

APPROVALS:

EXAMINED AND APPROVED THIS 11 DAY OF June, 2010
Ashland Planning Department
PLANNING FILE NO. PA 2009-01425

EXAMINED AND APPROVED THIS 12 DAY OF May, 2010
City Surveyor

APPROVED FOR RECORDING THIS 11 DAY OF June, 2010
County Commissioner / Administrator

HELMAN SPRINGS HOMES, PHASE I
A PLANNED COMMUNITY

LYING SITUATE WITHIN
NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
SAGE DEVELOPMENT, LLC
247 Otis Street
Ashland, Oregon 97520

RECORDING:

FILED FOR RECORD THIS 14 DAY OF June, 2010 AT
9:52 O'CLOCK A.M. AND RECORDED IN VOLUME 36, PAGE 5
OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker
County Clerk
Armen D. Helman
Deputy

APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF 6/11, 2010.

Shannon Bell
TAX COLLECTOR
6/11/10
DATE
Cave Jensen
DEPUTY
6/11/10
DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 11 DAY
OF June, 2010.

Dan Foss
ASSESSOR
6/11/10
DATE
Amanda Alamo
DEPUTY
6/11/10
DATE

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT SAGE DEVELOPMENT, LLC, AN
OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS HEREBY
DESCRIBED, AND HAVE SUBDIVIDED THE SAME INTO LOTS AS SHOWN HEREBY,
AND THAT THE SIZE OF THE LOTS AND THE LENGTHS OF ALL LINES ARE
PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF
THE SUBDIVISION. WE HEREBY DEDICATE TO THE CITY OF ASHLAND, THE TEN
FOOT WIDE PUBLIC UTILITY EASEMENT AND THE 20 FOOT WIDE PUBLIC
PEDESTRIAN EASEMENT, AS SHOWN HEREBY. WE ALSO HEREBY CREATE THE
TEN FOOT WIDE PRIVATE OVERHEAD POWERLINE EASEMENT, AS SHOWN
HEREON. HELMAN SPRINGS HOMES IS A CLASS 1 PLANNED COMMUNITY AS
DEFINED IN O.R.S. 94.550(3).

Devian Aguirre, Managing Member

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

THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2007-049377 OF THE
OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN
THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 SOUTH, RANGE 1 EAST
OF THE WILLAMETTE MERIDIAN IN THE CITY OF ASHLAND, JACKSON COUNTY,
OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO
WIT:

BEGINNING AT A BRASS CAPPED CONCRETE POST AT THE NORTHWEST
CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO.
2007-049377 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, SAID
POINT BEING ON THE NORTH LINE OF DONATION LAND CLAIM NO. 40, LYING
SITUATE WITHIN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE
MERIDIAN IN SAID COUNTY, AS DENOTED ON SURVEY NO. 4837 & 8000 ON FILE
IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR; THENCE SOUTH 00°00'16"
EAST, LEAVING SAID DESCRIBED NORTH LINE, A DISTANCE OF 328.98 FEET TO A
5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF SAID TRACT (DEED RECORD
SOUTH 328.0 FEET); THENCE SOUTH 89°33'33" EAST, 558.51 FEET TO THE
SOUTHEAST CORNER OF SAID DESCRIBED TRACT (DEED RECORD EAST, 558.50
FEET), FROM WHICH A 3/4" IRON PIPE BEARS NORTH 24°34' EAST, 0.47 FEET;
THENCE NORTH 05°59'32" EAST, 330.02 FEET TO A 5/8" IRON PIN AT THE
NORTHEAST CORNER OF SAID TRACT (DEED RECORD NORTH 06°00' EAST, 329.81
FEET); THENCE NORTH 89°49'32" WEST, ALONG THE NORTH LINE OF SAID CLAIM
NO. 40, A DISTANCE OF 592.99 FEET (DEED RECORD WEST, 592.97 FEET) TO THE
INITIAL POINT OF BEGINNING.

CONTAINING 4.34 ACRES, MORE OR LESS.

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

PURPOSE: TO SURVEY AND MONUMENT A SUBDIVISION OF THAT TRACT OF LAND
DESCRIBED WITHIN INSTRUMENT NO. 2007-049377 OF THE OFFICIAL RECORDS
OF JACKSON COUNTY, OREGON, IN CONFORMANCE WITH THE CITY OF
ASHLAND PLANNING DEPARTMENT FILE NO. PA 2009-01425

PROCEDURE: UTILIZING LEICA TCRA 1103 & 1203 ROBOTIC TOTAL STATIONS AND RANGING
PRISMS, I SURVEY THE MONUMENTS AS SHOWN ON THIS PLAT. MONUMENTS
RECOVERED FROM SURVEY NO. 4837, 5697, 8000 & 9642, ON FILE IN THE
OFFICE OF THE JACKSON COUNTY SURVEYOR, WERE UTILIZED FOR
DETERMINING THE DEED RECORD BOUNDARY OF THE SUBJECT PROPERTY.
THE SUBJECT TRACT WAS ORIGINALLY SURVEYED BY GEORGE BURRELL IN
1972 DURING HIS PERFORMANCE OF SURVEY NO. 4837, AND MONUMENTS
RECOVERED AT THREE OF THE FOUR PROPERTY CORNERS FIT EXTREMELY
WELL WITH THE SURVEY RECORD AND WERE HELD FOR POSITION AS SHOWN.
A 3/4" IRON PIPE OF UNKNOWN ORIGIN, WAS RECOVERED NEAR THE
SOUTHEAST CORNER OF THE SUBJECT PROPERTY, BUT DID NOT FIT WELL
WITH EITHER BURRELL'S SURVEY RECORD, NOR THE RECORD FOR KIMBERLEE
COURT SUBDIVISION BEING ADJACENT ON THE EAST, AND THEREFORE WAS
NOT HELD FOR POSITION. A DISTANCE-DISTANCE INTERSECTION UTILIZED
FROM SURVEY NO. 4837 WAS CALCULATED FROM THE BURRELL MONUMENTS
AT THE NORTHEAST AND SOUTHWEST TRACT CORNERS, WHICH MATCHED
BURRELL'S SURVEY RECORD BEARING ALONG OTIS STREET WITHIN 00°00'02".
THE IRON PIPE AT THE CENTERLINE INTERSECTION OF OTIS AND WILLOW
STREETS DENOTED ON BURRELL'S SURVEY NO. 4837 & 5697 HAS SINCE BEEN
DESTROYED BY STREET CONSTRUCTION, BUT A BURRELL IRON PIN
RECOVERED FROM SURVEY NO. 5697 AT THE SOUTHEAST CORNER OF SAID
STREET INTERSECTION, CORROBORATED WITH MY CALCULATED BEARING
FOR OTIS STREET. THE PURPOSE OF CREATING THIS PHASE OF HELMAN
SPRINGS SUBDIVISION WAS TO SATISFY AN AGREEMENT WITH THE PREVIOUS
LANDOWNER TO RETAIN OWNERSHIP OF THE EXISTING RESIDENCE AND
HISTORIC MINERAL SPRING ON LOT 18 OF THE LAND USE ACTION AS
APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT.

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED DEVIAN AGUIRRE, THIS 11 DAY
OF June, 2010, AS MANAGING MEMBER ON AUTHORITY
OF SAGE DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY,
AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND
DEED.

BEFORE ME: Lanni A. Miller
Lanni A. Miller, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 412791
MY COMMISSION EXPIRES Jan. 20, 2011

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

Shawn Kampmann
SURVEYOR

AFFIDAVITS OF CONSENT:

FOR LIGHTHOUSE CAPITAL FUNDING, INC., AS BENEFICIARY OF THAT TRUST DEED
DATED OCTOBER 25, 2007, AND RECORDED OCTOBER 26, 2007, AS INSTRUMENT NO.
2007-049378 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT
OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2010-018452 OF SAID
OFFICIAL RECORDS.

FOR SYLVIA S. CHAMBERS, AS BENEFICIARY OF THAT TRUST DEED DATED OCTOBER 18,
2007, AND RECORDED OCTOBER 26, 2007, AS INSTRUMENT NO. 2007-049380 OF THE
OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS
RECORDED AS INSTRUMENT NO. 2010-018453 OF SAID OFFICIAL RECORDS.

COVENANTS, CONDITIONS & RESTRICTIONS

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THIS
SUBDIVISION, WAS SIMULTANEOUSLY RECORDED WITH THIS PLAT WITHIN INSTRUMENT
NO. 2010-018454 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

Bylaws 2010-018455

** RECEIVED **
Date 6-14-10 By BB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann
OREGON
JULY 14, 1988
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: FEBRUARY 24, 2010
PROJECT NO. 304-05

*** RECEIVED ***
 Date 6-14-10 By SS
 This survey consists of
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

FLAG	BEARING	DISTANCE
①	N 24°06'50" E	26.55'
②	N 44°59'50" E	40.15'
③	S 89°57'27" E	22.03'

HELMAN SPRINGS HOMES, PHASE I
A PLANNED COMMUNITY

LYING SITUATE WITHIN
 NORTHWEST QUARTER OF SECTION 4,
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
SAGE DEVELOPMENT, LLC
 247 Otis Street
 Ashland, Oregon 97520

LEGEND

- 3" BRASS CAP w/ PUNCHMARK IN MONUMENT WELL PER S/N 7108, 118989 & 14577 (RECOVERED)
- ⊙ 3" BRASS DISK STAMPED "INITIAL POINT-LITTLE VILLAGE SUBDIVISION 1979" PER S/N 8000, RLS 759 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "BURRELL RLS 638" PER S/N 4837 & 5697 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "SWAIN RLS 759" PER S/N 7108 (RECOVERED)
- 5/8" IRON PIN - NO MARKINGS - PER S/N 9642, VERLYN THOMAS LS 505 (RECOVERED)
- ⊗ 3/4" IRON PIPE - ORIGIN UNKNOWN (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- - - NEW LOT LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - FUTURE PHASE LOT LINE
- x - x - FENCE LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- D.R. DEED RECORDS, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- C.P. "A" COMMON PROPERTY TRACT, AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT
- P.P.A.E. PUBLIC PEDESTRIAN ACCESS EASEMENT
- [] DEED RECORD DATA PER O.R. 2007-049377
- [] SURVEY RECORD DATA PER S/N 4837 & 5697
- () SURVEY RECORD DATA PER S/N 8000
- < > SURVEY RECORD DATA PER S/N 9642
- () SURVEY RECORD DATA PER S/N 11468

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 FOR THIS SURVEY IS THE NORTH LINE OF DONATION LAND CLAIM NO. 40, HAVING A RECORD PLAT BEARING OF NORTH 89°49'32" WEST, AS REFERENCED ON SURVEY NO. 4837, 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:
POLARIS LAND SURVEYING LLC
 P.O. BOX 459
 ASHLAND, OREGON 97520
 (541) 482-5009

DATE: FEBRUARY 24, 2010
 PROJECT NO. 304-05

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

Shawn Kampmann
 SURVEYOR

Assessor's Map No. 39 1E 04 BC, Tax Lot 400

POLARIS LAND SURVEYING

FILE: SURVEYS\304-05\HELMAN SPRINGS 1 PLAT.DWG SHEET 2 of 2