

APPROVALS:

EXAMINED AND APPROVED THIS 13th DAY OF April, 2015
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA 2015-00044

EXAMINED AND APPROVED THIS 10th DAY OF April, 2015
Bradley F. Barber
CITY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT WESTRIDGE TERRACE, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER 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.

STEVEN B. DANEMAN, MEMBER
WESTRIDGE TERRACE, LLC.

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED STEVEN B. DANEMAN, ON THIS 9th DAY OF April, 2015 ON AUTHORITY OF WESTRIDGE TERRACE, LLC, AN OREGON LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE: Kimberley A. Miller
NOTARY PUBLIC - OREGON: Jackson
COMMISSION NO. 46315A
MY COMMISSION EXPIRES: 2/6/2016

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN AMERITITLE REPORT NO. 0805122-SUB DATED MARCH 24, 2015, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- RIGHTS-OF-WAY FOR WATER LINES AND RIGHTS IN CONNECTION THEREWITH, RECORDED IN VOLUME 21, PAGE 68, VOLUME 96, PAGE 20 AND VOLUME 21, PAGE 147, DEED RECORDS, JACKSON COUNTY, OREGON.
DECLARATION OF COVENANTS FOR THE OPERATION AND MAINTENANCE OF STORMWATER FACILITIES, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED AUGUST 26, 2011 AS INSTRUMENT NO. 2011-025995 OF THE OFFICIAL RECORDS, JACKSON COUNTY, OREGON.
COVENANTS, EASEMENTS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED JUNE 8, 2012 AS INSTRUMENT NO. 2012-018281 IN THE OFFICIAL RECORDS, JACKSON COUNTY, OREGON.

LAND PARTITION SURVEY
PARTITION PLAT NO. P - 13 - 2015

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 8
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON
FOR
WESTRIDGE TERRACE, LLC
74 Westwood Street
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 HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

PARCEL 1 OF PARTITION PLAT NO. P-18-2011 RECORDED AUGUST 26, 2011 IN VOLUME 22, PAGE 18 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 20929 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT A 5/8 IRON PIN AT THE NORTHEAST CORNER OF PARCEL 1, OF PARTITION PLAT P-18-2011, FILED AS SURVEY NO. 20929 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, FROM WHICH A BRONZE CAPPED 2 INCH IRON PIPE AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, BEARS NORTH 00°13'53" WEST, A DISTANCE OF 1333.07 FEET; THENCE SOUTH 00°13'53" EAST, ALONG THE EAST LINE SAID PARCEL 1, A DISTANCE OF 330.01 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE NORTH 89°52'06" WEST, 180.02 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 00°13'58" WEST, 145.20 FEET TO A 2" BRONZE CAPPED IRON PIN IN PAVEMENT; THENCE NORTH 89°52'06" WEST, 150.00 FEET TO A 5/8 INCH IRON PIN LYING ALONG THE EAST LINE OF WESTWOOD STREET; THENCE NORTH 00°13'58" WEST, ALONG SAID EAST LINE, A DISTANCE OF 39.60 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 89°52'06" EAST, LEAVING SAID EAST LINE, A DISTANCE OF 150.00 FEET TO A 2" BRONZE CAPPED IRON PIN IN PAVEMENT; THENCE NORTH 00°13'58" WEST, 145.23 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 1, FROM WHICH A 5/8 INCH IRON PIN BEARS SOUTH 00°13'58" EAST, 0.50 FEET; THENCE SOUTH 89°51'44" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 180.02 FEET TO THE INITIAL POINT OF BEGINNING.

CONTAINING 1.50 ACRES, MORE OR LESS

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

Shawn Kampmann
SURVEYOR

** RECEIVED **
Date 4/15/15 By PB
This survey consists of
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 15th OF April, 2015 AT 1:25 O'CLOCK P.M. AND RECORDED IN VOLUME 26, PAGE 13 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker
COUNTY CLERK
Jonny S. Morgan
DEPUTY

COUNTY SURVEYOR FILE NO. 21692

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.025 HAVE BEEN PAID AS OF April 15th, 2015.

Patricia Walker - deputy
TAX COLLECTOR
4.15.15
DATE
John Wright, Deputy
ASSESSOR
4/15/15
DATE

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF PARCEL 1 OF PARTITION PLAT NO. P-18-2011, RECORDED AUGUST 26, 2011 IN VOLUME 22, PAGE 18 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 8, 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 IN THE PERFORMANCE OF SURVEY NO. 20929 AND FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE LAND PARTITION AS SHOWN HEREON, AS APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT.

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: MARCH 24, 2015
PROJECT NO. 446-07

LAND PARTITION SURVEY
PARTITION PLAT NO. P-13-2015

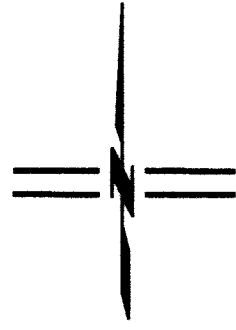
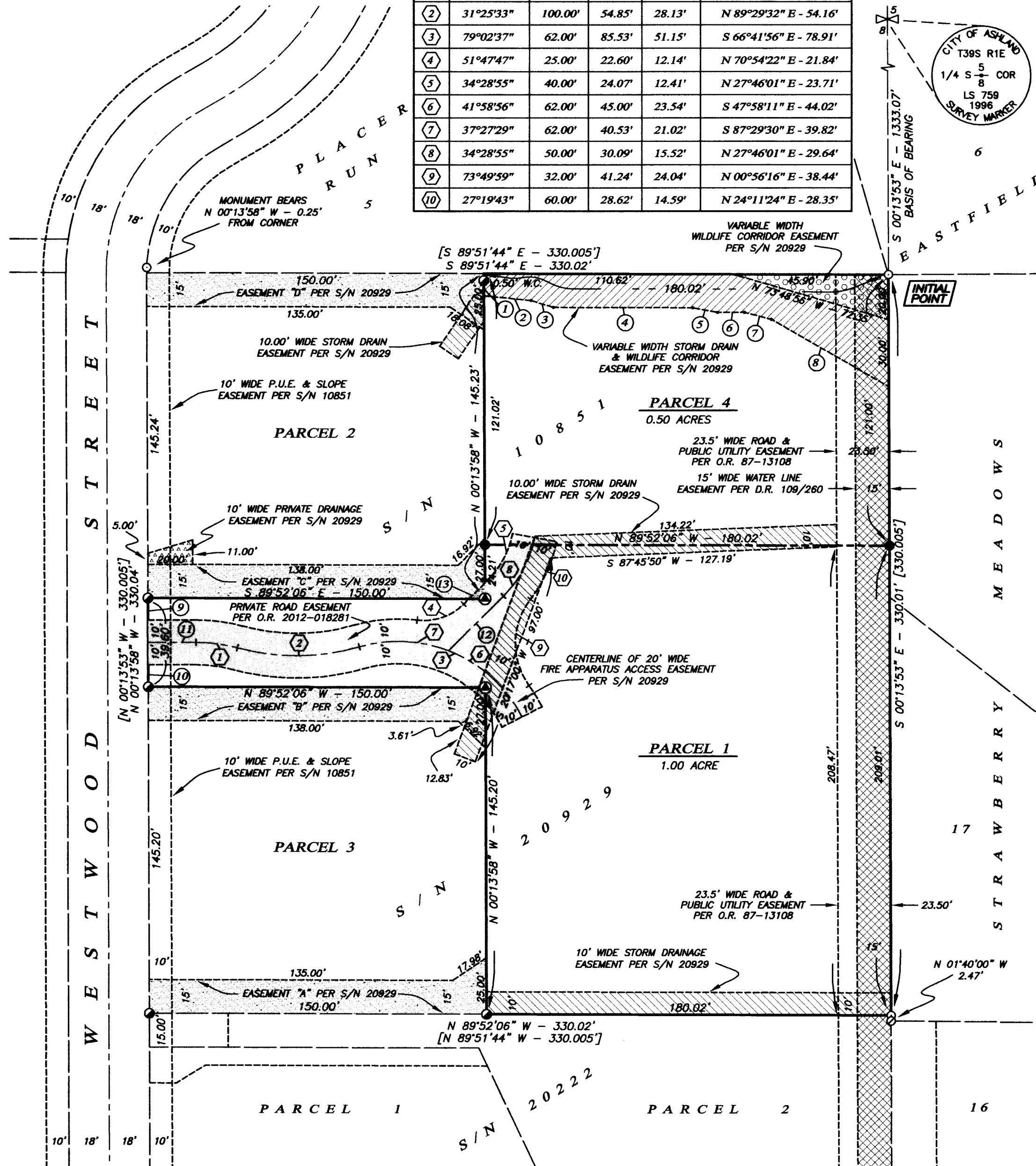
LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 8
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
WESTRIDGE TERRACE, LLC
98 Westwood Street
Ashland, Oregon

FLAG	BEARING	DISTANCE
1	N 00°13'58" W	10.00'
2	S 84°24'17" E	21.03'
3	S 73°09'47" E	10.44'
4	S 89°51'44" E	62.00'
5	S 79°33'27" E	11.18'
6	S 89°51'44" E	12.00'
7	S 75°49'34" E	12.37'
8	S 60°02'40" E	60.33'
9	N 00°13'58" W	9.80'
10	N 00°13'58" W	9.80'
11	N 89°56'51" W	21.35'
12	N 45°00'28" E	34.52'
13	N 45°00'28" E	15.04'

FLAG	Δ	R	A	T	CHORD
1	15°15'28"	70.00'	18.64'	9.38'	S 82°25'25" E - 18.59'
2	31°25'33"	100.00'	54.85'	28.13'	N 89°29'32" E - 54.16'
3	79°02'37"	62.00'	85.53'	51.15'	S 66°41'56" E - 78.91'
4	51°47'47"	25.00'	22.60'	12.14'	N 70°54'22" E - 21.84'
5	34°28'55"	40.00'	24.07'	12.41'	N 27°46'01" E - 23.71'
6	41°58'56"	62.00'	45.00'	23.54'	S 47°58'11" E - 44.02'
7	37°27'29"	62.00'	40.53'	21.02'	S 87°29'30" E - 39.82'
8	34°28'55"	50.00'	30.09'	15.52'	N 27°46'01" E - 29.64'
9	73°49'59"	32.00'	41.24'	24.04'	N 00°56'16" E - 38.44'
10	27°19'43"	60.00'	28.62'	14.59'	N 24°11'24" E - 28.35'

- LEGEND**
- ▽ 2 1/2" BRONZE CAPPED QUARTER SECTION CORNER IN MONUMENT WELL PER S/N 10851 & 19545 (RECOVERED)
 - 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "E.L. SWAIN RLS 759" PER S/N 10851 (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/ 2" BRONZE CAP STAMPED "POLARIS PLS 2883" PER MONUMENT DETAIL (RECOVERED)
 - 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (RECOVERED)
 - 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
 - PROPERTY LINE
 - - - PARTITION LINE
 - - - BOUNDARY LINE
 - - - CENTERLINE
 - - - EASEMENT LINE
 - O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
 - D/R. DEED RECORD, JACKSON COUNTY RECORDER
 - S/N. SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
 - P.U.E. PUBLIC UTILITY EASEMENT
 - W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
 - [] SURVEY RECORD DATA PER S/N 10851
 - [] FIRE TRUCK APPARATUS ACCESS AND TURN-AROUND EASEMENT PER S/N 20929 & PRIVATE ROAD EASEMENT PER O.R. 2012-018281
 - [] EXCLUSIVE ACCESS, UTILITY, LANDSCAPE & FENCE EASEMENTS FOR THE BENEFIT OF PARCEL 1 PER S/N 20929
 - [] VARIABLE WIDTH STORM DRAIN & WILDLIFE CORRIDOR EASEMENT PER S/N 20929
 - [] 10.00' WIDE STORM DRAIN EASEMENT PER S/N 20929
 - [] VARIABLE WIDTH WILDLIFE CORRIDOR EASEMENT PER S/N 20929
 - [] 15.00' WIDE WATER LINE EASEMENT PER DEED RECORD VOL. 109, PAGE 260
 - [] VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT PER S/N 20929



SCALE: 1" = 40'



MONUMENT DETAIL
2" BRONZE CAP ON
5/8" x 24" IRON PIN

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Date 4/15/15 By PB
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0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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Shawn Kampmann
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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DATE: MARCH 24, 2015
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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 EAST LINE OF PARCEL 1, HAVING A RECORD PLAT BEARING OF NORTH 00°13'53" WEST, AS REFERENCED ON SURVEY NO. 10851 & 20929, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.