

APPROVALS:

EXAMINED AND APPROVED THIS 19 DAY OF MARCH, 2024
Brandon Goldman ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA A-2023-00259

EXAMINED & APPROVED THIS 20 DAY OF March, 2024 PER ORS 92.100
Scott J... JACKSON COUNTY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT CONSTANCE D. ALEXANDER, TRUSTEE OF THE RICHARD J. ALEXANDER AND CONSTANCE D. ALEXANDER REVOCABLE LIVING TRUST, AS TO PARCEL I, AND STEVEN H. SHAW AND D'ANNE R. SHAW, AS TRUSTEES OF THE STEVEN H. SHAW AND D'ANNE R. SHAW, REVOCABLE LIVING TRUST AGREEMENT DATED SEPTEMBER 26, 2011, AS TO PARCEL II, 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.

Signatures of Steven H. Shaw, D'Anne R. Shaw, and Constance D. Alexander, Trustees.

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED STEVEN H. SHAW, TRUSTEE, ON THIS 19th DAY OF March, 2024, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Jami Ann Miller
NOTARY PUBLIC - OREGON Laurie Ann Miller
COMMISSION NO. 1040457
MY COMMISSION EXPIRES: August 31, 2027

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED D'ANNE R. SHAW, TRUSTEE, ON THIS 19th DAY OF March, 2024, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Jami Ann Miller
NOTARY PUBLIC - OREGON Laurie Ann Miller
COMMISSION NO. 1040457
MY COMMISSION EXPIRES: August 31, 2027

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED CONSTANCE D. ALEXANDER, TRUSTEE OF THE ALEXANDER LIVING TRUST, THIS 20th DAY OF March, 2024, AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Jami Ann Miller
NOTARY PUBLIC - OREGON Laurie Ann Miller
COMMISSION NO. 1040457
MY COMMISSION EXPIRES: August 31, 2027

PARTITION PLAT NO. P-07-2024
PROPERTY LINE ADJUSTMENT

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

FOR
Steve & D'Anne Shaw
955 Park 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.s 2011-030640 AND 2018-015149 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST 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 3 INCH CITY OF ASHLAND BRASS CAP, BEING THE INITIAL POINT OF THE JESKA SUBDIVISION IN SECTION 15, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 00°14'27" WEST, ALONG THE WEST LINE OF PARK STREET IN THE CITY OF ASHLAND, 567.88 FEET TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. P-71-2002, THE INITIAL POINT OF BEGINNING; THENCE NORTH 85°21'52" WEST, LEAVING SAID EAST LINE OF PARK STREET, 153.51 FEET TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF SAID DESCRIBED PARCEL 2; THENCE NORTH 56°07'07" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 38 OF THE BELLVIEW TRACTS IN THE CITY OF ASHLAND, A DISTANCE OF 6.34 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 28°12'24" WEST, LEAVING SAID NORTHEASTERLY LINE AND ALONG THE NORTHWESTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2018-015149, SAID RECORDS, 83.67 FEET, TO A 5/8 INCH IRON PIN AT THE MOST WESTERLY SOUTHWEST CORNER THEREOF; THENCE SOUTH 56°06'29" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT, 117.05 FEET, TO A 5/8 INCH IRON PIN; THENCE SOUTH 01°59'16" WEST, 35.78 FEET TO A 5/8 INCH IRON PIN AT THE MOST SOUTHERLY SOUTHWEST CORNER THEREOF; THENCE SOUTH 78°04'35" EAST, ALONG THE SOUTH LINE OF SAID DESCRIBED TRACT, 103.65 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF SAID TRACT, INTERSECTING THE WEST LINE OF PARK STREET, THENCE NORTH 00°14'27" EAST, 180.19 FEET TO THE INTIAL POINT OF BEGINNING.

CONTAINING 26,065 SQUARE FEET OR 0.60 ACRES, MORE OR LESS.

DEED OF CONVEYANCE STATEMENT:

THE PROPERTY LINE ADJUSTMENT DEED OF CONVEYANCE FROM CONSTANCE D. ALEXANDER, TRUSTEE TO STEVEN H. SHAW AND D'ANNE R. SHAW WAS RECORDED AS DOCUMENT NO. 2024-005637 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON ORDER NO. 7169-4114269, EFFECTIVE DATE FEBRUARY 5, 2024, DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- RIGHTS OF THE TALENT IRRIGATION DISTRICT TO CONVEY WATER ACROSS IN AN OPEN DITCH FOR IRRIGATION PURPOSES, RECORDED ON JUNE 11, 1957 IN VOLUME 352, PAGE 321 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON.
EASEMENT FOR UNDERGROUND PIPELINE AN RIGHTS IN CONNECTION THEREWITH RECORDED IN VOLUME 522, PAGE 275, DEED RECORDS, JACKSON COUNTY, OREGON.
AGREEMENT TO CONSENT TO IMPROVEMENTS, DEDICATIONS OR OTHER ACTIONS REQUIRED BY THE CITY OF ASHLAND, INCLUDING ASSOCIATED COSTS FOR FUTURE IMPROVEMENTS OF BESWICK WAY, DESCRIBED IN DOCUMENT NO. 79-07316, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.
AGREEMENT TO CONSENT TO RECEIVE BENEFICIAL RIGHTS FOR IRRIGATION WATER FROM TALEN IRRIGATION DISTRICT, DESCRIBED IN DOCUMENT NO. 83-11947 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
RIGHTS OF INTEREST IN CLAIMS WHICH MAY EXIST REGARDING A FENCE ALONG THE NORTHEAST BOUNDARY THAT MAY NOT FOLLOW THE PROPERTY LINE, DENOTED ON SURVEY NO. 17576, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

RECORDING:

FILED FOR RECORD THIS 22nd DAY OF March, 2024 AT 2:59 O'CLOCK P.M. AND RECORDED IN VOLUME 35, PAGE 07, IN THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Signatures of Christine L. Walker, County Clerk and Sonya S. Morgan, Deputy.

COUNTY SURVEYOR FILE NO. 24100

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF MARCH 22, 2024.

Signatures of Chad Hallister, Tax Collector and Chad Hallister, Assessor.

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

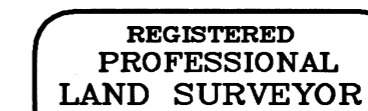
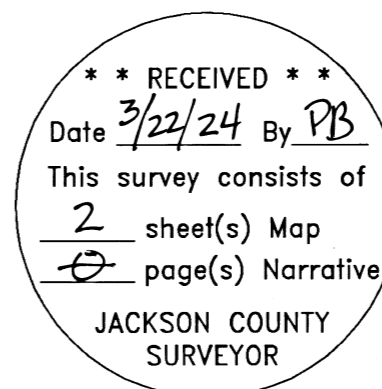
PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN THOSE TRACTS OF LAND DESCRIBED WITHIN DOCUMENT NO. 2011-030640 AND 2018-015149 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
PROCEDURE: UTILIZING AN ELECTRONIC LEICA TS-16i ROBOTIC TOTAL STATION WITH RANGING PRISMS AND A LEICA GS-16 GNSS RECEIVER OPERATING ON THE OREGON DEPARTMENT OF TRANSPORTATION (ODOT) ORGN NETWORK, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 17576, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE LAND AS SHOWN HEREON.

THE SUBJECT PROPERTIES LIE WITHIN LOT 38 OF THE 1888 PLAT MAP OF THE BELLEVUE TRACTS WHICH CREATED PARK STREET. THE RIGHT OF WAY FOR PARK STREET AND THE PROPERTY BOUNDARY DESCRIBED IN DOCUMENT NO. 2011-030640 WERE PREVIOUSLY DETERMINED BY THIS OFFICE IN THE PERFORMANCE OF SURVEY NO. 17576. THE TRACT DESCRIBED IN DOCUMENT NO. 2018-015149 WAS SURVEYED IN 1979 BY EVERETT SWAIN AS PARCEL NO. 1, RECORDED ON APRIL 10, 1979 IN VOLUME 2, PAGE 84 IN THE RECORD OF MINOR LAND PARTITION'S IN JACKSON COUNTY, OREGON.

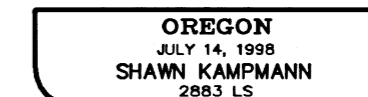
MONUMENTS WERE RECOVERED AT ALL CORNERS OF BOTH PARCEL 1, PARTITION PLAT NO. 17576 AND PARCEL NO. 1 OF SAID DESCRIBED MINOR LAND PARTITION WHICH FIT WELL AGAINST THE DEED AND SURVEY RECORDS AND HELD FOR POSITION, EXCEPT AS OTHERWISE SHOWN. I SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT AS SHOWN HEREON.

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

Signature of Shawn Kampmann, Surveyor.



Signature of Shawn Kampmann



RENEWAL DATE: 6/30/2025

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

DATE: FEBRUARY 6, 2024
PROJECT NO. 1464-23

# PARTITION PLAT NO. P-07-2024 PROPERTY LINE ADJUSTMENT

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

FOR  
**Steve & D'Anne Shaw**  
955 Park Street  
Ashland, Oregon 97520

### LEGEND

- 2 1/2" BRASS CAP IN CONCRETE FOR THE SOUTHEAST CORNER OF D.L.C. NO. 45 PER S/N 17576 (RECOVERED)
  - 3" CITY OF ASHLAND BRASS CAP IN CONCRETE 18" DEEP PER S/N 8831 & 4033 (RECOVERED)
  - ⊙ 2" IRON PIPE, 0.65 DEEP PER S/N 8831 & 4033 INITIAL POINT NORWOOD SUBDIVISION (RECOVERED)
  - ⊙ 1 1/2" ALUMINUM CAPPED IRON PIN IN ASPHALT PER S/N 8831 (RECOVERED)
  - ⊗ 5/8" IRON PIN w/ RED PLASTIC CAP MARKED WIT. COR. RLS 759" PER S/N 7761 & 8740 (RECOVERED)
  - ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "E.L. SWAIN RLS 759" PER S/N 7761 & 8740 (RECOVERED)
  - 5/8" IRON PIN IN GOOD CONDITION WITH NO MARKINGS PER JESKA SUBDIVISION PLAT (RECOVERED)
  - 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (RECOVERED)
  - 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
  - - - ADJUSTED PROPERTY LINE
  - BOUNDARY LINE
  - CENTERLINE
- 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 7761 & 8740 (EVERETE SWAIN)
  - [ ] SURVEY RECORD DATA PER S/N 4033 (MARK BOYDEN)
  - { } SURVEY RECORD DATA PER S/N 8831 (JAMES OLSON)
  - < > PLAT RECORD PER JESKA SUBDIVISION

### BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF PARK STREET, BETWEEN THE INITIAL POINT OF THE JESKA SUBDIVISION AND THE INITIAL POINT OF THE NORWOOD SUBDIVISION, HAVING A RECORD PLAT BEARING OF NORTH 00°14'23" EAST, AS REFERENCED ON S/N 17576, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Shawn Kampmann*

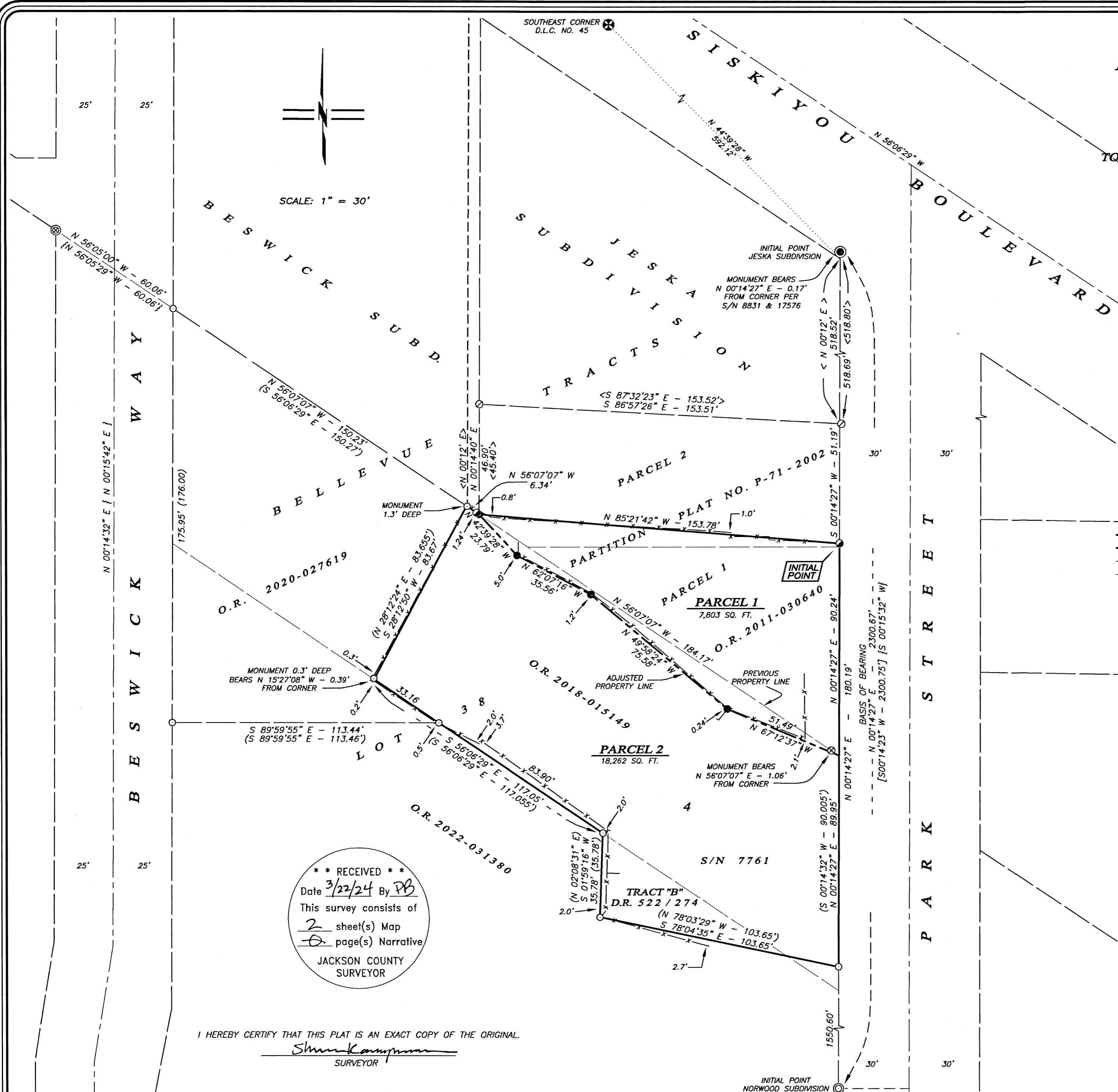
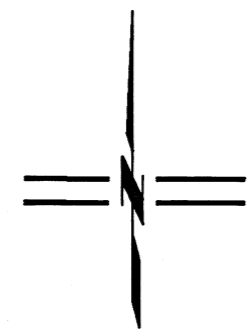
OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
2883 LS

RENEWAL DATE: 6/30/2025

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

DATE: FEBRUARY 6, 2024  
PROJECT NO. 1464-23

SCALE: 1" = 30'



\*\* RECEIVED \*\*  
Date 3/22/24 By PB  
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.

*Shawn Kampmann*  
SURVEYOR