

LAND PARTITION SURVEY
PARTITION PLAT NO. P-21-2000

A REPLAT OF

PARCEL 2

PARTITION PLAT NO. P-70-1998, City of Ashland

LOCATED IN
SOUTHWEST QUARTER OF SECTION 4
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

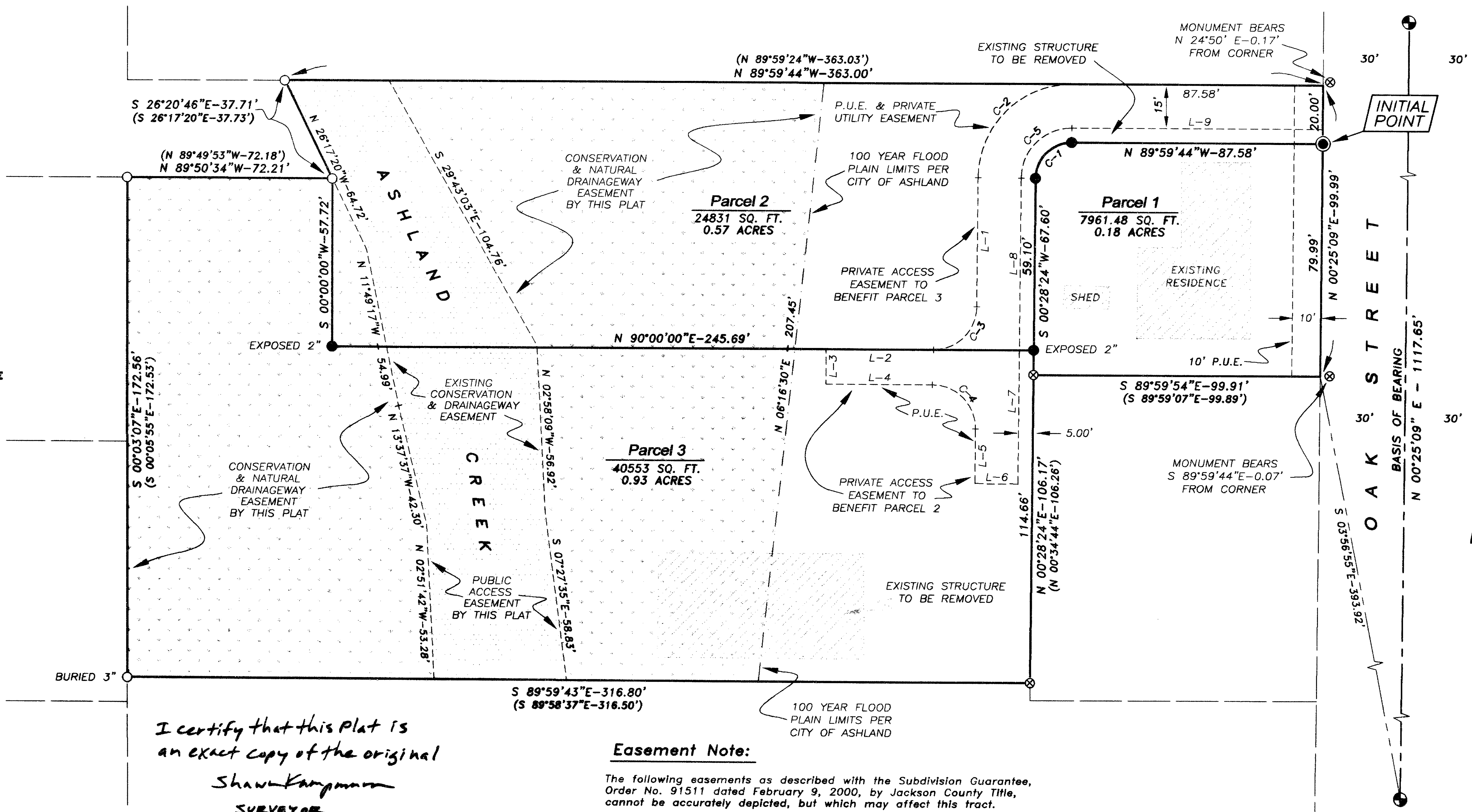
FOR
CAROLE WHEELDON
815 OAK STREET
ASHLAND, OREGON 97520

CURVE TABLE					
NO.	Δ	RADIUS	ARC	TANGENT	CHORD BEARING
C-1	89°31'52"	12.50'	19.53'	12.40'	S 45°14'20"W-17.61'
C-2	89°31'38"	32.50'	50.78'	32.23'	S 45°14'13"W-45.77'
C-3	89°31'36"	15.00'	23.44'	14.88'	S 45°14'12"W-21.13'
C-4	90°28'24"	15.00'	23.69'	15.12'	S 44°45'48"E-21.30'
C-5	89°31'33"	17.50'	27.34'	17.36'	N 45°14'10"E-24.65'

Legend

- ⊙ CITY OF ASHLAND BRASS CAP IN MONUMENT CASE (RECOVERED)
- ⊗ 5/8" IRON PIN - LS 759 RE: S/N 5256 & 7331 (RECOVERED)
- 5/8" IRON PIN - LS 2234 RE: S/N 15918 (RECOVERED)
- 5/8"x 30" IRON PIN w/ 2 1/2" ALUMINUM CAP MARKED "INITIAL POINT - 02883 LS" (ESTABLISHED)
- 5/8"x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "MARQUESS & ASSOC" (ESTABLISHED)
- PARTITION PARCEL BOUNDARY LINE
- - - CENTERLINE
- - - PROPERTY LINE
- - - EASEMENT LINE (AS DESCRIBED)
- - - 100 YEAR FLOOD BOUNDARY PER CITY OF ASHLAND / LIMITS OF CONSERVATION & NATURAL DRAINAGE WAY EASEMENT BY THIS SURVEY
- P.U.E. PUBLIC UTILITY EASEMENT
- S/N JACKSON COUNTY SURVEYOR FILED SURVEY NUMBER
- () PLAT RECORD/PARTITION PLAT NO. P-70-1998, S/N 15918

LINE TABLE		
NO.	BEARING	DISTANCE
L-1	S 00°28'24"W	44.39'
L-2	N 90°00'00"W	37.67'
L-3	S 00°00'00"W	12.00'
L-4	N 90°00'00"W	37.33'
L-5	S 00°28'24"W	18.81'
L-6	S 89°31'36"E	15.00'
L-7	N 00°28'24"E	46.06'
L-8	N 00°28'24"E	59.14'
L-9	S 89°59'44"E	87.52'



**** RECEIVED ****
Date: April 5, 2000
This survey consists of:
2 sheet(s) Map
0 (0) Narrative
JACKSON COUNTY SURVEYOR

SURVEYOR
MARQUESS & ASSOCIATES, INC.
P.O. BOX 490
MEDFORD, OREGON 97501
PHONE: (541) 772-7115

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
02883 LS

RENEWAL DATE: 6/30/01

I certify that this Plat is an exact copy of the original
Shawn Kampmann
SURVEYOR

Easement Note:

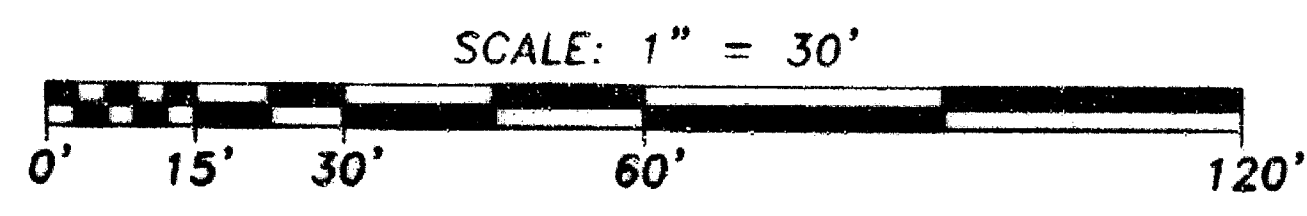
The following easements as described with the Subdivision Guarantee, Order No. 91511 dated February 9, 2000, by Jackson County Title, cannot be accurately depicted, but which may affect this tract.

- ⚠️ Reservation of right-of-way and rights of entry to maintain and repair ditches as contained within Volume 31, Page 605, of the Deed Records for Jackson County, Oregon.
- ⚠️ Right-of-way & easement for water and sewer pipes as contained within Volume 273, Page 335 of the Deed Records of Jackson County, Oregon.

Basis of Bearing:

True Meridian at N-S centerline of Section 4 as derived from the N.O.A.A. net established in 1968 and on file in the office of the Jackson County Surveyor. The reference bearing line for this survey was taken from street centerline monuments on Oak Street as shown referenced on Survey No. 15918, on file in the office of the Jackson County Surveyor.

Assessor's Map No. 39 1E 4CA Tax Lot 2802



File: 1-7231\PARTPLAT.DWG

Sheet 2 of 2

MARQUESS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1120 EAST JACKSON STREET
MEDFORD, OREGON 97504
TELEPHONE: (541) 772-7115 FAX: (541) 779-4079

Approvals:

[Signature]
Ashland Planning Department
PA #99-114 Land Partition
3/30/2000
Date

Examined and approved this 28th day of March, 2000

[Signature]
James Holman
City Surveyor

LAND PARTITION SURVEY
PARTITION PLAT NO. P-21-2000

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PARCEL 2
PARTITION PLAT NO. P-70-1998, City of Ashland

LOCATED IN
SOUTHWEST QUARTER OF SECTION 4
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR
CAROLE WHEELDON
815 OAK STREET
ASHLAND, OREGON 97520

Declaration:

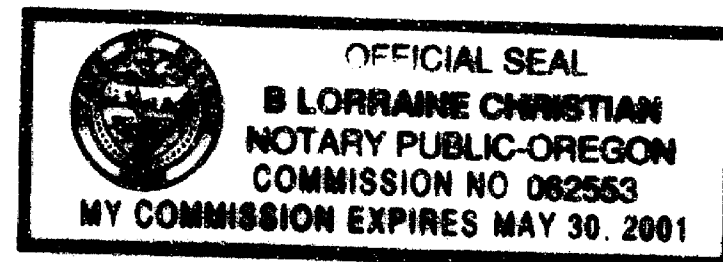
KNOW ALL MEN BY THESE PRESENTS, that we, David Beaudoin and Carole L. Wheelton, are the owners of the lands hereon described, and that we have partitioned the same into parcels shown hereon, and that the size of the parcels and the lengths of all lines are plainly set forth, and that this plat is a correct representation of the Partition. We do hereby grant a ten foot wide Public Utility Easement, over and across Parcels 1 & 2, together with, a twenty foot wide Public Utility Easement, over and across Parcels 2 & 3, to the City of Ashland, for the public use, as shown hereon. We do also hereby grant a Conservation & Natural Way Easement, together with, a Public Access Easement, to the City of Ashland, for the public use, over and across Parcels 2 & 3, as shown hereon. We do also hereby grant a private utility and access easement, over and across Parcel 2, for the purpose of utility placement and ingress and egress, to benefit Parcel 3, and furthermore, do hereby grant an access easement, over and across Parcel 3, for the purpose of ingress and egress, for the benefit of Parcel 2, as shown hereon. This replat will not vacate those easements previously established by Partition Plat No. P-70-1998.

[Signature]
DAVID BEAUDOIN

State of Oregon }
County of Jackson } ss

Personally appeared the above named Carole L. Wheelton, and acknowledged the foregoing to be his voluntary act and deed.

Before me: *[Signature]*
Notary Public, State of Oregon

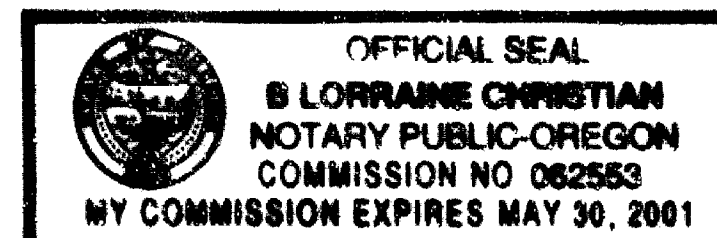


[Signature]
CAROLE L. WHEELDON

State of Oregon }
County of Jackson } ss

Personally appeared the above named Carole L. Wheelton, and acknowledged the foregoing to be her voluntary act and deed.

Before me: *[Signature]*
Notary Public, State of Oregon



[Signature]
SHAWN KAMPMANN
3-27-2000
Date

I certify that this Plat is an exact copy of the original. *[Signature]*
SHAWN KAMPMANN
SURVEYOR

Assessor's Map No. 39 1E 4CA Tax Lot 2802

Recording:

Filed for record this 3 day of APRIL, 2000 at 9:32 O'clock A.M. and recorded as Partition Plat No. P-21-2000 of the Records of Partition Plats in Jackson County, Oregon, Index Volume 11, Page 21.

[Signature] *[Signature]*
County Clerk Deputy

County Surveyor File No. 16463

Tax Statement Approval:

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of April 3, 2000.

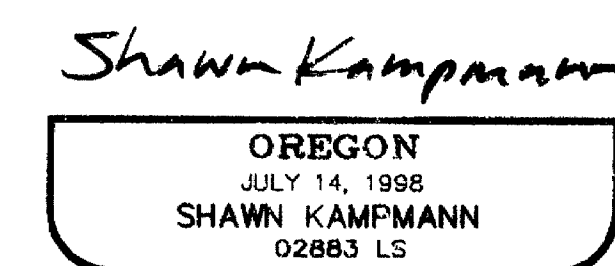
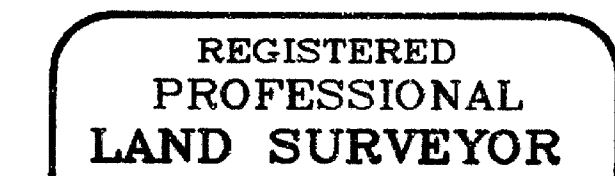
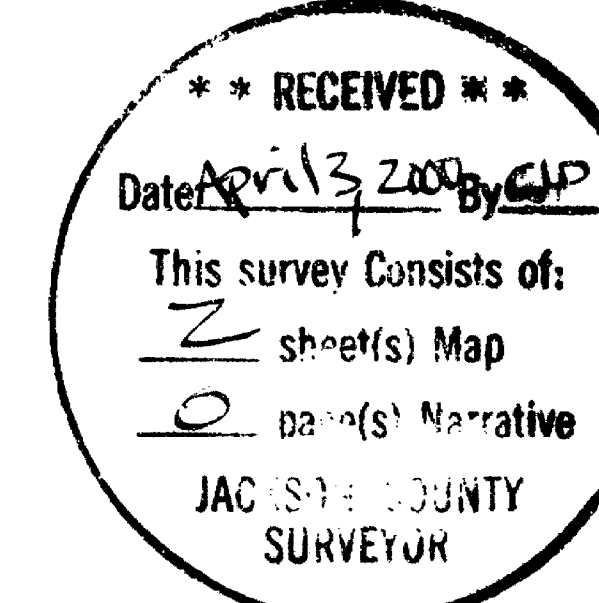
[Signature] *[Signature]*
Tax Collector Date 4/3/00

[Signature] *[Signature]*
Assessor Date 4/3/00

Survey Narrative
To Comply With O.R.S. 209.250

PURPOSE: To survey and monument a Land Partition of Parcel 2, of Partition Plat No. P-70-1998, filed as Planning Action No. 99-114 in the City of Ashland Planning Department.

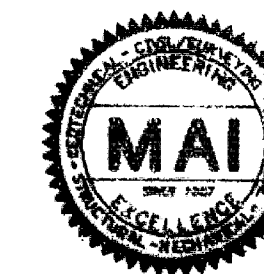
PROCEDURE: Utilizing a Nikon DTM 430 Total Station, I recovered and tied two City of Ashland street centerline monuments and all the monuments at the corners of Parcel 2 of said Partition Plat No. P-70-1998, as shown hereon. Minor angular and linear differences were found to exist between this survey and the record dimensions shown on said Partition Plat, but in my analysis I deemed these to be insignificant. As the recovered monuments appeared to be un-disturbed and in good condition, I decided to hold them for true position, excepting the two monuments found just inside the right-of-way for Oak Street, which I reference to the corners as previously platted. The corners established for this Partition were positioned as directed by the client and also in conformance to conditions of approval with the planning action, as shown hereon.



RENEWAL DATE: 6/30/01

File: 1-7231\PLATSIGN.DWG

Sheet 1 of 2



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