

APPROVALS:

EXAMINED AND APPROVED THIS 8th DAY OF October, 2015
Blair V. ... 10.8.2015
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA - 2013 - 01849

EXAMINED AND APPROVED THIS 25th DAY OF September, 2015
Bradley F. Barber
CITY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, MELANIE H. SMITH, AM THE OWNER OF THE LANDS HEREON DESCRIBED, AND THAT I 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. I HEREBY CREATE THE TEN FOOT (10.00') WIDE PRIVATE UTILITY EASEMENT, OVER AND ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2, AS SHOWN HEREON. I ALSO HEREBY CREATE THE TEN FOOT (10.00') WIDE PRIVATE UTILITY EASEMENT, OVER AND ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1, AS SHOWN HEREON.

Melanie H. Smith
MELANIE H. SMITH

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED MELANIE H. SMITH, ON THIS 23 DAY OF September, 2015 AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Jamie A. Miller
NOTARY PUBLIC - OREGON Laurie A. Miller
COMMISSION NO. 941342
MY COMMISSION EXPIRES: July 26, 2019

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE REPORT NO. 7169-2475058 DATED JUNE 17, 2015, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- EASEMENT FOR DITCH AND PIPE LINE PURPOSES, VOLUME M, PAGE 77, DEED RECORDS OF JACKSON COUNTY, OREGON.
EASEMENT FOR STREET PURPOSES, DOCUMENT NO. 69-06107, OFFICIAL RECORDS JACKSON COUNTY, OREGON.
EASEMENT FOR SEWER AND DRIVEWAY, DOCUMENT NO. 71-02513 & 76-03760, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.

Assessor's Map No. 39 1E 16 AD, Tax Lot 1200

LAND PARTITION
PARTITION PLAT NO. P - 35 - 2015

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

Melanie Smith
P.O. Box 964
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.

THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2015-024693 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

COMMENCING AT A BRASS DISC IN THE CENTERLINE OF ELKADER STREET, BEING THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, AS DENOTED ON SURVEY NO. 17494 ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR; THENCE NORTH 89°58'09" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 25.00 FEET TO THE WEST LINE OF SAID ELKADER STREET; THENCE NORTH 00°06'27" EAST, ALONG SAID WEST LINE, A DISTANCE OF 132.00 FEET TO A 5/8" IRON PIN AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2015-024693 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, BEING THE INITIAL POINT OF BEGINNING; THENCE NORTH 89°58'09" WEST, LEAVING SAID WEST LINE, A DISTANCE OF 284.33 FEET TO A 5/8" IRON PIN AT THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°04'43" EAST, ALONG THE EAST LINE OF SOUTH MOUNTAIN AVENUE, A DISTANCE OF 132.00 FEET TO A 5/8" IRON PIN AT THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89°58'09" EAST, LEAVING SAID EAST LINE, A DISTANCE OF 284.40 FEET TO A 5/8" IRON PIN AT THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°06'27" WEST, ALONG THE WEST LINE OF ELKADER STREET, A DISTANCE OF 132.00 FEET TO THE INITIAL POINT OF BEGINNING.

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

Shawn Kampmann
SURVEYOR

** RECEIVED **
Date 10/12/15 By PB
This survey consists of
2 sheet(s) Map
8 page(s) Narrative
JACKSON COUNTY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 12th OF October, 2015 AT 1:55 O'CLOCK P.M. AND RECORDED IN VOLUME 26, PAGE 35 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker
COUNTY CLERK
Nathan
DEPUTY

COUNTY SURVEYOR FILE NO. 21824

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 10/12, 2015.

Jamie Heard
TAX COLLECTOR
10/12/15
DATE
10/12/15
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. 2015-024693 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 16, 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.'S 17320 & 21676, 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. MONUMENTS WERE RECOVERED ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 16 AND ALONG THE SOUTH LINE OF THE SUBJECT TRACT PER SURVEY NO. 17494 AND HELD FOR POSITION, ALONG WITH STREET CENTERLINE MONUMENTS RECOVERED AT THE CENTERLINE INTERSECTION OF EMMA STREET WITH SOUTH MOUNTAIN AVENUE AND ELKADER STREET, WHICH DETERMINED THE RIGHT-OF-WAY LINES FOR SAID STREETS. THE NORTH LINE OF THE SUBJECT TRACT WAS THEN DETERMINED AS BEING 132.00 FEET WIDE PER DEED RECORD. I THEN ESTABLISH THE MONUMENTS FOR THE PARTITION PARCELS AS SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2017

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

DATE: AUGUST 26, 2015
PROJECT NO. 501-08

FILE: SURVEYS\501-08\PARTITION PLAT.DWG SHEET 1 of 2

LAND PARTITION
PARTITION PLAT NO. P - 35 - 2015

1090 South Mountain Avenue
Ashland, Oregon

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON
FOR

Melanie Smith

P.O. Box 964
Ashland, Oregon

LEGEND

- 3" BRASS CAP STAMPED "CITY OF ASHLAND - SURVEY MARKER" IN MONUMENT WELL PER S/N 17494 (RECOVERED)
- ∇ 2-1/2" BRASS CAP QUARTER SECTION CORNER, PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES & S/N 17494 (RECOVERED)
- 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "D. HUCK LS 2023" PER S/N 17494 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP, MARKINGS NOT LEGIBLE, PER S/N 6992 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "HARDEY ENG. & ASSOC." PER S/N 18725 (RECOVERED)
- ⊕ 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT" PER MONUMENT DETAIL (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY BOUNDARY LINE
- - - PARTITION LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - CENTERLINE
- x - x - FENCELINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- D.R. DEED RECORDS VOLUME / PAGE, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- () SURVEY RECORD DATA PER S/N 6992 - (EVERETT SWAIN)
- [] SURVEY RECORD DATA PER S/N 17494 (DARRELL HUCK)

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON, HAVING A RECORD BEARING OF NORTH 89°58'17" WEST, AS REFERENCED ON SURVEY NO. 6992, 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

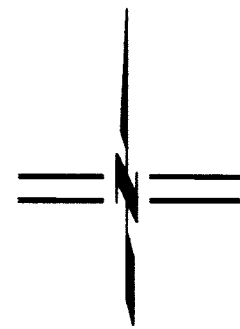
Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2017

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

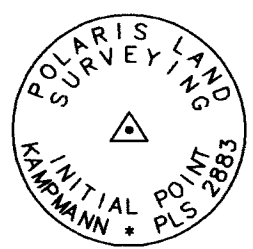
DATE: AUGUST 26, 2015
PROJECT NO. 501-08

FILE: SURVEYS\501-08\PARTITION PLAT.DWG SHEET 2 of 2



SCALE: 1" = 50'

FLAG	BEARING	DISTANCE
①	N 26°57'04" W	67.23'
②	N 00°06'27" E	12.68'
③	N 00°04'43" E	16.75'
④	N 00°04'43" E	5.00'
⑤	N 45°40'00" W	72.00'
⑥	N 68°36'35" W	46.00'



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

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JACKSON COUNTY
SURVEYOR

Assessor's Map No. 39 1E 16 AD, Tax Lot 1200

POLARIS LAND SURVEYING

21824