

APPROVALS:

EXAMINED AND APPROVED THIS 22 DAY OF Dec., 2011
ASHLAND PLANNING DEPARTMENT DATE
PLANNING FILE NO. PA 2009-01425

EXAMINED AND APPROVED THIS 15 DAY OF Dec., 2011
CITY SURVEYOR

APPROVED FOR RECORDING THIS 28 DAY OF December, 2011
COUNTY COMMISSIONER / ADMINISTRATOR

HELMAN SPRINGS HOMES, PHASE 2

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
Magnolia Investment LLC

2532 Old Mill Way
Ashland, Oregon 97520

RECORDING:

FILED FOR RECORD THIS 28th DAY OF December, 2011 AT
2:02 O'CLOCK P.M. AND RECORDED IN VOLUME 37, PAGE 10
OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.
Christine D. Walker County Clerk
Carnea S. Helman Deputy

APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF Dec. 28, 2011.

TAX COLLECTOR DATE
Patty Budzimec 12-28-11
DEPUTY DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 28th DAY
OF DECEMBER, 2011.

JOSHUA GIBSON DATE
ASSESSOR
William Johnson, Deputy 12-28-2011
DEPUTY DATE

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT MAGNOLIA INVESTMENT, LLC, AN
OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS HEREON
DESCRIBED, AND HAVE SUBDIVIDED THE SAME INTO LOTS AND COMMON
PROPERTY AREAS AS SHOWN HEREON, 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 PUBLIC STREET RIGHT-OF-WAY FOR DRAGER
STREET (EXTENDED) AND ALLEY, ALONG WITH THE PUBLIC UTILITY
EASEMENTS AND PUBLIC PEDESTRIAN EASEMENTS, AS SHOWN HEREON. WE
ALSO HEREBY CREATE A FIVE (5) FOOT WIDE PRIVATE STORM DRAINAGE
EASEMENT ALONG THE FRONTAGE OF OTIS STREET AS SHOWN HEREON. WE
ALSO CREATE A FIFTEEN (15) FOOT WIDE PRIVATE ACCESS EASEMENT, OVER
AND ACROSS LOT 14 FOR THE BENEFIT OF LOT 13, AS SHOWN HEREON. WE
ALSO CREATE A FIVE (5) FOOT WIDE PRIVATE BURIED PIPELINE EASEMENT,
OVER AND ACROSS LOT 14 FOR THE BENEFIT OF LOT 18, AS SHOWN HEREON.
HELMAN SPRINGS HOMES, PHASE 2, IS A CLASS 1 PLANNED COMMUNITY AS
DEFINED IN O.R.S. 94.550(3).

GIL LIVNI, MANAGING MEMBER

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED GIL LIVNI, THIS 1st DAY OF
December, 2011, AS MANAGING MEMBER ON AUTHORITY OF
MAGNOLIA INVESTMENT LLC, AN OREGON LIMITED LIABILITY COMPANY,
AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND
DEED.

BEFORE ME: Jamie C. Miller
Lauree A. Miller, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 454372
MY COMMISSION EXPIRES Jan. 20, 2015

AFFIDAVIT OF CONSENT:

FOR JOHN S. KEESE AND PAMELA L. KEESE, TRUSTEES OF THE JOHN S. KEESE
FAMILY TRUST DATED MAY 22, 2002 AS TO AN UNDIVIDED 75% INTEREST; AND KNF
INVESTMENTS, A GENERAL PARTNERSHIP FORMED IN THE STATE OF CALIFORNIA,
AS TO AN UNDIVIDED 25% INTEREST, AS BENEFICIARY OF THAT TRUST DEED
RECORDED JULY 1, 2011, AS INSTRUMENT NO. 2011-019494 OF THE OFFICIAL
RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS
RECORDED AS INSTRUMENT NO. 2011-040198 OF THE OFFICIAL RECORDS
OF JACKSON COUNTY, OREGON.

COVENANTS, CONDITIONS & RESTRICTIONS

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THIS
SUBDIVISION, WAS SIMULTANEOUSLY RECORDED WITH THIS PLAT BY INSTRUMENT
NO. 2011-040199 OF THE OFFICIAL RECORDS OF JACKSON COUNTY,
OREGON.

POST MONUMENTATION NOTE

THE DEFERRED MONUMENTS AS DESCRIBED AND SHOWN ON THIS PLAT WILL BE IN
PLACE BY DECEMBER 31, 2012, AS ALLOWED PER O.R.S. 92.065 AND AN AFFIDAVIT
OF POST-MONUMENTATION SHALL BE RECORDED UPON COMPLETION, AND FILED
WITH THE JACKSON COUNTY SURVEYOR PER O.R.S. 92.070. THE DEFERRED
MONUMENTS HAVE BEEN SET THIS 10 DAY OF April, 2012.

See Doc. # 2012-010916 4/17/12 C.S. S. Fern

Assessor's Map No. 39 1E 04 BC, Tax Lot 401 S/N 21048

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.

THE REMAINDER TRACT OF HELMAN SPRINGS HOMES, PHASE 1, A PLANNED
COMMUNITY, AS DESCRIBED WITHIN INSTRUMENT NO. 2011-008080 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. 20689 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; THENCE
SOUTH 89°53'33" EAST, 558.51 FEET TO CONCRETE NAIL AND BRASS WASHER AT
THE SOUTHEAST CORNER OF SAID DESCRIBED TRACT; THENCE NORTH 05°59'32"
EAST, 330.02 FEET TO A 5/8" IRON PIN AT THE NORTHEAST CORNER OF SAID
TRACT; THENCE NORTH 89°49'32" WEST, ALONG THE NORTH LINE OF SAID
CLAIM NO. 40, A DISTANCE OF 92.82 FEET, TO A 5/8 INCH IRON PIN AT THE
NORTHEAST CORNER OF LOT 18, HELMAN SPRINGS HOMES, PHASE 1; THENCE
ALONG THE EASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID LOT 18,
THE FOLLOWING COURSES: SOUTH 00°00'09" EAST, 65.41 FEET TO A 5/8 INCH
IRON PIN; THENCE NORTH 89°57'25" WEST, 13.80 FEET TO A 5/8 INCH IRON PIN;
THENCE SOUTH 00°00'09" EAST, 32.62 FEET TO A 5/8 INCH IRON PIN; THENCE
SOUTH 89°59'51" WEST, 154.26 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH
00°00'09" WEST, 27.96 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 89°59'51"
WEST, 33.20 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 00°00'09" WEST, 70.68
FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 89°49'32" WEST, 298.92 FEET TO
THE INITIAL POINT OF BEGINNING.

CONTAINING 4.34 ACRES, MORE OR LESS.

SURVEY NOTES:

THE FOLLOWING EASEMENTS HAVE BEEN EXTINGUISHED, AND THEREFORE
ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- 1 RIGHT-OF-WAY AND SEWER LINE EASEMENT TO THE CITY OF ASHLAND,
RECORDED IN VOLUME 186, PAGE 382 OF THE DEED RECORDS OF
JACKSON COUNTY, OREGON.
- 2 STORM DRAIN EASEMENT TO THE CITY OF ASHLAND, SUBJECT TO THE
TERMS AND PROVISIONS THEREOF, RECORDED MAY 11, 1972 WITHIN
INSTRUMENT NO. 72-05964 AND MAY 14, 1974 AS INSTRUMENT NO.
74-05839 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 3 AN EASEMENT OVER A TEN-FOOT WIDE STRIP ON LAND FOR AN OVERHEAD
POWERLINE AS DENOTED ON HELMAN SPRINGS HOMES, PHASE 1,
RECORDED ON JUNE 14, 2010 IN VOLUME 36, PAGE 5 IN THE PLAT RECORDS
OF JACKSON COUNTY, OREGON.

** RECEIVED **
Date 12-28-11 By BL
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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. 2011-008080 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 1203 ROBOTIC TOTAL STATIONS AND RANGING PRISMS,
I SURVEY THE LAND AS SHOWN ON THIS PLAT. THE EXTERIOR BOUNDARY
WAS PREVIOUSLY ESTABLISHED DURING THE PERFORMANCE OF HELMAN
SPRINGS HOMES, PHASE 1, RECORDED ON JUNE 14, 2010 IN VOLUME 36, PAGE 5
OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON AND FILED AS SURVEY
NO. 20689 WITH THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE
PURPOSE OF THIS PHASE IS TO SUBDIVIDE THE REMAINDER TRACT AND
CREATE LOTS 1 THROUGH 17, ALONG WITH THE COMMON PROPERTY TRACTS
AND PUBLIC STREET AND EASEMENT DEDICATIONS.

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: 6/30/2013

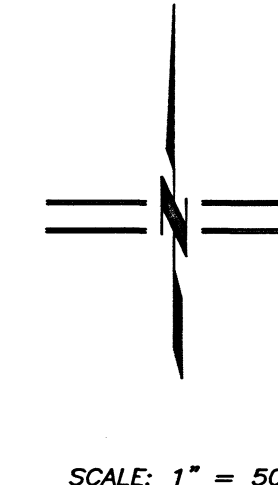
SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: NOVEMBER 10, 2011
PROJECT NO. 304-05

**** RECEIVED ****
 Date 12-28-11 By BB
 This survey consists of
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

FLAG	BEARING	DISTANCE
1	N 00°00'09" W	12.82'
2	S 00°04'43" W	24.99'
3	N 89°57'25" W	29.33'
4	N 24°06'50" E	22.53'
5	N 24°06'50" E	36.08'
6	S 46°07'30" W	21.25'

TABLE OF CURVES											
FLAG	Δ	R	A	T	CHORD	FLAG	Δ	R	A	T	CHORD
1	98°35'39"	20.00'	34.42'	23.25'	N 40°31'42" W - 30.32'	17	11°18'21"	195.00'	38.48'	19.30'	N 05°40'30" E - 38.42'
2	05°16'05"	396.57'	36.46'	18.24'	N 11°24'09" E - 36.45'	18	21°28'38"	58.00'	21.74'	11.00'	N 10°43'00" W - 21.61'
3	24°52'41"	128.43'	55.77'	28.33'	N 00°32'01" W - 55.33'	19	30°28'16"	58.00'	30.85'	15.80'	N 36°41'27" W - 30.48'
4	12°58'41"	152.08'	34.45'	17.30'	N 06°29'02" W - 34.37'	20	19°54'20"	58.00'	20.15'	10.18'	N 61°52'45" W - 20.05'
5	83°04'22"	20.00'	29.00'	17.72'	N 48°38'17" E - 26.52'	21	18°10'14"	58.00'	18.39'	9.28'	N 80°55'02" W - 18.32'
6	06°47'51"	446.57'	52.98'	26.52'	N 10°30'01" E - 52.95'	22	90°01'28"	58.00'	91.13'	58.02'	N 44°59'25" W - 82.04'
7	06°00'34"	78.43'	8.23'	4.12'	N 08°19'27" E - 8.22'	23	90°02'08"	20.00'	31.43'	20.01'	S 44°56'21" E - 28.29'
8	18°17'32"	78.43'	25.04'	12.63'	N 03°49'36" W - 24.93'	24	08°02'17"	125.00'	17.54'	8.78'	N 04°07'35" E - 17.52'
9	24°18'06"	78.43'	33.27'	16.89'	N 00°49'20" W - 33.02'	25	07°38'11"	145.00'	19.33'	9.68'	N 03°50'25" E - 19.31'
10	07°35'37"	202.08'	26.78'	13.41'	N 09°10'34" W - 26.76'	26	90°01'28"	8.00'	12.57'	8.00'	N 44°59'25" W - 11.32'
11	90°00'00"	20.00'	31.42'	20.00'	N 45°00'09" W - 28.28"	27	11°13'14"	100.00'	19.58'	9.82'	N 05°43'04" E - 19.55'
12	90°00'00"	15.00'	23.56'	15.00'	N 45°06'27" E - 21.21'	28	11°18'21"	170.00'	33.55'	16.83'	N 05°40'30" E - 33.49'
13	90°00'00"	15.00'	23.56'	15.00'	N 44°53'33" W - 21.21'	29	90°01'28"	33.00'	51.85'	33.01'	N 44°59'25" W - 46.68'
14	11°13'13"	75.00'	14.69'	7.37'	N 05°43'04" E - 14.66'	30	12°58'41"	177.08'	40.11'	20.14'	N 06°29'01" W - 40.02'
15	01°55'46"	195.00'	6.57'	3.28'	N 10°21'47" E - 6.57'	31	24°38'17"	103.43'	44.48'	22.59'	N 00°39'13" W - 44.14'
16	09°22'35"	195.00'	31.91'	15.99'	N 04°42'37" E - 31.88'	32	06°52'03"	421.57'	50.53'	25.29'	N 10°32'08" E - 50.50'



HELMAN SPRINGS HOMES, PHASE 2

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

Magnolia Investment LLC

2532 Old Mill Way
 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 (RECOR D)
- ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "SWAIN RLS 759" PER S/N 7108 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "BURRELL RLS 638" PER S/N 4837 & 5697 (RECOVERED)
- ⊗ 3/4" IRON PIPE - ORIGIN UNKNOWN (RECOVERED)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 20689 (RECOR D)
- ⊙ 3" CITY OF ASHLAND BRASS CAPPED IRON PIPE IN MONUMENT WELL STAMPED "PLS 2883" (DEFERRED)
- ⊗ 3/8" x 1" CONCRETE (MAG) NAIL w/ 1" BRASS WASHER IN CONCRETE STAMPED "POLARIS LS 2883" (ESTABLISHED)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- — — — — PROPERTY LINE
- — — — — NEW LOT LINE
- — — — — BOUNDARY LINE
- — — — — CENTERLINE
- — — — — EASEMENT LINE
- x — 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. "E" COMMON PROPERTY TRACT "E"
- P.U.E. PUBLIC UTILITY EASEMENT
- P.P.A.E. PUBLIC PEDESTRIAN ACCESS EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT

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.

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

Shawn Kampmann
 SURVEYOR

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Shawn Kampmann

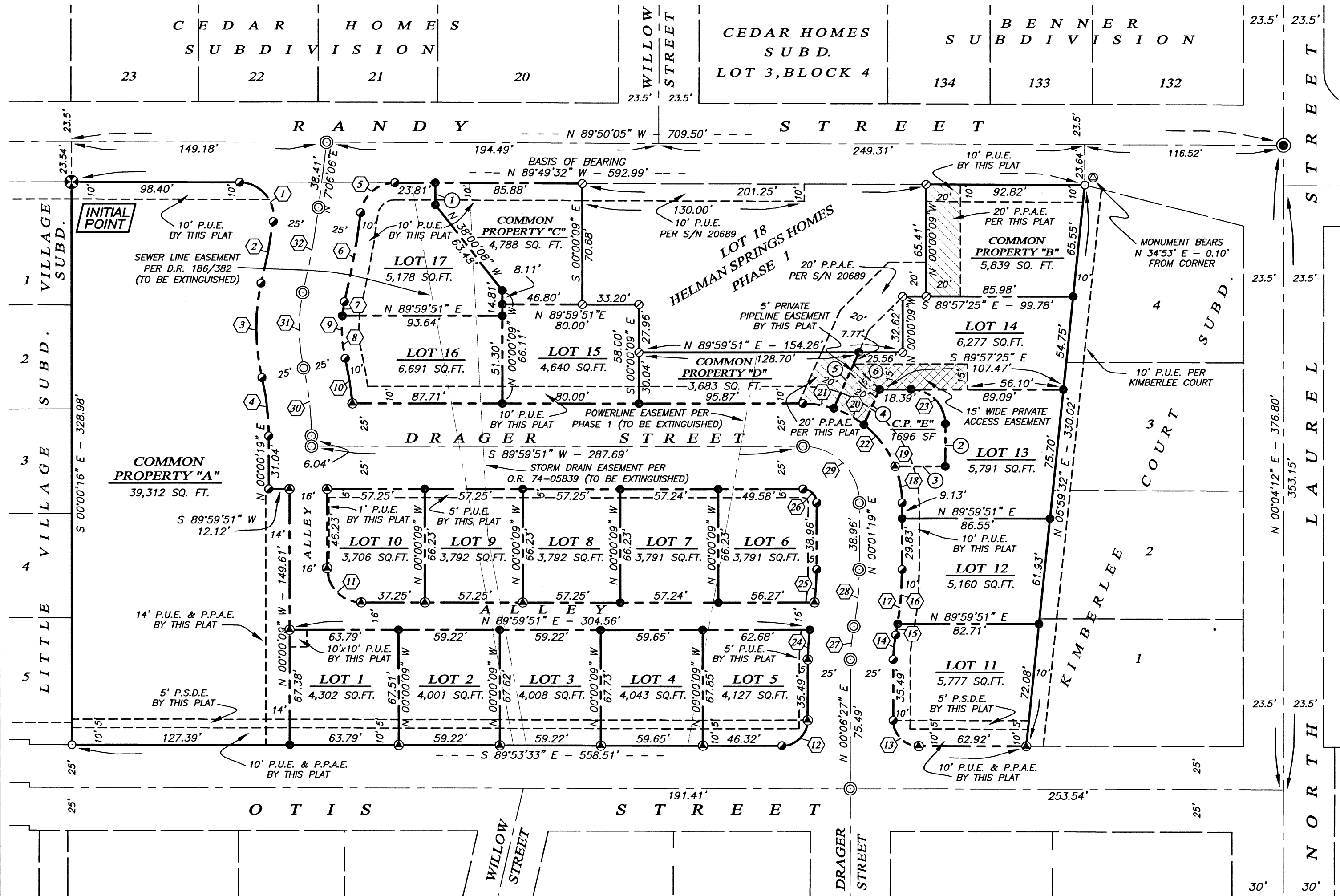
OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2013

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

DATE: NOVEMBER 10, 2011
 PROJECT NO. 304-05

FILE: SURVEYS304-05HELMAN SPRINGS 2 PLAT.DWG SHEET 2 of 2



Assessor's Map No. 39 1E 04 BC, Tax Lot 401