

APPROVALS:

EXAMINED AND APPROVED THIS 12<sup>th</sup> DAY OF MARCH, 2015
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA 2014-01354 AND 2014-01355

EXAMINED AND APPROVED THIS 2<sup>nd</sup> DAY OF MARCH, 2015
Bradley F. Barber
CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE SCHERI L. FULTINEER & HARRY E. REISEN, SUCCESSOR CO-TRUSTEES OF THE 1999 MARK ANDREW NEWBERGER EXEMPT TRUST, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE PARTITIONED THE SAME INTO PARCELS AS 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.

Scheri Fultineer
SCHERI L. FULTINEER, SUCCESSOR CO-TRUSTEE OF THE 1999 MARK ANDREW NEWBERGER EXEMPT TRUST

Harry E. Reisen
HARRY E. REISEN, SUCCESSOR CO-TRUSTEE OF THE 1999 MARK ANDREW NEWBERGER EXEMPT TRUST

ACKNOWLEDGEMENT

STATE OF MASSACHUSETTS }
MIDDLESEX COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED SCHERI L. FULTINEER, AS CO-TRUSTEE OF THE 1999 MARK ANDREW NEWBERGER EXEMPT TRUST, THIS 23 DAY OF February, 2015 AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Gerardo Coppola
NOTARY PUBLIC - MASSACHUSETTS
COMMISSION NO.
MY COMMISSION EXPIRES: August 6, 2021

ACKNOWLEDGEMENT

STATE OF MASSACHUSETTS }
MIDDLESEX COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED HARRY E. REISEN, AS CO-TRUSTEE OF THE 1999 MARK ANDREW NEWBERGER EXEMPT TRUST, THIS 23 DAY OF February, 2015 AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Gerardo Coppola
NOTARY PUBLIC - MASSACHUSETTS
COMMISSION NO.
MY COMMISSION EXPIRES: August 6, 2021

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE REPORT NO. 7169-2349046 DATED FEBRUARY 13, 2015, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED MAY 5, 2009 AS INSTRUMENT NO. 2009-016189 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
THE BY-LAWS, INCLUDING THE TERMS AND PROVISIONS THEREOF OF ALEPH SPRINGS HOMEOWNERS ASSOCIATION. RECORDED MAY 5, 2009 AS INSTRUMENT NO. 2009-016190 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
REGULATIONS AND ASSESSMENTS OF ALEPH SPRINGS HOMEOWNERS ASSOCIATION, AS SET FORTH IN DECLARATION. RECORDED MAY 5, 2009 AS INSTRUMENT NO. 2009-016190 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

Assessor's Map No. 39 1E 09 AA, Tax Lot 1608 & 1702

LAND PARTITION SURVEY
PARTITION PLAT NO. P - 11 - 2015

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 9
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Scheri L. Fultineer & Harry E. Reisen, Co-Trustees
of the 1999 Mark Andrew Newberger Exempt Trust

20 Farrar Street
Cambridge, Massachusetts

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 AS DESCRIBED IN INSTRUMENT NO. 2011-031449, BEING LOT TEN (10) OF ALEPH SPRINGS, A PLANNED COMMUNITY, IN THE CITY OF ASHLAND, COUNTY OF JACKSON, STATE OF OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED MAY 5, 2009 IN VOLUME 35, PAGE 11, PLAT RECORDS OF JACKSON COUNTY, OREGON. LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 9, 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 5/8" IRON PIN AT THE MOST SOUTHERLY CORNER OF LOT 10, OF ALEPH SPRINGS SUBDIVISION PER SURVEY NO. 20378; THENCE NORTH 61°08'11" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 10, A DISTANCE OF 149.99 FEET TO A 5/8" IRON PIN; THENCE NORTH 29°02'31" EAST, LEAVING SAID LINE, A DISTANCE OF 41.38 FEET TO A 5/8" IRON PIN; THENCE NORTH, 29.47 FEET TO A 5/8" IRON PIN AT THE SOUTHWEST CORNER OF LOT 7, ALEPH SPRINGS SUBDIVISION; THENCE EAST ALONG SAID LOT LINE, A DISTANCE OF 52.00 FEET TO A 5/8" IRON PIN AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH ALONG EAST LINE OF SAID LOT, A DISTANCE OF 77.75 FEET TO THE SOUTH LINE OF CLEAR CREEK DRIVE, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 0.50 FEET; THENCE SOUTH 89°47'26" EAST ALONG SAID SOUTH LINE A DISTANCE OF 20.00 FEET TO A POINT WHICH BEARS NORTH 0.50 FEET FROM A 5/8" IRON PIN; THENCE SOUTH ALONG THE WEST LINE OF LOT 6, ALEPH SPRINGS SUBDIVISION A DISTANCE OF 89.78 FEET TO A 5/8" IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE SAID LOT A DISTANCE OF 48.00 FEET TO A 5/8" IRON PIN AT THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH, 27.26 FEET TO A 5/8" IRON PIN; THENCE SOUTH 61°08'31" EAST, 40.28 FEET TO A 5/8" IRON PIN AT THE MOST EASTERLY CORNER LOT 10; THENCE SOUTH 29°02'31" WEST ALONG THE EASTERLY LINE SAID LOT, A DISTANCE OF 90.65 FEET TO THE INITIAL POINT OF BEGINNING.

CONTAINING 0.37 ACRES, MORE OR LESS.

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

Shawn Kampmann
SURVEYOR

RECORDING:

FILED FOR RECORD THIS 17 OF March, 2015 AT 1:33 O'CLOCK PM, AND RECORDED IN VOLUME 26, PAGE 11 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker
COUNTY CLERK
Naedin Poole
DEPUTY

COUNTY SURVEYOR FILE NO. 21677

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF March 17, 2015.

Patricia Walker Deputy
TAX COLLECTOR
Assessor Deputy
DATE 3-17-15
DATE 3/17/15
DATE

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF LOT 10, ALEPH SPRINGS SUBDIVISION, RECORDED IN VOLUME 35, PAGE 11 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON, IN CONFORMANCE WITH THE CITY OF ASHLAND PLANNING DEPARTMENT FILE NO. PA 2014-01354 & 2014-01355.
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. 18910 & 20378, I SURVEY AND MONUMENT THE LAND PARTITION AS SHOWN ON THIS PLAT.

\*\* RECEIVED \*\*
Date 3-17-15 By JH
This survey consists of 2 sheet(s) Map 0 page(s) Narrative
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: FEBRUARY 14, 2015
PROJECT NO. 300-05

FILE: SURVEYS\300-05\LOT 10 PARTITION PLAT.DWG SHEET 1 of 2

TABLE OF CURVES					
FLAG	Δ	R	A	T	CHORD
①	62°14'50"	25.00'	27.16'	15.10'	N 31°07'25" E - 25.84'

**LAND PARTITION SURVEY**  
**PARTITION PLAT NO. P - 11 - 2015**

LYING SITUATE WITHIN

NORTHEAST QUARTER OF SECTION 9  
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

**Scheri L. Fultineer & Harry E. Reisen, Co-Trustees**  
**of the 1999 Mark Andrew Newberger Exempt Trust**

20 Farrar Street  
 Cambridge, Massachusetts

**LEGEND**

- 5/8" x 30" IRON PIN IN CONCRETE w/ 2" BRONZE CAP IN MONUMENT WELL STAMPED "PLS 2883" PER S/N 20378 (RECORD)
- 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 20378 (RECOVERED)
- 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
- W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- S.D.E. STORM DRAIN EASEMENT PER ALEPH SPRINGS PLAT
- P.U.E. PUBLIC UTILITY EASEMENT PER ALEPH SPRINGS PLAT
- P.P.A.E. PUBLIC PEDESTRIAN ACCESS EASEMENT PER ALEPH SPRINGS PLAT
- [Pattern] PUBLIC UTILITY EASEMENT PER ALEPH SPRINGS PLAT
- [Pattern] PRIVATE STORM DRAIN EASEMENT PER ALEPH SPRINGS PLAT
- [Pattern] PUBLIC PEDESTRIAN ACCESS EASEMENT PER ALEPH SPRINGS PLAT
- [Pattern] PRIVATE ACCESS EASEMENT PER ALEPH SPRINGS PLAT

**BASIS OF BEARING**

TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 9 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 SOUTHWESTERLY LINE OF ALEPH SPRINGS SUBDIVISION, HAVING A RECORD PLAT BEARING OF NORTH 61°08'11" WEST, AS REFERENCED ON SURVEY NO. 20378, 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

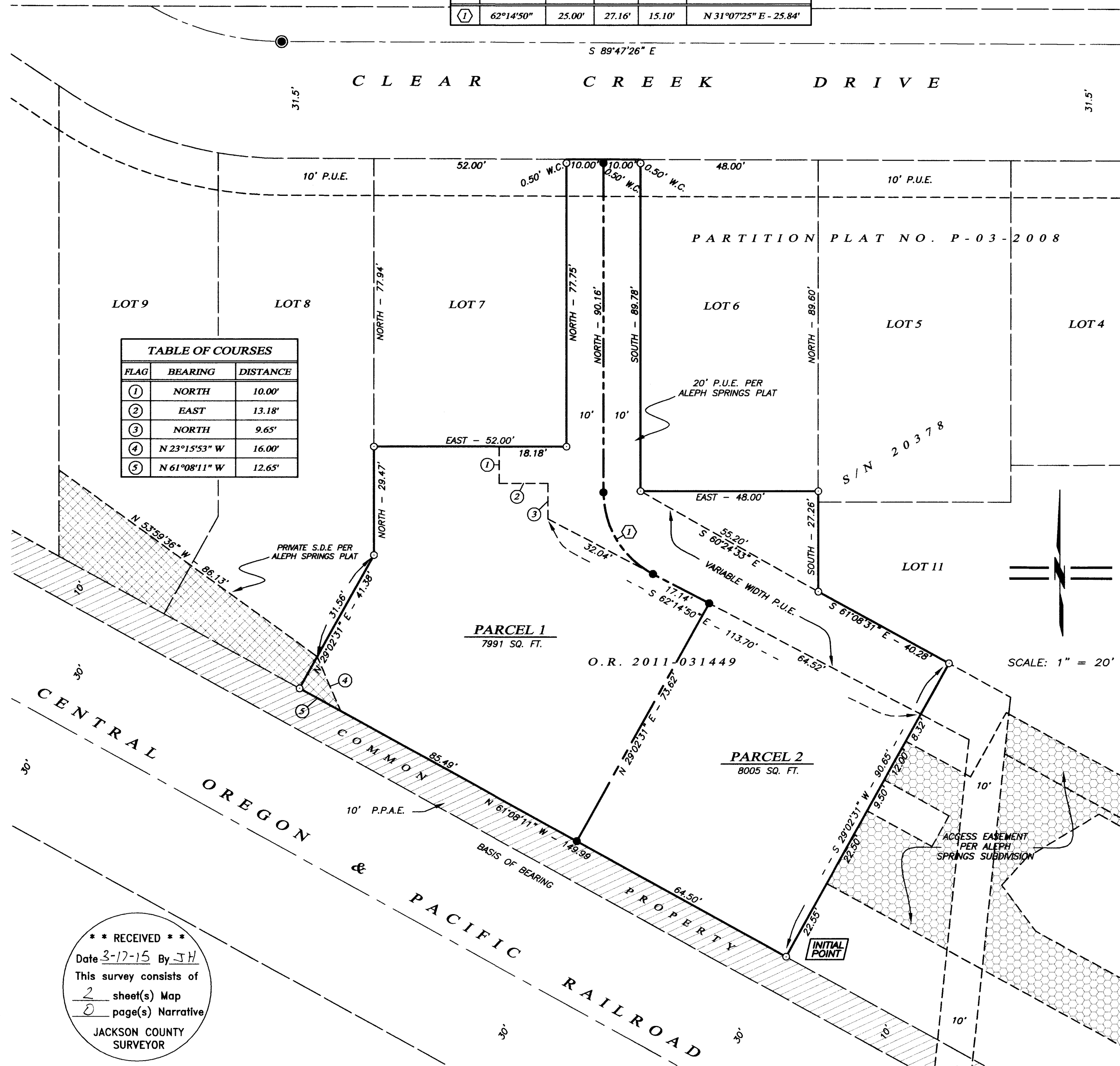
RENEWAL DATE: 6/30/2015

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

DATE: FEBRUARY 14, 2015  
 PROJECT NO. 300-05

FILE: SURVEYS\300-05\LOT 10 PARTITION PLAT.DWG SHEET 2 of 2

TABLE OF COURSES		
FLAG	BEARING	DISTANCE
①	NORTH	10.00'
②	EAST	13.18'
③	NORTH	9.65'
④	N 23°15'53" W	16.00'
⑤	N 61°08'11" W	12.65'



**\*\* RECEIVED \*\***  
 Date 3-17-15 By JH  
 This survey consists of  
2 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR