

APPROVALS:

ASHLAND PLANNING DEPARTMENT
PA #2004-004 LAND PARTITION

6.15.2004
DATE

EXAMINED AND APPROVED THIS 14 DAY OF June, 2004

JAMES HOLMAN
CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT I, ADAM P. FOX, AM THE OWNER OF THE LANDS HERON DESCRIBED, AND THAT I HAVE PARTITIONED THE SAME INTO PARCELS SHOWN HERON, 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.

ADAM P. FOX

STATE OF OREGON)
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED ADAM P. FOX, THIS 7 DAY OF June, 2004, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: JAMIE C. MILLER
LAURIE A. MILLER, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 363080
MY COMMISSION EXPIRES JANUARY 20, 2007

SURVEY NOTES:

THE FOLLOWING EASEMENT DESCRIBED WITHIN LAND AMERICA LAWYERS TITLE SUBDIVISION GUARANTEE, ORDER NO. 48G0480783, DATED ON MAY 6, 2004, EXCEPTION NO. 4, CANNOT BE ACCURATELY DEPICTED AND THEREFORE IS NOT SHOWN GRAPHICALLY ON THIS PLAT.

RIGHT-OF-WAY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED TO PACIFICORP AS CONTAINED WITHIN VOLUME 267, PAGE 56, OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF RELEASE:

FROM SCME MORTGAGE BANKERS, INC. AS BENEFICIARY, RECORDED AS INSTRUMENT NO. 03-43074 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
02863 LS

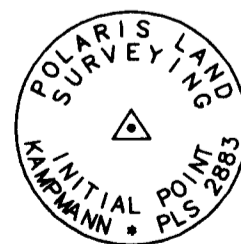
RENEWAL DATE: 6/30/2005

SURVEYED BY:

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

DATE: MAY 7, 2004
PROJECT NO. 128-03

Assessor's Map No. 391E058B Tax Lot 1600



MONUMENT DETAIL
2" ALUMINUM CAP ON
5/8"x 30" IRON PIN

LAND PARTITION SURVEY

PARTITION PLAT NO. P-38-2004

LOCATED IN

NORTHWEST QUARTER OF SECTION 5
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

ADAM FOX

1249 ASHLAND MINE ROAD
ASHLAND, OREGON 97520

** RECEIVED **
Date 6-18-04 By [Signature]
This survey consists of
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 18 DAY OF June, 2004 AT 1:55 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-38-2004 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 15, PAGE 38.

Kathleen S. Beckett
COUNTY CLERK
Rose A. Crews
DEPUTY

COUNTY SURVEYOR FILE NO. 18306

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF JUNE 18, 2004.

Jamie Clark Deputy 6/18/04
TAX COLLECTOR DATE
William Johnson Deputy 6-18-2004
ASSESSOR DATE

LEGEND

- 2" IRON PIPE - INITIAL POINT, PLEASANT VIEW SUBDIVISION PER S/N 111573 (RECOVERED)
- 3/4" IRON PIPE PER PLEASANT VIEW SUBDIVISION AND S/N 111573 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "KAUBLE LS 1822" PER S/N 111573 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "L.J. FRIAR & ASSOC" PER S/N 17631 (RECOVERED)
- 5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- 5/8"x 30" IRON PIN w/ 1 1/2" ALUMINUM CAP MARKED "INITIAL POINT PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- PARTITION LINE
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- FENCELINE
- S/N SURVEY NUMBER FILE, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- () SURVEY RECORD, S/N 111573

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 03-43073 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND FILED AS PLANNING ACTION NO. 2004-004 WITH THE CITY OF ASHLAND DEPARTMENT OF COMMUNITY DEVELOPMENT.

PROCEDURE: UTILIZING A LEICA TCRA 1103 ROBOTIC ELECTRONIC TOTAL STATION AND RANGING PRISMS, I SURVEYED THE RECOVERED AND ESTABLISHED MONUMENTS AS SHOWN. MONUMENTS RECOVERED FROM SURVEY NO. 111578 WERE HELD FOR POSITION EXCEPT AS SHOWN. NEW PARCEL LINES WERE MONUMENTED PER THE CLIENTS DIRECTION.

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 HERON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

BEGINNING AT AN ALUMINUM CAPPED 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF LOT 3, BLOCK 1 OF PLEASANT VIEW SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON, LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF ASHLAND, OREGON; THENCE SOUTH 70°45'00" EAST, ALONG THE SOUTHWESTERLY LINE OF ASHLAND MINE ROAD, A DISTANCE OF 79.91 FEET (PLAT RECORD 80.00 FEET) TO THE NORTHEAST CORNER OF SAID DESCRIBED LOT 3, FROM WHICH A 3/4 INCH IRON PIPE BEARS NORTH 19°13'00" EAST, 0.05 FEET; THENCE SOUTH 19°13'00" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3 AND THE EXTENSION THEREOF, A DISTANCE OF 199.97 FEET (DEED RECORD SOUTH 19°15'00" WEST, 200.00 FEET) TO A 5/8 INCH IRON PIN; THENCE NORTH 70°45'00" WEST, A DISTANCE OF 79.94 FEET (DEED RECORD 80.00 FEET) TO A 5/8 INCH IRON PIN ON THE SOUTHEASTERLY LINE OF NORTON STREET; THENCE NORTH 19°13'37" EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 199.97 FEET (DEED RECORD NORTH 19°15'00" EAST, 200.00 FEET) TO THE INITIAL POINT OF BEGINNING.

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

Shawn Kampmann
SURVEYOR

BASIS OF BEARING

TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 5 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 FOR THIS SURVEY IS THE LINE BETWEEN MONUMENTS THAT WERE RECOVERED AT THE NORTHWESTERLY CORNER OF LOT 4, BLOCK 2, AND THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 1 OF PLEASANT VIEW SUBDIVISION, HAVING A RECORD PLAT BEARING OF SOUTH 70°45'00" EAST, AS SHOWN ON SURVEY NO. 111573 AND SAID SUBDIVISION PLAT, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

