

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT ZACHARY E. BROMBACHER AND VICKI J. BROMBACHER, TRUSTEES OF THE ZACHARY AND VICKI BROMBACHER TRUST U/D/T/D, AS TO PARCEL 1; NANCY ASHMEAD, AS TO PARCEL 2 AND RICHARD CARL HANSEN, AS TO PARCEL 3, 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.

Zachary E. Brombacher
ZACHARY E. BROMBACHER, TRUSTEE
Vicki J. Brombacher
VICKI J. BROMBACHER, TRUSTEE
NANCY ASHMEAD
RICHARD CARL HANSEN

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED ZACHARY E. BROMBACHER, TRUSTEE OF THE ZACHARY AND VICKI BROMBACHER TRUST, ON THIS 31st DAY OF January, 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 VICKI J. BROMBACHER, TRUSTEE OF THE ZACHARY AND VICKI BROMBACHER TRUST, ON THIS 31st DAY OF January, 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 NANCY ASHMEAD, ON THIS 31st DAY OF January, 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 RICHARD CARL HANSEN, ON THIS 31st DAY OF January, 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

DEEDS OF CONVEYANCE STATEMENT:

THE PROPERTY LINE ADJUSTMENT DEED OF CONVEYANCE FROM BROMBACHER'S TO ASHMEAD WAS RECORDED AS DOCUMENT NO. 2023-002932 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

THE PROPERTY LINE ADJUSTMENT DEED OF CONVEYANCE FROM ASHMEAD TO BROMBACHER'S WAS RECORDED AS DOCUMENT NO. 2023-002931 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

THE PROPERTY LINE ADJUSTMENT DEED OF CONVEYANCE FROM HANSEN TO BROMBACHER'S WAS RECORDED AS DOCUMENT NO. 2023-002930 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

Assessor's Map No. 39 1E 23 BA, Tax Lots 100, 101 & 103
Assessor's Map No. 39 1E 23, Tax Lot 700

PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P - 05 - 2023

LYING SITUATE WITHIN

NORTHWEST QUARTER OF SECTION 23
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

Zachary & Vicki Brombacher

1370 Tolman Creek Road
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.'s 77-03721, 2002-007081 & 2016-009956 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 23, 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 2-1/2" BRASS CAP AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 23 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN JACKSON COUNTY, OREGON; THENCE SOUTH 00°01'50" EAST, 516.41 FEET (DEED RECORD SOUTH 00°01'33" EAST, 516.41 FEET), ALONG THE EAST LINE OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2002-007081 OF THE OFFICIAL RECORDS IN SAID COUNTY, TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89°59'21" EAST, 588.64 FEET (DEED RECORD EAST, 589.06 FEET), ALONG THE NORTH LINE OF THAT TRACT DESCRIBED IN DOCUMENT NO. 77-03721 OF THE OFFICIAL RECORDS IN SAID COUNTY, TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF SAID DESCRIBED TRACT THE FOLLOWING COURSES: SOUTH 32°39'47" WEST, 72.82 FEET (DEED RECORD SOUTH 32°52'30" WEST, 72.99 FEET) TO A 5/8 INCH IRON PIN; THENCE SOUTH 11°49'49" WEST, 350.30 FEET (DEED RECORD SOUTH 11°49'13" WEST, 350.37 FEET), TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°41'11" WEST, ALONG THE SOUTH LINE OF SAID TRACT, 1113.01 FEET (DEED RECORD NORTH 89°40'52" WEST, 1113.13 FEET) TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2012-000688 OF SAID RECORDS; THENCE NORTH 00°05'47" WEST, ALONG THE EAST LINE OF SAID DESCRIBED TRACT, 156.09 FEET (DEED RECORD NORTH 00°05'56" WEST, 156.015 FEET) TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER THEREOF; THENCE SOUTH 88°00'24" WEST, ALONG THE NORTH LINE THEREOF, 149.99 FEET (DEED RECORD SOUTH 87°59'31" WEST, 150.085 FEET) TO A 5/8 INCH IRON PIN ON THE EAST LINE OF TOLMAN CREEK ROAD; THENCE NORTH 00°05'47" WEST, ALONG SAID EASTERLY LINE, 666.44 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2013-035317 OF SAID RECORDS; THENCE SOUTH 89°49'45" EAST, ALONG THE SOUTH LINE OF SAID TRACT, 150.68 FEET (DEED RECORD 150.00 FEET) TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°05'56" WEST, ALONG SAID EAST LINE, 100.00 FEET TO A 5/8 INCH IRON PIN ON THE NORTH LINE OF SECTION 23; THENCE SOUTH 89°49'45" EAST, 486.03 FEET (DEED RECORD 486.79 FEET) TO THE POINT OF BEGINNING.

CONTAINING 17.35 ACRES, MORE OR LESS.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE COMPANY OF OREGON ORDER No. 7169-4007813, EFFECTIVE DATE OCTOBER 12, 2022, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- 1 EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, TO CALIFORNIA OREGON POWER COMPANY, RECORDED ON MAY 16, 1957 IN VOLUME 456, PAGE 156 OF THE DEED RECORDS, JACKSON COUNTY, OREGON.
2 EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, TO PACIFIC POWER & LIGHT COMPANY, RECORDED ON DECEMBER 14, 1961 IN VOLUME 522, PAGE 162 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON.
3 FUEL BREAK EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED IN DOCUMENT NO.'s 99-02512 & 99-08602 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
4 CONSENT TO ANNEXATION AGREEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED ON JANUARY 22, 1999 AS DOCUMENT NO. 79-01498 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
5 AGREEMENT FOR FUTURE STREET IMPROVEMENTS INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED ON NOVEMBER 7, 1983 AS DOCUMENT NO. 93-19182 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
6 10' x 5' WIDE DOMESTIC WELL EASEMENT RECORDED IN VOLUME 5, PAGE 143 OF THE "MINOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON.

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

Shawn Kampmann
SURVEYOR

APPROVALS:

EXAMINED AND APPROVED THIS 2 DAY OF February, 2023
Brandon Gallina
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA A-2022-00208

EXAMINED AND APPROVED THIS 8 DAY OF February, 2023
Shardell Clavli
JACKSON COUNTY DEVELOPMENT SERVICES
PLANNING FILE NO. 439-22-00061-SUB

EXAMINED & APPROVED PER O.R.S. 92.100 THIS 6 DAY OF February, 2023
Scott Stein
JACKSON COUNTY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 15th OF February, 2023 AT 2:48 O'CLOCK P.M. AND RECORDED IN VOLUME 34, PAGE 05 IN THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker
COUNTY CLERK
Deputy

COUNTY SURVEYOR FILE NO. 23827

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 15th February, 2023.

Chad Hallister
ASSESSOR
2/15/23
DATE

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.'s 77-03721, 2002-007081 & 2016-009956 OF THE OFFICIAL 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 SURVEYED AND MONUMENTED THE PROPERTY LINE ADJUSTMENTS AS SHOWN HEREON. EACH OF THE SUBJECT PARCELS WERE PREVIOUSLY MONUMENTED BY EVERETT SWAIN DURING THE PERFORMANCE OF MINOR LAND PARTITIONS AS DENOTED ON SURVEY NO.'s 5668, 7688 & 9780, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. MONUMENTS RECOVERED FROM EACH OF THESE SURVEYS FIT WELL WITH THE SURVEY RECORDS AND HELD FOR POSITION AS SHOWN. WHERE NO MONUMENTS COULD BE FOUND, DEED RECORD DISTANCES WERE HELD IN FAVOR OF THE TRACTS CREATED FROM THE ORIGINAL PARENT TRACT. THE RIGHT OF WAY OF TOLMAN CREEK ROAD WAS DETERMINED BY HOLDING A BRONZE CAPPED IRON PIPE AT THE CENTERLINE INTERSECTION OF TOLMAN CREEK ROAD WITH BLUE SKY LANE, AND A 30.00 FOOT PERPENDICULAR OFFSET FROM A 5/8 INCH IRON PIN RECOVERED AT THE NORTHEAST CORNER OF THAT MINOR LAND PARTITION RECORDED ON JULY 30, 1986 IN VOLUME 7, PAGE 18 OF THE PLAT RECORDS IN SAID COUNTY, AS DENOTED ON SURVEY NO. 10621 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE PROPERTY LINE ADJUSTMENT WAS SURVEYED AND MONUMENTED AND APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT, AS WELL AS THE JACKSON COUNTY DEVELOPMENT SERVICES, AS THE SUBJECT PROPERTIES LIE SHARE IN SPLIT ZONING DISTRICTS BETWEEN THE TWO JURISDICTIONS.

** FILED **
Date 2/15/23 By SS
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY 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: DECEMBER 20, 2022
PROJECT NO. 1419-22

PARTITION PLAT NO. P - 05 - 2023
PROPERTY LINE ADJUSTMENT

LYING SITUATE WITHIN
 NORTHWEST QUARTER OF SECTION 23
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Zachary Brombacher
 1370 Tolman Creek Road
 Ashland, Oregon 97520

FLAG	BEARING	DISTANCE
①	N 69°00'00" E	4.15'
②	N 85°40'00" E	22.93'
③	S 67°42'00" E	8.78'
④	S 67°42'00" E	20.79'
⑤	S 67°42'00" E	47.96'
⑥	S 89°16'35" E	108.18'
⑦	N 00°38'00" W	26.95'
⑧	S 89°49'45" E	19.22'
⑨	S 89°49'45" E	34.86'

LEGEND

- ⊗ 2-1/2" BRASS CAP QUARTER SECTION CORNER PER BRIGGS SUBDIVISION UNIT NO. 3 (RECOVERED)
- ⊙ 3" BRASS CAP w/ DRILL HOLE, IN MONUMENT WELL, PER BRIGGS SUBDIVISION UNIT NO. 3 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "R.L.S. 638" PER S/N 10621 BY GEORGE BURRELL (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "R.L.S. 759" PER S/N 5668, S/N 7688 & S/N 9780 (RECOVERED)
- ⊗ 5/8" IRON PIN, NO OTHER MARKINGS, PER S/N 18235 BY JAMES E. HIBBS (RECOVERED)
- ◇ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 22004 (RECOVERED)
- △ 5/8" IRON PIN, NO MARKINGS, PER UNRECORDED SURVEY BY L.E. AGER, AS DENOTED ON S/N 16349 (RECOVERED)
- ⊙ 3" CITY OF ASHLAND BRASS CAP IN MONUMENT WELL, STAMPED "PLS 2883" PER S/N 21144 (RECOVERED)
- 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP, STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ YELLOW 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
- D.R. DEED RECORDS VOLUME / PAGE, JACKSON COUNTY CLERK
- () SURVEY RECORD DATA PER S/N 5668, 7688 & 9780 (SWAIN)
- { } SURVEY RECORD DATA PER S/N 18235 (HIBBS)

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 23 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, HAVING A RECORD PLAT BEARING OF NORTH 89°49'45" WEST, AS REFERENCED ON SURVEY NO. 21144, 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

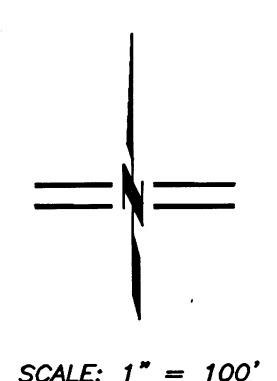
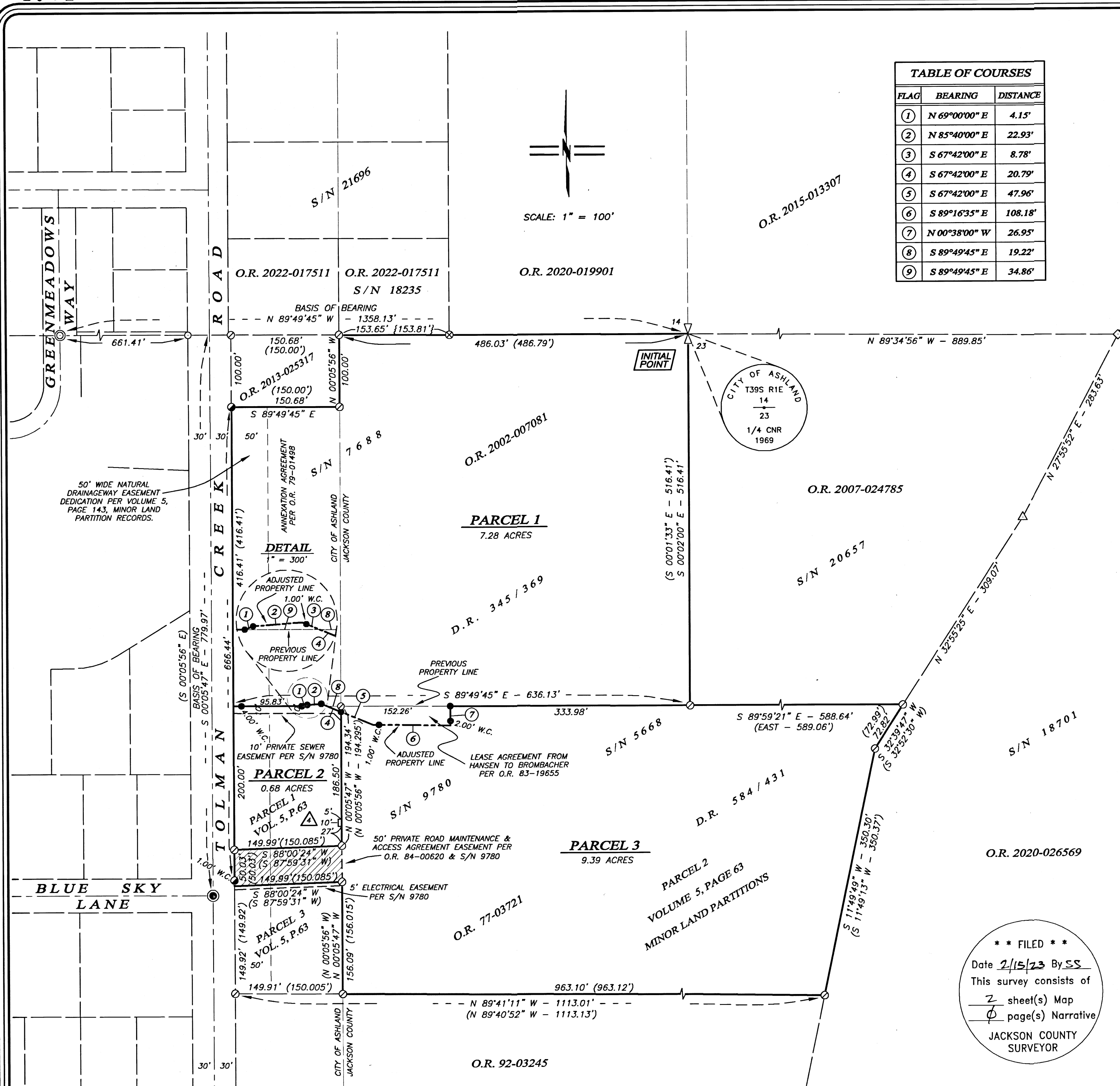
OREGON
 JULY 14, 1986
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2023

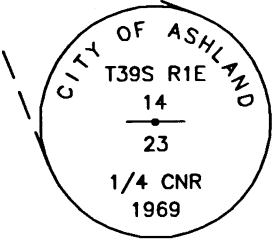
SURVEYED BY:

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

DATE: DECEMBER 20, 2022
 PROJECT NO. 1419-22



INITIAL POINT



**** FILED ****
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 0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR