

LAND PARTITION SURVEY PARTITION PLAT NO. P-34-2020 PROPERTY LINE ADJUSTMENT

FILED
Date 11/21/20 By JP
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

APPROVAL:

EXAMINED AND APPROVED THIS 14th DAY OF July, 2020

Shirley Thompson
CITY OF ASHLAND SURVEYOR

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN,
CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:
ANNAMARIE SANTANA

480 HARRISON STREET
ASHLAND, OR 97520

RECORDING:

FILED FOR RECORD THIS 12th DAY OF November 2020,
AT 1:32 O'CLOCK, P. M. AND RECORDED AS
PARTITION PLAT NO. P-34-2020 OF THE RECORDS
OF PARTITION PLATS IN JACKSON COUNTY, OREGON,
INDEX VOLUME 31, PAGE 34

Christie D. Walker COUNTY CLERK
Jean Shroy DEPUTY

COUNTY SURVEYOR FILE NO. 23179

APPROVAL:

[Signature] 11/16/2020
ASHLAND PLANNING DEPARTMENT DATE
PLANNING FILE NO. PA-A-2020-00104 (MAP 39 1D 09 DC, TAX LOT 2100)

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF 11-12-20

ASSESSOR Adam Head Agent DATE 4/12/20

TAX COLLECTOR B. Davis deputy DATE 11-12-20

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT ANNAMARIE SANTANA IS THE OWNER IN FEE SIMPLE OF THE LANDS
SHOWN ON THIS PARTITION PLAT, MORE PARTICULARLY DESCRIBED IN THE
SURVEYOR'S CERTIFICATE, AND HAVE CAUSED SAID LANDS TO BE ADJUSTED
INTO THE PARCELS AS SHOWN HEREIN AND DOES HEREBY CREATE THE 10.00
FOOT WIDE PRIVATE UTILITY EASEMENT, ACROSS PARCEL NO. 1 FOR THE
BENEFIT OF PARCEL NO. 2

Annamarie Santana
ANNAMARIE SANTANA

SURVEYOR'S CERTIFICATE

I, PHILIP J. DROSSOS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON,
NO. 90718, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER
MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREIN AND THAT THIS PLAT IS A
CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE
BOUNDARY LINES:

A PROPERTY LINE ADJUSTMENT BETWEEN TRACTS A AND B WITH TRACT C OF THE LANDS DESCRIBED
WITHIN INSTRUMENT NO. 2005-033572 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE
MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2-1/2" BRASS CAP MONUMENTING THE ONE QUARTER CORNER COMMON TO
SECTIONS 9 AND 16 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF ASHLAND,
JACKSON COUNTY, OREGON; THENCE ALONG THE CENTERLINE OF EUCLID AVENUE, NORTH 44°55'29"
EAST (RECORD NORTH 44°55'10" EAST), A DISTANCE OF 927.94 FEET TO A 3" BRASS CAP; THENCE
CONTINUE ALONG SAID CENTERLINE, NORTH 44°55'29" EAST (RECORD NORTH 44°55'10" EAST), A
DISTANCE OF 1.59 FEET (RECORD 1.57 FEET) TO A 3" BRASS CAP; THENCE CONTINUE ALONG SAID
CENTERLINE, NORTH 50°21'57" ~~WEST~~ ^{EAST}, A DISTANCE OF 46.37 FEET; THENCE LEAVING SAID CENTERLINE,
NORTH 39°38'03" WEST, A DISTANCE OF 25.00 FEET TO A POINT AT THE INTERSECTION OF THE NORTH
RIGHT-OF-WAY LINE OF EUCLID AVENUE WITH THE EAST RIGHT-OF-WAY LINE OF HARRISON STREET,
SAID POINT OF INTERSECTION BEING ALSO THE INITIAL POINT OF BEGINNING; THENCE NORTH 00°16'48"
WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 133.25 FEET TO THE SOUTHWEST CORNER
OF TRACT DESCRIBED IN VOL. 269, PG. 551 DEED RECORDS OF JACKSON COUNTY, OREGON; THENCE
LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 89°53'15" EAST ALONG THE SOUTH LINE OF SAID
TRACT, A DISTANCE OF 161.14 FEET TO THE SOUTHEAST CORNER OF SAID TRACT AND BEING A POINT
ON THE NORTH RIGHT-OF-WAY LINE OF EUCLID AVENUE; THENCE SOUTH 50°21'57" WEST ALONG SAID
NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 208.40 FEET TO THE INITIAL POINT OF BEGINNING.

[Signature] 06/29/2020
PHILIP J. DROSSOS, PLS 90718 DATE

EASEMENTS OF RECORD

PER AMERITITLE ORDER NO. 374331AM EFFECTIVE DATE MAY 18, 2020
THERE ARE NO EASEMENTS.

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

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT
BETWEEN TRACTS A AND B WITH TRACT C OF THE LANDS DESCRIBED
WITHIN INSTRUMENT NO. 2005-033572 OF THE OFFICIAL RECORDS OF
JACKSON COUNTY, OREGON.

PROCEDURE: USING A TRIMBLE S6 TOTAL STATION AND TRIMBLE R-10 GPS
RECEIVERS, I RECOVERED AND TIED THE EXISTING MONUMENTS OF RECORD
AS SHOWN HEREIN. THE NORTH LINE OF THE SUBJECT PROPERTY WAS
DETERMINED BY HOLDING THE DEED RECORD DISTANCE OF 114 FEET SOUTH
OF THE SOUTH RIGHT-OF-WAY LINE, AND PARALLEL WITH THE CENTERLINE
OF PENNSYLVANIA STREET. THE CENTERLINE OF PENNSYLVANIA STREET
WAS DETERMINED BY HOLDING THE RECOVERED CENTERLINE MONUMENTS IN
THE INTERSECTION OF PENNSYLVANIA ST./HARRISON ST. AND
PENNSYLVANIA ST./MORTON ST. THE EASTERLY AND WEST LINES WERE
DETERMINED BY HOLDING THE RECOVERED CENTERLINE MONUMENTS AND
OFFSETTING THE RECORD RIGHT-OF-WAY DISTANCES AS SHOWN HEREIN.

ACKNOWLEDGEMENT

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

ON THIS, THE 14 DAY OF July, 2020,
BEFORE ME APPEARED ANNAMARIE SANTANA, 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.

[Signature]
Steven D Barnard
NOTARY PUBLIC, STATE OF OREGON

COMMISSION NO. 956795
MY COMMISSION EXPIRES NOV 20, 2020

AFFIDAVIT OF CONSENT

FROM SOUND MORTGAGE INC. AS DOC. # [Signature] OFFICIAL RECORDS
JACKSON COUNTY, OREGON

FROM JPMORGAN CHASE BANK, N.A., AS DOC. # [Signature] OFFICIAL
RECORDS JACKSON COUNTY, OREGON

I HEREBY CERTIFY THAT THIS PLAT IS
AN EXACT COPY OF THE ORIGINAL.
[Signature]
PHILIP J. DROSSOS, PLS 90718

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2018
PHILIP J. DROSSOS
No. 90718

Renewal 12-31-21

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520

(541) 482-6474
terrain@bisp.net

JOB NO. 1192-18

LAND PARTITION SURVEY PARTITION PLAT NO. P-34-2020 PROPERTY LINE ADJUSTMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN,
CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:
ANNAMARIE SANTANA

480 HARRISON STREET
ASHLAND, OR 97520

DATE: 05-25-2020
SCALE: 1" = 30'

BLOCK 56
SAXMANS PENNSYLVANIA
ADDITION

BLOCK 57
SAXMANS PENNSYLVANIA
ADDITION

BLOCK "A"
GRAND VIEW ADDITION

HARRISON STREET

PENNSYLVANIA STREET

MORTON STREET

EUCLID AVENUE

INITIAL POINT
74.40'
N39°38'03"W 25.00'
46.37'

PARCEL 1
4771.3± SQ.FT.

PARCEL 2
5964.9± SQ.FT.

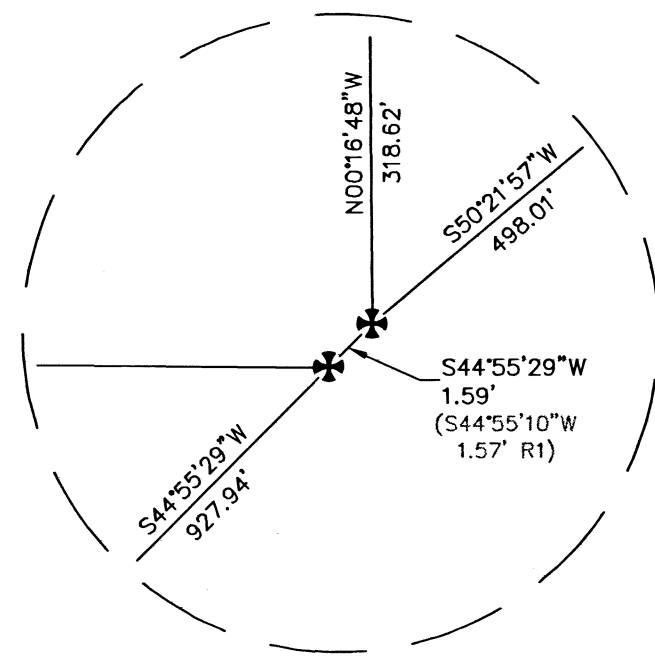
LINE TABLE		
LINE #	BEARING	LENGTH
L1	N22°48'07"W	10.86'
L2	S89°53'15"E	26.06'
L3	N00°16'48"W	10.00'

LEGEND

- BOUNDARY LINE
- ⊗ FND. 3" BRASS DISK IN MONUMENT CASE STAMPED "CITY OF ASHLAND SURVEY MONUMENT" PER S/N 5298 OR AS NOTED
- ⊙ FND. 2-1/2" BRASS DISK IN MONUMENT CASE STAMPED "T39S R1E 1/4 9/16 1960" PER S/N 1711 AND JACKSON COUNTY SECOND RE-ESTAB. NOTES
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "DROSSOS LS 90718"
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "DROSSOS LS 90718"
- ▨ 10.00 FOOT WIDE PRIVATE UTILITY EASEMENT BENEFITING PARCEL NO. 2
- S/N SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY, OREGON
- INST. NO. INSTRUMENT NUMBER, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- (R1) RECORD DATA PER S/N 5298
- (R2) RECORD DATA PER S/N 20673

BASIS OF BEARING WAS DETERMINED BY HIGH PRECISION GPS OBSERVATIONS (NAD83 (2011) EPOCH 2010.00 DATUM) APPLIED TO THE CENTERLINE OF EUCLID AVENUE BETWEEN THE FOUND CENTERLINE MONUMENTS AS SHOWN HEREIN RESULTING IN A BEARING OF S50°21'57"W

DETAIL "A"
SCALE: 1" = 5'



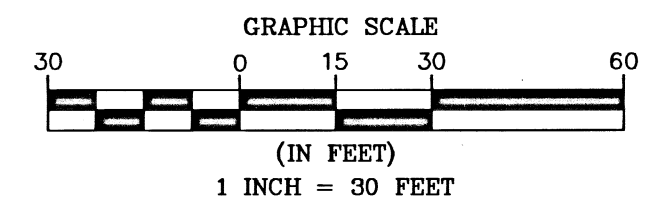
I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

PHILIP J. DROSSOS, PLS 90718

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

OREGON
JULY 12, 2016
PHILIP J. DROSSOS
No. 90718

Renewal 12-31-21



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PROFESSIONAL LAND SURVEYORS

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JOB NO. 1192-18

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Date 11/2/20 By PB
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2 sheet(s) Map
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JACKSON COUNTY
SURVEYOR

1/4 CORNER
SEC. 9/16

ASSESSOR'S MAP NO. 39 1E 09 DC, TAX LOT 2100