

APPROVALS: *Bill Nahr* 2/2/2007
ASHLAND PLANNING DEPARTMENT
PA#2006-00452 LAND PARTITION

EXAMINED AND APPROVED THIS 31 DAY OF January, 2007
John H. Olson
CITY SURVEYOR

DECLARATION:
KNOW ALL MEN BY THESE PRESENTS, THAT WE, KENNETH A. WELLS AND MARGARET A. WELLS, ARE THE OWNERS OF THE LANDS HERON 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 HEREBY CREATE A 5.00 FOOT AND 10.00 WIDE PRIVATE UTILITY EASEMENT, OVER AND ACROSS PARCELS 1, 2 AND 3 FOR THE BENEFIT OF PARCELS 1 AND 2 BY THIS PLAT.

Kenneth A. Wells
KENNETH A. WELLS

STATE OF OREGON)
COUNTY OF JACKSON)
PERSONALLY APPEARED THE ABOVE NAMED KENNETH A. WELLS, THIS 23 DAY OF January, 2007, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: *Laurie A. Miller*
Laurie A. Miller, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 412791
MY COMMISSION EXPIRES January 20, 2011

Margaret A. Wells
MARGARET A. WELLS

STATE OF OREGON)
COUNTY OF JACKSON)
PERSONALLY APPEARED THE ABOVE NAMED MARGARET A. WELLS, THIS 23 DAY OF January, 2007, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: *Laurie A. Miller*
Laurie A. Miller, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 412791
MY COMMISSION EXPIRES January 20, 2011

PROPERTY LINE ADJUSTMENT & LAND PARTITION
PARTITION PLAT NO. P-08-2007

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

FOR
KEN & MARGARET WELLS

347 WIMER STREET
ASHLAND, OREGON 97520

SCALE: 1" = 40'

RECEIVED
Date 2-5-07 By *BB*
This survey consists of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

RECORDING:
FILED FOR RECORD THIS 5th DAY OF February, 2007 AT 2:43 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-08-2007 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 18, PAGE 08
Kathleen J. Beckett COUNTY CLERK
Carmen S. Helmer DEPUTY
COUNTY SURVEYOR FILE NO. 19506

TAX STATEMENT APPROVAL:
ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF November 09, 2007
Shawn Kampmann TAX COLLECTOR 2-5-07
S. Hensler ASSESSOR 2-5-07

- LEGEND
- 3" BRASS CAP MARKED "CITY OF ASHLAND - GPS 525 1997" IN MONUMENT WELL (RECOVERED)
 - 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "SWAIN L.S. 759" PER S/N 7484, 7675 & 10179 (RECOVERED)
 - 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "SWAIN L.S. 759" PER DEER RIDGE TERRACE SUBDIVISION (RECOVERED)
 - 5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
 - 5/8"x 30" 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 OR ADJUSTED PROPERTY LINE
 - BOUNDARY LINE
 - CENTERLINE
 - EASEMENT LINE
 - FENCELINE
 - S/N SURVEY NUMBER FILE, JACKSON COUNTY SURVEYOR
 - O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.P.A.E. PUBLIC PEDESTRIAN ACCESS EASEMENT
 - PR.U.E. PRIVATE UTILITY EASEMENT
 - [] PLAT RECORD DATA PER DEER RIDGE TERRACE SUBDIVISION
 - () SURVEY RECORD DATA PER S/N 10179

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION AND A PROPERTY LINE ADJUSTMENT OF THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO.'S 2005-060164 AND 00-40289 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND FILED AS PLANNING ACTION NO. 2006-00452 WITH THE CITY OF ASHLAND DEPARTMENT OF COMMUNITY DEVELOPMENT.

PROCEDURE: UTILIZING A LEICA TCRA 1103 ROBOTIC ELECTRONIC TOTAL STATION AND RANGING PRISMS, I SURVEY THE MONUMENTS AS SHOWN ON THIS PLAT. ORIGINAL MONUMENTS WERE RECOVERED AT ALL THE CORNERS OF LOTS 6 AND 7 OF DEER RIDGE TERRACE SUBDIVISION, ALTHOUGH THE NORTHEAST CORNER OF LOT 6 WAS SEVERELY DISTURBED FROM CONSTRUCTION OF A DRIVEWAY AND FOUND DAMAGED 0.5 FEET OUT OF THE PLAT RECORD POSITION AND THEREFORE NOT UTILIZED FOR THIS SURVEY. SUBSEQUENTLY, A TRIANGULAR PORTION AT SAID NORTHEAST CORNER OF LOT 6 WAS REMOVED FROM LOT 6 BY A MINOR LAND PARTITION DENOTED ON SURVEY NO. 10179, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AND THE EASTERLY MONUMENTED CORNER FROM THAT SURVEY WAS ALSO FOUND DISTURBED AND OUT OF POSITION AS SHOWN ON THIS PLAT. THE NORTHERLY MONUMENTED CORNER FROM THAT PLAT HAS BEEN DESTROYED FROM SAID DRIVEWAY CONSTRUCTION AND RESET AT THE RECORD 170.00 FOOT DISTANCE EASTERLY FROM THE NORTHWEST CORNER OF SAID LOT 6 WHICH FELL BENEATH A 1.5 FOOT HIGH STACKED ROCK WALL. IN ORDER TO RECTIFY AN EXISTING ENCROACHING CONCRETE SIDEWALK ALONG THE NORTH LINE OF SAID LOT 7, THIS PARTITION PLAT ALSO ADJUSTS THE PROPERTY LINE ALONG SAID LINE 10.00 FEET SOUTH OF AND PARALLEL WITH THE PREVIOUS COMMON LOT LINE.

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.

LOTS 6 AND 7 OF DEER RIDGE TERRACE SUBDIVISION IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 13, PAGE 75 OF THE PLAT RECORDS OF SAID COUNTY, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE NORTHEAST CORNER OF LOT 6 OF SAID DESCRIBED DEER RIDGE TERRACE SUBDIVISION; THENCE SOUTH 00°33'15" EAST (PLAT RECORD SOUTH 00°32'37" EAST), ALONG THE EAST LINE OF SAID LOT 6, 20.00 FEET; THENCE NORTH 45°14'15" WEST, 28.40 FEET (DEED RECORD NORTH 45°17'17" WEST, 28.41 FEET) TO A 5/8 INCH IRON PIN ON THE NORTH LINE OF SAID LOT 6; THENCE NORTH 89°59'54" EAST (PLAT RECORD NORTH 89°57'55" EAST), ALONG SAID NORTH LINE, 20.00 FEET TO THE POINT OF BEGINNING.

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

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

WRIGHTS CREEK DRIVE

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009
DATE: JANUARY 10, 2007
PROJECT NO. 349-06

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2007

Assessor's Map No. 39 1E 05 CA, Tax Lots 504 & 512

SURVEY NOTE:

THE FOLLOWING EASEMENTS DESCRIBED WITHIN LAND AMERICAN LAWYERS TITLE, ORDER NO. 48G0485848, DATED JANUARY 3, 2007, ARE BLANKET IN NATURE AND THEREFORE CAN NOT BE SHOWN GRAPHICALLY ON THIS PLAT.

RIGHT OF WAY TO WEST ASHLAND DITCH CO. RECORDED APRIL 27, 1896 IN VOLUME 26, PAGE 409 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR A PRIVATE DRIVEWAY, RECORDED ON FEBRUARY 2, 1979 WITHIN INSTRUMENT NO. 79-02343 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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 CENTERLINE OF WIMER STREET, HAVING A RECORD PLAT BEARING OF SOUTH 89°57'55" WEST, AS REFERENCED ON DEER RIDGE TERRACE SUBDIVISION, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.