APPROVAL:

7/25/2622

ASHLAND PLANNING DEPARTMENT / DATE

PA # _A-2022-00184

PROPERTY LINE ADJUSTMENT

Examined and approved as required by O.R.S. 92.100 as of $\frac{5014.25}{25}$, 2022

Jackson County Surveyor

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT HEIDI L. LEVERENZ, TRUSTEE OF THE HEIDI L. JACOBSON FAMILY TRUST, DATED JUNE 26, 2019, AS TO PARCEL 1, DESCRIBED IN INSTRUMENT NO. 2019-032107 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND DANIEL M. WEINER AND ANDREA K. WEINER, AS TENANTS BY THE ENTIRETY, AS TO PARCEL 2, DESCRIBED IN INSTRUMENT NO. 2015-022151 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND MARY JOAN PORTER, TRUSTEE OF THE M. JOAN PORTER REVOCABLE TRUST, DATED OCTOBER 15, 2015, AS TO PARCEL 3, DESCRIBED IN INSTRUMENT NO. 2020-039853 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED AND HAVE ADJUSTED THE PROPERTY LINES AND PARTITIONED 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 AND LAND PARTITION. WE HEREBY MAKE AND CREATE A 10.00 FOOT WIDE INGRESS/EGRESS EASEMENT (EASEMENT "A"), OVER AND ACROSS PARCEL 1 FOR THE BENEFIT OF PARCELS 2 AND 3, AS SHOWN HEREON. WE ALSO HEREBY MAKE AND CREATE A 10.00 FOOT WIDE INGRESS/EGRESS EASEMENT (EASEMENT "B") OVER AND ACROSS PARCELS 2 AND 3 FOR THE BENEFIT OF PARCELS 1, 2 AND 3 AS SHOWN HEREON.

HEIDI L. LEVERENZ

AFFADAVIT OF CONSENT FOR LAND PARTITION BY HEIDI L. LEVERENZ, TRUSTEE

OF THE HEIDI L. JACOBSON FAMILY TRUST, RECORDED AS DOCUMENT NUMBER

2022-023535 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

IN WITNESS WHEREOF, signed this and day of July, 2022

MARY JOAN PORTER, TRUSTEE

STATE OF OREGON) SS. COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED MARY JOAN PORTER, TRUSTEE OF THE M. JOAN PORTER REVOCABLE TRUST, DATED OCTOBER 15, 2015, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

DATED, THIS DAY OF 21. 2022

leannette Marie Rudi Sill NOTARY PUBLIC - OREGON

Commission No. 1020732

My Commission Expires 1-11-2020

PROPERTY LINE ADJUSTMENT

PARTITION PLAT NO. P-25-2022

Located in:

THE S.E. 1/4 OF SECTION 8, T. 39S., R. 1E., W.M. City of Ashland, Jackson County, Oregon

FOR

HEIDE LEVERENZ 233 GRANITE STREET ASHLAND, OR. 97520

SURVEYOR'S CERTIFICATE:

I Darrell L. Huck, a duly registered surveyor of the State of Oregon, do hereby certify that the tract of land shown hereon was correctly surveyed by me or under my direction and was marked with proper monuments as provided by law and the plat is 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 INSTRUMENTS NO. 2019-032107 AND 2015-022151 AND 2020-039853 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON LYING IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the east one-quarter corner of Section 8, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence SOUTH 655.28 feet; thence EAST 344.90 feet to the northeast corner of tract of land describe in Instrument No. 2019—032107, Official Records, Jackson County, Oregon for the INITIAL POINT OF BEGINNING: thence along the westerly line of Granite Street, South 04°43'39" East 228.79 feet to the southeast corner of tract described in Instrument No. 2015-022151, Official Records, Jackson County, Oregon; thence along the south line of said tract, South 89°53'55" West 98.35 feet (record 98.36 feet) to the southwest corner thereof, being also a point on the easterly line of tract described in Instrument No. 2019-32107, Official Records, Jackson County, Oregon; thence along said easterly line, South 00°07'11" East 97.97 feet (record 98.00 feet) to the southeast corner thereof; thence along the south line of said Instrument No. 2019-32107, South 89°53'44" West 125.00 feet (record South 89°53'55" West 125.00 feet) to the southeast corner of tract described in Instrument No. 2020-39853, Official Records, Jackson County, Oregon; thence along the south line of said tract, South 89°53'44" West 488.18 feet (record South 89°53'55" West 488.21 feet) to the southwest corner thereof; thence along the westerly line of said tract, North 24°02'42" East 192.70 feet to an angle point; thence continue along said westerly line, North 19°11'04" East 159.17 feet (record North 19°11'04" East 159.13 feet) to the northwest corner thereof; thence along the north line of said tract and continue along the north line of the aforesaid Instrument No. 2019-32107, North 89°53'55" East 561.54 feet (record 561.70 feet) to the initial point of beginning.

> Daw 2 Huk Surveyor

DANIEL M. WEINER

STATE OF OREGON) SS

PERSONALLY APPEARED THE ABOVE NAMED DANIEL M. WEINER AND ANDREA K. WEINER, AT TENANTS BY THE ENTIRETY, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS DAY OF 21 of July 2022,

Jeannete Marie Duckisill NOTARY PUBLIC - OREGON

Commission No. 1020737My Commission Expires 1-11-2024

RECORDING

Filed for record this the <u>17</u> day of <u>50,000</u>, 2022 at <u>11:000</u> o'clock <u>A.M.</u> and recorded in Volume <u>33</u>, of Plats at page <u>29</u> of the Records of Partition Plats of Jackson County, Oregon.

Christine D Walker
County Clerk

Isa Hall
Deputy

COUNTY SURVEYOR FILE NO. 23697

All taxes, fees, assessments or other charges as required by

O.R.S. 92.095 have been paid as of

MENT 1

7/27/2

This Survey Consists Of:

3 sheet(s) Map

G sheet(s) Narrative

JACKSON COUNTY

SURVEYOR

1 certify this plat to be an exact copy of the original Dawn Y HUNDSURVEYOR

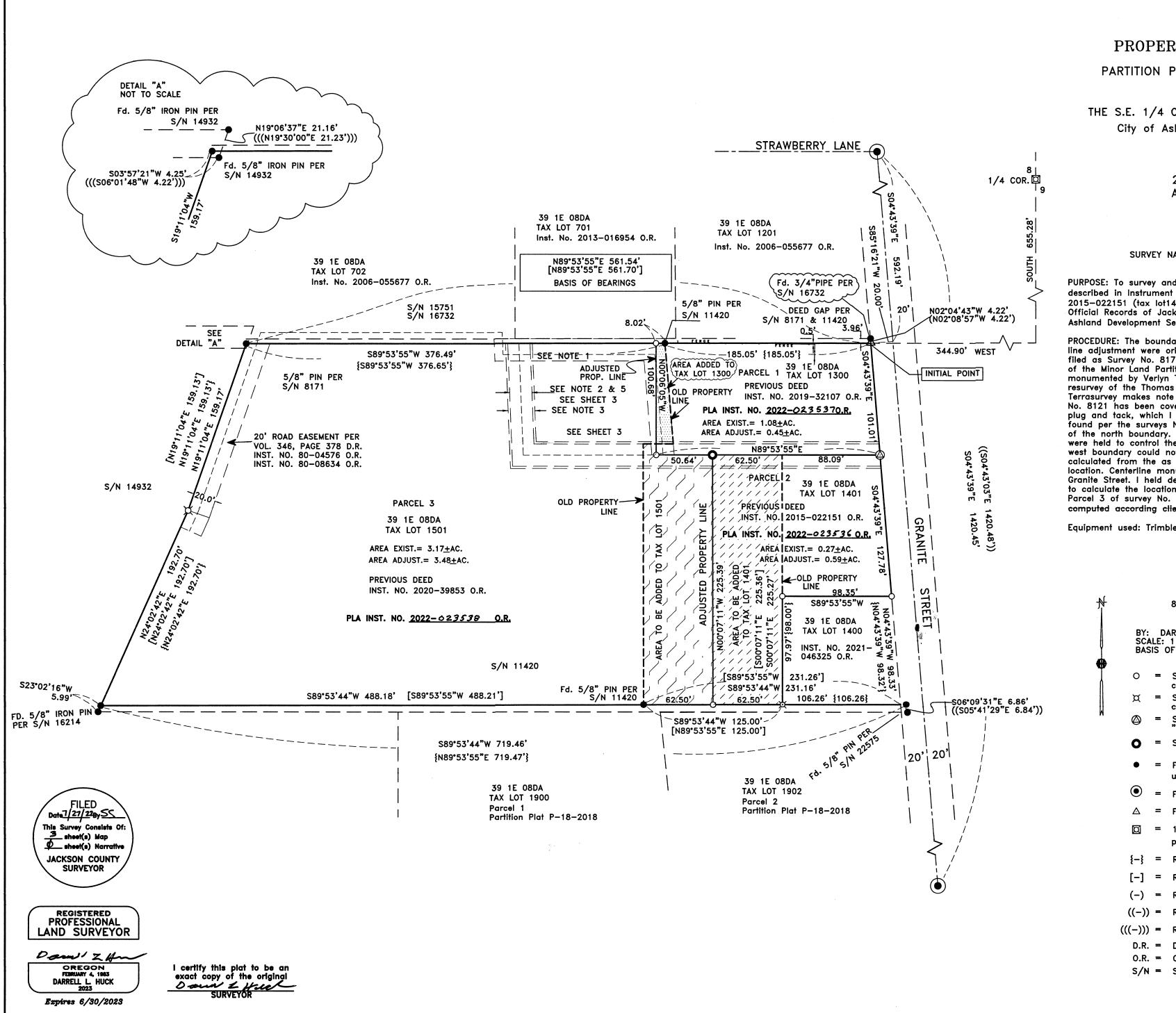
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK

Expires 6/30/2023

SHEET 1 OF 3 (21006pla fnl plat 5–2–22.dwg)

39 1E 08DA TL 1300, 1401 & 1501



PROPERTY LINE ADJUSTMENT

PARTITION PLAT NO. P-25-2022

Located in:

THE S.E. 1/4 OF SECTION 8, T. 39S., R. 1E., W.M. City of Ashland, Jackson County, Oregon

FOR

HEIDE LEVERENZ 233 GRANITE STREET ASHLAND, OR. 97520

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: To survey and monument a property line adjustment of 3 properties described in Instrument No. 2019-32107 (tax lot 1300) and Instrument No. 2015-022151 (tax lot1401) and Instrument No. 2020-039853 (tax lot 1501) of the Official Records of Jackson County, Oregon, and as approved by the City of Ashland Development Services (File No. PA-A-2022-00184).

PROCEDURE: The boundaries of the three tax lots that are affected by this property line adjustment were originally created and monumented per Minor Land Partition filed as Survey No. 8171. In 1988 the common boundary to the Parcels 1 and 4 of the Minor Land Partition were subject to a property line adjustment which was monumented by Verlyn Thomas per Survey No. 11420. In 2014, there was a partial resurvey of the Thomas survey by Terrasurvey, Inc. per Survey No. 21402.

Terrasurvey makes note that northeast corner of the original Parcel 4 of survey No. 8121 has been covered by sidewalk construction and was reset with a lead plug and tack, which I now hold for the Initial Point of this survey. Monuments as found per the surveys No. 8171, 11420 and 21402 were held to control the location of the north boundary. Monuments as found per surveys No. 8171 and 11420 were held to control the location of the south boundary. The angle point in the west boundary could not be found. I held deed record angle and distance, calculated from the as found monumented south line to reestablish the angle point location. Centerline monuments, as found, were held to control the alignment of Granite Street. I held deed record distance along the Granite Street right-of-way to calculate the location of the south line of Tax Lot 1401, being the original Parcel 3 of survey No. 8171. The location of the new adjusted property lines was computed according client's direction and monuments were set as shown.

Equipment used: Trimble S6 Robotic instrument

NOTES: SEE SHEET 3

HOFFBUHR & ASSOCIATES, INC. 880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON 97504 (541)779-4641

BY: DARRELL L. HUCK SCALE: 1 inch = 60' BASIS OF BEARING:

PLS No. 2023 APRIL 28, 2022 SURVEY NO. 8171

- Set 5/8"x24" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- Set 5/8"x30" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- = Set lead plug & tack w/ washer stamped
- = Set mag nail w/ washer stamped "L.S. 2023"
- Found 5/8" iron pin per survey no. 8171, unless noted otherwise
- = Found 3/4" iron pipe in mon. case, See S/N 22572
- = Found Lead plug & tack per S/N 21402
- = 1/4 Corner Fd. granite stone w/lead & tack in center per March 24, 2016 County Surveyor Special Corner report.
- {-} = Record per Survey No. 8171
- = Record per Survey No. 11420
- = Record per Survey No. 16732
- ((-)) = Record per Survey No. 22572
- (((-))) = Record per Survey No. 14932
- D.R. = Deed Records, Jackson County, Oregon
- O.R. = Official Records, Jackson County, Oregon
- S/N = Survey Number

SHEET 2 OF 3 (21006pla fnl plat 5-2-22.dwg)

