

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, ROBERT McLELLAN AND LAURA A. WRIGHT-McLELLAN, ARE THE OWNERS OF THE LANDS HEREBY DESCRIBED, AND THAT WE HAVE SUBDIVIDED THE SAME INTO LOTS AND COMMON PROPERTY 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 THE PUBLIC UTILITY EASEMENTS TO THE CITY OF ASHLAND AS SHOWN HEREBY. WE ALSO HEREBY CREATE THE PRIVATE SEWER LINE EASEMENT, OVER, ACROSS AND UNDER LOT 3 AND LOT 4 FOR THE BENEFIT OF LOT 4 AND LOT 5 AS SHOWN HEREBY.

FALLING ACORN ESTATES, A PLANNED COMMUNITY, SHALL BE SUBJECT TO THE BYLAWS AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE SIMULTANEOUSLY RECORDED WITH THIS PLAT, WHICH SETS FORTH THE CONDITIONS AND MAINTENANCE OF THE COMMON PROPERTY AND PRIVATE EASEMENTS SHOWN HEREBY.

Robert McLellan
ROBERT McLELLAN
Laura A. Wright-McLellan
LAURA A. WRIGHT-McLELLAN

ACKNOWLEDGEMENT

STATE OF OREGON)
) SS
JACKSON COUNTY)

PERSONALLY APPEARED THE ABOVE NAMED ROBERT McLELLAN, ON THIS 3rd DAY March, 2011 AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Nancy E. Slocum

NOTARY PUBLIC - OREGON Nancy E. Slocum

COMMISSION NO. 421357

MY COMMISSION EXPIRES 9-18-11

ACKNOWLEDGEMENT

STATE OF OREGON)
) SS
JACKSON COUNTY)

PERSONALLY APPEARED THE ABOVE NAMED LAURA A. WRIGHT-McLELLAN, ON THIS 3rd DAY March, 2011 AND ACKNOWLEDGED THE FORGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Nancy E. Slocum

NOTARY PUBLIC - OREGON Nancy E. Slocum

COMMISSION NO. 421357

MY COMMISSION EXPIRES 9-18-11

AFFIDAVIT OF CONSENT:

FOR FIRST HORIZON HOME LOAN CORPORATION, AS BENEFICIARY OF THAT TRUST DEED RECORDED JUNE 28, 2004, AS INSTRUMENT NO. 2004-036385 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND MODIFICATION AND/OR AMENDMENT TO LINE OF CREDIT TRUST DEED RECORDED OCTOBER 29, 2004, AS INSTRUMENT NO. 2004-063674 OF SAID DESCRIBED OFFICIAL RECORDS. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2011 - 10093 OF SAID DESCRIBED OFFICIAL RECORDS.

AFFIDAVIT OF CONSENT:

FOR WELLS FARGO BANK, N.A., AS BENEFICIARY OF THAT LINE OF CREDIT TRUST DEED DATED NOVEMBER 20, 2007 AND RECORDED DECEMBER 7, 2007, AS INSTRUMENT NO. 2007-054786 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2011 - 10092 OF SAID DESCRIBED OFFICIAL RECORDS.

COVENANTS, CONDITIONS & RESTRICTIONS:

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THIS SUBDIVISION WAS SIMULTANEOUSLY RECORDED WITH THIS PLAT WITHIN INSTRUMENT NO. 2011 - 10094 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

Assessor's Map No. 39 1E 08 AC, Tax Lot 201

**FALLING ACORN ESTATES
A PLANNED COMMUNITY**

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 8
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
ROBERT AND LAURA McLELLAN

500 Strawberry Lane
Ashland, Oregon

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.

PARCEL 2 OF PARTITION PLAT RECORDED FEBRUARY 14, 1994, AS PARTITION PLAT NO. P-16-1994 OF RECORD OF PARTITION PLATS IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 13856 IN THE OFFICE OF THE COUNTY SURVEYOR, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 8, 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 NORTHEAST CORNER OF PARCEL 1, PARTITION PLAT NO. P-16-1994 ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON; THENCE NORTH 84°10'00" EAST, ALONG THE SOUTH LINE OF STRAWBERRY LANE, A DISTANCE OF 107.73 FEET TO A 5/8 INCH IRON PIN; THENCE 40.75 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 93°24'02" (CHORD BEARING SOUTH 49°07'59" EAST, 36.39 FEET) TO A 5/8 INCH IRON PIN; THENCE ALONG THE WESTERLY LINE OF HITT ROAD, THE FOLLOWING SURVEY COURSES: SOUTH 02°25'58" EAST, 158.03 FEET TO A 3/4 INCH IRON PIN; THENCE 103.90 FEET ALONG THE ARC OF A 384.21 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 15°29'39" (CHORD BEARING SOUTH 05°21'42" WEST, 103.58 FEET) TO A 3/4 INCH IRON PIN; THENCE SOUTH 13°14'08" WEST, 137.84 FEET TO A 5/8 INCH IRON PIN; THENCE 164.32 FEET ALONG THE ARC OF A 131.01 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 71°51'54" (CHORD BEARING SOUTH 49°17'21" WEST, 153.76 FEET) TO A 5/8 INCH IRON PIN; THENCE SOUTH 89°19'52" WEST, 1.08 FEET TO A 5/8 INCH IRON PIN; THENCE 208.49 FEET ALONG THE ARC OF A 95.52 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 125°03'03" (CHORD BEARING SOUTH 22°49'07" WEST, 169.50 FEET, TO A 5/8 INCH IRON PIN; THENCE SOUTH 39°42'59" EAST, 164.05 FEET TO A 5/8 INCH IRON PIN; THENCE 31.37 FEET ALONG THE ARC OF A 257.33 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 06°59'04" (CHORD BEARING SOUTH 36°10'31" EAST, 31.35 FEET) TO A 5/8 INCH IRON PIN; THENCE SOUTH 89°53'18" WEST, LEAVING SAID WESTERLY LINE OF HITT ROAD, A DISTANCE OF 295.47 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 04°37'22" EAST, 798.45 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 83°00'25" EAST, 42.16 FEET, TO A 5/8 INCH IRON PIN; THENCE SOUTH 04°37'24" WEST, 149.56 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 84°10'00" EAST, 150.00 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 04°35'00" EAST, 149.99 FEET TO THE INITIAL POINT OF BEGINNING.

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

PURPOSE: TO SURVEY AND MONUMENT "FALLING ACORN ESTATES" AS APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT FILED AS PLANNING ACTION NO. 2009-00182.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRP 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE, I SURVEY AND MONUMENT FALLING ACORN ESTATES AS SHOWN. THE PARENT TRACT FOR THIS SUBDIVISION WAS ALL OF PARCEL 2, PARTITION PLAT NO. P-16-1994 OF THE PARTITION PLAT RECORDS OF JACKSON COUNTY, OREGON AND FILED AS SURVEY NO. 13856 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. ALL OF THE ORIGINAL EXTERIOR BOUNDARY MONUMENTS FOR PARCEL 2 WERE RECOVERED EXCEPT FOR THE NORTHEAST CORNER OF PARCEL 1 OF SAID PARTITION PLAT AND FOUND IN SATISFACTORY CONDITION AND COMPARED FAVORABLY WITH THE SURVEY RECORD AND HELD FOR POSITION. THE INTERIOR LOT CORNERS WERE ESTABLISHED AS DIRECTED BY THE CLIENT.

** RECEIVED **
Date 4-1-11 By SK
This survey consists of
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

APPROVALS:

Shawn Kampmann 3/4/2011
ASHLAND PLANNING DEPARTMENT DATE
FILE NO. PA #2009-00314

EXAMINED AND APPROVED THIS 3rd DAY OF March, 2011
Jean Holburn
CITY SURVEYOR

APPROVED FOR RECORDING THIS 1 DAY OF April, 2011
R. C. Smith
COUNTY COMMISSIONER / ADMINISTRATOR

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF April 1, 2011.

Karen W. Meade Deputy 4-1-11
TAX COLLECTOR DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 1st DAY OF APRIL, 2011.

William J. Deane Deputy 4-1-2011
ASSESSOR DATE

RECORDING:

FILED FOR RECORD THIS 1st DAY OF April, 2011 AT 1:44 O'CLOCK P. M. AND RECORDED IN VOLUME 37, PAGE 01 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christina D. Walker *Steph S. Marston*
COUNTY CLERK DEPUTY

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES ON THE LAND ARE BLANKET IN NATURE OR INSUFFICIENTLY DESCRIBED AND THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- 1 EASEMENT FOR UNDERGROUND COMMUNICATION LINES AND ABOVE GROUND CABINETS, RECORDED IN INSTRUMENT NO. 88-20409 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 2 AGREEMENT WITH THE CITY OF ASHLAND, RECORDED IN INSTRUMENT NO. 94-08502 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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: OCTOBER 28, 2010
PROJECT NO. 441-07

FILE: SURVEYS\441-07\McLELLAN PLAT.DWG SHEET 1 of 2

FALLING ACORN ESTATES A PLANNED COMMUNITY

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 8
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
ROBERT AND LAURA McLELLAN

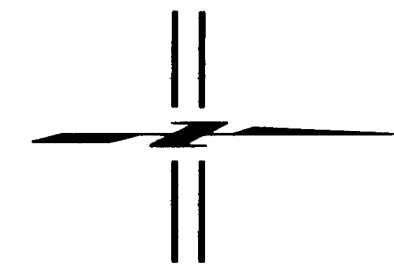
500 Strawberry Lane
Ashland, Oregon

**** RECEIVED ****
Date 4-1-11 By SS
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2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

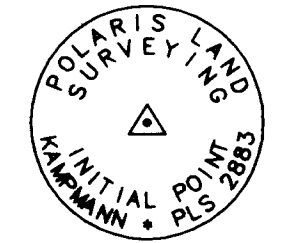
- LEGEND**
- ⊗ 3" BRONZE CAP - QUARTER SECTION CORNER PER S/N 11630 (RECOVERED)
 - ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "SWAIN LS 759" PER S/N 11630 (RECOVERED)
 - ⊙ 3/4" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "SWAIN LS 759" PER S/N 11630 (RECOVERED)
 - ⊙ 1/2" IRON PIPE w/ YELLOW PLASTIC PLUG STAMPED "SWAIN LS 759" PER S/N 11630 (RECOVERED)
 - ⊙ 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "EDWARDS LS 2339" PER S/N 13856 (RECOVERED)
 - ⊙ 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "D. HUCK LS 2023" PER S/N 17998 (RECOVERED)
 - ⊙ 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
 - ⊙ 5/8" x 30" ALUMINUM CAPPED IRON PIN STAMPED PER MONUMENT DETAIL (ESTABLISHED)
- PROPERTY LINE
- - - NEW LOT LINE
- - - BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- x - x - FENCE LINE
S/N SURVEY NUMBER, JACKSON COUNTY SURVEYOR
W.C. WITNESS CORNER MONUMENT, AS DESCRIBED
P.U.E. PUBLIC UTILITY EASEMENT
P.S.E. PRIVATE SEWER EASEMENT

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

Shawn Kampmann
SURVEYOR



SCALE: 1" = 50'



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

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1990
SHAWN KAMPMANN
2003 LS

RENEWAL DATE: 6/30/2011

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

DATE: OCTOBER 28, 2010
PROJECT NO. 441-07

TABLE OF CURVES

FLAG	Δ	R	A	T	CHORD
①	93°24'02"	25.00'	40.75'	26.53'	S 49°07'59" E - 36.39'
②	15°29'39"	384.21'	103.90'	52.27'	S 05°21'42" W - 103.58'
③	71°51'54"	131.01'	164.32'	94.95'	S 49°17'21" W - 153.76'
④	55°26'16"	131.01'	126.76'	68.84'	S 41°04'32" W - 121.87'
⑤	16°25'38"	131.01'	37.56'	18.91'	S 77°00'29" W - 37.43'
⑥	125°03'03"	95.52'	208.49'	183.70'	S 22°49'07" W - 169.50'
⑦	06°59'04"	257.33'	31.37'	15.70'	S 36°10'31" E - 31.35'

BASIS OF BEARING
TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 8 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-SOUTH CENTERLINE OF SECTION 8, HAVING A RECORD PLAT BEARING OF NORTH 04°37'23" EAST, AS REFERENCED ON SURVEY NO. 11630, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. 11630