

APPROVALS: *Bill Ruh* 12/6/2005
ASHLAND PLANNING DEPARTMENT DATE

PA #2005-00866 LAND PARTITION

EXAMINED AND APPROVED THIS 18th DAY OF November, 2005

Jamie Holson
CITY SURVEYOR

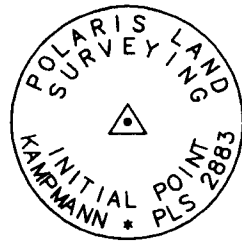
LAND PARTITION
PARTITION PLAT NO. P- 91-2005

LOCATED IN

NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

DEAN EVANS
698 ASHLAND STREET
ASHLAND, OREGON 97520



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

RECORDING:
FILED FOR RECORD THIS 7th DAY OF December, 2005 at 1:26 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-91-2005 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 16, PAGE 528
Kathleen Beckett COUNTY CLERK
Carmen Helmer DEPUTY

COUNTY SURVEYOR FILE NO. 18993

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF December 7, 2005

Jamie Clark, Deputy 12/7/05 TAX COLLECTOR DATE
Amanda Kirkpatrick, Deputy 12/7/05 ASSESSOR DATE

LEGEND

- 2 1/2" BRASS CAP WITH DRILL HOLE MARKED PER DETAIL IN MONUMENT WELL (RECOVERED)
- 3" BRASS CAP MARKED "CITY OF ASHLAND" WITH DRILL HOLE IN MONUMENT WELL PER S/N 4205, 8952 & 11277 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "THOMAS L.S. 505 PER S/N 11277 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC PLUG MARKED "SWAIN L.S. 759" PER S/N 4092 (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP MARKED "INITIAL POINT PLS 2883" PER MONUMENT DETAIL (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
- W.C. WITNESS CORNER, AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT
- P.P.A.E. PUBLIC PEDESTRIAN ACCESS EASEMENT
- () SURVEY RECORD DATA PER S/N 8952
- { } SURVEY RECORD DATA PER S/N 4205
- < > SURVEY RECORD DATA PER S/N 11277
- [] DEED RECORD DATA PER O.R. 2005-011512

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. 2005-011512 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND FILED AS PLANNING ACTION NO. 2005-00866 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 MONUMENTS AS SHOWN. THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 16 WERE FIELD SURVEYED TO DETERMINE THE ASHLAND STREET RIGHT OF WAY. CITY OF ASHLAND STREET MONUMENTS WERE ALSO FIELD TIED AT THE CENTERLINE INTERSECTIONS OF ASHLAND STREET WITH BEACH, LIBERTY AND MORTON STREETS, WHICH FIT SATISFACTORY WITH RECORD MEASUREMENTS SHOWN ON SURVEY NO.'s 4205, 8952 & 11277, AND WERE HELD FOR POSITION. THE LINES FOR THE SUBJECT PROPERTY WERE THEN HELD PARALLEL WITH ASHLAND AND MORTON STREETS WHICH PRODUCED A GOOD FIT WITH THE ADJOINING PROPERTY DEEDS.

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.

BEGINNING AT AN ALUMINUM CAPPED 5/8 INCH IRON PIN ON THE SOUTH LINE OF ASHLAND STREET, SAID POINT LYING 20.00 FEET SOUTH AND NORTH 89°59'25" WEST, A DISTANCE OF 662.29 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH, ALONG THE WEST LINE OF THAT TRACT OF LAND DESCRIBED WITHIN VOLUME 267, PAGE 268 OF THE DEED RECORDS OF SAID COUNTY, A DISTANCE OF 172.00 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 89°59'25" EAST, ALONG THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED WITHIN VOLUME 339, PAGE 450 OF SAID DEED RECORDS, A DISTANCE OF 111.82 FEET (DEED RECORD EAST, 114.3 FEET) TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF SAID DESCRIBED TRACT; THENCE NORTH 172.00 FEET TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF SAID TRACT, BEING ON THE SOUTH LINE OF ASHLAND STREET; THENCE NORTH 89°59'25" WEST, ALONG SAID SOUTH LINE OF ASHLAND STREET, A DISTANCE OF 111.82 FEET (DEED RECORD WEST, 114.3 FEET) TO THE INITIAL POINT OF BEGINNING.

FILE: SURVEYS\278-05\PARTITION PLAT.DWG

SHEET 1 of 1

DECLARATION:
KNOW ALL MEN BY THESE PRESENTS, THAT I, DEAN EVANS, AM THE OWNER OF THE LANDS HEREON DESCRIBED, AND THAT I 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.

DEAN EVANS

STATE OF OREGON, California
COUNTY OF JACKSON, Santa Barbara

PERSONALLY APPEARED THE ABOVE NAMED DEAN EVANS, THIS 11 DAY OF November, 2005, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: *Susan M. Johnson*
NOTARY PUBLIC, STATE OF CALIFORNIA

COMMISSION NO. 1418361
MY COMMISSION EXPIRES May 30, 2007

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2007

SURVEYED BY:

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

DATE: AUGUST 5, 2005
PROJECT NO. 278-05

Assessor's Map No. 391E16AB Tax Lot 1700

** RECEIVED **
Date 12-7-05 By *SS*
This survey consists of 1 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

BASIS OF BEARING

TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 16 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 CENTERLINE OF ASHLAND STREET, AS REFERENCED ON SURVEY NO. 11277, HAVING A RECORD BEARING OF NORTH 89°59'25" WEST.