

A REPLAT OF PARCELS 2 & 3
OF PARTITION PLAT No. P-06-2011
PARTITION PLAT NO. P - 21 - 2022

LYING SITUATE WITHIN

SOUTHWEST QUARTER OF SECTION 4
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

John Zaller & Barbara Geddes

757 Oak Street
Ashland, Oregon

APPROVALS:

EXAMINED AND APPROVED THIS 2ND DAY OF June, 2022

[Signature]
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA-A-2022-00192
DATE 6/02/2022

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

[Signature]
JACKSON COUNTY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 3RD OF June, 2022 AT
2:30 O'CLOCK P.M. AND RECORDED IN VOLUME 33, PAGE 21
OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

[Signature] COUNTY CLERK
[Signature] DEPUTY

23662

COUNTY SURVEYOR FILE NO.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT JOHN R. ZALLER AND BARBARA GEDDES, AS TENANTS BY THE ENTIRETY AS TO PARCEL 2, AND JOHN R. ZALLER AND BARBARA GEDDES, AS TENANTS IN COMMON AS TO PARCEL 3, 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. WE HEREBY CREATE THE 5.00 FOOT WIDE PRIVATE ACCESS EASEMENT OVER & ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1, THE 20 FOOT SQUARE PRIVATE ACCESS EASEMENT ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1, AND THE 5.00 FOOT WIDE PRIVATE IRRIGATION EASEMENT ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1, AS SHOWN HEREON.

[Signature]
JOHN R. ZALLER
[Signature]
BARBARA GEDDES

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 PARCEL 2 AND PARCEL 3 OF PARTITION PLAT NO P-06-2011, RECORDED MARCH 28, 2011 IN VOLUME 22, PAGE 06 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON.

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

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN PARCEL 2 AND PARCEL 3 OF PARTITION PLAT NO P-06-2011, RECORDED MARCH 28, 2011 IN VOLUME 22, PAGE 06 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 4, 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. 20840, 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 SUBJECT PROPERTIES ARE PARCELS 2 AND 3 OF PARTITION PLAT P-06-2011, PREVIOUSLY SURVEYED BY THIS OFFICE ON SURVEY NO. 20840. I SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT AS SHOWN HEREON.

DEED OF CONVEYANCE STATEMENT:

THE PROPERTY LINE ADJUSTMENT DEED OF CONVEYANCE FROM JOHN R. ZALLER & BARBARA GEDDES, AS TENANTS BY THE ENTIRETY, TO JOHN R. ZALLER & BARBARA GEDDES, AS TENANTS IN COMMON, WAS RECORDED AS DOCUMENT NO. 2022-018037 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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 3rd, 2022.

[Signature] TAX COLLECTOR
[Signature] ASSESSOR
DATE: 06/03/2022
DATE: JUNE 03, 2022

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE COMPANY OF OREGON ORDER NO. 7169-3920114, DATED MARCH 15, 2022, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- RIGHT-OF-WAY AND RIGHT OF ENTRY EASEMENT, RECORDED ON SEPTEMBER 5, 1898 IN VOLUME 31, PAGE 605 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- RIGHT OF WAY FOR SEWER MAIN, SEWER LINE, AND DITCH, RECORDED ON FEBRUARY 29, 1908 IN VOLUME 63, PAGE 271 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- AGREEMENT TO IMPROVEMENTS, DEDICATIONS, OR OTHER ACTIONS, RECORDED ON JUNE 25, 1980 IN DOCUMENT No. 80-11710 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- AGREEMENT TO IMPROVEMENTS, DEDICATIONS, OR OTHER ACTIONS, AND AGREEMENTS AS TO PAYMENT OF COSTS, RECORDED ON APRIL 5, 1982 IN DOCUMENT No. 82-04862 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- NATURAL WATERWAY EASEMENT FOR ASHLAND CREEK, AS SHOWN ON MINOR LAND PARTITION #9261, FILED APRIL 12, 1982 IN VOLUME 05, PAGE 31 OF MINOR LAND PARTITION RECORDS OF JACKSON COUNTY, OREGON.

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED JOHN R. ZALLER, ON THIS 31ST DAY OF May, 2022, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE *[Signature]*
NOTARY PUBLIC - OREGON Laurie H. Miller
COMMISSION NO. 989058
MY COMMISSION EXPIRES: July 02, 2023

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED BARBARA GEDDES, ON THIS 31ST DAY OF May, 2022, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE *[Signature]*
NOTARY PUBLIC - OREGON Laurie H. Miller
COMMISSION NO. 989058
MY COMMISSION EXPIRES: July 02, 2023

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

[Signature]
SURVEYOR

** RECEIVED **
Date 6/3/22 By SS
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

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: MAY 10, 2022
PROJECT NO. 730-12

A REPLAT OF PARCELS 2 & 3
OF PARTITION PLAT No. P-06-2011
PARTITION PLAT NO. P - 21 - 2022

LYING SITUATE WITHIN
SOUTHWEST QUARTER OF SECTION 4
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
John Zaller & Barbara Geddes
757 Oak Street
Ashland, Oregon

LEGEND

- 3" BRONZE CAP w/ PUNCH MARK IN MONUMENT CASE MARKED "CITY OF ASHLAND SURVEY MARKER" (RECOVERED)
- ⊙ 2" BRONZE DISK IN CONCRETE POST BELOW PHONE PEDESTAL INITIAL POINT FOR CORA KLINGER SUBDIVISION (RECORD)
- △ CALCULATED CORNER POSITION PER S/N 8308 FALLS IN CREEK CHANNEL PRESUMABLY DESTROYED BY FLOODING - NO POINT SET
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "SWAIN RLS 759" PER S/N 5770, 8308, 9261, 9266 & 10009 (RECOVERED)
- 5/8" IRON PIN w/ PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 20840 (RECOVERED)
- 5/8" IRON PIN w/ PLASTIC CAP STAMPED "OSMUS P.L.S. 2464" PER S/N 18168, UNLESS NOTED OTHERWISE (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- - - ADJUSTED PROPERTY LINE
- BOUNDARY LINE
- - - EASEMENT LINE
- CENTERLINE
- - - PREVIOUS PROPERTY LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- ▨ PRIVATE ACCESS EASEMENT & PUBLIC UTILITY EASEMENT
- ▨ EXISTING EASEMENTS AS DESCRIBED

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF OAK STREET, HAVING A RECORD PLAT BEARING OF NORTH 00°25'17" EAST, AS REFERENCED ON SURVEY NO. 20840, 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

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DATE: MAY 10, 2022
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FILE: SURVEYS\730-12\ZALLER PLA PARTITION PLAT.DWG SHEET 2 of 2

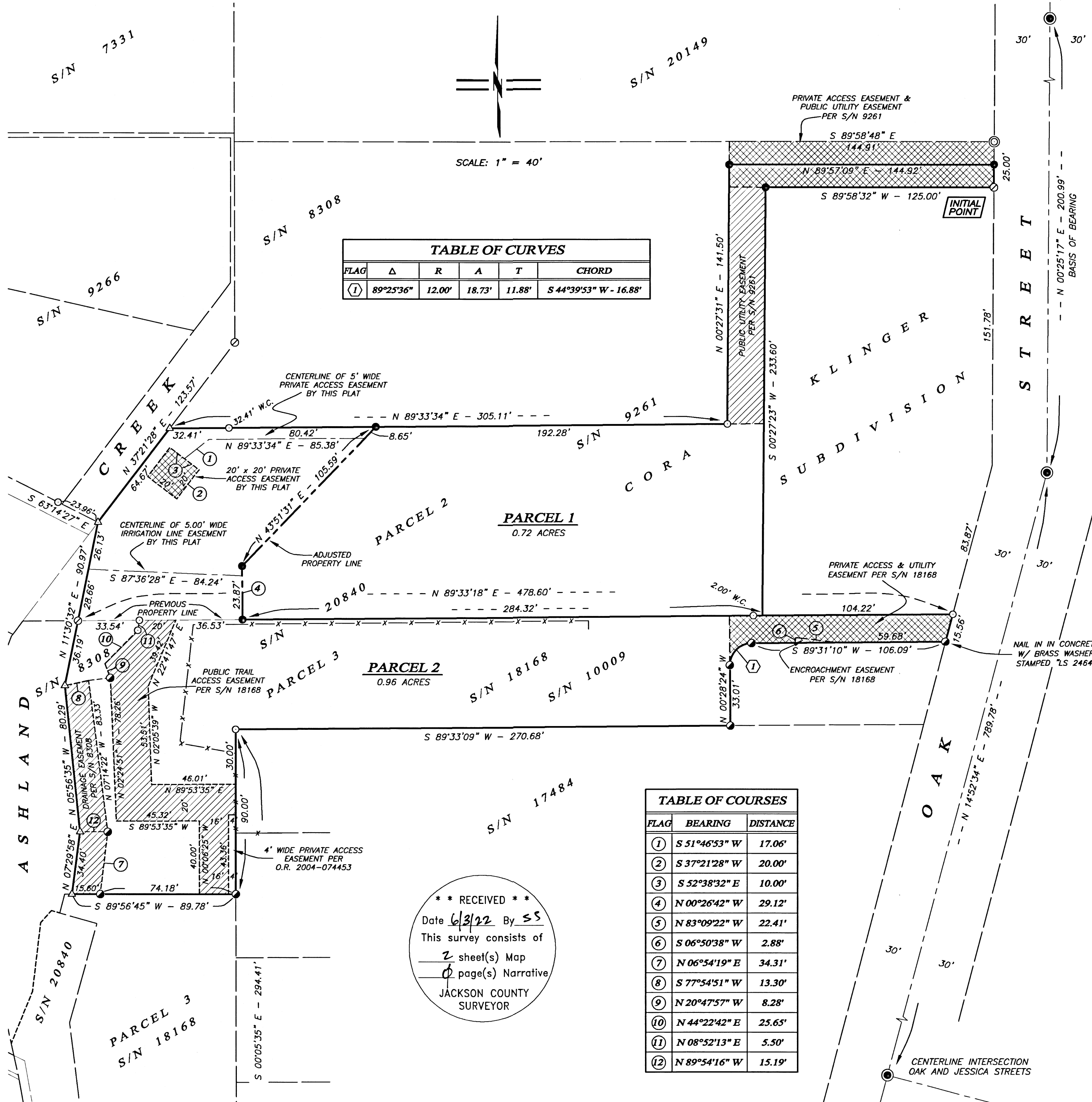


TABLE OF CURVES

FLAG	Δ	R	A	T	CHORD
(1)	89°25'36"	12.00'	18.73'	11.88'	S 44°39'53" W - 16.88'

TABLE OF COURSES

FLAG	BEARING	DISTANCE
(1)	S 51°46'53" W	17.06'
(2)	S 37°21'28" W	20.00'
(3)	S 52°38'32" E	10.00'
(4)	N 00°26'42" W	29.12'
(5)	N 83°09'22" W	22.41'
(6)	S 06°50'38" W	2.88'
(7)	N 06°54'19" E	34.31'
(8)	S 77°54'51" W	13.30'
(9)	N 20°47'57" W	8.28'
(10)	N 44°22'42" E	25.65'
(11)	N 08°52'13" E	5.50'
(12)	N 89°54'16" W	15.19'

** RECEIVED **
Date 6/3/22 By SS
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR