

APPROVALS:

EXAMINED AND APPROVED THIS 22nd DAY OF August, 2023
Brandon Goldman 8/22/2023
ASHLAND PLANNING DEPARTMENT DATE
PLANNING FILE NO. PA A-2022-00224

EXAMINED AND APPROVED THIS 24th DAY OF August, 2023
PER O.R.S. 92.100
Scott Ja
JACKSON COUNTY SURVEYOR

PARTITION PLAT NO. P - 28 - 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
Southern Oregon University
1250 Siskiyou Boulevard
Ashland, Oregon 97520

RECORDING:

FILED FOR RECORD THIS 25th OF August, 2023 AT
1:57 O'CLOCK P.M. AND RECORDED IN VOLUME 324, PAGE 28.
IN THE PLAT RECORDS OF JACKSON COUNTY, OREGON.
Christine D. Walker County Clerk
Sonya J. Morgan Deputy

COUNTY SURVEYOR FILE NO. 23973

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF August 28th, 2023.
Joel Diaz Deputy 8/25/23
TAX COLLECTOR DATE
By and For Assessor 8/25/23
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 69-10905, 70-10381, 2002-040695 &
2003-039655 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 SURVEY AND MONUMENT THE
PROPERTY LINE ADJUSTMENT AS SHOWN. PARCEL 1 OF THE SUBJECT PROPERTIES
WAS CREATED BY DEED IN VOLUME 565, PAGE 372 OF THE DEED RECORDS OF
JACKSON COUNTY FROM THE PARENT TRACT FOUND IN VOLUME 298, PAGE 48 OF
SAID DEED RECORDS. AS SUCH, IT IS THE SENIOR PARCEL OVER THE REMAINDER
OF THE PARENT TRACT AND DEED RECORD DISTANCES ACROSS THE NORTH AND
SOUTH LINES FROM THE VACATED ALLEY WERE USED TO DETERMINE THE
BOUNDARY. PARCELS 2, 3 & 4 OF THE SUBJECT PROPERTIES ARE DESCRIBED AS
LOTS IN BLOCK 'D' OF THE MEIKLE AND PAYNE ADDITION TO THE CITY OF
ASHLAND, IN ADDITION TO VACATED PORTIONS OF OREGON STREET AND THE
ALLEY IN SAID ADDITION. THE EXTERIOR BOUNDARY OF BLOCK 'D' WAS
PREVIOUSLY SURVEYED BY HERB FARBER IN SURVEY NO. 17985. ONLY A FEW OF
THE MONUMENTS FOUND BY FARBER WERE ABLE TO BE RECOVERED DUE TO NEW
SIDEWALK IMPROVEMENTS ALONG THE STREET FRONTS. ADDITIONAL
RETRACEMENT OF FARBER'S SURVEY WAS PERFORMED AND FOUND MONUMENTS,
CONSISTING OF 3/4" IRON PIPES LIKELY FROM FAIRVIEW ADDITION TO THE CITY OF
ASHLAND WERE USED TO DETERMINE THE RIGHT OF WAY LINES OF OREGON
STREET, INDIANA STREET, MONROE STREET AND MADRONE STREET. WHERE NO
MONUMENTS COULD BE FOUND, RECORD DISTANCES FROM FARBER'S SURVEY
WERE HELD, PARTICULARLY IN DETERMINING THE INTERSECTION OF MADRONE
STREET WITH INDIANA STREET AND THE LOCATION OF THE NORTH END OF THE
VACATED ALLEY. THE LOTS OF BLOCK 'D' WERE THEN PROPORTIONED FROM PLAT
RECORD. THE PROPERTY LINE ADJUSTMENT WAS EXECUTED PER THE OWNERS
DIRECTION, AS APPROVED BY THE ASHLAND PLANNING DEPARTMENT.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE STATE OF OREGON,
ACTING BY AND THROUGH THE BOARD OF TRUSTEES OF SOUTHERN
OREGON UNIVERSITY AS TO PARCELS 1 & 4, AND THE STATE OF OREGON,
ACTING BY AND THROUGH THE STATE BOARD OF HIGHER EDUCATION AS
TO PARCELS 2 & 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.

Neil Woolf, Ed.D
EXECUTIVE VICE PRESIDENT, SOUTHERN OREGON UNIVERSITY

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 69-10905, 70-10381, 2002-040695 & 2003-039655 OF THE OFFICIAL
RECORDS IN 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 THE ACCEPTED SOUTHWEST CORNER OF DONATION LAND CLAIM
NO. 45 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN
THE CITY OF ASHLAND, JACKSON COUNTY, OREGON; THENCE NORTH 08°52'54"
EAST, 521.31 FEET TO THE SOUTHEAST CORNER OF THAT VACATED STRIP OF LAND
IN VOLUME 477, PAGE 299 OF THE DEED RECORDS IN SAID COUNTY, THE POINT OF
BEGINNING; THENCE ALONG THE WEST RIGHT OF WAY LINE OF INDIANA STREET,
NORTH 00°17'01" EAST, 249.27 FEET TO A 5/8 INCH IRON PIN AT THE NORTHEAST
CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2003-039655 OF THE
OFFICIAL RECORDS IN SAID COUNTY; THENCE ALONG THE NORTH LINE THEREOF,
NORTH 89°41'49" WEST, 142.99 FEET TO THE WEST LINE OF AN ALLEY VACATED BY
DOCUMENT NO. 2005-049749 OF THE OFFICIAL RECORDS IN SAID COUNTY, FROM
WHICH A 1 INCH BRASS CAP BEARS SOUTH 00°16'42" WEST, 3.00 FEET; THENCE
ALONG SAID WEST LINE, SOUTH 00°16'42" WEST, 119.68 FEET TO A 5/8 INCH IRON PIN
AT THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO.
2002-040695 OF THE OFFICIAL RECORDS IN SAID COUNTY; THENCE ALONG THE
NORTH LINE OF SAID TRACT, NORTH 89°39'59" WEST, 70.00 FEET TO A 5/8 INCH IRON
PIN AT THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE
THEREOF, SOUTH 04°07'53" EAST (DEED RECORD SOUTH 04°19' EAST, 130.37 FEET), A
DISTANCE OF 130.05 FEET TO A 5/8 INCH IRON PIN ON THE NORTH RIGHT OF WAY
LINE OF OREGON STREET; THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH
89°42'21" EAST, 202.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.01 ACRES, MORE OR LESS.

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

Shawn Kampmann
SURVEYOR

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED GREGORY M. PERKINSON,
VICE PRESIDENT FOR FINANCE & ADMINISTRATION, ON THIS 21st DAY
OF August, 2023, AND ACKNOWLEDGED THE FOREGOING TO
BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Susan S. Dyszegard
NOTARY PUBLIC - OREGON Susan S. Dyszegard
COMMISSION NO. 1032375
MY COMMISSION EXPIRES: 11/12/2027

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE
COMPANY OF OREGON ORDER No. 7169-3981667, EFFECTIVE DATE MAY 25, 2023,
EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR
OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN
GRAPHICALLY ON THIS PLAT.

1) RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN
DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.

** FILED **
Date 8/25/23 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: 6/30/2025

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009
DATE: MAY 20, 2023
PROJECT NO. 1436-22

PARTITION PLAT NO. P - 28 - 2023

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

FOR
Southern Oregon University
1250 Siskiyou Boulevard
Ashland, Oregon 97520

LEGEND

- ⊗ 2" BRASS CAP IN CONCRETE AT SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 45 PER S/N 19487 (RECOVERED)
- ⊗ 2" CRIMPED TOP IRON PIPE AT ACCEPTED SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 45 PER S/N 19487 (RECOVERED)
- ⊗ 3/4" IRON PIPE PER FAIRVIEW ADDITION OR MEIKLE & PAYNE ADDITION TO CITY OF ASHLAND (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "FARBER PLS 2189" PER S/N 17985 (RECOVERED)
- 3/4" IRON PIN, NO CAP, ORIGIN UNKNOWN (RECOVERED)
- ◇ 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "BRAUGHTON LS 2657" PER S/N 17040 (RECOVERED)
- 1" BRASS PLUG IN CONCRETE, STAMPED "POLARIS PLS 2883" (ESTABLISHED)
- 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP, STAMPED "INITIAL POINT" PER MONUMENT DETAIL (ESTABLISHED)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP, STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- 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
- D.R. DEED RECORDS VOLUME / PAGE, JACKSON COUNTY CLERK
- W.C. WITNESS CORNER REFERENCE MONUMENT
- P.P. PROPORTIONED MEASUREMENT / MEIKLE & PAYNE ADDITION PLAT
- [] PLAT RECORD DATA PER MEIKLE AND PAYNE ADDITION
- () SURVEY RECORD DATA PER S/N 17985 (FARBER)
- { } DEED RECORD DATA PER O.R. 2002-040695

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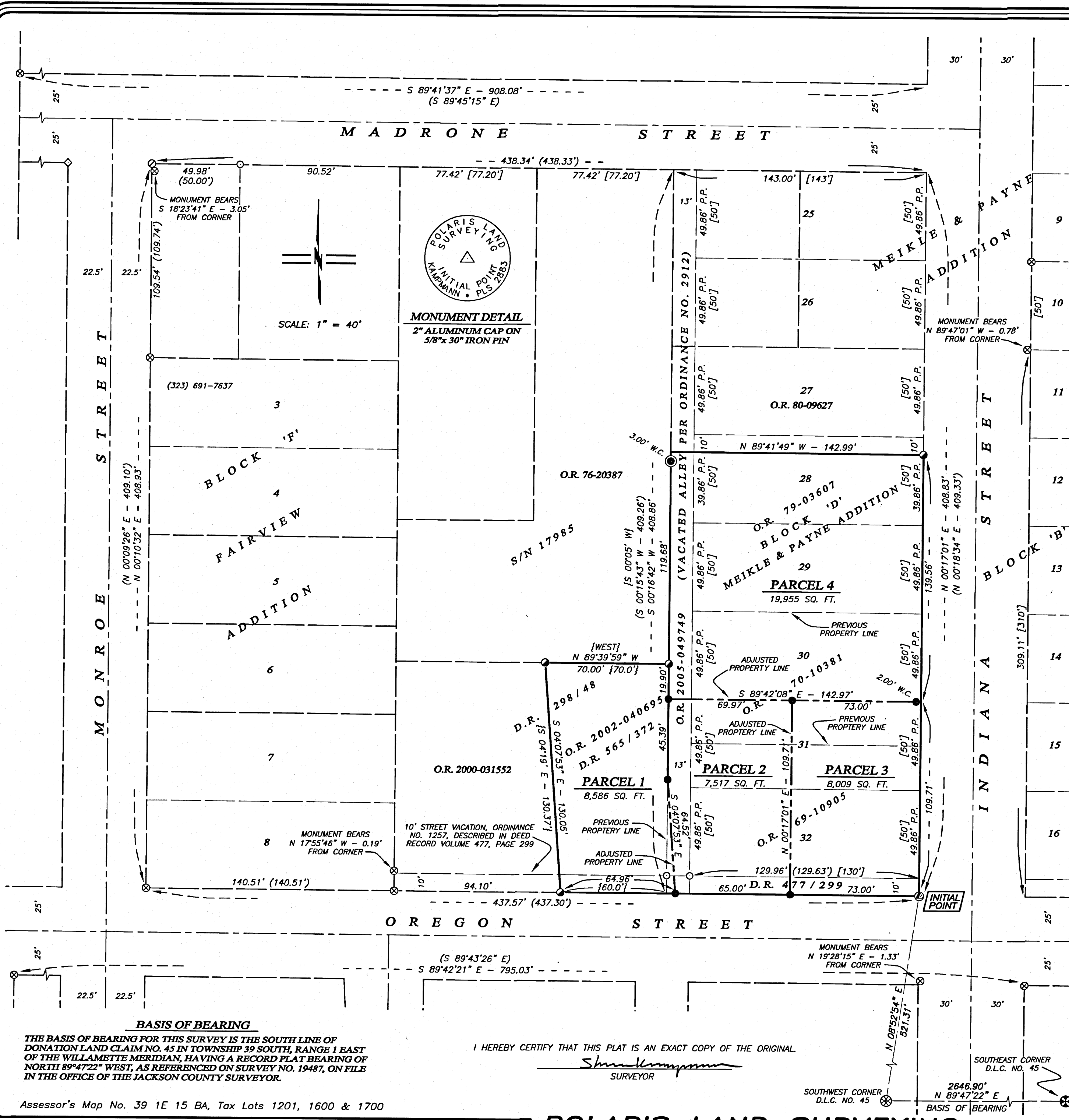
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DATE: MAY 20, 2023
PROJECT NO. 1436-22

FILE: SURVEYS\1436-22\SOU PLA PLAT.DWG SHEET 2 of 2



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 NORTH 89°47'22" WEST, 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

Assessor's Map No. 39 1E 15 BA, Tax Lots 1201, 1600 & 1700