

APPROVALS:

M. L. 3.25.11
ASHLAND PLANNING DEPARTMENT DATE
FILE NO. PA #2010-01011 / MINOR LAND PARTITION

EXAMINED AND APPROVED THIS 24th DAY OF March, 2011

J. Adams
CITY SURVEYOR

LAND PARTITION SURVEY
PARTITION PLAT NO. P - 07 - 2011

LYING SITUATE WITHIN

NORTHEAST QUARTER OF SECTION 15
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

Kathryn Collins
1661, 1671 & 1673 Clark Avenue
Ashland, Oregon

RECORDING:

FILED FOR RECORD THIS 28th DAY OF March, 2011 AT
9:40 O'CLOCK AM AND RECORDED AS PARTITION PLAT NO. P- 07 -2011
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON,
INDEX VOLUME 22, PAGE 07.

Christine J. Walker COUNTY CLERK
Sonya S. Morgan DEPUTY

COUNTY SURVEYOR FILE NO. 20841

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, KATHRYN F. COLLINS, TRUSTEE OF THE IRELAND FAMILY TRUST, AND THE PERSONAL REPRESENTATIVE OF THE PROBATE ESTATE OF MARIE M. IRELAND, 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 PRIVATE FIVE FOOT (5.00) WIDE SEWER LINE EASEMENT AND A TEN FOOT (10.00) WIDE WATERLINE EASEMENT, OVER AND ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1, AS SHOWN HEREON.

Kathryn F. Collins, TR
KATHRYN F. COLLINS, TRUSTEE OF THE
IRELAND FAMILY TRUST DATED DECEMBER 4, 1989,
AND THE PERSONAL REPRESENTATIVE
OF THE PROBATE ESTATE OF MARIE M. IRELAND

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.

THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO.'s 67-10967, 71-06301 AND 72-00823 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, BEING PORTIONS OF LOTS 9, 10 AND 11, BLOCK 1, GARDEN HOMES TRACT OF CLARKS ADDITION TO THE CITY OF ASHLAND, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF HARMONY LANE AND CLARK AVENUE, ALSO BEING THE SOUTHEAST CORNER OF LOT 11, BLOCK 1, GARDEN HOMES TRACT OF CLARKS ADDITION TO THE CITY OF ASHLAND, OREGON; THENCE NORTH 56°03'35" WEST, ALONG THE NORTHERLY LINE OF CLARK AVENUE, A DISTANCE OF 173.58 FEET (DEED RECORD NORTH 56°03'00" WEST, 173.55 FEET) TO A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 72-00823 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 06°19'20" EAST, LEAVING SAID SOUTHERLY LINE, A DISTANCE OF 57.36 FEET TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF SAID DESCRIBED TRACT (DEED RECORD NORTH 06°21'40" EAST, 57.34 FEET); THENCE SOUTH 83°47'33" EAST, ALONG THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 76-01305 OF SAID OFFICIAL RECORDS, A DISTANCE OF 138.64 FEET (RECORD SOUTH 83°47'05" EAST, 138.62 FEET) TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER THEREOF, LYING ALONG THE WEST LINE OF HARMONY LANE; THENCE SOUTH 00°03'30" WEST, ALONG SAID WEST LINE, A DISTANCE OF 138.93 FEET (RECORD SOUTH 00°04'05" WEST, 138.89 FEET) TO THE INITIAL POINT OF BEGINNING.

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

Shawn Kampmann
SURVEYOR

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF MARCH 25, 2011.

Patty Budson Deputy 3-25-11
TAX COLLECTOR DATE

William Johnson Deputy
ASSESSOR DATE

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

PURPOSE: TO SURVEY AND MONUMENT A MINOR LAND PARTITION OF PORTIONS OF THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO.'s 67-10967, 71-06301 & 72-00823 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AS DENOTED ON SURVEY NO. 4808, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, AS APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT FILE NO. PA-2010-01011.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRP 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS AND A LEICA 1200 SMART ROVER GPS RECEIVER, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE IN THE PERFORMANCE OF SURVEY NO.'s 17749, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY THE PARTITION AS SHOWN HEREON. THE SUBJECT PROPERTY WAS PREVIOUSLY SURVEYED BY EVERETT SWAIN AS DENOTED ON SURVEY NO. 4808, AND A RETRACEMENT OF BLOCK 1, GARDEN HOMES TRACT OF CLARKS ADDITION THAT WAS DENOTED ON SURVEY NO. 8586, BEING BOUNDED BY WALKER AVENUE, ALL ORIGINAL PROPERTY CORNER MONUMENTS FROM SURVEY NO. 4808 WERE RECOVERED AND FOUND IN GOOD POSITION PER THE SURVEY 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
Clackamas County)
PERSONALLY APPEARED THE ABOVE NAMED KATHRYN F. COLLINS, TRUSTEE OF THE IRELAND FAMILY TRUST DATED DECEMBER 4, 1989, ON THIS 23 DAY OF March, 2011 AND ACKNOWLEDGED THE FORGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Jamie Ugaitafa
NOTARY PUBLIC - OREGON Jamie Ugaitafa
COMMISSION NO. 445314
MY COMMISSION EXPIRES Dec 23, 2013

ACKNOWLEDGEMENT

STATE OF OREGON)
JACKSON COUNTY) SS
Clackamas County)
PERSONALLY APPEARED THE ABOVE NAMED KATHRYN F. COLLINS, PERSONAL REPRESENTATIVE OF THE PROBATE ESTATE OF MARIE M. IRELAND ON THIS 23 DAY OF March, 2011 AND ACKNOWLEDGED THE FORGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Jamie Ugaitafa
NOTARY PUBLIC - OREGON Jamie Ugaitafa
COMMISSION NO. 445314
MY COMMISSION EXPIRES Dec 23, 2013

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCE IS BLANKET IN NATURE AND INSUFFICIENTLY DESCRIBED, AND THEREFORE IS NOT SHOWN GRAPHICALLY ON THIS PLAT.

- 1. EASEMENT FOR DRAINAGE AND ADVERTISING SIGN PURPOSES PER INSTRUMENT NO. 76-01305 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 2. MEMORANDUM OF LAND SALE CONTRACT PER INSTRUMENT NO.'s 76-01305 & 01-22450 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

** RECEIVED **
Date 3-28-11 By SS
This survey consists of
2 sheet(s) Map
2 page(s) Narrative
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: SEPTEMBER 14, 2010
PROJECT NO. 597-10

LAND PARTITION SURVEY
PARTITION PLAT NO. P - 07 - 2011

LYING SITUATE WITHIN

NORTHEAST QUARTER OF SECTION 15
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

Kathryn Collins
 1661, 1671 & 1673 Clark Avenue
 Ashland, Oregon

RECEIVED
 Date 3-28-11 By BB
 This survey consists of
 2 sheet(s) Map
 1 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

SCALE: 1" = 50'

LEGEND

- 3" BRASS CAP IN MONUMENT WELL PER CITY OF ASHLAND ENGINEERING FIELDBOOK NOTES & S/N 17749 (RECOVERED)
 - ⊙ 2" BRASS CAP IN MONUMENT WELL PER C & C SUBDIVISION, S/N 8499 & S/N 17749 (RECOVERED)
 - 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "E.L. SWAIN LS 759" PER S/N 4808 & 8586 (RECOVERED)
 - ⊖ NAIL IN ASPHALT, NO MARKINGS, PER S/N 17749 (RECORD)
 - ◆ 5/8" IRON PIN, NO MARKINGS, PER S/N 7199 (RECOVERED)
 - ⊙ 5/8" IRON PIN PER S/N 4808 FOUND SEVERELY BENT, REPLACED w/ 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" IN ORIGINAL SPINHOLE (RE-SET)
 - ⊙ 3/8" x 3" STEEL SPIKE w/ 2" BRASS WASHER STAMPED "POLARIS LAND SURVEYING PLS 2883" (ESTABLISHED)
 - 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" OR AS OTHERWISE NOTED (ESTABLISHED)
- PROPERTY LINE
 - - - PARTITION LINE
 - - - BOUNDARY LINE
 - - - CENTERLINE
 - - - PREVIOUS DEED LINE
 - - - EASEMENT LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
 S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
 () SURVEY RECORD DATA PER S/N 4808
 () SURVEY RECORD DATA PER S/N 8586
 [] PLAT RECORD PER GARDEN HOMES TRACT, CLARKS ADDITION

BASIS OF BEARING

TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 15 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 SISKIYOU BOULEVARD, HAVING A RECORD PLAT BEARING OF SOUTH 56°06'29" EAST, AS REFERENCED ON SURVEY NO. 8586, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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

Shawn Kampmann
 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: SEPTEMBER 14, 2010
 PROJECT NO. 597-10

FILE: SURVEYS\597-10\COLLINS PARTITION PLAT.DWG SHEET 2 of 2

Assessor's Map No. 39 1E 15 AB, Tax Lots 8100, 8102 & 8203