

APPROVALS:

[Signature] 7.10.2014
ASHLAND PLANNING DEPARTMENT DATE
FILE NO. PA #2014-00191 / LAND PARTITION

EXAMINED AND APPROVED THIS 8th DAY OF JULY, 2014

[Signature]
CITY SURVEYOR

LAND PARTITION SURVEY
PARTITION PLAT NO. P - 20 - 2014

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

FOR
Ronald Deluca
1880 Ventura Circle
Ashland, Oregon

RECORDING:

FILED FOR RECORD THIS 15th DAY OF August, 2014 AT
2:35 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P- 20 -2014
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON,
INDEX VOLUME 15, PAGE 20

Christine D. Walker COUNTY CLERK
Maibhi Foote DEPUTY

COUNTY SURVEYOR FILE NO. 121545

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, RONALD L. DELUCA, TRUSTEE FOR THE DELUCA REVOCABLE TRUST, IS THE OWNER OF THE LAND 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 FIFTEEN FOOT (15.00) WIDE SHARED ACCESS AND UTILITY EASEMENT FOR THE MUTUAL BENEFIT OF PARCEL 1 AND PARCEL 2, AS SHOWN HEREON. I ALSO HEREBY CREATE A TWO AND A HALF FOOT WIDE (2.50') PRIVATE BURIED POWERLINE EASEMENT OVER AND ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2, AS SHOWN HEREON.

[Signature]
RONALD L. DELUCA, TRUSTEE

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.

LOT 2 IN BLOCK 1 OF PARK VIEW SUBDIVISION TO THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 10, PAGE 30, PLAT RECORDS, 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 SOUTHWEST CORNER OF LOT 2, BLOCK 1, PARK VIEW SUBDIVISION TO THE CITY OF ASHLAND, OREGON ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 10, PAGE 30 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON; THENCE NORTH 00°02'50" EAST, 105.11 FEET (PLAT RECORD NORTH, 105.00 FEET) TO THE NORTHWEST CORNER THEREOF, FROM WHICH A 1/2 INCH IRON PIPE BEARS NORTH 52°29' WEST, 0.40 FEET THEREFROM; THENCE NORTH 89°59'54" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 82.34 FEET (PLAT RECORD EAST, 81.32 FEET) TO A POINT ON THE WESTERLY LINE OF VENTURA CIRCLE, FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER BEARS SOUTH 89°59'54" WEST, 3.00 FEET; THENCE 109.62 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 157°01'28" (CHORD BEARING SOUTH 77°30'36" EAST, 78.40 FEET), TO THE NORTHEAST CORNER THEREOF, FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER BEARS SOUTH 00°06'12" WEST, 1.50 FEET THEREFROM; THENCE SOUTH 00°06'12" WEST, 88.00 FEET (PLAT RECORD SOUTH, 88.00 FEET) TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89°56'13" WEST, 158.81 FEET (PLAT RECORD WEST, 158.64 FEET) TO THE INITIAL POINT OF BEGINNING.

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

[Signature]
SURVEYOR

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 8/15/14, 2014.

[Signature] 8/15/14
TAX COLLECTOR DATE
[Signature] 8-15-2014
ASSESSOR DATE

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. 2013-041369 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AS APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT PER FILE NO. PA-2014-00191.
PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCPR 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE IN THE PERFORMANCE OF SURVEY NO. 20841, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY THE PARTITION AS SHOWN HEREON. THE SUBJECT PROPERTY WAS CREATED BY PARK VIEW SUBDIVISION, SURVEYED BY L.E. AGER IN 1966 AS DENOTED ON SURVEY NO. 2981, WHICH WAS RETRACED BY THIS SURVEY UTILIZING ALL THE AVAILABLE EVIDENCE REMAINING FROM THE ORIGINAL SUBDIVISION. ORIGINAL PROPERTY CORNER MONUMENTS FROM SAID SURVEY NO. 2981 WERE RECOVERED, AS WELL AS MONUMENTS RECOVERED ALONG THE NORTH LINE OF SAID SUBDIVISION FROM SURVEY NO. 8543. THE SUBJECT PROPERTY WAS PARTITIONED PER DIRECTION OF THE CLIENT, CONFORMING WITH THE CITY PLANNING DEPARTMENT APPROVAL.

ACKNOWLEDGEMENT

STATE OF OREGON)
JACKSON COUNTY) SS

PERSONALLY APPEARED THE ABOVE NAMED RONALD L. DELUCA, TRUSTEE FOR THE DELUCA REVOCABLE TRUST, ON THIS 8 DAY OF July, 2014 AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE *[Signature]*
NOTARY PUBLIC - OREGON *[Signature]*
COMMISSION NO. 454372
MY COMMISSION EXPIRES January 20, 2015

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED WITHIN FIRST AMERICAN TITLE COMPANY OF OREGON ORDER NO. 7169-2245901 DATED APRIL 24, 2014, ARE BLANKET IN NATURE AND INSUFFICIENTLY DESCRIBED, AND THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

1. TERMS AND CONDITIONS CONTAINED IN LEASE AS DISCLOSED IN WARRANTY DEED GRANTED TO THE BOARD OF REGENTS OF THE SOUTHERN OREGON STATE NORMAL SCHOOL FOR A PIPELINE TO A SEPTIC TANK, RECORDED JUNE 19, 1909 IN VOLUME 72, PAGE 525 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

2. RESERVATION FOR WATER AND WATER RIGHTS IN A SPRING, INCLUDING THE TERMS AND PROVISIONS THEREOF, DATED MARCH 15, 1935 RECORDED IN VOLUME 202, PAGE 135 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

** RECEIVED **
Date 8-15-14 By *[Signature]*
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2015

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

DATE: APRIL 30, 2014
PROJECT NO. 837-13

LAND PARTITION SURVEY
PARTITION PLAT NO. P-10 - 2014

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

FOR
Ronald Deluca
 1880 Ventura Circle
 Ashland, Oregon

LEGEND

- ⊗ 2 1/2" BRONZE CAPPED IRON PIPE D.L.C. CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES & S/N 20841 (RECORD)
- ⊙ 3" BRASS CAP IN MONUMENT WELL PER CITY OF ASHLAND ENGINEERING FIELDBOOK NOTES & S/N 20841 (RECORD)
- ⊖ 2" IRON PIPE UNDER CONCRETE WALL, PER PARK VIEW SUBDIVISION, S/N 2981 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "E.L. SWAIN LS 759" PER S/N 8543 (RECOVERED)
- 5/8" IRON PIN, NO MARKINGS, PER S/N 2981 (RECOVERED)
- ⊗ 1/2" IRON PIPE, NO MARKINGS, PER S/N 2981 (RECOVERED)
- ◆ 5/8" IRON PIN, NO MARKINGS, PER S/N 7199 & 20841 (RECOVERED)
- ⊖ TACK IN LEAD PLUG w/ BRASS WASHER IN CONCRETE PAD STAMPED "LS 56545" PER S/N 19790 (RECOVERED)
- ◇ 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "NEATHAMER SURVEYING" LS 56545" PER S/N 19790 (RECOVERED)
- ⊖ 3/8" x 3" STEEL SPIKE w/ 2" BRASS WASHER IN ASPHALT STAMPED "POLARIS LAND SURVEYING PLS 2883" (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (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
- D.L.C. DONATION LAND CLAIM CORNER, AS DESCRIBED
- W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT PER PARK VIEW SUBDIVISION
- P.P.E. PRIVATE POWER EASEMENT
- P.A.U.E. PRIVATE SHARED ACCESS & UTILITY EASEMENT
- [] PLAT RECORD PER PARK VIEW SUBDIVISION, S/N 2981 (L.E. AGER)
- () SURVEY RECORD DATA PER S/N 8543 (EVERETT SWAIN)

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 NORTH 56°06'29" WEST, AS REFERENCED ON SURVEY NO. 8586 & 20841, 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: 6/30/2015

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

DATE: APRIL 30, 2014
 PROJECT NO. 837-13

TABLE OF CURVES					
FLAG	Δ	R	A	T	CHORD
①	119°46'56"	40.00'	83.62'	68.98'	N 83°52'08" E - 69.21'
②	37°14'32"	40.00'	26.00'	13.48'	S 17°37'08" E - 25.54'
③	128°46'04"	40.00'	89.90'	83.42'	S 65°23'10" W - 72.14'

TABLE OF COURSES		
FLAG	BEARING	DISTANCE
①	N 53°41'20" E	34.96'
②	S 15°00'00" W	38.70'
③	N 53°41'20" E	12.93'

SCALE: 1" = 60'

**** RECEIVED ****
 Date 4-15-14 By *JM*
 This survey consists of
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 0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

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