

APPROVALS:

EXAMINED AND APPROVED THIS 2 DAY OF February, 2023
Brandon Goldman
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA A-2022-00212

EXAMINED & APPROVED THIS 3 DAY OF February, 2023 PER ORS 92.100
Scott Seiz
JACKSON COUNTY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT JESSICA BATES AND DAVID B. NIEMEYER, AS TO PARCEL 1 AND ROBERT LEE WALLIS AND FLORA BELLE WALLIS, TRUSTEES OF THE WALLIS JOINT TRUST, DATED OCTOBER 28, 2015, AS TO PARCEL 2, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE ADJUSTED THE PROPERTY LINES AS SHOWN, 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.

Jessica Bates
David B. Niemeier
Flora Belle Wallis, Trustee

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED JESSICA BATES, ON THIS 1st DAY OF February, 2023, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

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

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED DAVID B. NIEMEYER ON THIS 1st DAY OF February, 2023, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

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

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED FLORA BELLE WALLIS, TRUSTEE OF THE WALLIS JOINT TRUST, THIS 1st DAY OF February, 2023, AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

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

Assessor's Map No. 39 1E 15 BD, Tax Lot 7700 & 7800

PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P - 02 - 2023

LYING SITUATE WITHIN
NORTHWEST QUARTER OF SECTION 15
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Jessica Bates
1555 Windsor Street
Ashland, Oregon 97520

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 IN DOCUMENT No. 2015-036552 AND DOCUMENT No. 2021-049156 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 15, 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 A 2 INCH IRON PIPE, BEING THE ACCEPTED SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 45 IN SECTION 15, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 89°47'22" EAST, ALONG THE SOUTH LINE OF SAID CLAIM NO. 45, 961.40 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN VOLUME 230, PAGE 309 OF THE DEED RECORDS IN SAID COUNTY, THE POINT OF BEGINNING; THENCE NORTH 00°00'11" WEST, ALONG THE EASTERLY LINE OF SAID DESCRIBED TRACT, 5.00 FEET TO A 5/8 INCH IRON PIN ALONG THE SOUTH LINE OF THAT PORTION OF VACATED WINDSOR STREET, AS DESCRIBED IN VOLUME 545, PAGE 287 OF THE DEED RECORDS IN SAID COUNTY; THENCE NORTH 89°47'22" WEST, ALONG SAID SOUTH LINE, 143.99 FEET (DEED RECORD 144.0 FEET) TO A 5/8 INCH IRON PIN ON THE EAST LINE OF FRANCES LANE; THENCE NORTH 00°02'31" EAST, ALONG SAID EAST LINE, 97.50 FEET TO A 5/8 INCH IRON PIN ON THE NORTH LINE OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2015-036552 OF THE OFFICIAL RECORDS IN SAID COUNTY; THENCE SOUTH 89°47'22" EAST, ALONG SAID NORTH LINE, 143.91 FEET (DEED RECORD SOUTH 89°50' EAST, 144.0 FEET) TO A 5/8 INCH IRON PIN ON THE EAST LINE OF SAID TRACT DESCRIBED IN VOLUME 230 PAGE 309, SAID DEED RECORDS; THENCE SOUTH 00°00'11" EAST, ALONG SAID EAST LINE, 2.50 FEET TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2021-049156 OF SAID RECORDS; THENCE SOUTH 89°47'22" EAST, ALONG THE NORTH LINE OF SAID DESCRIBED TRACT, 90.00 FEET TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°00'11" EAST, ALONG THE EAST LINE OF SAID DESCRIBED TRACT, 100.00 FEET TO A 5/8 INCH IRON PIN ON THE SOUTH LINE OF DONATION LAND CLAIM NO. 45; THENCE NORTH 89°47'22" WEST, 90.00 FEET TO THE INITIAL POINT OF BEGINNING.

CONTAINING 0.53 ACRES, MORE OR LESS.

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

Shawn Kampmann
SURVEYOR

** RECEIVED **
Date 2/6/23 By PB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 6th OF FEBRUARY, 2023
2:17 O'CLOCK P.M. AND RECORDED IN VOLUME 34, PAGE 02
IN THE PLAT RECORDS OF JACKSON COUNTY, OREGON.
Christine D Walker Heather Simpson
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 23816

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 220.93 HAVE BEEN PAID AS OF February 5th, 2023.
M. Mendenhall
TAX COLLECTOR
DATE 2/10/23
M. Mendenhall
ASSESSOR
DATE 2/06/2023

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 IN DOCUMENT NO. 2015-036552 AND DOCUMENT NO. 2021-049156 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
PROCEDURE: UTILIZING A LEICA TS-16i ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH A LEICA GS-16 GNSS RECEIVER OPERATING ON THE OREGON REFERENCE GEODETIC NETWORK (ORGN), I SURVEYED AND MONUMENTED THE PROPERTY LINE ADJUSTMENT AS SHOWN HEREON. THE SOUTH LINE OF DONATION LAND CLAIM NO. 45 AND THE RIGHT OF WAY FOR FRANCES LANE WERE PREVIOUSLY DETERMINED BY THIS OFFICE IN THE PERFORMANCE OF SURVEY NO. 19487. THE EAST LINE OF THAT TRACT DESCRIBED IN DEED RECORD VOLUME 230, PAGE 309, WAS PREVIOUSLY DETERMINED BY THIS OFFICE IN THE PERFORMANCE OF SURVEY NO. 17285, BEING THE LOCATION AS DETERMINED BY FRANK TUERS ON SURVEY NO. 6675. DEED RECORD DATA WAS HELD IN DETERMINING THE REMAINING BOUNDARY LINES. THE PROPERTY LINE ADJUSTMENT 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 FLORA BELLE WALLIS, TRUSTEE TO JESSICA BATES AND DAVID B. NIEMEYER WAS RECORDED AS DOCUMENT NO. 2023-002329 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN TICOR TITLE COMPANY OF OREGON ORDER No. 470322082643, EFFECTIVE DATE AUGUST 16, 2022, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

ANY EASEMENTS OR RIGHTS OF WAY FOR EXISTING UTILITIES OR OTHER RIGHTS OF WAY OVER THOSE PORTIONS OF SAID LAND LYING WITHIN THE PUBLIC RIGHT OF WAY VACATED BY ORDINANCE RECORDED MAY 8, 1963 IN VOLUME 545, PAGE 237 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON.

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: OCTOBER 15, 2022
PROJECT NO. 1403-22

FILE: SURVEYS\1403-22\BATES PLA PLAT.DWG SHEET 1 of 2

MONUMENTS LEGEND

- ⊗ 2 1/2" BRASS DISK IN CONCRETE STAMPED "CS 1988" PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- ⊗ 2" CRIMPED TOP IRON PIPE AT ACCEPTED SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 45 PER S/N 19487 (RECOVERED)
- ⊗ TACK IN LEAD PLUG w/ 3/4" BRASS WASHER STAMPED "LS 2234" PER S/N 14859, OR AS OTHERWISE SHOWN (RECOVERED)
- ⊗ 1/2" CRIMPED TOP IRON PIPE, TRADEMARK OF L.E. AGER (DECEASED) ORIGIN UNKNOWN (RECOVERED)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "BRADSHAW L.S. 2271" PER S/N 18423 (RECOVERED)
- ⊗ 1" BRASS DISC DRILLED IN CONCRETE STAMPED "POLARIS PLS 2883" (ESTABLISHED)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- ⊗ 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT PLS 2883" (ESTABLISHED)

PARTITION PLAT NO. P-02 - 2023

PROPERTY LINE ADJUSTMENT

LYING SITUATE WITHIN

NORTHWEST QUARTER OF SECTION 15
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

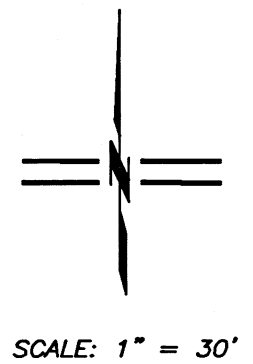
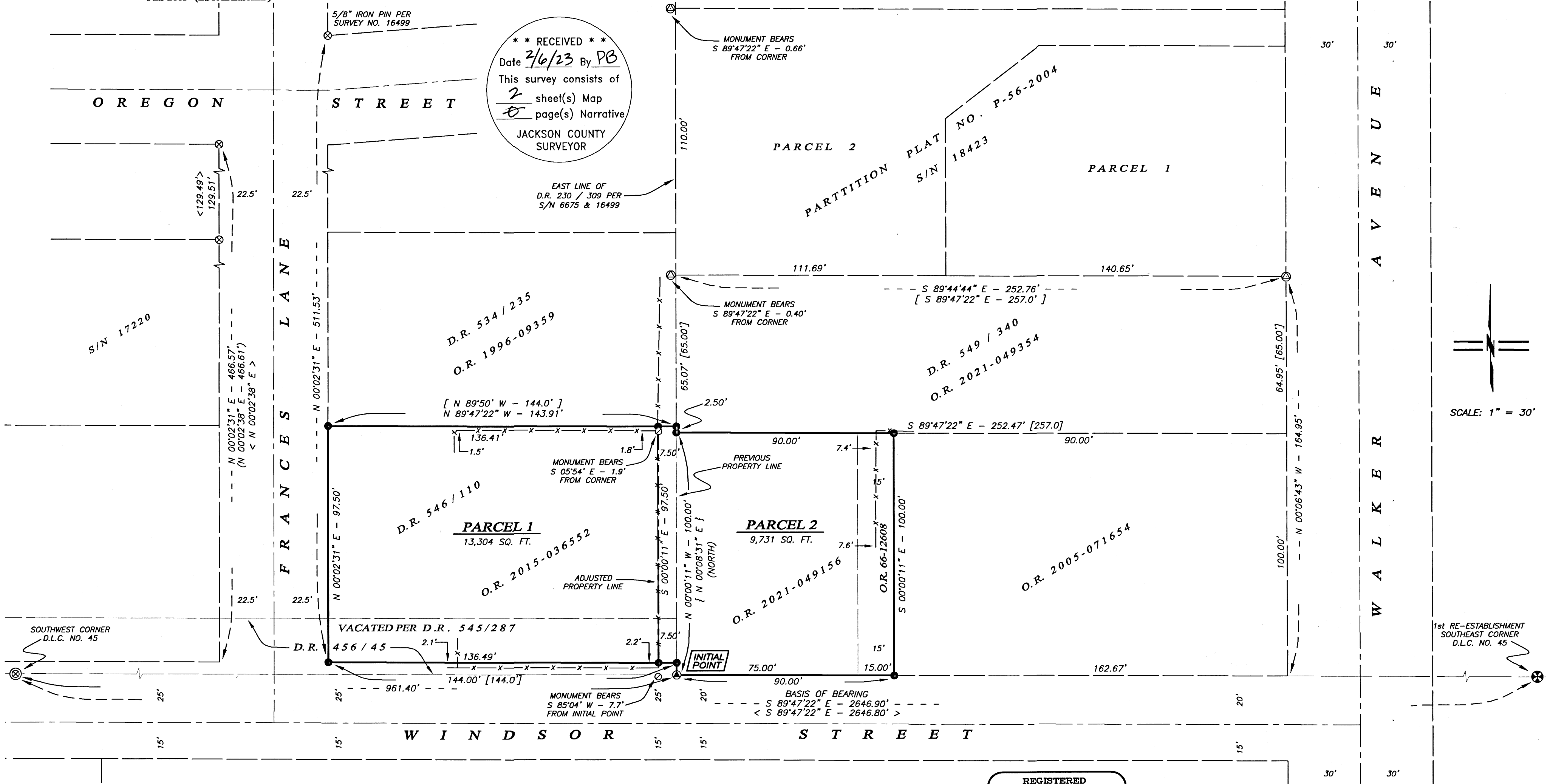
FOR

Jessica Bates
1555 Windsor Street
Ashland, Oregon 97520

LINETYPE LEGEND

- SUBJECT PROPERTY LINE
- - - - ADJUSTED PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- PREVIOUS DEED LINE
- - - - EASEMENT LINE
- x-x-x- FENCELINE
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- D.R. DEED RECORDS VOLUME / PAGE, JACKSON COUNTY CLERK
- () SURVEY RECORD DATA PER S/N 16499 (ALSPACH)
- { } SURVEY RECORD DATA PER S/N 9375 (SWAIN)
- < > SURVEY RECORD DATA PER S/N 14859 (HIBBS)
- [] DEED RECORD DATA PER O.R. 2021-049156

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JACKSON COUNTY SURVEYOR



BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF DONATION LAND CLAIM NO. 45 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, HAVING A RECORD PLAT BEARING OF SOUTH 89°47'22" EAST, AS REFERENCED ON SURVEY NO. 19487, 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

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2023

SURVEYED BY:
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FILE: SURVEYS\1403-22\BATES PLA PLAT.DWG SHEET 2 of 2

Assessor's Map No. 39 1E 15 BD, Tax Lots 7700 & 7800