

APPROVALS:

EXAMINED AND APPROVED THIS 8<sup>TH</sup> DAY OF MARCH, 2021  
ASHLAND PLANNING DEPARTMENT  
PLANNING FILE NO. A-2020-00132

EXAMINED AND APPROVED THIS 9 DAY OF March, 2021  
JACKSON COUNTY SURVEYOR

PROPERTY LINE ADJUSTMENT  
PARTITION PLAT NO. P - 08 - 2021

LYING SITUATE WITHIN  
SOUTHEAST QUARTER OF SECTION 15  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
Bill Tricarico  
1075 Deer Vista Lane  
Ashland, Oregon

RECORDING:

FILED FOR RECORD THIS 11<sup>th</sup> OF March, 2021 AT  
10:41 O'CLOCK A.M. AND RECORDED IN VOLUME 32, PAGE 08  
OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine N. Walker  
COUNTY CLERK  
Jonny J. Morgan  
DEPUTY

COUNTY SURVEYOR FILE NO. 23292

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT WILLIAM JAMES TRICARICO AND BARBARA ANN TRICARICO, AS TENANTS BY THE ENTIRETY; AND CAROLYN PATTERSON, TRUSTEE OF THE PATTERSON FAMILY TRUST, A REVOCABLE LIVING TRUST RESTATED UNDER DECLARATION OF TRUST DATED OCTOBER 9, 2003, 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.

William Tricarico  
WILLIAM JAMES TRICARICO  
Barbara Tricarico  
BARBARA ANN TRICARICO  
Carolyn Patterson  
CAROLYN PATTERSON, TRUSTEE

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. 2010-019107 AND DOCUMENT NO. 2014-025230 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-87-1991 RECORDED ON SEPTEMBER 11, 1991 IN VOLUME 02, PAGE 87 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 12643 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. 7169-3621663, WITH AN EFFECTIVE DATE OF DECEMBER 23, 2020, EITHER DO NOT AFFECT THE SUBJECT TRACTS, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- 1. EASEMENT TO THE CALIFORNIA OREGON POWER COMPANY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, RECORDED DECEMBER 13, 1940 IN VOLUME 228, PAGE 413 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
2. EASEMENT FOR AN EXISTING IRRIGATION WATER MAIN AND RIGHTS IN CONNECTION THEREWITH, RECORDED OCTOBER 20, 1959 IN VOLUME 480, PAGE 493 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
3. EASEMENT FOR A PIPE LINE, RECORDED OCTOBER 20, 1959 IN VOLUME 480, PAGE 493 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
4. EASEMENT FOR AN EXISTING WATER PIPELINE CONSTRUCTED IN 1975, INCLUDING TERMS AND PROVISIONS THEREOF, RECORDED MARCH 21, 1990 AS DOCUMENT NO. 90-06663 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
5. A RESTRICTION THAT THE PROPERTY SHALL NOT BE DIVIDED AND THAT THE IMPROVEMENTS SHALL BE LIMITED TO A SINGLE STORY LEVEL ABOVE THE NATURAL GRADE FACING SOUTH SO AS NOT TO RESTRICT THE VIEW OF ADJACENT PROPERTY TO THE SOUTH, RECORDED ON OCTOBER 24, 1991 AS DOCUMENT NO. 91-25992 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
6. INDEMNIFICATION AND HOLD HARMLESS AGREEMENT, INCLUDING THE TERMS AND PROVISION THEREOF, RECORDED JULY 13, 2010 AS DOCUMENT NO 2010-022078 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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

Shawn Kampmann  
SURVEYOR

\*\* RECEIVED \*\*  
Date 3/11/21 By RB  
This survey consists of  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 202.095 HAVE BEEN PAID AS OF March 11, 2021.

Tax Collector  
Assessor  
March 11, 2021

DEED OF CONVEYANCE STATEMENT:

THE PROPERTY LINE ADJUSTMENT DEED OF CONVEYANCE FROM PATTERSON TO TRICARICO WAS RECORDED AS DOCUMENT NO. 2021-010827 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT OF THOSE TRACTS DESCRIBED WITHIN DOCUMENT NO. 2010-019107 AND DOCUMENT NO. 2014-025230 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 15, 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. 18798 & 19854, 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 PARENT TRACT OF THE SUBJECT PROPERTIES BOUNDED ON THE NORTH BY PEACHEY ROAD AND THE WEST BY WALKER AVENUE WERE ORIGINALLY CREATED BY ROGER ROBERTS PARTITION PLAT NO. P-36-1990 ON SURVEY NO. 12036. FOLLOWING WAS A BOUNDARY LINE AGREEMENT ALONG THE EASTERLY LINE OF THE ROBERTS PARTITION RECORDED IN DOCUMENT NO. 91-14888 OF THE OFFICIAL RECORDS IN JACKSON COUNTY. A SUBSEQUENT PARTITION BY JAMES ANDREWS ON SURVEY NO. 12643, PARTITIONED PARCEL 2 OF THE ABOVE MENTIONED ROBERTS LAND PARTITION WHICH CREATE THE TWO SUBJECT PROPERTIES BEING ADJUSTED HEREIN. MONUMENTS RECOVERED FROM ANDREWS SURVEY NO. 12683 & 12770 WERE ALSO ANALYZED FOR THE FINAL BOUNDARY DETERMINATION FOR THIS SURVEY. STREET CENTERLINE MONUMENTS RECOVERED AT THE INTERSECTIONS OF PEACHEY ROAD WITH WALKER AVENUE AND HILLVIEW ROAD ON SURVEY NO. 17911 WERE HELD FOR TRHE PEACHEY ROAD RIGHT-OF-WAY. MONUMENTS RECOVERED AT THE CENTERLINE INTERSECTIONS OF WALKER AVENUE WITH SISKIYOU BOULEVARD AND PEACHEY ROAD WERE UTILIZED FOR DETERMINING THE WALKER AVENUE RIGHT-OF-WAY. I SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT AS SHOWN HEREON.

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: NOVEMBER 17, 2020  
PROJECT NO. 1304-20

FILE: SURVEYS\1304-20\TRICARICO PLA PLAT.DWG SHEET 1 of 2

ACKNOWLEDGEMENT

STATE OF OREGON }  
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED WILLIAM JAMES TRICARICO, ON THIS 8<sup>th</sup> DAY OF MARCH, 2021, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laurie A. Miller  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 989058  
MY COMMISSION EXPIRES: July 02, 2023

ACKNOWLEDGEMENT

STATE OF OREGON }  
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED BARBARA ANN TRICARICO, ON THIS 8<sup>th</sup> DAY OF MARCH, 2021, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

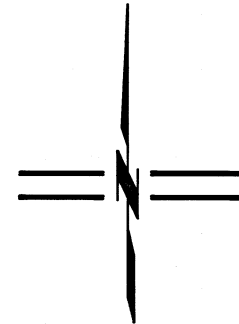
NOTARY SIGNATURE Laurie A. Miller  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 989058  
MY COMMISSION EXPIRES: July 02, 2023

ACKNOWLEDGEMENT

STATE OF CALIFORNIA }  
Los Angeles County } SS

PERSONALLY APPEARED THE ABOVE NAMED CAROLYN PATTERSON, TRUSTEE, ON THIS 21<sup>st</sup> DAY OF FEB, 2021, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Robert Waco  
NOTARY PUBLIC - CALIFORNIA  
COMMISSION NO. 12358478  
MY COMMISSION EXPIRES: Nov 24, 2024



SCALE: 1" = 40'

| TABLE OF CURVES |           |        |        |        |                        |
|-----------------|-----------|--------|--------|--------|------------------------|
| FLAG            | Δ         | R      | A      | T      | CHORD                  |
| ①               | 50°41'28" | 50.00' | 44.24' | 23.68' | S 27°54'10" E - 42.81' |
| ②               | 60°00'00" | 50.00' | 52.36' | 28.87' | S 23°14'54" E - 50.00' |

| TABLE OF COURSES |                 |          |
|------------------|-----------------|----------|
| FLAG             | BEARING         | DISTANCE |
| ①                | S 06°28'31" W   | 25.39'   |
|                  | {S 06°32'23" W} | {25.42'} |
|                  | {S 06°31'38" W} | {25.42'} |

**PARTITION PLAT NO. P-08 - 2021**  
**PROPERTY LINE ADJUSTMENT**  
 LYING SITUATE WITHIN  
 SOUTHEAST QUARTER OF SECTION 15  
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
**Bill Tricarico**  
 1075 Deer Vista Lane  
 Ashland, Oregon 97520

**LEGEND**

- 2-1/2" BRASS CAP STAMPED "CITY OF ASHLAND LS 759" IN MONUMENT WELL PER S/N 13095 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "ANDREWS LS 1626" PER S/Ns 12643 & 12770 (RECOVERED)
- 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "R. ROBERTS LS 1656" OR AS DESCRIBED, PER S/N 12036 (RECOVERED)
- 5/8" IRON PIN w/ BLUE PLASTIC CAP STAMPED "OBEC" PER S/N 20896 (RECOVERED)
- 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
- ( ) SURVEY RECORD DATA PER S/N 12643 (ANDREWS)
- [ ] SURVEY RECORD DATA PER S/N 12770 (ANDREWS)
- { } SURVEY RECORD DATA PER S/N 12036 (ROBERTS)

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF PEACHEY ROAD IN THE CITY OF ASHLAND, HAVING A RECORD PLAT BEARING OF NORTH 89°47'17" WEST, AS REFERENCED ON SURVEY NO. 17911, 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

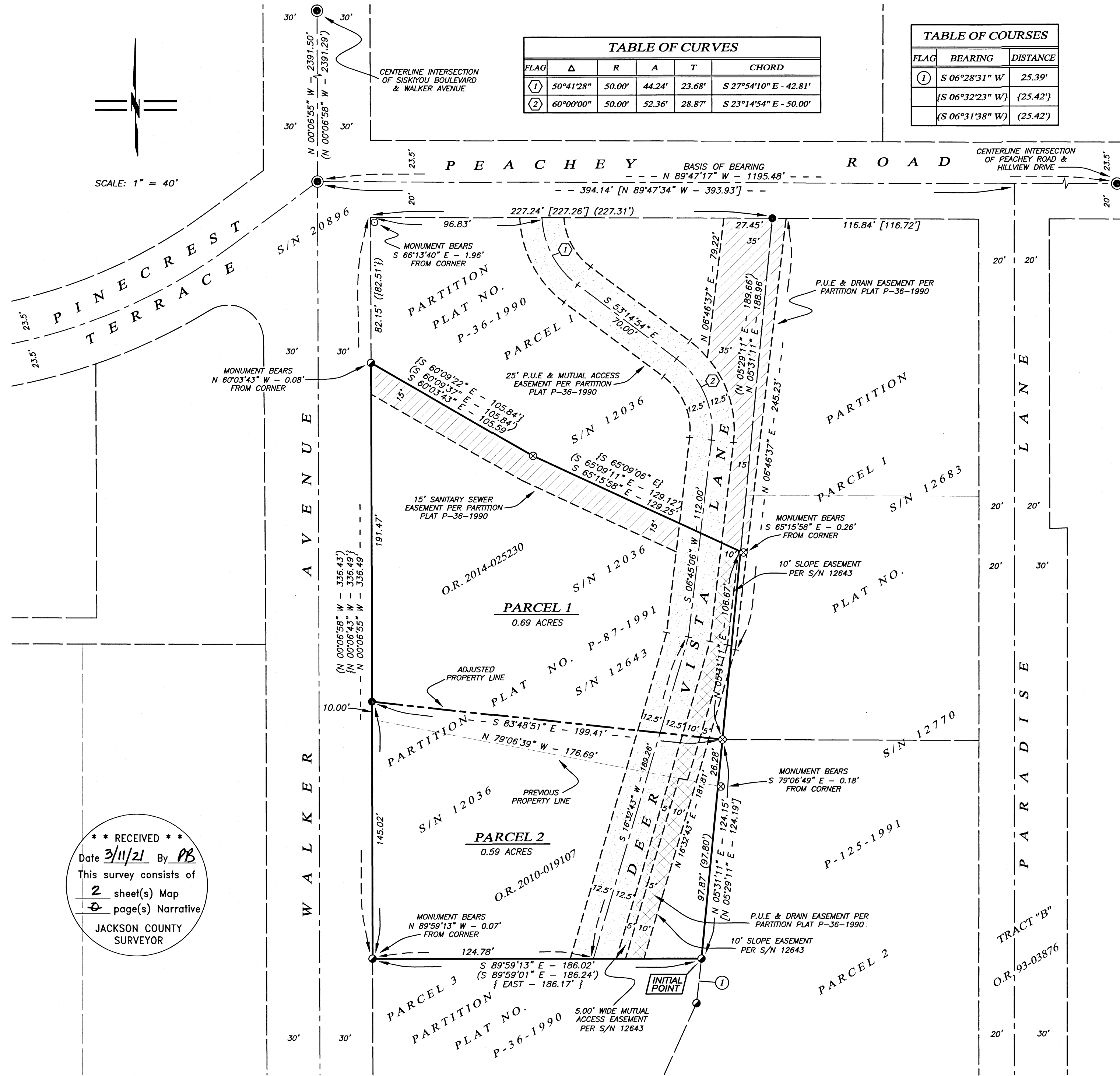
*Shawn Kampmann*

OREGON  
 JULY 14, 1998  
 SHAWN KAMPMANN  
 2883 LS

RENEWAL DATE: 6/30/2021

SURVEYED BY:  
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