

APPROVALS:

EXAMINED AND APPROVED THIS 26th DAY OF MAY, 2022
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA-A-2022-00191

EXAMINED AND APPROVED THIS 31st DAY OF May, 2022
PER O.R.S. 220.020 92.100
COUNTY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT BRIAN C. ANDERSON AND REBECCA ULINE, TENANTS BY THE ENTIRETY, ARE THE OWNERS OF THE LAND HEREON DESCRIBED, AND HAVE ADJUSTED 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.

BRIAN C. ANDERSON
REBECCA ULINE

ACKNOWLEDGEMENT

STATE OF OREGON } SS
JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED BRIAN C. ANDERSON, ON THIS 30th DAY OF May, 2022, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

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

ACKNOWLEDGEMENT

STATE OF OREGON } SS
JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED REBECCA ULINE, ON THIS 20th DAY OF May, 2022, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

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

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

PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P - 20 - 2022

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

FOR
Rebecca Uline & Brian Anderson
219 Almond 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 DOCUMENT NO.'S 2020-040701 & 2020-040709 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF LOT 4 IN SECTION 8, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 00°04'43" WEST, ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 1328.88 FEET TO THE NORTHEAST CORNER OF LOT 1 IN SAID SECTION 8; THENCE SOUTH 18°54'26" WEST, LEAVING SAID EASTERLY LINE, A DISTANCE OF 61.41 FEET (DEED RECORD SOUTH 19°08' WEST, 60.75 FEET) TO THE SOUTHEASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN DOCUMENT NO. 2020-040701 OF THE OFFICIAL RECORDS IN SAID COUNTY; THENCE NORTH 32°37'07" WEST, ALONG THE SOUTHWESTERLY LINE OF ALMOND STREET IN THE CITY OF ASHLAND, A DISTANCE OF 85.00 FEET (DEED RECORD NORTH 32°44' WEST, 85.00 FEET) TO A 5/8 INCH IRON PIN AT THE NORTHEASTERLY CORNER THEREOF AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 32°37'07" EAST, ALONG THE SOUTHWESTERLY LINE OF ALMOND STREET, 145.00 FEET TO THE SOUTHEASTERLY CORNER OF THAT TRACT DESCRIBED WITHIN DOCUMENT NO. 2020-040709 OF THE OFFICIAL RECORDS IN SAID COUNTY, FROM WHICH A 5/8 INCH IRON PIN BEARS SOUTH 59°17'16" WEST, 1.00 FOOT THEREFROM; THENCE SOUTH 59°17'16" WEST, 161.47 FEET (DEED RECORD NORTH 59°15' EAST, 161.50 FEET) TO A 5/8 INCH IRON PIN AT THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 32°37'46" WEST, 145.05 FEET TO THE NORTHWESTERLY CORNER OF THAT TRACT DESCRIBED WITHIN DOCUMENT NO. 2020-040701, LYING ALONG THE SOUTHWESTERLY LINE OF LAUREL STREET; THENCE NORTH 59°18'17" EAST (DEED RECORD NORTH 59°15' EAST), ALONG SAID SOUTHWESTERLY LINE, 161.50 FEET TO THE INITIAL POINT OF BEGINNING.

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.'S 2020-040701 AND 2020-040709 OF THE OFFICIAL RECORDS IN 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.'S 20689 & 21620, 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 SOUTHERLY SUBJECT TRACT WAS CONVEYED FROM E.D. BRIGGS & NELLIE BRIGGS TO W.A. PATRICK, ET. UX. BY WARRANTY DEED ON APRIL 17, 1903 IN VOLUME 47, PAGE 259, OF THE JACKSON COUNTY DEED RECORDS. THE NORTHERLY SUBJECT TRACT WAS QUIT CLAIMED FROM E.D. BRIGGS ET. UX. TO EARL ABBETT, ALSO ON APRIL 17, 1903 AND RECORDED IN VOLUME 47, PAGE 258 IN SAID DEED RECORDS. THE TRACT BOUNDARIES HAVE REMAINED UNCHANGED FROM 1903 UNTIL TODAY. PRIMARY ACCESS TO THE SUBJECT PROPERTIES ARE TAKEN OFF OF ALMOND STREET AND LAUREL STREET, AS WELL AS A 16 FOOT WIDE COMMON ALLEY ALONG THE SOUTHWESTERLY PROPERTY LINES CREATED BY DEED TO BENEFIT BOTH OF THE SUBJECT PROPERTIES.

TO DETERMINE THE SUBJECT PROPERTY BOUNDARIES, RECORD MONUMENTS AT THE NORTHEAST CORNER OF GOVT. LOT 4 IN SECTION 8, A BRASS CAP AT THE INTERSECTION OF ALMOND STREET WITH DONATION LAND CLAIM NO. 40, AND A LEAD PLUG IN SANDSTONE PER M.L. McCALL'S 1888 OFFICIAL MAP OF ASHLAND, WERE UTILIZED TO ESTABLISH THE WEST LINE OF SAID DONATION LAND CLAIM NO. 40. THE SUBJECT PROPERTY DESCRIPTIONS COMMENCED AT THE NORTHEAST CORNER OF GOVT. LOT 1 WHICH WAS DETERMINED BY INTERSECTING THE WEST LINE OF SAID CLAIM NO. 40 BETWEEN THE NORTHEAST CORNER OF SECTION 8 AND THE NORTHWEST CORNER OF GOVT. LOT 1 IN SECTION 8, PER EVERETT SWAIN'S SURVEY NO. 7629. MONUMENTS WERE ALSO RECOVERED AT THE NORTHWESTERLY, NORTHEASTERLY SOUTHWESTERLY CORNERS OF PARCEL NO. 1, AS WELL AS THE SOUTHEASTERLY CORNER OF PARCEL NO. 2 FROM THAT MINOR LAND PARTITION RECORDED ON FEBRUARY 8, 1979 IN VOLUME 2, PAGE 74 OF THE "MINOR LAND PARTITIONS" IN JACKSON COUNTY, FILED AS SURVEY NO. 7629 AND HELD FOR POSITION.

THE ALMOND STREET RIGHT OF WAY WAS PREVIOUSLY DETERMINED BY FILED SURVEY NO. 21220 PERFORMED BY THIS OFFICE IN 2012 FOR CHRIS COMBS AND CHARLOTTE HUGHES. I SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT AS SHOWN HEREON.

RECORDING:

FILED FOR RECORD THIS 2nd OF June, 2022 AT 2:21 O'CLOCK P.M. AND RECORDED IN VOLUME 33, PAGE 20 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christina D. Walker COUNTY CLERK
Elsa Hall DEPUTY

COUNTY SURVEYOR FILE NO. 23660

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF June 2, 2022.

M. MEMMO TAX COLLECTOR
AGENT ASSESSOR
DATE JUNE 02, 2022

SURVEY NOTES:

NO ENCUMBRANCES TO THE TITLE WERE REPORTED TO EXIST OR DENOTED IN THE FIRST AMERICAN TITLE REPORT NO. 7169-3911888, DATED MARCH 8, 2022 WHICH AFFECTS THE SUBJECT TRACT.

** RECEIVED **
Date 6/2/22 By SS
This survey consists of 2 sheet(s) Map 0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann
OREGON JULY 14, 1988 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: MARCH 30, 2022
PROJECT NO. 1398-21

PROPERTY LINE ADJUSTMENT PARTITION PLAT NO. P - 20 - 2022

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

FOR
Rebecca Uline & Brian Anderson
219 Almond Street
Ashland, Oregon

LEGEND

- ⊗ LEAD PLUG IN 4" x 4" SANDSTONE, 6" DEEP IN BANK (McCALL 1888) PER S/N 4054, 10904, & 13375 (RECOVERED)
- ⊙ 2" BRASS CAP, 8" DEEP IN GRAVEL ROAD, STAMPED "SURVEY MONUMENT LS 759 1983" PER S/N 9724 & 21220 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "SWAIN RLS 759" PER S/N 7629, 7647 & 10904 (RECOVERED)
- ⊗ 1" IRON PIPE MONUMENT, NO OTHER MARKINGS, PER S/N 7629 & 10904 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L. J. FRIAR & ASSOC." PER S/N 14965 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "BURRELL RLS 638" PER S/N 4870 (RECOVERED)
- ◆ SQUARE BOLT IN MONUMENT CASE, PER S/N 7459, 7647, 10021, & 21220 (RECOVERED)
- ⊙ 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN 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
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- P.U.E. PUBLIC UTILITY EASEMENT
- W.C. WITNESS CORNER MONUMENT, AS DESCRIBED
- [] DEED RECORD DATA PER O.R. 2020-040701 & 2020-040709
- () SURVEY RECORD DATA PER S/N 7629, 9724, & 10904 (SWAIN)
- { } SURVEY RECORD DATA PER S/N 14965 (HIBBS)

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF DONATION LAND CLAIM NO. 40, HAVING A RECORD BEARING OF NORTH 00°04'43" EAST AS DENOTED ON SURVEY NO. 10904 & 21220, 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

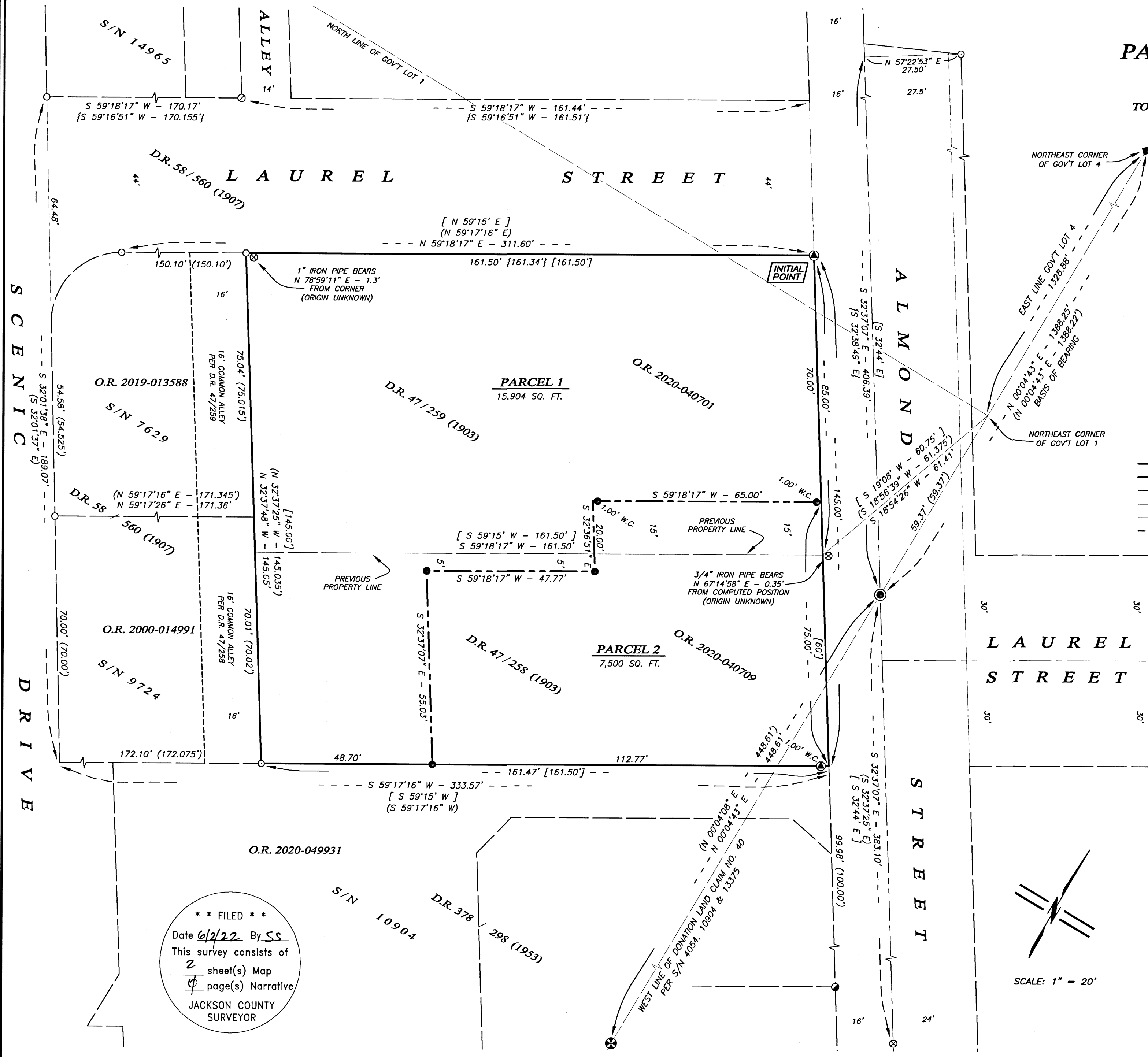
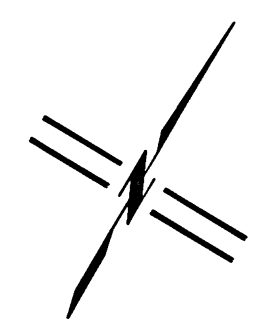
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2023

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

DATE: MARCH 30, 2022
PROJECT NO. 1398-21

SCALE: 1" = 20'



**** FILED ****
Date 6/2/22 By SS
This survey consists of
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR