

FILED
 Date 12/11/23 By SS
 This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

PARTITION PLAT NO. P- 39 -2023
 PROPERTY LINE ADJUSTMENT
 REPLAT OF P-53-2001

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,
 TOWNSHIP 39 SOUTH, RANGE 1 EAST,
 WILLAMETTE MERIDIAN,
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:
BRUCE DEAS & SUZEL BOZADA-DEAS
 AND
ANNE CONNOR

SITE:
684 AND 678 SISKIYOU BOULEVARD

APPROVAL:

EXAMINED AND APPROVED THIS 7 DAY OF December, 2023
 IN ACCORDANCE WITH O.R.S. 92.100

Scott Jan

JACKSON COUNTY SURVEYOR

APPROVAL:

Brandon Goldman 12/08/2023
 ASHLAND PLANNING DEPARTMENT DATE

PLANNING FILE NO. PA-A-2023-00271
 (MAP 39 1E 09 DB, TAX LOT 1100 AND 1103)

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT BRUCE DAVID DEAS AND SUZEL ANNETTE BOZADA-DEAS, AS TENANTS BY THE ENTIRETY TO INSTRUMENT NUMBER 2022-027003 JACKSON COUNTY OFFICIAL RECORDS, AND ANNE M. CONNOR TO INSTRUMENT NUMBER 2010-041003 JACKSON COUNTY OFFICIAL RECORDS, 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.

BY AFFIDAVIT OF CONSENT

BRUCE DAVID DEAS

BY AFFIDAVIT OF CONSENT

SUZEL ANNETTE BOZADA-DEAS

A M Connor

ANNE M. CONNOR

ACKNOWLEDGEMENT

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

ON THIS, THE 1st DAY OF December, 2023, BEFORE ME APPEARED THE ABOVE NAMED ANNE M. CONNOR, 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.

AFFIDAVIT OF CONSENT

FROM BRUCE DAVID DEAS AND SUZEL ANNETTE BOZADA-DEAS AS INSTRUMENT NUMBER

2023- 025360, OFFICIAL RECORDS JACKSON COUNTY, OREGON

Rebecca Anne Davis
 Rebecca Anne Davis

NOTARY PUBLIC, STATE OF OREGON

COMMISSION NO. 1042481

MY COMMISSION EXPIRES November 12, 2027

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:

PARCEL 1 AND PARCEL 2, AS SHOWN ON THE PARTITION PLAT FILED IN THE OFFICE OF THE JACKSON COUNTY OREGON SURVEYOR AS NO. 17071, AND RECORDED AS PARTITION PLAT NO. P-53-2001 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON

RP

PHILIP J. DROSSOS

RECORDING:

FILED FOR RECORD THIS 11 DAY OF December, 2023,
 AT 2:30 O'CLOCK, P. M. AND RECORDED AS
 PARTITION PLAT NO. P-39-2023 OF THE RECORDS
 OF PARTITION PLATS IN JACKSON COUNTY, OREGON,
 INDEX VOLUME 34, PAGE 39

Christine D. Walker
 COUNTY CLERK

Gina Hall
 DEPUTY

COUNTY SURVEYOR FILE NO. 24038

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF December 11, 2023

ASSESSOR *Cheryl Hollister* DATE 12/11/2023
 By and for *J. Diaz* (Jaxl Diaz) DATE 12/11/23
 TAX COLLECTOR

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. 2010-041003 AND 2022-027003 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AS APPROVED BY THE CITY OF ASHLAND PLANNING IN ACTION PA-A-2023-00271.

PROCEDURE: USING A TRIMBLE S6 TOTAL STATION AND TRIMBLE R-10 GPS RECEIVERS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NUMBER (S/N) 17071, ON 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 17071 WERE RE-MEASURED AND FIT WELL WITHIN ACCEPTABLE LIMITS. I HOLD ALL RECOVERED CENTERLINE MONUMENTS TO ESTABLISH THE NECESSARY RIGHT-OF-WAY LINES. I HOLD THE RECORD DISTANCE OF 25.00' FROM THE RECOVERED 5/8" REBAR SET BY SURVEYOR GEORGE BURRELL ON S/N 10479 TO ESTABLISH THE CENTERLINE OF MORTON STREET.

EASEMENTS OF RECORD

ALL EASEMENTS SHOWN IN FIRST AMERICAN PUBLIC RECORD REPORT ORDER NO. 7169-4108152, EFFECTIVE DATE OCTOBER 23, 2023 ARE SHOWN GRAPHICALLY ON SHEET 2 OF THIS PARTITION PLAT.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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

Renewal 12-31-23

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

TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

270 FOURTH STREET
 ASHLAND, OREGON 97520

(541) 482-6474
 terrain@bisp.net

JOB NO. 1767-23

PARTITION PLAT NO. P-39-2023

PROPERTY LINE ADJUSTMENT

REPLAT OF P-53-2001

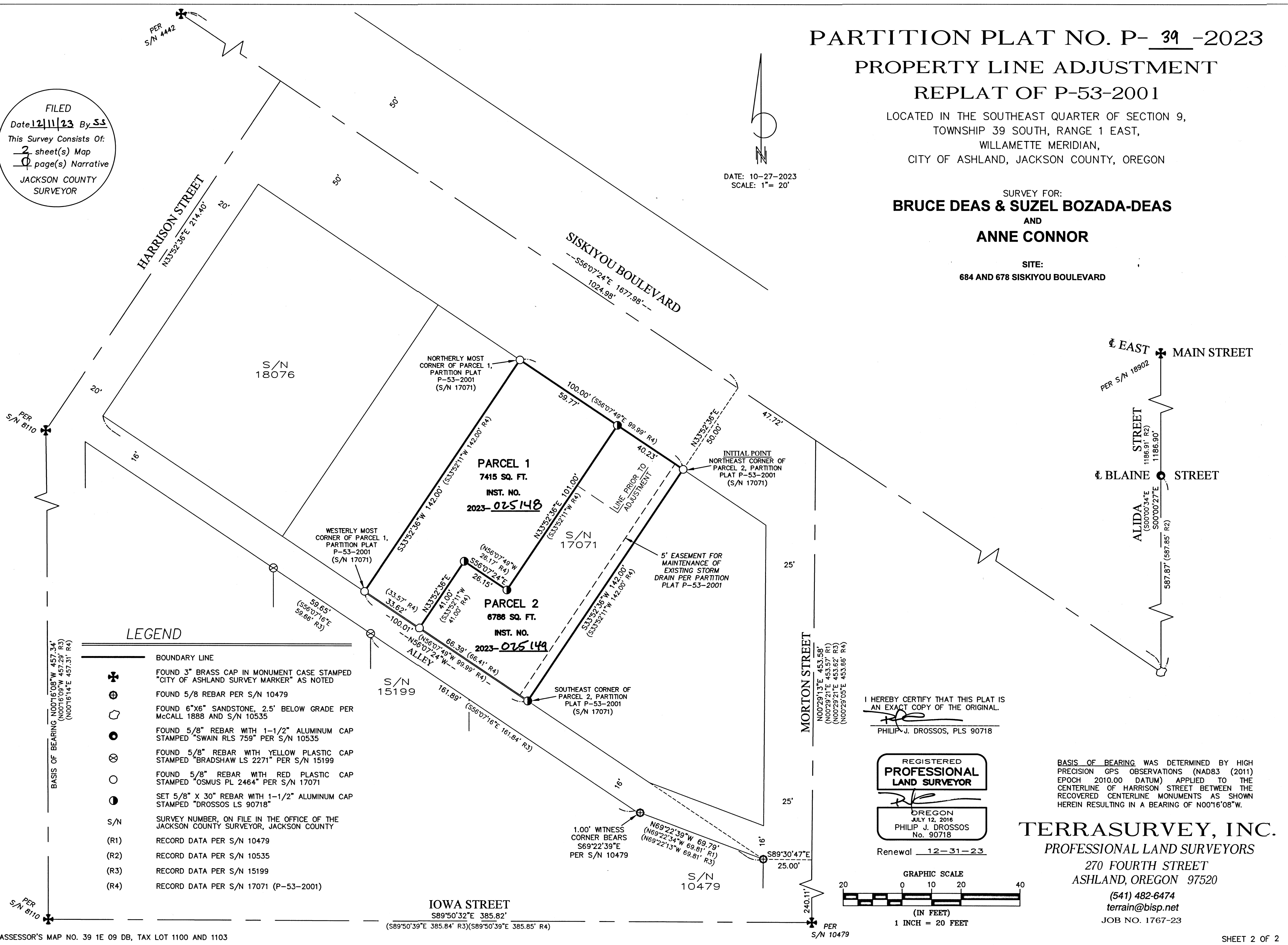
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN,
CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:
BRUCE DEAS & SUZEL BOZADA-DEAS
AND
ANNE CONNOR

SITE:
684 AND 678 SISKIYOU BOULEVARD

DATE: 10-27-2023
SCALE: 1" = 20'

FILED
Date 12/11/23 By SS
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR



LEGEND

- BOUNDARY LINE
- ⊕ FOUND 3" BRASS CAP IN MONUMENT CASE STAMPED "CITY OF ASHLAND SURVEY MARKER" AS NOTED
- ⊕ FOUND 5/8" REBAR PER S/N 10479
- ⊕ FOUND 6"x6" SANDSTONE, 2.5' BELOW GRADE PER McCALL 1888 AND S/N 10535
- ⊕ FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "SWAIN RLS 759" PER S/N 10535
- ⊕ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW LS 2271" PER S/N 15199
- ⊕ FOUND 5/8" REBAR WITH RED PLASTIC CAP STAMPED "OSMUS PL 2464" PER S/N 17071
- ⊕ SET 5/8" X 30" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "DROSSOS LS 90718"
- S/N SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY
- (R1) RECORD DATA PER S/N 10479
- (R2) RECORD DATA PER S/N 10535
- (R3) RECORD DATA PER S/N 15199
- (R4) RECORD DATA PER S/N 17071 (P-53-2001)

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, 2018
PHILIP J. DROSSOS
No. 90718

Renewal 12-31-23

BASIS OF BEARING WAS DETERMINED BY HIGH PRECISION GPS OBSERVATIONS (NAD83 (2011) EPOCH 2010.00 DATUM) APPLIED TO THE CENTERLINE OF HARRISON STREET BETWEEN THE RECOVERED CENTERLINE MONUMENTS AS SHOWN HEREIN RESULTING IN A BEARING OF N00°16'08"W.

TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

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ASHLAND, OREGON 97520

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JOB NO. 1767-23

