

APPROVALS:

EXAMINED AND APPROVED THIS 26th DAY OF July, 2021
ASHLAND PLANNING DEPARTMENT
PLANNING FILE PA-A-2021-00150

EXAMINED AND APPROVED THIS 27 DAY OF July, 2021
JACKSON COUNTY SURVEYOR

PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P-25-2021
A REPLAT OF PARCELS 1 & 4, P-13-2015

LYING SITUATE WITHIN

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

FOR

Jonathan & Regina Hall

54 Westwood Street
Ashland, Oregon 97520

RECORDING:

FILED FOR RECORD THIS 29th OF JULY, 2021 AT 1:46 O'CLOCK P.M. AND RECORDED IN VOLUME 32, PAGE 25 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D Walker COUNTY CLERK
Heather Simpson DEPUTY

COUNTY SURVEYOR FILE NO. 23418

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT JONATHAN OAKLEY HALL & REGINA ANNA HALL AS TO PARCEL 2, DESCRIBED IN DOCUMENT NO. 2017-006821, AND MICHEL N. MILLER AND MARY PACKARD MILLER, TRUSTEES OF THE MICHEL N. AND MARY PACKARD MILLER FAMILY TRUST, AS TO PARCEL 1 DESCRIBED IN DOCUMENT NO. 2020-041513 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE ADJUSTED THE PROPERTY LINES OF THE PARCELS 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.

Jonathan Oakley Hall
Regina Anna Hall
Michel N. Miller, Trustee
Mary Packard Miller, 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 IN DOCUMENT NO. 2017-006821 & 2020-041513 OF THE OFFICIAL RECORDS IN 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:

MICHEL N. & MARY PACKARD MILLER, TRUSTEES - PARCEL 1, O.R. 2020-041513: PARCEL 4, AS SHOWN ON THE PARTITION PLAT FILED IN THE OFFICE OF THE JACKSON COUNTY OREGON SURVEYOR AS NO. 21692, AND RECORDED AS PARTITION PLAT NO. P-13-2015 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON.

JONATHAN OAKLEY HALL & REGINA ANNA HALL - PARCEL 1, O.R. 2017-006821: PARCEL 1, OF PARTITION PLAT NO. P-13-2015, RECORDED ON APRIL 15, 2015 IN VOLUME 26, PAGE 13 OF THE PARTITION PLAT RECORDS IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 21692 IN THE OFFICE OF THE JACKSON COUNTY.

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

Shawn Kampmann SURVEYOR

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF July 29th, 2021.

Halley Debus TAX COLLECTOR 7/29/21 DATE
Halley Thompson, Agent ASSESSOR 7/29/21 DATE

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

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2017-006821 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND INSTRUMENT NO. 2020-041513 OF THE OFFICIAL RECORDS IN 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.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TS-16 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 20929 & 21692, FILED 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. I ALSO RE-ESTABLISH THREE PROPERTY CORNERS ALONG THE SOUTHERLY LINE OF PARCEL 2, PARTITION PLAT NO. P-64-2008 FOR THE CLIENT.

DEED OF CONVEYANCE STATEMENT:

THE PROPERTY LINE ADJUSTMENT DEED OF CONVEYANCE FROM JONATHAN OAKLEY HALL & REGINA ANNA HALL TO MICHEL N. MILLER & MARY PACKARD MILLER, TRUSTEES OF THE MICHEL N. & MARY PACKARD MILLER FAMILY TRUST, WAS RECORDED AS DOCUMENT NO. 2021-032939 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY }SS

PERSONALLY APPEARED THE ABOVE NAMED REGINA ANNA HALL, ON THIS 23 DAY OF JULY, 2021, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Jamie G. Miller
NOTARY PUBLIC - OREGON Laurie A. Miller
COMMISSION NO. 989058
MY COMMISSION EXPIRES: 07/02/2023

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY }SS

PERSONALLY APPEARED THE ABOVE NAMED JONATHAN OAKLEY HALL, ON THIS 23 DAY OF JULY, 2021, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Jamie G. Miller
NOTARY PUBLIC - OREGON Laurie A. Miller
COMMISSION NO. 989058
MY COMMISSION EXPIRES: 07/02/2023

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY }SS

PERSONALLY APPEARED THE ABOVE NAMED MICHEL N. MILLER, TRUSTEE, ON THIS 23 DAY OF JULY, 2021, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Jamie G. Miller
NOTARY PUBLIC - OREGON Laurie A. Miller
COMMISSION NO. 989058
MY COMMISSION EXPIRES: 07/02/2023

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY }SS

PERSONALLY APPEARED THE ABOVE NAMED MARY PACKARD MILLER, TRUSTEE, ON THIS 23 DAY OF JULY, 2021, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Jamie G. Miller
NOTARY PUBLIC - OREGON Laurie A. Miller
COMMISSION NO. 989058
MY COMMISSION EXPIRES: 07/02/2023

Assessor's Map No. 39 1E 08 BD, Tax Lots 101 & 108

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE COMPANY OF OREGON ORDER NO. 7169-3760612, EFFECTIVE DATE JULY 6, 2021, EITHER DOES NOT AFFECT THE SUBJECT TRACTS, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, TO THE CITY OF ASHLAND FOR A WATER PIPELINE, RECORDED ON JULY 27, 1915 IN VOLUME 109, PAGE 260 OF THE DEED RECORDS, JACKSON COUNTY, OREGON.
DECLARATION OF COVENANTS FOR OPERATION & MAINTENANCE OF STORMWATER FACILITIES, RECORDED ON AUGUST 26, 2011 IN DOCUMENT NO. 2011-025995 AND AMENDED ON JUNE 5, 2015 IN DOCUMENT NO. 2015-017078 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
SHARED DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT RECORDED ON JUNE 8, 2012 AS DOCUMENT NO. 2012-018281 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

** RECEIVED **
Date 7/29/21 By PB
This survey consists of 2 sheet(s) Map & 0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann

OREGON JULY 14, 1998 SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2023

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

DATE: JULY 7, 2021
PROJECT NO. 1286-20

FILE: SURVEYS\1286-20\HALL-MILLER PLA PLAT.DWG SHEET 1 of 2

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH-SOUTH CENTERLINE OF SECTION 8, HAVING A RECORD PLAT BEARING OF NORTH 00°13'53" WEST, AS REFERENCED ON SURVEY NO. 10851 & 20929, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

**PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P-25-2021
A REPLAT OF PARCELS 1 & 4, P-13-2015**

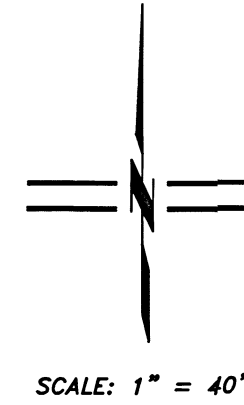
LYING SITUATE WITHIN

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

FOR

Jonathan & Regina Hall

54 Westwood Street
Ashland, Oregon 97520



SCALE: 1" = 40'

**** RECEIVED ****
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1 page(s) Narrative
JACKSON COUNTY SURVEYOR

LEGEND

- ∇ 2 1/2" BRONZE CAPPED QUARTER SECTION CORNER IN MONUMENT WELL PER S/N 10851 & 19545 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "E.L. SWAIN RLS 759" PER S/N 10851 (RECOVERED)
- 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "D. HUCK LS 2023" PER S/N 17998 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "OSMUS PLS 2464" PER S/N 18559 & 20222 (RECOVERED)
- ⊙ 5/8" x 24" IRON PIN w/ 2" BRONZE CAP STAMPED "POLARIS PLS 2883" PER MONUMENT DETAIL (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (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
- W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- () SURVEY RECORD DATA PER S/N 20222 (OSMUS)
- FIRE TRUCK APPARATUS ACCESS AND TURN-AROUND EASEMENT PER S/N 20929 & PRIVATE ROAD EASEMENT PER O.R. 2012-018281
- EXCLUSIVE ACCESS, UTILITY, LANDSCAPE & FENCE EASEMENTS FOR THE BENEFIT OF PARCEL 1 PER S/N 20929
- VARIABLE WIDTH STORM DRAIN & WILDLIFE CORRIDOR EASEMENT PER S/N 20929
- 10.00' WIDE STORM DRAIN EASEMENT PER S/N 20929
- VARIABLE WIDTH WILDLIFE CORRIDOR EASEMENT PER S/N 20929
- 15.00' WIDE WATER LINE EASEMENT PER DEED RECORD VOL. 109, PAGE 260
- 15.00' WIDE PRIVATE UTILITY EASEMENT PER S/N 20222

TABLE OF COURSES

FLAG	BEARING	DISTANCE
1	N 00°13'58" W	10.00'
2	S 84°24'17" E	21.03'
3	S 73°09'47" E	10.44'
4	S 89°51'44" E	62.00'
5	S 79°33'27" E	11.18'
6	S 89°51'44" E	12.00'
7	S 75°49'34" E	12.37'
8	S 60°02'40" E	60.33'
9	N 00°13'58" W	9.80'
10	N 00°13'58" W	9.80'
11	N 89°56'51" W	21.35'
12	N 45°00'28" E	34.52'
13	N 45°00'28" E	15.04'
14	S 00°13'53" E	33.42'
15	N 00°13'53" W	24.20'
16	N 89°52'06" W	36.28'

TABLE OF CURVES

FLAG	Δ	R	A	T	CHORD
1	22°26'57"	339.54'	133.04'	67.38'	S 03°28'02" W - 132.19'
2	11°08'43"	784.51'	152.60'	76.54'	N 09°07'09" E - 152.36'
3	12°37'21"	975.53'	214.91'	107.89'	S 09°51'28" W - 214.48'
4	34°08'10"	150.00'	89.37'	46.05'	N 57°34'53" W - 88.05'
5	51°01'57"	575.00'	512.15'	274.46'	N 66°01'47" W - 495.38'
6	64°29'27"	400.00'	450.23'	252.34'	N 59°18'02" W - 426.84'
7	113°18'49"	50.00'	98.88'	75.99'	S 83°42'43" E - 83.54'
8	90°00'00"	25.00'	39.27'	25.00'	N 05°22'07" W - 35.36'
9	90°00'00"	25.00'	39.27'	25.00'	N 84°37'53" E - 35.36'

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2023

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
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DATE: JULY 7, 2021
PROJECT NO. 1286-20

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

Shawn Kampmann
SURVEYOR

