWO FIVE FOOT WIDE QUIT CLAIM DEEDS AND NOW BEING ONLY 112 FEET IN WIDTH, WOULD LOSE TEN FEET OF LAND THATS BEEN MAINTAINED AND OCCUPIED BY PARCEL 2 FOR OVER 100 YEARS. THE LINE OF POSSESSION ON THE COMMON LINE BETWEEN PARCELS 2 AND 3 WOULD THEN SHRINK THE WIDTH OF PARCEL 2 DOWN TO 102 FEET WIDE. IN MY PROFESSIONAL OPINION, THE TEN FOOT DEED DISCREPANCY WAS ACTUALLY BETWEEN PARCELS 1 AND 2 BECAUSE THE ORIGINAL DEEDS FOR PARCEL 1 WAS TO BE ONLY 50 FEET WIDE AND THE 10 FOOT ADDITIONAL LAND QUIT CLAIMED TO PARCEL 1 MADE IT A TOTAL OF 60 FEET WIDE. PARCEL 2 WAS SHRUNK DOWN TO A DEED WIDTH OF 112 FEET FROM THE ORIGINAL 122 FEET. THE DEED WIDTH OF PARCEL 3 IS 50 FEET, BUT WITH THE LINE OF POSSESSION BEING NORTH ANOTHER 10 FEET, THAT EFFECTIVELY SQUEEZED PARCEL 2 DOWN FROM 122 FEET WIDE TO 102 FEET. THE OWNERS OF PARCEL 2 HAD PLANNED TO DEVELOP THEIR PROPERTY BASED ON THEIR PROPERTY BEING 112 FEET WIDE. IN ORDER TO REMEDY THE ISSUE WITH THE LINES OF POSSESSION, THE OWNERS OF PARCEL 1 AND PARCEL 3 WERE CONTACTED AND A BOUNDARY LINE AGREEMENT WAS MADE BETWEEN THE PARTIES TO THE SATISFACTION OF ALL PARTIES.

THE COMMON WESTERLY BOUNDARIES OF ALL THREE PARCELS ARE DESCRIBED BY DEED AS BEING THE "CENTER OF DEEP GULCH", WHICH WAS LONG AGO FILLED AND WHICH FROM NO EVIDENCE OF ITS PREVIOUS LOCATION CAN BE ASCERTAINED. A BURIED STORM DRAIN PIPE WAS INSTALLED AT SOME TIME PRIOR TO 1970 ACCORDING TO THE PREVIOUS LANDOWNER OF PARCEL 2 (NOW DECEASED) WHO HAD LIVED ON THE SITE SINCE 1984. A SEARCH OF THE CITY OF ASHLAND PUBLIC WORKS & ENGINEERING DEPARTMENT FILES DID NOT REVEAL ANY INFORMATION AS TO THE TIME OR LOCATION OF THE BURIED STORM DRAIN PIPE CONSTRUCTION AND SUBSEQUENT FILLING. I UTILIZE THE COURSES USED TO DETERMINE DEEP GULCH ON THE 1889 H.B. CARTER ADDITION PLAT BY METHODS OF PROPORTIONATE MEASURE BETWEEN THE SURVEYED AND PLAT RECORD DATA AS DESCRIBED ABOVE AS THE BEST AVAILABLE EVIDENCE REMAINING. I SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT AS DENOTED HEREOF.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE COMPANY OF OREGON, ORDER NO.'S 7169-2637663, 7169-3096900 & 7169-309-6906, EFFECTIVE DATE JUNE 25, 2019, EITHER DO NOT AFFECT THE SUBJECT TRACTS, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

THE WEST BOUNDARY CANNOT BE INSURED AS A DEFINITE BOUNDARY SINCE IT IS AND HAS BEEN SUBJECT TO POSSIBLE RELOCATION DUE TO CHANGES IN THE "CENTER OF THE BOTTOM OF DEEP GULCH" AND ANY VARIATION THAT MAY CAUSE AS TO THE LOCATION OF THE NORTH BOUNDARY HEREOF.

RECORDING:

FILED FOR RECORD THIS 09th OF August, 2019, AT 3:04 O'CLOCK P.M. AND RECORDED IN VOLUME 320, PAGE 32, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker
County Clerk
Jonny J. Morgan
Deputy

COUNTY SURVEYOR FILE NO. 22887

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF August 9, 2019.

Carol Ellina - Deputy
TAX COLLECTOR
DATE 8/9/19

Arbely Dwyer, agent
ASSESSOR
DATE 8/9/2019

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 HEREOF 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 IN DOCUMENT NO.'S 2016-033968, 2015-029686 & 1983-00459 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT A 5/8 INCH IRON PIN BEARING SOUTH 89°59'45" WEST, 269.25 FEET (DEED RECORD WEST, 270.60 FEET) AND NORTH 00°17'02" EAST, 917.08 FEET (DEED RECORD NORTH, 917.08 FEET) FROM THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN VOLUME 50, PAGE 254 OF THE DEED RECORDS IN SAID COUNTY; THENCE NORTH 89°42'58" WEST, ALONG THE SOUTH LINE OF SAID DESCRIBED TRACT, 130.00 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN VOLUME 277, PAGE 375 OF SAID RECORDS (DEED RECORD WEST, 130 FEET); THENCE NORTH 00°17'02" EAST, 5.00 FEET (DEED RECORD NORTH, 5 FEET) TO A 5/8 INCH IRON PIN; THENCE NORTH 89°42'58" WEST, 72.68 FEET TO A 5/8 INCH IRON PIN AT THE HISTORIC CENTER OF DEEP GULCH; THENCE ALONG THE CENTER OF DEEP GULCH, COMMON WITH THE EASTERLY LINE OF H.B. CARTER ADDITION TO THE CITY OF ASHLAND, THE FOLLOWING COURSES: NORTH 35°47'18" EAST, 19.96 FEET TO A 5/8" INCH IRON PIN; THENCE NORTH 11°39'18" EAST, 206.38 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN VOLUME 48, PAGE 549, SAID DEED RECORDS; THENCE SOUTH 89°42'58" EAST, LEAVING SAID EASTERLY LINE OF H.B. CARTER ADDITION, A DISTANCE OF 150.40 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 00°17'02" WEST, ALONG THE WEST LINE OF MOUNTAIN AVENUE, 223.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 38,396 SQUARE FEET, OR 0.88 ACRES, MORE OR LESS.

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

Shawn Kampmann
SURVEYOR

** RECEIVED **
Date 8/9/19 By RB
This survey consists of
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1988
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2021

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

DATE: JUNE 20, 2019
PROJECT NO. 1020-16

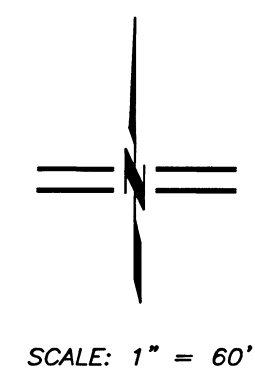
**PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P - 32 - 2019**

LYING SITUATE WITHIN
SOUTHEAST QUARTER OF SECTION 9
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

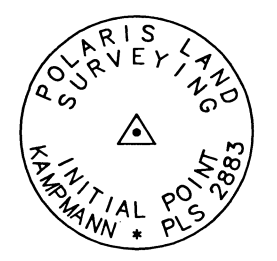
FOR
Martin & Trina Ashworth
361 South Mountain Avenue
Ashland, Oregon

**** RECEIVED ****
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This survey consists of
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JACKSON COUNTY
SURVEYOR

FLAG	BEARING	DISTANCE
①	N 00°17'02" E	5.00'
②	N 89°42'58" W	72.68'



- LEGEND**
- 2-1/2" BRASS CAP SECTION CORNER IN MONUMENT WELL PER JACKSON COUNTY 1989 RE-ESTAB. NOTES & S/N 20489 (RECOVERED)
 - 2-1/2" BRASS CAP SECTION CORNER IN MONUMENT WELL PER JACKSON COUNTY 1960 RE-ESTAB. NOTES & S/N 20489 (RECOVERED)
 - 2 3/4" BRONZE CAPPED IRON PIPE IN MONUMENT WELL STAMPED "SWAIN SURVEYING LS 759" PER S/N 4898 (RECOVERED)
 - 1" SQUARE IRON BAR, 8" DEEP IN ASPHALT, PER S/N 19939 (RECORD)
 - 5/8" IRON PIN, NO MARKINGS, PER S/N 4107 (RECOVERED)
 - 5/8" IRON PIN, ORIGIN UNKNOWN, PER S/N 4107 (RECOVERED)
 - 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
 - 5/8" x 30" 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 (ESTABLISHED)
 - SUBJECT PROPERTY LINE
 - ADJUSTED PROPERTY LINE
 - BOUNDARY LINE
 - CENTERLINE
 - PREVIOUS DEED LINE
 - EASEMENT LINE
 - O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
 - D.R. DEED RECORDS VOLUME / PAGE, JACKSON COUNTY CLERK
 - S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
 - W.C. WITNESS CORNER MONUMENT, AS DESCRIBED
 - CH. CHAINS (UNIT OF MEASUREMENT EQUALS 66 FEET)
 - () SURVEY RECORD DATA PER S/N 11079 & 11089 (KAUBLE)
 - { } SURVEY RECORD DATA PER S/N 4047 (THOMAS)
 - [] DEED RECORD DATA, AS DESCRIBED
 - [] PLAT RECORD DATA PER H.R. CARTER & MONTVIEW ADDITIONS



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

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, HAVING A RECORD PLAT BEARING OF SOUTH 89°59'45" WEST, AS REFERENCED ON SURVEY NO. 20489, 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

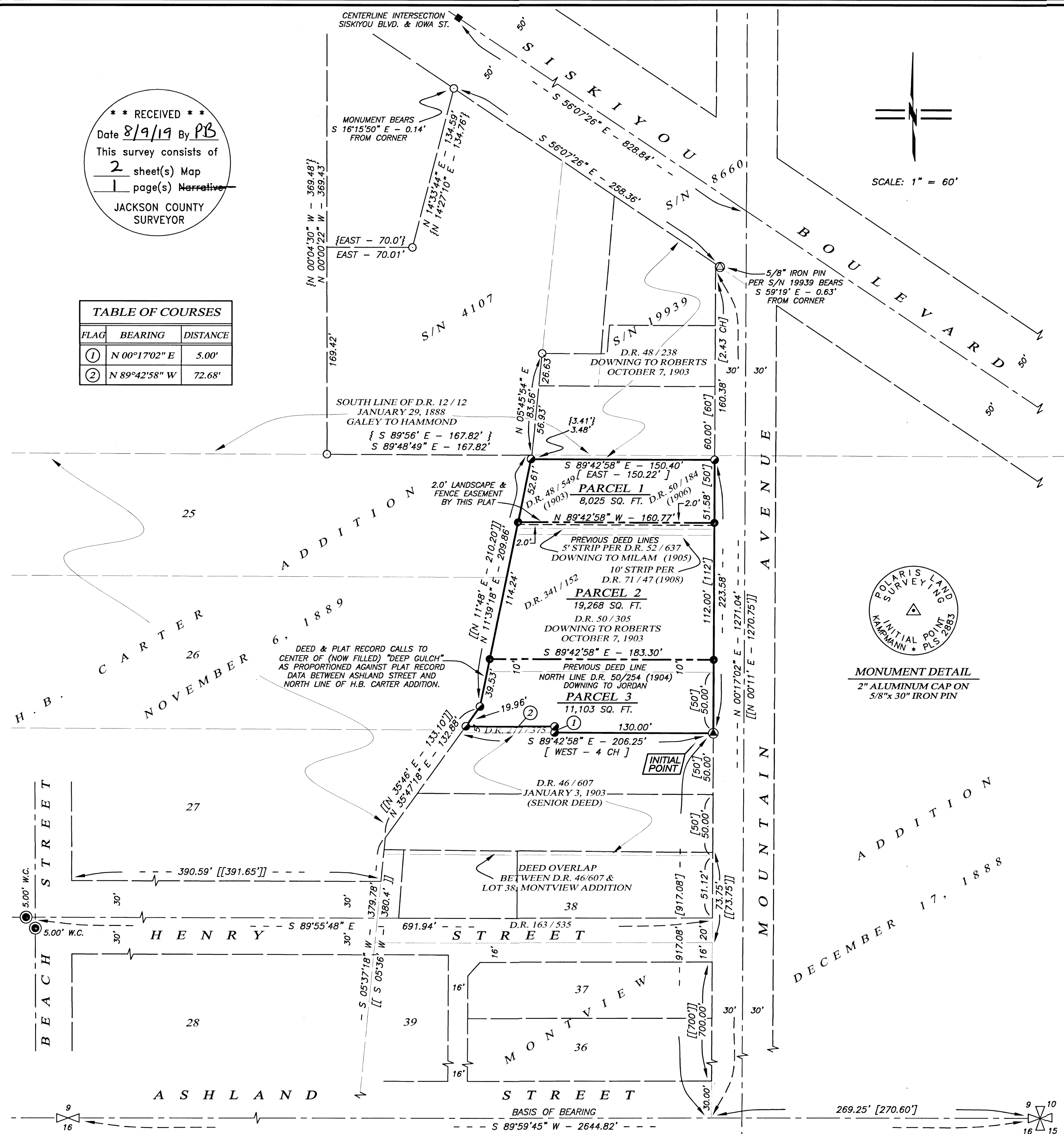
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2021

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

DATE: JUNE 20, 2019
PROJECT NO. 1020-16

FILE: SURVEYS\1120-17\ASHWORTH PLA PLAT.DWG SHEET 2 of 2



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of El Dorado)

On 07.30.2019 before me, Erika M Stevens Notary Public
(insert name and title of the officer)

personally appeared Russell B Alvarez
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Erika M Stevens (Seal)

