

**SURVEYOR'S CERTIFICATE:**

I, FRED A. FRANTZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF SAID TRACT:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 65°02'55" WEST, A DISTANCE OF 1557.47 FEET, TO A 5/8" IRON PIN MONUMENTING THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, SAID TOWNSHIP AND RANGE; THENCE SOUTH 2°05'49" WEST, A DISTANCE OF 160.68 FEET, TO THE NORTH LINE OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2018-032098, PARCEL 2 OF THE OFFICIAL RECORDS OF SAID COUNTY AND STATE; THENCE SOUTH 80°58'17" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 146.95 FEET TO A POINT ON THE EAST LINE OF THE DITCH ROAD AS DESCRIBED IN THE COURT DECREE AND JUDGMENT CASE NUMBER 83-1571-NJ-3, MONUMENTED BY A 5/8" BY 30" IRON PIN, BEING THE INITIAL POINT OF BEGINNING; THENCE ALONG SAID EAST LINE THROUGH THE FOLLOWING COURSES, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 82.00 FEET, A CENTRAL ANGLE OF 28°40'39", A LENGTH OF 41.04 FEET AND A LONG CHORD BEARING AND DISTANCE OF SOUTH 56°38'12" WEST, 40.62 FEET; THENCE SOUTH 68°52'54" WEST, A DISTANCE OF 27.35 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 106°13'27", A LENGTH OF 59.33 FEET AND A LONG CHORD BEARING AND DISTANCE OF SOUTH 17°51'53" WEST, 51.19 FEET; THENCE SOUTH 34°07'09" EAST, A DISTANCE OF 50.80 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 162.00, A CENTRAL ANGLE OF 20°33'10", A LENGTH OF 58.11 FEET AND A LONG CHORD BEARING AND DISTANCE OF SOUTH 24°58'15" EAST, 57.80 FEET; THENCE NORTH 75°18'21" EAST, A DISTANCE OF 2.00 FEET; THENCE SOUTH 14°41'40" EAST, A DISTANCE OF 48.98 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STRAWBERRY LANE; THENCE ALONG SAID RIGHT OF WAY AND THE RIGHT OF WAY OF ALNUT STREET THROUGH THE FOLLOWING COURSES, SOUTH 51°28'45" EAST, A DISTANCE OF 45.72 FEET; THENCE NORTH 11°41'34" WEST, A DISTANCE OF 3.86 FEET; THENCE SOUTH 51°28'45" EAST, A DISTANCE OF 128.61 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.06 FEET, A LENGTH OF 111.07 FEET AND A LONG CHORD BEARING AND DISTANCE OF NORTH 64°57'38" EAST, 89.65 FEET; THENCE NORTH 1°27'29" EAST, A DISTANCE OF 315.05 FEET; THENCE NORTH 50°08'38" EAST, A DISTANCE OF 11.11 FEET; THENCE NORTH 1°54'50" WEST, A DISTANCE OF 2.82 FEET; THENCE SOUTH 80°58'17" WEST, LEAVING SAID RIGHT OF WAY, A DISTANCE OF 228.23 FEET TO THE POINT OF BEGINNING.

Fred A. Frantz 6-30-2020  
FRED A. FRANTZ, PLS 50077 DATE

**APPROVAL:**

[Signature] 7/9/2020  
ASHLAND PLANNING DEPARTMENT DATE  
RA # A-2019-00064

EXAMINED AND APPROVED THIS 10th DAY OF July, 2020  
[Signature]  
CITY SURVEYOR

**DECLARATION:**

KNOW ALL MEN BY THESE PRESENTS:

THAT WILLIAM JOHN POTTS AND SARAH BERKELEY ESTERLING AS TENANTS BY THE ENTIRETY, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND SAID OWNERS HAVE ADJUSTED THE SAME INTO PARCELS AS SHOWN HEREON AND THE NUMBER AND SIZE OF THE PARCELS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THIS PLAT IS A CORRECT REPRESENTATION OF THE PROPERTY LINE ADJUSTMENT.

[Signature] WILLIAM JOHN POTTS  
[Signature] SARAH BERKELEY ESTERLING

STATE OF OREGON ) S.S.  
COUNTY OF JACKSON)

ON THIS, THE 30th DAY OF June, 2020, BEFORE ME APPEARED WILLIAM JOHN POTTS, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS FREE ACT AND DEED.

BY: [Signature]  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES: 12/08/2020

STATE OF OREGON ) S.S.  
COUNTY OF JACKSON)

ON THIS, THE 30th DAY OF June, 2020, BEFORE ME APPEARED SARAH BERKELEY ESTERLING TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HER FREE ACT AND DEED.

BY: [Signature]  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES: 12/09/2020

**TAX STATEMENT**

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY

ORS 92.095 AND ORS 311.280 HAVE BEEN PAID AS OF July 22nd, 2020.

[Signature] agent  
ASSESSOR, DEPARTMENT OF ASSESSMENT

[Signature] as deputy  
TAX COLLECTOR

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

[Signature]  
FRED A. FRANTZ, PLS 50077

PARTITION PLAT No. P-22-2020  
PROPERTY LINE ADJUSTMENT

PA#A-2019-00064

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON.

FOR  
WILLIAM JOHN POTTS AND SARAH BERKELEY ESTERLING  
365 STRAWBERRY LANE  
ASHLAND, OREGON 97520

**RECORDER'S CERTIFICATE:**

FILED FOR RECORD THIS 20th DAY OF July, 2020,  
AT 9:20 O'CLOCK A.M., AND RECORDED IN VOLUME 31  
OF PLATS AT PAGE 22 OF THE RECORDS OF JACKSON COUNTY, OREGON.

[Signature]  
COUNTY CLERK

[Signature]  
DEPUTY

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

**PURPOSE:** TO SURVEY AND MONUMENT THAT PROPERTY LINE ADJUSTMENT PLANNING ACTION, AS APPROVED BY THE CITY OF ASHLAND DEPARTMENT OF COMMUNITY DEVELOPMENT, AS FILE NUMBER PA# A-2019-00064.

**PROCEDURE:** EXTENDING CONTROL ESTABLISHED DURING THE PERFORMANCE OF SURVEY NUMBER 21968 AS FILED AT THE JACKSON COUNTY SURVEYORS OFFICE, I TIE THE CONTROLLING MONUMENTS AND SET THE NEW PROPERTY CORNERS AS SHOWN. FOUND MONUMENTS PER SURVEY NUMBER 6646 WERE TIED AND HELD AS SHOWN. THE WEST LINE WAS CALCULATE PER THE COURT DECREE JUDGMENT AND STIPULATION DATED MARCH 12, 1984 AS CASE NUMBER 83-1571-JN AND AGREED WELL WITH MONUMENTS FOUND PER SURVEY NUMBERS 10526 AND 14422.

FILED  
DATE 7/29/20 BY DR  
This survey consists of:  
2 sheet(s) Map  
6 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
[Signature]  
OREGON  
JULY 12, 2005  
FRED A. FRANTZ  
No. 50077

Renewal 12-31-21

SURVEYOR  
TERRASURVEY, INC.  
PROFESSIONAL LAND SURVEYORS  
274 FOURTH STREET  
ASHLAND, OREGON 97520  
(541) 482-6474  
terrain@bisp.net  
JOB No. 1061-15

PARTITION PLAT No. P-22-2020  
PROPERTY LINE ADJUSTMENT

PA#A-2019-00064

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON.

FOR  
WILLIAM JOHN POTTS AND SARAH BERKELEY ESTERLING  
365 STRAWBERRY LANE  
ASHLAND, OREGON 97520

LEGEND

- S/N SURVEY NUMBER ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON.
- INST.No. INSTRUMENT NUMBER OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FORMER PROPERTY LINES (GRAPHICAL PURPOSES ONLY).
- FOUND 5/8" IRON PIN MONUMENT PER S/N 6646 OR AS INDICATED.
- ⊙ FOUND 5/8" IRON PIN MONUMENT PER S/N 14422 OR AS INDICATED.
- SET 5/8" BY 24" IRON PIN WITH PLASTIC CAP MARKED "FRANTZ LS 50077".
- ⊗ SET 5/8" BY 30" IRON PIN WITH PLASTIC CAP MARKED "FRANTZ PLS 50077".
- △ CALCULATED POSITION, NOTHING SET.
- R1 RECORD DATA PER S/N 6646.
- R2 RECORD DATA PER S/N 10526.
- R3 RECORD DATA PER S/N 14422.
- R4 RECORD DATA PER S/N 12645.
- R5 RECORD DATA PER COURT DECREE JUDGMENT DATED MARCH 12, 1984 AND STIPULATION DATED MARCH 12, 1984 CASE No. 83-1571-JN.

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTHWESTERLY LINE OF THAT TRACT DESCRIBED IN INST.NO. 2006-011675 AS SHOWN ON S/N 21968. SAID BEARING BEING SOUTH 51°28'45" EAST AS SHOWN HEREON.

**FILED**  
Date 7/12/20 by DR  
This Survey Consist Of:  
2 sheet(s) Map  
6 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

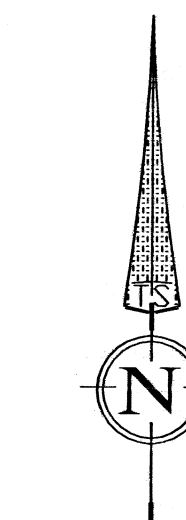
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Fred A. Frantz*  
OREGON  
JULY 12, 2005  
FRED A. FRANTZ  
No. 50077

Renewal 12-31-21

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

*Fred A. Frantz*  
FRED A. FRANTZ, PLS 50077



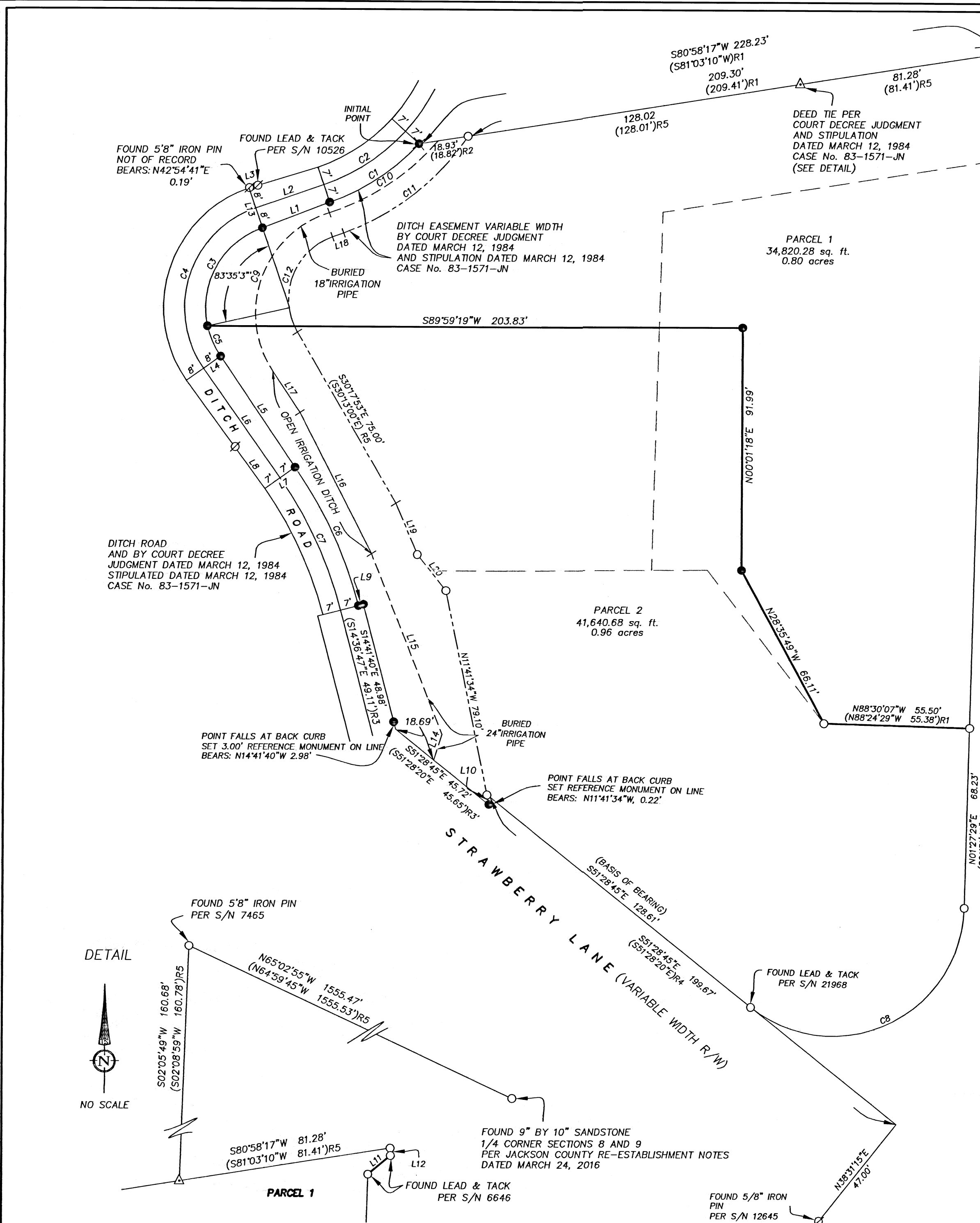
DATE: 05-14-20  
SCALE: 1" = 30'



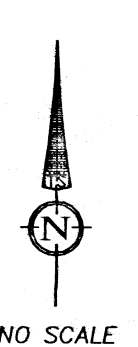
SURVEYOR  
**TERRASURVEY, INC.**  
PROFESSIONAL LAND SURVEYORS  
274 FOURTH STREET  
ASHLAND, OREGON 97520  
(541) 482-6474  
terrain@bisp.net  
JOB No. 1061-15

LINE	BEARING	LENGTH
L1	S68°52'54"W	27.35'
L2	S70°58'37"W	27.33'
R3	S71°03'30"W	
L3	S73°04'21"W	3.50'
R3	S73°09'13"W	3.46'
L4	N54°45'10"E	8.00'
L5	S34°07'09"E	50.80'
L6	N35°14'50"W	50.79'
R3	N35°09'57"W	50.78'
L7	N54°45'10"E	14.00'
L8	N36°22'31"W	19.44'
R3	N36°17'38"W	19.38'
L9	N75°18'21"E	2.00'
L10	N11°41'34"W	3.86'
R3	N11°53'08"W	
L11	N50°08'38"E	11.11'
R1	N50°08'38"E	11.13'
L12	N01°54'50"W	2.82'
R1	SOUTH	2.82'
L13	S19°01'23"E	16.00'
L14	S17°33'38"W	10.26'
L15	S21°35'21"E	73.65'
L16	S27°19'30"E	60.15'
L17	S33°33'57"E	18.77'
L18	S70°20'31"W	4.57'
R5	S70°25'24"W	
L19	S23°07'30"E	21.08'
R5	S22°14'21"E	21.19'
L20	S38°41'30"E	17.49'
R5	S38°28'13"E	17.55'

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	82.00'	41.04'	28°40'39"	N56°38'12"E	40.62'
C2	75.00'	37.54'	28°40'44"	N56°38'15"E	37.15'
C3	32.00'	46.68'	83°35'03"	S29°11'05"W	42.65'
C4	40.00'	74.16'	106°13'22"	S17°51'53"W	63.98'
				R3 S17°56'46"W	
C5	32.00'	12.64'	22°38'24"	S23°55'39"E	12.56'
C6	162.00'	58.11'	20°33'10"	N24°58'15"W	57.80'
C7	155.00'	55.60'	20°33'10"	N24°58'15"W	55.30'
				R3 N24°53'22"W	
C8	50.06'	111.07'	127°07'14"	N64°57'38"E	89.65'
R1	50.00'	111.83'	127°00'00"		
C9	40.00'	73.97'	105°56'59"	S19°24'32"W	63.87'
C10	90.00'	50.28'	32°00'40"	N56°22'42"E	49.63'
C11	95.00'	60.98'	36°46'46"	N51°57'08"E	59.94'
C12	25.00'	43.91'	100°38'24"	S20°01'19"W	38.48'



DETAIL



NO SCALE

