

APPROVALS:

EXAMINED AND APPROVED THIS 24th DAY OF DECEMBER, 2019
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA A-2019-00071
DATE 12.24.2019

EXAMINED AND APPROVED THIS 23rd DAY OF DECEMBER, 2019
ASHLAND CITY SURVEYOR
Bradley F. Barber

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT DONALD K. FELT AND PRISCILLA J. WRIGHT, TRUSTEES OF THE FELT WRIGHT REVOCABLE TRUST DATED NOVEMBER 12, 2010, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE ADJUSTED 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.

Donald K. Felt, Trustee
Priscilla J. Wright, Trustee

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY }SS

PERSONALLY APPEARED THE ABOVE NAMED DONALD K. FELT, TRUSTEE, ON THIS 16 DAY OF DECEMBER, 2019, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE
NOTARY PUBLIC - OREGON
COMMISSION NO.
MY COMMISSION EXPIRES:

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY }SS

PERSONALLY APPEARED THE ABOVE NAMED PRISCILLA J. WRIGHT, TRUSTEE, THIS 16 DAY OF DECEMBER, 2019, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE
NOTARY PUBLIC - OREGON
COMMISSION NO.
MY COMMISSION EXPIRES:

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE COMPANY OF OREGON ORDER No. 7169-3342370, EFFECTIVE DATE DECEMBER 6, 2019, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED MAY 5, 1998 IN DOCUMENT NO. 98-19398 AND RE-RECORDED ON MAY 14, 1998 AS DOCUMENT NO. 98-21214 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

Assessor's Map No. 39 1E 08 BA, Tax Lots 907 & 909

PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P - 40 - 2019

LYING SITUATE WITHIN
NORTHWEST QUARTER OF SECTION 8
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Don Felt & Priscilla Wright

525 Placer Run & 105 Westwood Street
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 INSTRUMENT NO. 2015-009103 AND INSTRUMENT NO. 2016-021293 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 8, 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:

LOTS 10 AND 11, PLACER RUN SUBDIVISION, PHASE 2, ACCORDING TO THE OFFICAL PLAT THEREOF, RECORDED ON SEPTEMBER 27, 2001 IN VOLUME 27, PAGE 52, IN THE PLAT RECORDS OF JACKSON COUNTY

CONTAINING 1.28 ACRES, MORE OR LESS.

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

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN LOTS 10 & 11 OF PLACER RUN SUBDIVISION, PHASE 2 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON.
PROCEDURE: UTILIZING A LEICA TS-16 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH A LEICA GS-16 GNSS RECIEVER OPERATING ON THE OREGON REFERENCE GEODETIC NETWORK (ORGN), I SURVEYED AND MONUMENTED THE PROPERTY LINE ADJUSTMENT AS SHOWN. THE SUBJECT PARCELS WERE CREATED AS LOTS OF A SUBDIVISION IN 2001, AS DENOTED ON SURVEY NO. 17080, ALONG WITH A NUMBER OF EASEMENTS BOTH BENEFITING AND ENCUMBERING THE PROPERTIES. MONUMENTS RECOVERED BY THIS SURVEY FIT FAIRLY WELL WITH THE PLAT RECORD MEASUREMENTS AND WERE HELD FOR POSITION AS SHOWN. TWO PREVIOUS MONUMENTS HAD BEEN DESTROYED BY CONSTRUCTION SINCE THE 2001 SUBDIVISION WAS CREATED AND RE-ESTABLISHED BY THIS SURVEY, ALONG WITH THE ADJUSTED PROPERTY LINE CORNER. THE PROPERTY LINE ADJUSTMENT WAS EXECUTED PER THE OWNERS DIRECTION, AS APPROVED BY THE ASHLAND PLANNING DEPARTMENT.

** RECEIVED **
Date 12/27/19 By SS
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

RECORDING:

FILED FOR RECORD THIS 27th OF DECEMBER, 2019, AT 2:17 O'CLOCK P.M. AND RECORDED IN VOLUME 30, PAGE 40, IN THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christie D. Walker, County Clerk
Jean Shingo, Deputy

COUNTY SURVEYOR FILE NO. 22985

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF DEC. 27, 2019.

Tax Collector
Assessor

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

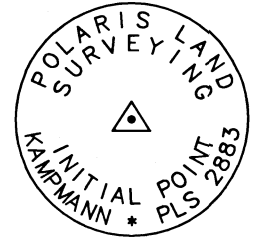
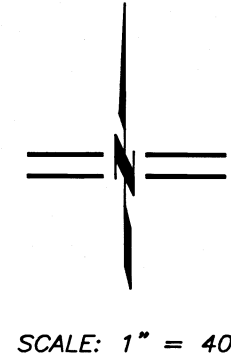
DATE: DECEMBER 6, 2019
PROJECT NO. 1235-18

PARTITION PLAT NO. P - 40 - 2019 PROPERTY LINE ADJUSTMENT

LYING SITUATE WITHIN
NORTHWEST QUARTER OF SECTION 8
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
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525 Placer Run & 105 Westwood Street
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MONUMENT DETAIL
2" ALUMINUM CAP ON
5/8" x 30" IRON PIN

FLAG	Δ	R	A	T	CHORD
①	08°37'23"	100.00'	15.05"	7.54'	N 04°05'17" E - 15.04'
②	60°00'00"	82.00'	85.87'	47.34'	N 29°45'41" E - 82.00'
③	59°42'02"	118.00'	122.95'	67.72'	N 29°54'40" E - 117.47'
④	90°00'00"	20.00'	31.42'	20.00'	N 45°03'39" E - 28.28'
⑤	79°32'50"	40.00'	55.53'	33.30'	N 89°56'21" W - 51.18'

LEGEND

- ⊙ 2-1/2" BRASS CAP IN MONUMENT WELL STAMPED "LS 2657" PER S/N 17080 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "R. BRAUGHTON LS 2657" PER S/N 14917 & 15706 (RECOVERED)
- 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "R. BRAUGHTON LS 2657" PER S/N 17080 (RECOVERED)
- 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "D.A. EDWARDS LS 2339" PER S/N 14259 (RECOVERED)
- 5/8" IRON PIN, NO TAG OR MARKINGS, PER S/N 7225 (RECOVERED)
- 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
- 1" BERNTSEN BRASS DISK DRILLED FLUSH IN CONCRETE STAMPED "POLARIS PLS 2883" (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- 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
- P.U.E. PUBLIC UTILITY EASEMENT, AS DESCRIBED

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF PLACER RUN, HAVING A RECORD PLAT BEARING OF NORTH 89°56'21" WEST, AS REFERENCED ON SURVEY NO. 17080, 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

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