

APPROVALS:

*[Signature]*  
ASHLAND PLANNING DEPARTMENT  
PA - #2008-00910 / MINOR LAND PARTITION  
4/16/2010  
DATE

EXAMINED AND APPROVED THIS 15<sup>th</sup> DAY OF April, 2010  
*[Signature]*  
CITY SURVEYOR

LAND PARTITION SURVEY  
PARTITION PLAT NO. P - 11 - 2010

LYING SITUATE WITHIN  
NORTHWEST QUARTER OF SECTION 9  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
BARRY PECKHAM

303 Oak Street  
Ashland, Oregon

RECORDING:

FILED FOR RECORD THIS 21<sup>st</sup> DAY OF April, 2010 AT  
3:43 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P - 11 - 2010  
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON,  
INDEX VOLUME 21, PAGE 11.

*[Signature]* COUNTY CLERK  
*[Signature]* DEPUTY

COUNTY SURVEYOR FILE NO. 20658

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, FRANCIS B. PECKHAM JR. AM THE OWNER OF THE LANDS HEREON DESCRIBED, AND 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. I HEREBY CREATE A SHARED ACCESS EASEMENT, OVER AND ACROSS PARCEL 1 AND PARCEL 2, FOR THE MUTUAL BENEFIT OF BOTH PARCEL 1 AND PARCEL 2, TO ALSO INCLUDE ALL THE PROVISIONS INCLUDED WITHIN AND PROVIDED FOR THE BENEFIT OF BOTH TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2009-022292 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

*[Signature]*  
FRANCIS B. PECKHAM JR.

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 LAND PARTITION OF THAT TRACT OF LAND DESCRIBED AS PARCEL 1 WITHIN INSTRUMENT NO. 76-14873 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

COMMENCING AT A 3/4 INCH IRON PIPE SITUATED AT THE CENTERLINE INTERSECTION OF OAK AND "A" STREETS IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON; THENCE NORTH 05°14'21" WEST, 63.01 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF OAK STREET, SAID POINT BEING AN ANGLE POINT IN SAID RIGHT OF WAY, AND ALSO THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED BY BAPTISTE CHEGAR TO LAURIE M. PATTON, AND RECORDED IN VOLUME 22, PAGE 31, JACKSON COUNTY DEED RECORDS; THENCE SOUTH 23°11'39" WEST, CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY, A DISTANCE OF 141.19 FEET TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS PARCEL 1 WITHIN INSTRUMENT NO. 76-14873 OF THE OFFICIAL RECORDS OF SAID COUNTY, THE INITIAL POINT OF BEGINNING; THENCE CONTINUING SOUTH 23°11'39" WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 49.99 FEET TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF LOT 5, BLOCK 15, AS SHOWN ON THE OFFICIAL CITY OF ASHLAND MAP, ADOPTED NOVEMBER 5, 1888 AND DENOTED ON SURVEY NO. 5802, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR; THENCE NORTH 64°38'49" WEST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 199.98 FEET (DEED RECORD NORTH 64°38'47" WEST, 200.0 FEET) TO A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF SAID DESCRIBED TRACT; THENCE NORTH 23°13'09" EAST, LEAVING SAID NORTH LINE OF LOT 5, A DISTANCE OF 59.98 FEET (DEED RECORD NORTH 23°11'39" EAST, 60.0 FEET) TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 64°39'06" EAST, 199.96 FEET (DEED RECORD SOUTH 64°38'47" EAST, 200.0 FEET) TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 23°11'39" EAST, 10.01 FEET TO THE INITIAL POINT OF BEGINNING.

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

*[Signature]*  
SURVEYOR

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF \_\_\_\_\_, 2010.

*[Signature]* 4-21-10  
TAX COLLECTOR DATE

*[Signature]* 4-21-10  
ASSESSOR DATE

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

PURPOSE: TO SURVEY AND MONUMENT A MINOR LAND PARTITION OF THAT TRACT OF LAND DESCRIBED AS PARCEL NO. 1 WITHIN INSTRUMENT NO. 76-14873 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND DENOTED ON SURVEY NO. 5802, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, AS APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT FILE NO. PA-2008-00910.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRP 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE IN THE PERFORMANCE OF SURVEY NO.'S 19206, 19928 & 19999, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEYED THE LAND AS SHOWN HEREON. THE SUBJECT PROPERTY WAS PREVIOUSLY SURVEYED BY EVERETT SWAIN AS DENOTED ON SURVEY NO. 5802, INCLUDING THE BLOCK BOUNDED BY OAK, WATER, CHEGAR & "B" STREETS WHICH WAS ALSO RETRACED BY THIS OFFICE IN NOVEMBER 2007 FOR SURVEY NO. 19999. ALL FOUR ORIGINAL PROPERTY CORNER MONUMENTS FROM SURVEY NO. 5802 WERE RECOVERED AND FOUND IN GOOD POSITION PER THE RECORD PLAT. THE SUBJECT PROPERTY WAS DIVIDED PER DIRECTION OF THE CLIENT TO CONFORM WITH THE CITY PLANNING DEPARTMENT APPROVAL.

ACKNOWLEDGEMENT

STATE OF OREGON )  
JACKSON COUNTY ) SS

PERSONALLY APPEARED THE ABOVE NAMED FRANCIS B. PECKHAM JR., ON THIS 15 DAY OF April, 2010 AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE *[Signature]*  
NOTARY PUBLIC - OREGON *[Signature]*  
COMMISSION NO. 412791  
MY COMMISSION EXPIRES Jan. 20, 2011

\*\* RECEIVED \*\*  
Date 4-21-10 By BB  
This survey consists of  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*[Signature]*

OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
2883 LS

RENEWAL DATE: 6/30/2011

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

DATE: MARCH 16, 2010  
PROJECT NO. 478-07

LAND PARTITION SURVEY  
PARTITION PLAT NO. P-// - 2010

LYING SITUATE WITHIN  
NORTHWEST QUARTER OF SECTION 9  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

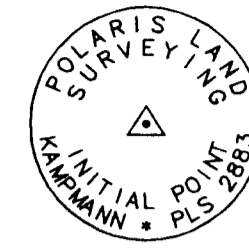
FOR  
**BARRY PECKHAM**

303 Oak Street  
Ashland, Oregon

FLAG	Δ	R	A	T	CHORD
①	87°50'45"	10.00'	15.33'	9.63'	N 20°43'43" W - 13.87'
②	92°09'15"	10.00'	16.08'	10.38'	S 69°16'17" W - 14.40'
③	87°50'45"	10.00'	15.33'	9.63'	S 20°43'43" E - 13.87'

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

*Shawn Kampmann*  
SURVEYOR



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

LEGEND

- 3" CITY OF ASHLAND BRASS CAP IN MONUMENT WELL PER S/N 19928 & 19999 (RECORD)
- ⊙ 3" CITY OF ASHLAND BRASS CAP IN MONUMENT WELL PER S/N 19928 & 19999 (RECORD)
- ⊗ 1/2" IRON PIPE IN MONUMENT WELL SURVEYED IN MAY, 2006 PER S/N 19928 & 19999 (RECORD)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "SWAIN RLS 759" PER S/N 5802 (RECOVERED)
- ⊖ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L.J. FRIAR & ASSOCIATES" PER S/N 14306 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "D.A. EDWARDS RPLS 2339" PER S/N 12262 (RECOVERED)
- ⊕ 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT - PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- - - PARTITION LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- x - x - FENCELINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- [ ] DEED RECORD DATA PER O.R. 76-14873
- ( ) SURVEY RECORD DATA PER S/N 5802
- ▨ SHARED ACCESS EASEMENT BY THIS PLAT
- ▨ SHARED ACCESS EASEMENT & AGREEMENT PER O.R. 2009-022292

SCALE: 1" = 40'

FLAG	BEARING	DISTANCE
①	N 23°11'39" E	17.39'
②	N 64°39'06" W	9.00'
③	S 23°11'39" W	12.63'
④	S 64°39'06" E	18.00'

BASIS OF BEARING

TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 9 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 OAK STREET, HAVING A RECORD PLAT BEARING OF NORTH 23°11'39" EAST, AS REFERENCED ON SURVEY NO. 5802 & 19999, 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: 6/30/2011

SURVEYED BY:  
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Assessor's Map No. 39 1E 09 BB Tax Lot 16800