

APPROVALS:

*[Signature]*  
ASHLAND PLANNING DEPARTMENT  
PA - #2012-00432 / LAND PARTITION  
9/21/2012  
DATE

EXAMINED AND APPROVED THIS 16<sup>th</sup> DAY OF August, 2012

*[Signature]*  
CITY SURVEYOR

PARTITION PLAT NO. P - 25 - 2012

LYING SITUATE WITHIN  
SOUTHEAST QUARTER OF SECTION 5  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
Dermot & Sally O'Brien

438 North Main Street  
Ashland, Oregon 97520

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.

THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2004-003985 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, BEING ALL OF LOT 4 IN BLOCK 12 OF THE CITY OF ASHLAND, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME 1, PAGE 81 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 5, 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 AN ALUMINUM CAPPED INCH IRON PIN ON THE NORTH LINE OF LOT 4 IN BLOCK 12 OF THE CITY OF ASHLAND, OREGON, ACCORDING TO THE OFFICIAL MAP OF ASHLAND, ADOPTED BY THE ASHLAND CITY COUNCIL ON NOVEMBER 5, 1888; THENCE NORTH 74°46'04" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 77.20 FEET TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER THEREOF; THENCE SOUTH 15°14'12" EAST, 100.37 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER REFERENCE MONUMENT BEARS SOUTH 74°46'54" WEST, 1.00 FOOT; THENCE SOUTH 74°46'54" WEST, 200.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, FROM WHICH A CONCRETE NAIL IN AN ALUMINUM WASHER BEARS NORTH 74°46'54" EAST, 0.10 FEET; THENCE NORTH 15°13'52" WEST, ALONG THE NORTHEASTERLY LINE OF NORTH MAIN STREET, A DISTANCE OF 100.28 FEET TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 74°46'04" EAST, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 122.82 FEET TO THE INITIAL POINT OF BEGINNING.

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2004-003985 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 5 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRP 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO.'S 18905, 19571 & 19744, I SURVEY AND MONUMENT THE LAND PARTITION AS SHOWN. THE SUBJECT PROPERTY IS DESCRIBED AS LOT 4, BLOCK 12 OF THE CITY OF ASHLAND, BOUNDED BY NORTH MAIN STREET, AN ALLEY IN BLOCK 12, LORI LANE AND HERSEY STREET. THE RIGHT-OF-WAY OF NORTH MAIN STREET WAS DETERMINED BY HOLDING CITY OF ASHLAND STREET CENTERLINE MONUMENTS RECOVERED BETWEEN VAN NESS STREET AND NURSERY STREET, AS REFERENCED ON SURVEY NO.'S 18905 & 19571. THIS DIFFERED FROM THE EASTERLY RIGHT-OF-WAY FOR NORTH MAIN STREET DENOTED ON SURVEY NO.'S 11249, 14586 & 15552 BY UP TO 0.19 FEET WHICH MAY OF BEEN BECAUSE IT APPEARS THAT THOSE SURVEYS DID NOT TIE THE EXISTING CENTERLINE MONUMENTS OR REFERENCES ALONG NORTH MAIN STREET. THE RIGHT-OF-WAY FOR LORI LANE WAS DETERMINED BY HOLDING MONUMENTS RECOVERED ALONG ITS WESTERLY LINE FROM SURVEY NO.'S 8843, 14586 & 15552. THE NORTH LINE OF THE SUBJECT PROPERTY WAS DETERMINED BY HOLDING THE SURVEYED PARALLEL BEARING FOR THE SOUTHERLY LINE OF BLOCK 12 WITH A 16.00 FOOT PERPENDICULAR OFFSET FROM THE INITIAL POINT OF SURVEY NO. 15552, WHICH PREVIOUSLY DETERMINED THE NORTHEAST CORNER OF THE ALLEY BETWEEN LOTS 3 AND 4, BLOCK 12. HERSEY STREET RIGHT-OF-WAY WAS A LITTLE MORE COMPLICATED, WHICH BECAUSE OF THE UNUSUAL CURVED SEGMENT, INVOLVED A RETRACEMENT OF BLOCK 11 THAT WAS PREVIOUSLY PERFORMED BY SURVEYOR EVERETT SWAIN DURING THE PERFORMANCE OF SURVEY NO.'S 4708, 8565, 7288, 8610, 10588 & 11221, WHICH FIT EXTREMELY WELL WITH THE SURVEY RECORD AND HELD FOR POSITION.

RECORDING:

FILED FOR RECORD THIS 9<sup>TH</sup> DAY OF NOVEMBER 2012 AT 2:56 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-25-2012 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 23, PAGE 25.

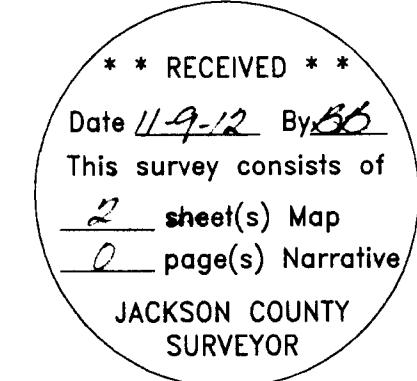
CHRISTINE WALKER COUNTY CLERK  
AARON ALONZO DEPUTY

COUNTY SURVEYOR FILE NO. 21155

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF NOV. 9<sup>TH</sup>, 2012.

*[Signature]* 11/9/12  
TAX COLLECTOR DATE  
*[Signature]* 11/9/2012  
ASSESSOR DATE



DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT WE, DERMOT J. O'BRIEN AND SALLY O'BRIEN, AS TENANTS BY THE ENTIRETY, ARE THE OWNERS 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.

DERMOT J. O'BRIEN

SALLY O'BRIEN

ACKNOWLEDGEMENT

STATE OF OREGON )  
JACKSON COUNTY ) SS

PERSONALLY APPEARED THE ABOVE NAMED DERMOT J. O'BRIEN, ON THIS 10 DAY OF August, 2012 AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE *[Signature]*

NOTARY PUBLIC - OREGON *[Signature]*

COMMISSION NO. 454372

MY COMMISSION EXPIRES Jan. 20, 2015

STATE OF OREGON )  
JACKSON COUNTY ) SS

PERSONALLY APPEARED THE ABOVE NAMED SALLY O'BRIEN, ON THIS 10 DAY OF August, 2012 AND ACKNOWLEDGED THE FORGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE *[Signature]*

NOTARY PUBLIC - OREGON *[Signature]*

COMMISSION NO. 454372

MY COMMISSION EXPIRES Jan. 20, 2015

SURVEY NOTES:

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

DEFERRED IMPROVEMENT AGREEMENT WITH THE CITY OF ASHLAND, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED WITHIN INSTRUMENT NO. 90-09781 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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

*[Signature]*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*[Signature]*

OREGON  
JULY 14, 1988  
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: JULY 26, 2012  
PROJECT NO. 698-12

**PARTITION PLAT NO. P - 25 - 2012**

LYING SITUATE WITHIN  
 SOUTHEAST QUARTER OF SECTION 5  
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
**Dermot & Sally O'Brien**

438 North Main Street  
 Ashland, Oregon 97520

**LEGEND**

- ⊙ 3/4" IRON PIPE IN MONUMENT WELL PER CITY OF ASHLAND ENGINEERING DEPT. REFERENCES & S/N 18905 & 19571 (RECORD)
- ⊙ 3" CITY OF ASHLAND BRASS CAPPED IRON PIPE IN MONUMENT WELL PER S/N 18905, 19571 & 19744 (RECORD)
- ⊙ 2 1/2" BRONZE CAP STAMPED "INITIAL POINT 1997 LS 2057" IN ASPHALT PAVEMENT PER S/N 15552 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "THOMAS PLS 505" PER S/N 8843 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L.J. FRIAR & ASSOC." PER S/N 14586 (RECOVERED)
- ⊙ 1/2" IRON PIPE w/ YELLOW PLASTIC PLUG STAMPED "SWAIN LS 759" PER S/N 11221 (RECOVERED)
- 5/8" IRON PIN w/ PLASTIC CAP STAMPED "SWAIN LS 759" PER S/N 8565, 8610, 10588 & 11221, OR AS DESCRIBED (RECOVERED)
- ⊙ CONCRETE "PK" NAIL w/ ALUMINUM WASHER STAMPED "PLS 1822" PER S/N 11249 (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- ⊙ 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT" PER MONUMENT DETAIL (ESTABLISHED)
- PROPERTY BOUNDARY LINE
- - - PARTITION BOUNDARY LINE
- BOUNDARY LINE
- - - EASEMENT LINE
- - - CENTERLINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- [ ] SURVEY RECORD DATA PER S/N 8610, 10588 & 11221
- ( ) SURVEY RECORD DATA PER S/N 14586
- { } SURVEY RECORD DATA PER S/N 15552
- < > SURVEY RECORD DATA PER S/N 11249

**BASIS OF BEARING**

TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 5 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 VAN NESS AVENUE BETWEEN LAUREL STREET AND NORTH MAIN STREET, HAVING A RECORD PLAT BEARING OF NORTH 63°43'20" WEST, AS REFERENCED ON SURVEY NO. 19744, 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

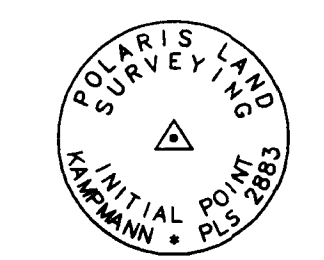
*Shawn Kampmann*

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: JULY 26, 2012  
 PROJECT NO. 698-12



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

**\*\* RECEIVED \*\***  
 Date 11-9-12 By bb  
 This survey consists of  
2 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

FLAG	Δ	R	A	T	CHORD
(1)	89°53'21"	178.05'	279.34'	177.71'	N 71°19'18" E - 251.56'
(2)	90°40'093"	148.05'	234.28'	149.79'	N 70°55'54" E - 210.59'

