

PARTITION PLAT NO. P-37-2023 PROPERTY LINE ADJUSTMENT

APPROVAL:

EXAMINED AND APPROVED THIS 17 DAY OF July, 2023
IN ACCORDANCE WITH O.R.S. 92.100

[Signature]
JACKSON COUNTY SURVEYOR

APPROVAL:

[Signature] 7/18/2023
ASHLAND PLANNING DEPARTMENT DATE
PLANNING FILE NO. PA-A-2023-00237
(MAP 39 1E 15 DA, TAX LOT 1200 AND 1700)

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT JAMES EVERETT BACON, TRUSTEE OF THE JAMES E. BACON TRUST, DATED 12/27/2021; AND MARY GREGOIRE, TRUSTEE OF THE MARY GREGOIRE REVOCABLE TRUST, ARE THE OWNERS OF THE LANDS SHOWN ON THIS PARTITION PLAT, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED SAID LANDS TO BE ADJUSTED INTO THE PARCELS AS SHOWN HEREIN.

[Signature]
JAMES EVERETT BACON, TRUSTEE
[Signature]
MARY GREGOIRE, TRUSTEE

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF JACKSON) S.S.

ON THIS, THE 26th DAY OF June, ~~2023~~ 2022, BEFORE ME APPEARED THE ABOVE NAMED JAMES EVERETT BACON, TRUSTEE OF THE JAMES E. BACON TRUST, DATED 12/27/2021, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS FREE ACT AND DEED.

[Signature]
NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 1026753A
MY COMMISSION EXPIRES Aug. 2, 2026

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF JACKSON) S.S.

ON THIS, THE 7th DAY OF July, ~~2023~~ 2022, BEFORE ME APPEARED THE ABOVE NAMED MARY GREGOIRE, TRUSTEE OF THE MARY GREGOIRE REVOCABLE TRUST, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HER FREE ACT AND DEED.

[Signature]
NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 1024269
MY COMMISSION EXPIRES April 29, 2026

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN,
CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:
**JAMES BACON
AND
MARY GREGOIRE**

SITE:
1070 PLAZA AVE. AND 1059 TERRA AVE.

SURVEYOR'S CERTIFICATE

I, PHILIP J. DROSSOS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 90718, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREIN AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

BEGINNING AT A SET 5/8" REBAR BEING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NEZLA STREET AND THE EAST RIGHT-OF-WAY LINE PLAZA STREET AND MARKING THE SOUTHWEST CORNER OF LOT 13 OF TERRA LINDA SUBDIVISION, IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 7, PAGE 53 OF RECORDS OF JACKSON COUNTY, OREGON; THENCE ALONG THE EAST LINE OF PLAZA STREET AND THE WEST LINE OF SAID LOT 13, NORTH 00°17'12" EAST, A DISTANCE OF 93.90 FEET (RECORD NORTH 00°12' EAST, 94 FEET) TO A SET 5/8" REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 13, THENCE LEAVING SAID EAST AND WEST LINES AND ALONG THE NORTH LINE OF SAID LOT 13, SOUTH 89°39'47" EAST, A DISTANCE OF 82.80 FEET (RECORD SOUTH 89°48' EAST, 82.8 FEET) TO THE NORTHEAST CORNER OF SAID LOT 13 FROM WHICH A SET 5/8" REBAR WITNESS CORNER ON SAID NORTH LINE BEARS NORTH 89°39'47" WEST, A DISTANCE OF 4.00 FEET; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF LOT 12, SAID SUBDIVISION, NORTH 00°18'31" EAST, A DISTANCE OF 4.00 FEET TO A 5/8" REBAR; THENCE LEAVING SAID EAST LINE AND ALONG A LINE PARALLEL WITH AND 4.00 FEET NORTH OF, WHEN MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF LOT 14, SAID SUBDIVISION, SOUTH 89°39'47" EAST, A DISTANCE OF 82.80 FEET TO A 5/8" REBAR ON THE WEST RIGHT-OF-WAY LINE OF TERRA AVENUE; THENCE ALONG SAID WEST LINE, SOUTH 00°19'49" WEST, A DISTANCE OF 97.92 FEET (RECORD SOUTH 00°12' WEST) TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF TERRA AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF NEZLA STREET AND BEING THE SOUTHEAST CORNER OF SAID LOT 14; THENCE LEAVING SAID WEST LINE AND ALONG SAID NORTH LINE OF NEZLA STREET AND THE SOUTH LINE OF SAID LOT 14 AND AFOREMENTIONED LOT 13, NORTH 89°39'28" WEST, A DISTANCE OF 165.53 FEET (RECORD NORTH 89°48' WEST, 165.6 FEET) TO THE INITIAL POINT OF BEGINNING.

FILED
Date 11/13/23 By PP
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.
[Signature]
PHILIP J. DROSSOS, PLS 90718

RECORDING:

FILED FOR RECORD THIS 13th DAY OF November, 2023,
AT 10:39 O'CLOCK, A.M. AND RECORDED AS
PARTITION PLAT NO. P-37-2023 OF THE RECORDS
OF PARTITION PLATS IN JACKSON COUNTY, OREGON,
INDEX VOLUME 34, PAGE 37

[Signature] [Signature]
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 24021

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF November 13, 2023
BY AND FOR ASSESSOR [Signature] DATE 11/13/23
TAX COLLECTOR [Signature] DATE 11/13/23

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

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT AND LOT CONSOLIDATION OF THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO. 03-12748 AND 2022-001442 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AS APPROVED BY THE CITY OF ASHLAND PLANNING IN ACTION PA-A-2023-00237.

PROCEDURE: USING A TRIMBLE S6 TOTAL STATION AND TRIMBLE R-10 GPS RECEIVERS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY MYSELF DURING THE PERFORMANCE OF SURVEY NUMBER (S/N) 23555, OF FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEYED AND MONUMENTED THE PROPERTY LINE ADJUSTMENT AS DIRECTED BY THE LAND OWNERS, AND APPROVED BY THE CITY OF ASHLAND. ALL CORNERS SET OR RECOVERED ON SAID S/N 23555 WERE RE-MEASURED AND FIT WELL WITHIN ACCEPTABLE LIMITS. A FOUND 1/2" IRON PIPE NEAR THE NORTHWEST CORNER OF LOT 13 WAS NOT HELD FOR LATITUDE OR DEPARTURE AS SAID PIPE WAS SHOWN ON S/N 4571 AS BEING 22.82' FROM THE CENTERLINE OF PLAZA STREET AND I FIND SAID PIPE BEING 21.35' FROM SAID CENTERLINE. THE POSITIONS ALONG THE CENTERLINE OF TERRA AVENUE WERE COMPUTED AT THE MIDPOINT FROM THE EXISTING 5.00' WITNESS CORNERS AS SHOWN ON SHEET 2.

EASEMENTS OF RECORD

EASEMENTS SHOWN IN FIRST AMERICAN PUBLIC RECORD REPORT ORDER NO. 7169-3974539, EFFECTIVE DATE MARCH 13, 2023 ARE NOT LOCATABLE, BLANKET IN NATURE, AND/OR ARE NOT SHOWN GRAPHICALLY ON THIS PARTITION PLAT.

#4. DISTRICT IRRIGATION PURPOSES, AND RIGHT IN CONNECTION THEREWITH. RECORDED NOVEMBER 02, 1960 AS VOLUME 497, PAGE 502, DEED RECORDS, JACKSON COUNTY, OREGON. (NOT LOCATABLE)

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON JULY 12, 2016
PHILIP J. DROSSOS No. 90718

Renewal 12-31-23

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
270 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@bisp.net
JOB NO. 1555-22

VERDA STREET

S89°41'39"E 211.05'
(S89°41'05"E, 211.01' R2)

22.5'

22.5'

(82.8' R1)

(82.8' R1)

BLOCK 5
TERRA LINDA
SUBDIVISION

22.5'

22.5'

22.5'

22.5'

LOT 12

LOT 11

PLAZA STREET

BASIS OF BEARING N00°17'12"E
(N00°17'25"W, 702.32' R2) 702.30'

(94' R1)
FND. IRON PIPE PER T.L.S. BEARS N37°17'39"W, 1.88'

657.31' (658' R1)

N00°18'31"E 4.00'

SHED ON CORNER LOCATION, SET 4.00' WITNESS CORNER ON LINE

S89°39'47"E 82.80' (82.8' R1)

S89°39'47"E 82.80'

78.55'

LOT 14

S00°19'49"W 702.43'
(S00°19'55"W, 702.42' R2)

TERRA AVENUE

93.92' (94' R1)

97.92'

PARCEL 1
8161 SQ. FT.

INST. NO. 2023-014074

PARCEL 2
7719 SQ. FT.

INST. NO. 2023-014075

S/N 23555

FND. IRON PIPE PER T.L.S. BEARS N84°05'56"E, 0.17'

93.90' (94' R1)

INITIAL POINT

N89°42'48"W

86.42'

(N89°48'W 165.6" R1)

NEW ADJUSTED LINE

S00°39'36"W 97.91'

BOUNDARY PRIOR TO ADJUSTMENT

NEZLA STREET

N89°39'28"W 210.52' (N89°39'30"W, 210.50' R2)

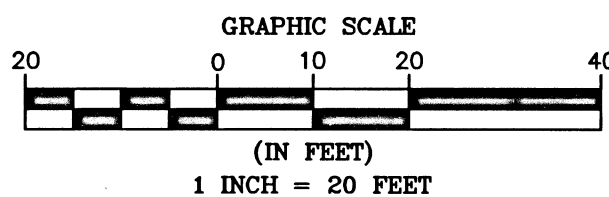
22.5'

22.5'

22.5'

22.5'

BASIS OF BEARING IS THE CENTERLINE OF PLAZA STREET BETWEEN FOUND CENTERLINE MONUMENTS AS SHOWN HEREIN, AND REFERENCED ON SURVEY NUMBER 23555, HAVING A RECORD PLAT BEARING OF N00°17'12"E.



FILED
Date 11/13/23 By PB
This Survey Consists Of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

ASSESSOR'S MAP NO. 39 1E 15 DA, TAX LOT 1200 AND 1700

PARTITION PLAT NO. P-37-2023
PROPERTY LINE ADJUSTMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN,
CITY OF ASHLAND, JACKSON COUNTY, OREGON



DATE: 03-21-2023
SCALE: 1" = 20'

SURVEY FOR:
JAMES BACON
AND
MARY GREGOIRE

SITE:
1070 PLAZA AVE. AND 1059 TERRA AVE.

LEGEND

- BOUNDARY LINE
- FOUND 3" BRASS CAP IN MONUMENT CASE STAMPED "CITY OF ASHLAND SURVEY MARKER" WITH PUNCH MARK PER S/N 4571
- FOUND 3/4" IRON PIPE, 1.0 BELOW GRADE PER TERRA LINDA SUBDIVISION
- FOUND 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "DROSSOS LS 90718" PER S/N 23555
- SET 5/8" X 30" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "DROSSOS LS 90718"
- W.C. WITNESS CORNER
- T.L.S. TERRA LINDA SUBDIVISION
- S/N SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY, OREGON
- (R1) RECORD DATA PER TERRA LINDA SUBDIVISION
- (R2) RECORD DATA PER S/N 4571
- 6' WOOD FENCE

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

PHILIP J. DROSSOS, PLS 90718

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2016
PHILIP J. DROSSOS
No. 90718

Renewal 12-31-23

TERRASURVEY, INC.

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