

APPROVALS:

EXAMINED AND APPROVED THIS 26<sup>th</sup> DAY OF SEPTEMBER, 2022
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA A-2022-00205

EXAMINED & APPROVED THIS 27 DAY OF SEPTEMBER, 2022 PER ORS 92.100

JACKSON COUNTY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT MARCELLA C. ALEXANDER, SUCCESSOR TRUSTEE OF THE JEAN TANGREN ALEXANDER LIVING TRUST, U.T.A.D. DATED JULY 2, 2020 AS TO PARCEL 1, AND JUSTIN SPAULDING AND RAQUEL SPAULDING, AS TENANTS BY THE ENTIRETY, AS TO PARCEL 2, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE ADJUSTED THE PROPERTY LINES 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 10.00 FOOT WIDE PRIVATE SEWER EASEMENT OVER AND ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1, AS SHOWN HEREON.

MARCELLA C. ALEXANDER, TRUSTEE

JUSTIN SPAULDING

RAQUEL SPAULDING

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED MARCELLA C. ALEXANDER, ON THIS 20<sup>th</sup> DAY OF September, 2022, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE
NOTARY PUBLIC - OREGON
COMMISSION NO.
MY COMMISSION EXPIRES:

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED JUSTIN SPAULDING THIS 20<sup>th</sup> DAY OF September, 2022, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE
NOTARY PUBLIC - OREGON
COMMISSION NO.
MY COMMISSION EXPIRES:

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED RAQUEL SPAULDING THIS 20<sup>th</sup> DAY OF September, 2022, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE
NOTARY PUBLIC - OREGON
COMMISSION NO.
MY COMMISSION EXPIRES:

Assessor's Map No. 39 1E 16 BB, Tax Lot 405 & 800

PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P - 29 - 2022
A RE-PLAT OF PARCEL 1 & 2
PARTITION PLAT NO. P-39-2019

LYING SITUATE WITHIN

NORTHWEST QUARTER OF SECTION 16
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

Marcella Alexander

612 NE San Rafael Street
Portland, 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 PARCEL 1 AND PARCEL 2 OF PARTITION PLAT NO. P-39-2019, FILED NOVEMBER 18, 2019 AS INDEX VOLUME 30, PAGE 39, RECORD OF PARTITION PLATS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 16, 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;

BEGINNING AT A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. P-19-2019 IN THE PLAT RECORDS OF JACKSON COUNTY, OREGON; THENCE SOUTH 00°53'13" EAST, 85.91 FEET (PLAT RECORD 86.08 FEET) TO A 3/4 INCH SQUARE IRON PIN; THENCE SOUTH 00°10'08" WEST, 4.49 FEET TO THE NORTH LINE OF PARCEL 1, PARTITION PLAT NO. P-63-2008 OF SAID PLAT RECORDS RECORDS; THENCE SOUTH 89°26'11" WEST, ALONG THE NORTH LINE SAID DESCRIBED PARCEL 1, A DISTANCE OF 2.31 FEET TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°33'49" EAST, ALONG THE WEST LINE OF SAID PARCEL 220.20 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF SAID DESCRIBED PARCEL 2 OF PARTITION PLAT NO. P-19-2019; THENCE CONTINUING SOUTH 00°33'49" EAST, 115.44 FEET TO A 5/8 INCH IRON PIN ON THE NORTH LINE OF ASHLAND LOOP ROAD, DESCRIBED IN VOLUME 319, PAGE 339 OF THE DEED RECORDS IN SAID COUNTY; THENCE ALONG THE NORTHERLY LINE OF ASHLAND LOOP ROAD THE FOLLOWING COURSES: SOUTH 88°52'08" WEST, 162.84 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 89°14'20" WEST, 40.80 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 66°09'47" WEST, 146.87 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 00°02'34" EAST, LEAVING SAID NORTHERLY LINE OF ASHLAND LOOP ROAD, 150.12 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 38°22'39" WEST, 58.85 FEET (PLAT RECORD 58.92 FEET) TO THE EAST LINE OF ASHLAND LOOP ROAD, FROM WHICH A 5/8 INCH IRON PIN BEARS SOUTH 25°03' EAST, 0.40 FEET THEREFROM; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES: 25.32 FEET (PLAT RECORD 25.15 FEET) ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 16°07'14" (CHORD BEARING NORTH 19°27'18" EAST, 25.24 FEET) TO A 5/8 INCH IRON PIN; THENCE NORTH 15°50'15" EAST, 1.16 FEET TO A 5/8 INCH IRON PIN; THENCE 126.94 FEET ALONG THE ARC OF A 975.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 07°27'35" (CHORD BEARING NORTH 15°18'12" EAST, 126.85 FEET) TO A 5/8 INCH IRON PIN; THENCE NORTH 18°52'28" EAST, 78.15 FEET (DEED RECORD NORTH 18°52'23" EAST) TO A 5/8 INCH IRON PIN; THENCE 47.09 FEET ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 07°11'43" (CHORD BEARING NORTH 15°08'27" EAST, 47.06 FEET) TO A 5/8 INCH IRON PIN; THENCE SOUTH 72°26'53" EAST, LEAVING SAID EAST LINE, 306.57 FEET (DEED RECORD SOUTH 72°30'10" EAST, 306.61 FEET) TO THE INITIAL POINT OF BEGINNING.

CONTAINING 3.62 ACRES, MORE OR LESS.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN TICOR TITLE COMPANY OF OREGON ORDER No. 470322082642, EFFECTIVE DATE JUNE 9, 2022, & ORDER No. 470319064431, EFFECTIVE DATE JUNE 6, 2022, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- SETBACK AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED NOVEMBER 14, 2008 IN DOCUMENT NO. 2008-041185 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON.
RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, TO THE CITY OF ASHLAND, RECORDED JANUARY 3, 1930 IN VOLUME 181, PAGE 44 IN THE DEED RECORDS OF JACKSON COUNTY, OREGON.
SEWER EASEMENT AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, RECORDED NOVEMBER 14, 2008, IN DOCUMENT NO. 2008-041184 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

RECORDING:

FILED FOR RECORD THIS 3<sup>rd</sup> OF October, 2022 AT 3:28 O'CLOCK P.M. AND RECORDED IN VOLUME 33, PAGE 29 IN THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker
COUNTY CLERK
Glan Hill
DEPUTY

COUNTY SURVEYOR FILE NO. 23734

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF Oct. 3<sup>rd</sup>, 2022.

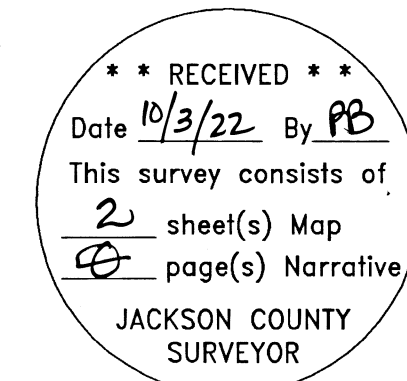
TAX COLLECTOR
ASSESSOR
DATE
AGENT

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

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN PARCEL 1 & PARCEL 2 OF PARTITION PLAT NO. P-39-2019 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON.
PROCEDURE: UTILIZING A LEICA TS-16 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH A LEICA GS-16 GNSS RECEIVER OPERATING ON THE OREGON REFERENCE GEODETIC NETWORK (ORGN), I SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT AS SHOWN. THE SUBJECT PARCELS WERE PREVIOUSLY SURVEYED BY THIS OFFICE IN THE PERFORMANCE OF SURVEY NO. 22955. THIS PROPERTY LINE ADJUSTMENT BETWEEN THOSE TRACTS OF LAND DESCRIBED IN DOCUMENT NO.'s 2019-038284 AND 2020-025727, OFFICIAL RECORDS, JACKSON COUNTY, OREGON, WAS EXECUTED PER THE OWNERS DIRECTION, AS APPROVED BY THE ASHLAND PLANNING DEPARTMENT.

DEED OF CONVEYANCE STATEMENT:

THE PROPERTY LINE ADJUSTMENT DEED OF CONVEYANCE FROM ALEXANDER TO SPAULDING WAS RECORDED AS DOCUMENT NO. 2022-029555 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.



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

Shawn Kampmann
SURVEYOR



Shawn Kampmann



RENEWAL DATE: 6/30/2023

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

DATE: JUNE 6, 2022
PROJECT NO. 1278-19

FILE: SURVEYS\1278-19\ALEXANDER PLA-2 PLAT.DWG SHEET 1 of 2

**PROPERTY LINE ADJUSTMENT  
PARTITION PLAT NO. P - 29 - 2022  
A RE-PLAT OF PARCEL 1 & 2  
PARTITION PLAT NO. P-39-2019**

LYING SITUATE WITHIN  
NORTHWEST QUARTER OF SECTION 16  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
**Marcella Alexander**  
612 NE San Rafael Street  
Portland, Oregon

**LEGEND**

- ⊙ 5/8" IRON PIN w/ ALUMINUM CAP STAMPED "RLS 1071" PER S/N 7302 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L.J. FRIAR & ASSOC. PLS 2234" PER S/N 20219 & 20294 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "ALSPACH PLS 2653" PER S/N 19047 (RECOVERED)
- ⊖ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "CENTER PLS 1071" PER S/N 10764 & 12471 (RECOVERED)
- ⊕ 5/8" IRON PIN, NO TAG OR MARKINGS, PER S/N 7302 (RECOVERED)
- ◇ 1/2" SQUARE BOLT, ORIGIN UNKNOWN, PER S/N 12471 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "CENTER PLS 1071" PER S/N 10764 & 12471 (RECOVERED)
- 5/8" 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
- ( ) SURVEY RECORD DATA PER S/N 22808 (L.J. FRIAR)

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF PARCEL 1, PARTITION PLAT NO. P-63-2008, HAVING A RECORD PLAT BEARING OF SOUTH 00°33'49" EAST, AS REFERENCED ON SURVEY NO. 20219, 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*

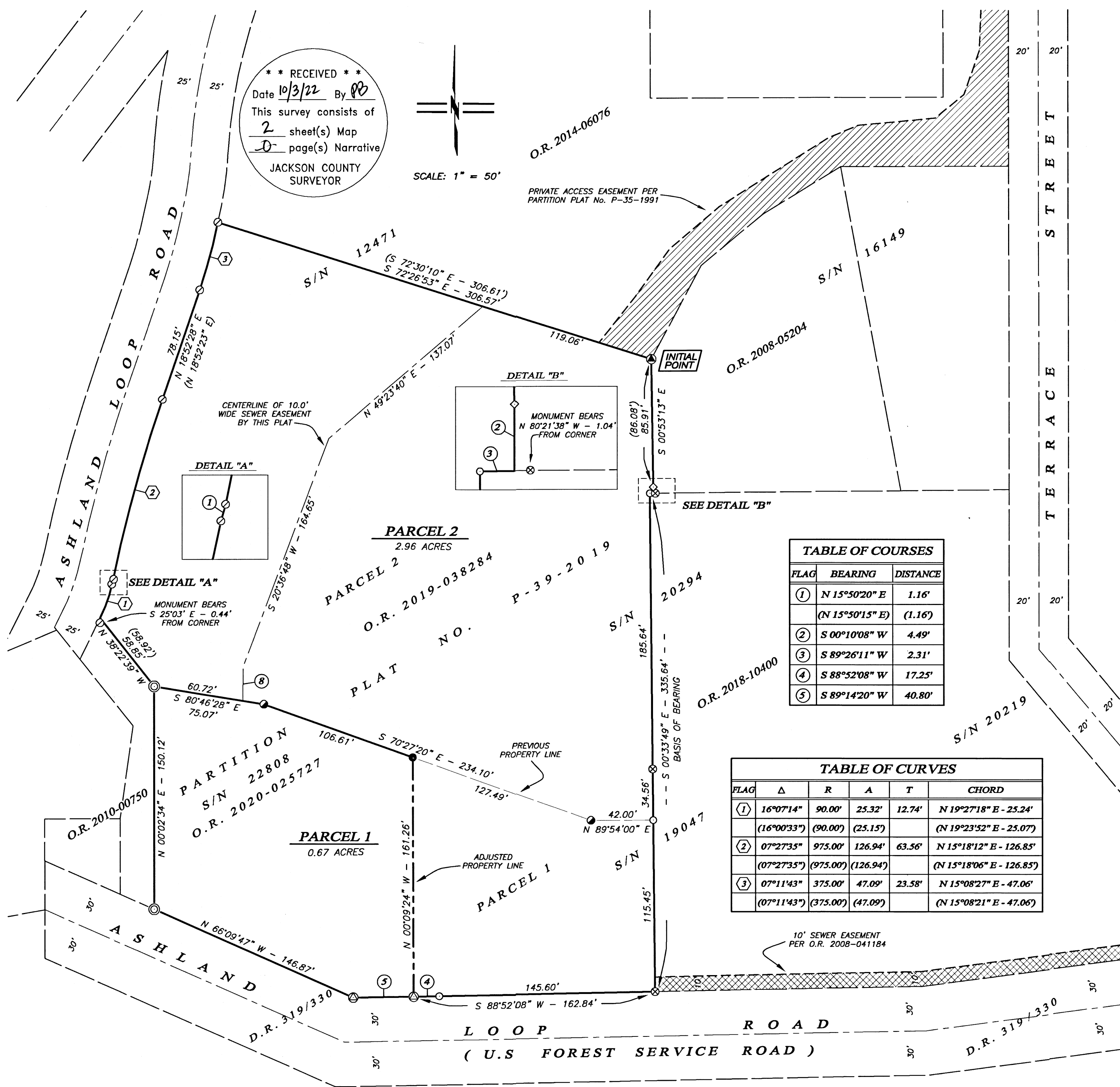
OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
2883 LS

RENEWAL DATE: 6/30/2023

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

DATE: JUNE 6, 2022  
PROJECT NO. 1278-19

FILE: SURVEYS\1278-19\ALEXANDER PLA-2 PLAT.DWG SHEET 2 of 2



**TABLE OF COURSES**

FLAG	BEARING	DISTANCE
①	N 15°50'20" E	1.16'
	(N 15°50'15" E)	(1.16')
②	S 00°10'08" W	4.49'
③	S 89°26'11" W	2.31'
④	S 88°52'08" W	17.25'
⑤	S 89°14'20" W	40.80'

**TABLE OF CURVES**

FLAG	Δ	R	A	T	CHORD
①	16°07'14"	90.00'	25.32'	12.74'	N 19°27'18" E - 25.24'
	(16°00'33")	(90.00')	(25.15')		(N 19°23'52" E - 25.07')
②	07°27'35"	975.00'	126.94'	63.56'	N 15°18'12" E - 126.85'
	(07°27'35")	(975.00')	(126.94')		(N 15°18'06" E - 126.85')
③	07°11'43"	375.00'	47.09'	23.58'	N 15°08'27" E - 47.06'
	(07°11'43")	(375.00')	(47.09')		(N 15°08'21" E - 47.06')