

APPROVAL: [Signature] 7/25/2022
ASHLAND PLANNING DEPARTMENT DATE
PA # A-2022-00184
PROPERTY LINE ADJUSTMENT

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

RECORDING

Filed for record this the 27 day of July, 2022 at
11:00 o'clock A.M. and recorded in Volume 33, of Plats at
page 29 of the Records of Partition Plats of Jackson County, Oregon.

Christine D Walker
County Clerk

Eisa Hall
Deputy

Examined and approved as required by O.R.S. 92.100 as of July 25, 2022

[Signature]
Jackson County Surveyor

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 July 27th, 2022.

M. Merrill
Tax Collector

7/27/22
Date

[Signature] AGENT
Assessor

7/27/22
Date

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

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.

Darrell L Huck
Surveyor

IN WITNESS WHEREOF, signed this 21 day of July, 2022.

[Signature]
MARY JOAN PORTER, TRUSTEE

STATE OF OREGON }
COUNTY OF JACKSON } ss.

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 July, 2022.

[Signature]
Jeannette Marie Duchisill NOTARY PUBLIC - OREGON
Commission No. 1020732
My Commission Expires 1-11-2026

IN WITNESS WHEREOF, signed this 21 day of July, 2022.

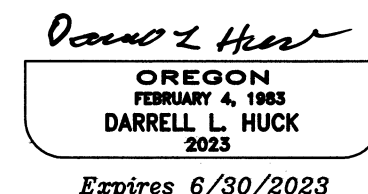
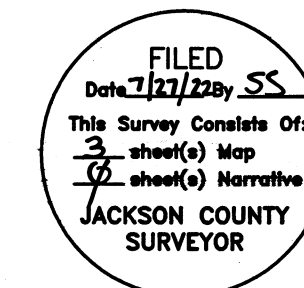
[Signature] DANIEL M. WEINER
[Signature] ANDREA K. WEINER

STATE OF OREGON }
COUNTY OF JACKSON } 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.

[Signature]
Jeannette Marie Duchisill NOTARY PUBLIC - OREGON
Commission No. 1020732
My Commission Expires 1-11-2026

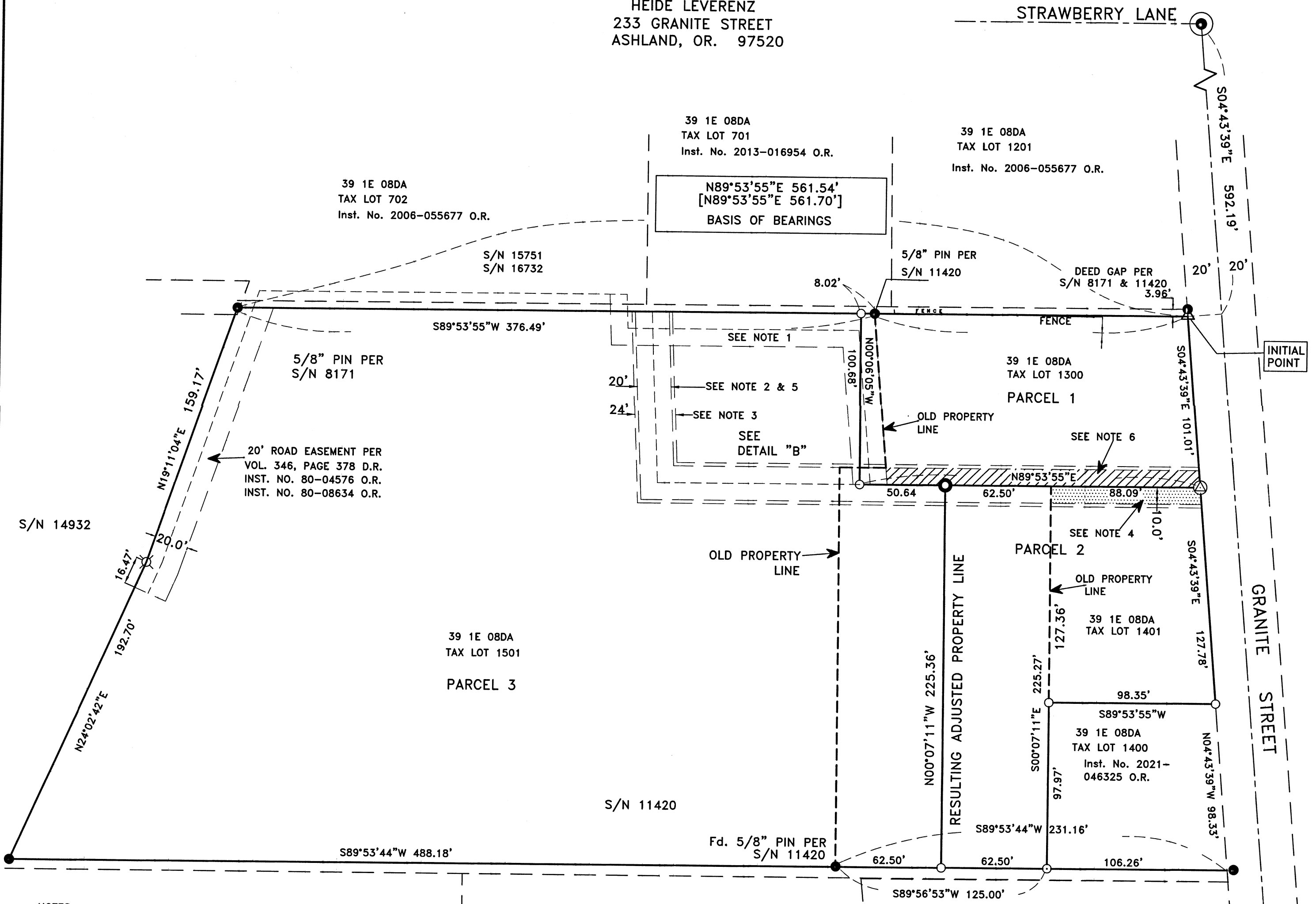


I certify this plat to be an exact copy of the original
Darrell L Huck
SURVEYOR

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

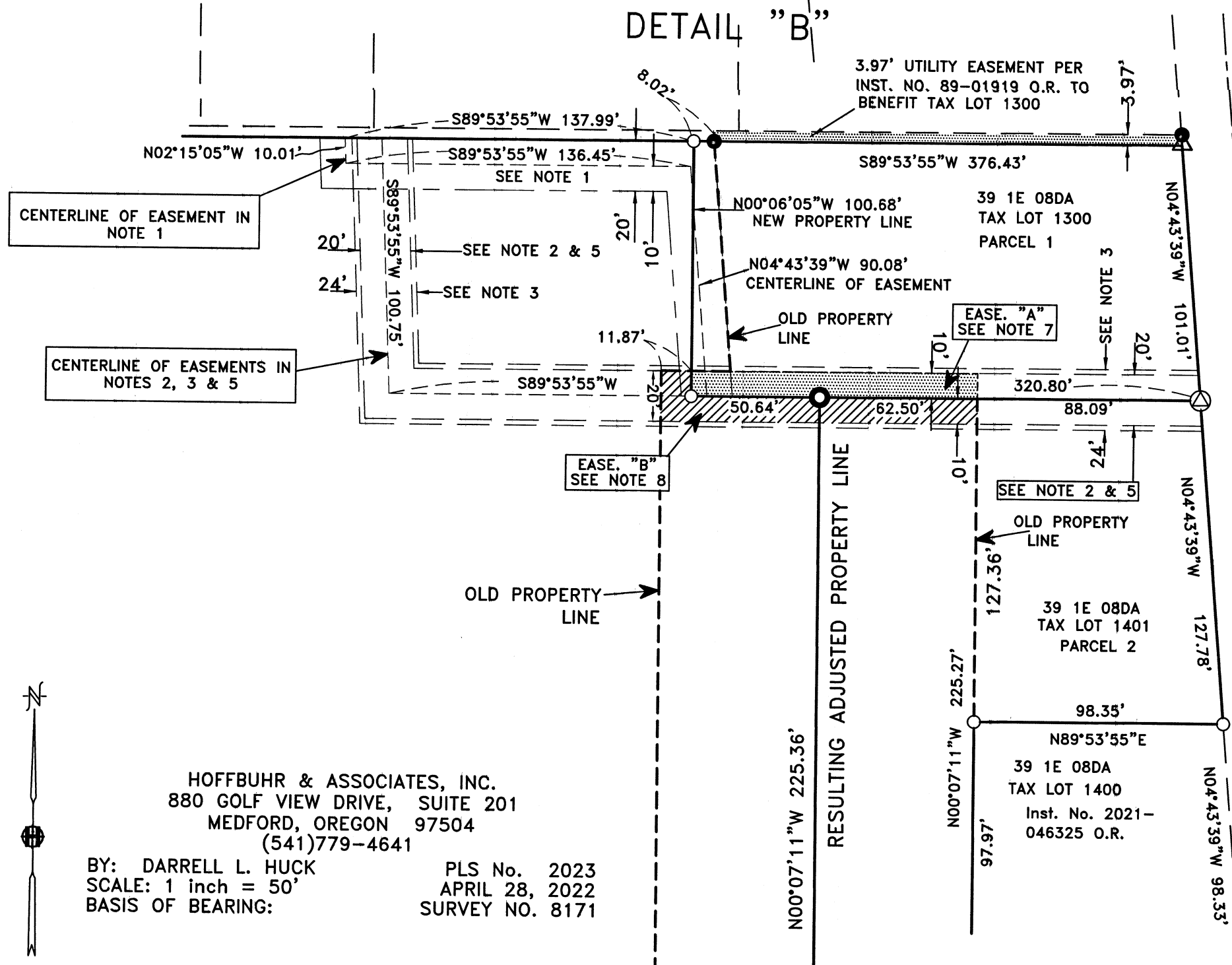
FOR
HEIDE LEVERENZ
233 GRANITE STREET
ASHLAND, OR. 97520



NOTES:

- 20' INGRESS/EGRESS AND UTILITY EASEMENT PER INST. NO. 88-11733 O.R. INST. NO. 88-11733 O.R.
- 20' ROAD EASEMENT FOR INGRESS AND EGRESS PER INST. NO. 80-04576 O.R.
- 24' ROADWAY EASEMENT PER INST. NO. 80-4576 O.R.
- 10' INGRESS/EGRESS & UTILITY EASEMENT ACROSS THE NORTH 10' OF TAX LOT 1401 TO BENEFIT TAX LOT 1300 PER INST. NO. 99-42404 O.R.
- 20' INGRESS/EGRESS AND UTILITY EASEMENT PER INST. NO. 88-11734 O.R. & INST. NO. 88-11735 O.R.
- 10' PUBLIC UTILITY EASEMENT INST. NO. 2015-011099 O.R.
- 10' INGRESS/EGRESS EASEMENT BEING CREATED HEREON TO BENEFIT PARCELS 2 & 3
- 10' INGRESS/EGRESS EASEMENT BEING CREATED HEREON TO BENEFIT PARCELS 1, 2 AND 3

DETAIL "B"



REGISTERED PROFESSIONAL LAND SURVEYOR

DARRELL L. HUCK
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
Expires 6/30/2023

FILED
Date 7/27/22 By SS
This Survey Consists Of:
3 sheet(s) Map
2 sheet(s) Narrative
JACKSON COUNTY
SURVEYOR

I certify this plat to be an exact copy of the original
Darrell L. Huck
SURVEYOR

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

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 50' APRIL 28, 2022
BASIS OF BEARING: SURVEY NO. 8171