

APPROVALS:

EXAMINED AND APPROVED THIS 6th DAY OF November, 2015
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA 2014-00734

EXAMINED AND APPROVED THIS 4th DAY OF November, 2015
Bradley F. Barber
CITY SURVEYOR

APPROVED FOR RECORDING THIS 10 DAY OF November, 2015
COUNTY COMMISSIONER / ADMINISTRATOR

IOWA PLACE
A CLASS II PLANNED COMMUNITY

LYING SITUATE WITHIN
SOUTHEAST QUARTER OF SECTION 10
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Laz Ayala
1163 Iowa Street
Ashland, Oregon 97520

RECORDING:

FILED FOR RECORD THIS 10th DAY OF November, 2015 AT
2:24 O'CLOCK P.M. AND RECORDED IN VOLUME 41, PAGE 15
OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.
Christine D. Waller
COUNTY CLERK
Naomi Foote
DEPUTY

APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF 11-10, 2015.

TAX COLLECTOR 11-10-15
DEPUTY 11-10-15

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 10 DAY
OF November, 2015.

ASSESSOR 11/10/15
DEPUTY 11/10/15

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT I, LAZ AYALA, AM THE
OWNER OF THE LANDS HEREON DESCRIBED, AND HAVE SUBDIVIDED THE
SAME INTO LOTS AS SHOWN HEREON, AND THAT THE SIZE OF THE LOTS
AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS
PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. I HEREBY
DEDICATE TO THE CITY OF ASHLAND FOR PUBLIC USE, THE 10.00 FOOT BY
6.00 FOOT STRIP OF LAND FOR A PUBLIC UTILITY EASEMENT, AS SHOWN
HEREON. I ALSO HEREBY CREATE THE 20.00 FOOT WIDE STRIP OF LAND
FOR PRIVATE ACCESS AND UTILITY EASEMENT, ALONG WITH THE 8.00
WIDE STRIP OF LAND FOR A PRIVATE UTILITY EASEMENT AS SHOWN
HEREON.

Laz Ayala
LAZ AYALA

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED LAZ AYALA, THIS 29th DAY
OF October, 2015 AND ACKNOWLEDGED THE FOREGOING
TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Linda Ann DeCarlow
NOTARY PUBLIC - OREGON Linda Ann DeCarlow
COMMISSION NO. 464740
MY COMMISSION EXPIRES: 1-8-2016

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, AS DESCRIBED IN INSTRUMENT NO.
2013-023194 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING
SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 10, 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:

COMMENCING AT A POINT ON THE SOUTH LINE OF LOT 18 WHICH IS NORTH
89°50'26" WEST, 72.00 FEET (DEED RECORD WEST, 72 FEET) OF THE SOUTHEAST
CORNER OF SAID LOT 18 OF THE ASHLAND HOMESTEAD ASSOCIATION TO THE
CITY OF ASHLAND, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL
PLAT THEREOF, NOW OF RECORD, (SAID POINT BEING IN THE CENTERLINE OF
IOWA STREET); THENCE NORTH 00°03'44" EAST, PARALLEL WITH THE
CENTERLINE OF LINCOLN STREET, A DISTANCE OF 30.00 FEET (DEED RECORD
NORTH) TO A 5/8" IRON PIN ON THE NORTH LINE OF IOWA STREET, THE INITIAL
POINT OF BEGINNING; THENCE CONTINUING NORTH 00°03'44" EAST, PARALLEL
WITH SAID CENTERLINE OF LINCOLN STREET, A DISTANCE OF 159.24 FEET
(DEED RECORD NORTH) TO A 5/8" IRON PIN; THENCE NORTH 89°50'26" WEST,
PARALLEL WITH SAID CENTERLINE OF IOWA STREET, A DISTANCE OF 82.00
FEET (DEED RECORD WEST, 82 FEET) TO A 5/8" IRON PIN; THENCE SOUTH
00°03'44" WEST, 159.24 FEET (DEED RECORD SOUTH) TO A 5/8" IRON PIN ON SAID
NORTH LINE OF IOWA STREET; THENCE SOUTH 89°50'26" EAST, ALONG SAID
NORTH LINE, A DISTANCE OF 82.00 FEET (DEED RECORD EAST, 82 FEET) TO THE
INITIAL POINT OF BEGINNING.

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

Shawn Kampmann
SURVEYOR

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

PURPOSE: TO SURVEY AND MONUMENT A SUBDIVISION OF THAT TRACT OF LAND
DESCRIBED WITHIN INSTRUMENT NO. 2013-023194 OF THE OFFICIAL RECORDS
OF JACKSON COUNTY, OREGON, IN CONFORMANCE WITH THE CITY OF
ASHLAND PLANNING DEPARTMENT FILE NO. PA 2014-00734.

PROCEDURE: UTILIZING LEICA TCRP 1203 ROBOTIC TOTAL STATIONS AND RANGING PRISMS,
IN CONJUNCTION WITH SURVEY CONTROL ESTABLISHED BY THIS OFFICE
DURING THE PERFORMANCE OF SURVEY NO.'S 19824 & 19440, ON FILE IN THE
OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY THE LAND AS
SHOWN ON THIS PLAT. DEED RECORD CALLS WERE UTILIZED FOR THE
SUBJECT TRACT BOUNDARIES, WHICH MATCHED EXACTLY WITH THE
ADJOINERS ON THE EAST AND WEST LINES. A DEED HIATUS WAS FOUND TO
EXIST BETWEEN THE SUBJECT TRACT AND THE ADJOINER TO THE NORTH
WHICH WAS ATTRIBUTED TO THE SUBJECT TRACT BEING DESCRIBED FROM
THE SOUTH OF LOT 18 AND THE NORTHERN ADJOINER BEING DESCRIBED
FROM THE NORTH LINE OF LOT 19, AS DESCRIBED IN DEED RECORD VOLUME
325, PAGE 468. THE ORIGINAL MONUMENTS FOR THE ASHLAND HOMESTEAD
ASSOCIATION LOTS IN THIS BLOCK BOUNDED BY IOWA STREET, LINCOLN
STREET, EAST MAIN STREET AND MOUNTAIN AVENUE, WERE EITHER NOT
SET AT THAT TIME OR HAVE SINCE BEEN OBLITERATED, THEREFORE THE
LOTS IN THIS BLOCK WERE PROPORTIONED AGAINST THE PLAT RECORD
BETWEEN SAID DESCRIBED STREET RIGHTS OF WAY BY PREVIOUS SURVEYS.
THE HIATUS LIKELY WAS UN-INTENTIONALLY CREATED BECAUSE THE
ORIGINAL LOT RECORD DISTANCES IN THE NORTH-SOUTH DIRECTION ARE
ALMOST A FOOT LESS PER LOT THAN THE PROPORTIONED DISTANCES.

COVENANTS, CONDITIONS & RESTRICTIONS:

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THIS
SUBDIVISION, WAS SIMULTANEOUSLY RECORDED WITH THIS PLAT BY INSTRUMENT
NO. 2015-037445 OF THE OFFICIAL RECORDS OF JACKSON COUNTY,
OREGON.

** RECEIVED **
Date 11/10/15 By PB
This survey consists of
2 sheet(s) Map
4 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

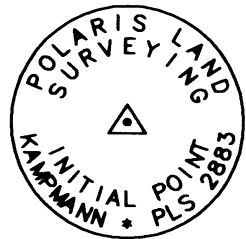
Shawn Kampmann

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: OCTOBER 16, 2015
PROJECT NO. 834-13



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

**** RECEIVED ****
Date 11/10/15 By PB
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0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
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FOR
Laz Ayala
1163 Iowa Street
Ashland, Oregon 97520

- LEGEND**
- ⊕ 3" BRASS CAP IN MONUMENT WELL - DONATION LAND CLAIM CORNER PER S/N 12710, 18063, 18986 & 19440 (RECOVERED)
 - 1/2" IRON PIN - NO MARKINGS, PER S/N 4430 & 12710 (RECOVERED)
 - 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
 - 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
 - 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT LS 2883" PER MONUMENT DETAIL (ESTABLISHED)
 - PROPERTY LINE
 - - - NEW LOT LINE
 - BOUNDARY LINE
 - - - PREVIOUS DEED LINE
 - CENTERLINE
 - - - EASEMENT LINE
 - x - x - FENCELINE
 - O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
 - D.R. DEED RECORD VOLUME / PAGE, JACKSON COUNTY CLERK
 - S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
 - [] PLAT RECORD PER ASHLAND HOMESTEAD ASSOCIATION
 - { } SURVEY RECORD DATA PER S/N 14353
 - () DEED RECORD DATA PER D.R. 343 / 223
 - [Hatched Box] PRIVATE ACCESS & UTILITY EASEMENT, BY THIS PLAT
 - [White Box] PRIVATE UTILITY EASEMENT, BY THIS PLAT
 - [Cross-hatched Box] PRIVATE UTILITY EASEMENT PER O.R. 2015-018627
 - [Dotted Box] PUBLIC UTILITY EASEMENT, BY THIS PLAT

BASIS OF BEARING
THE BASIS BEARING FOR THIS SURVEY IS THE SOUTH LINE OF DONATION LAND CLAIM 39, HAVING A RECORD PLAT BEARING OF NORTH 89°50'26" WEST, AS REFERENCED ON SURVEY NO. 19440, 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

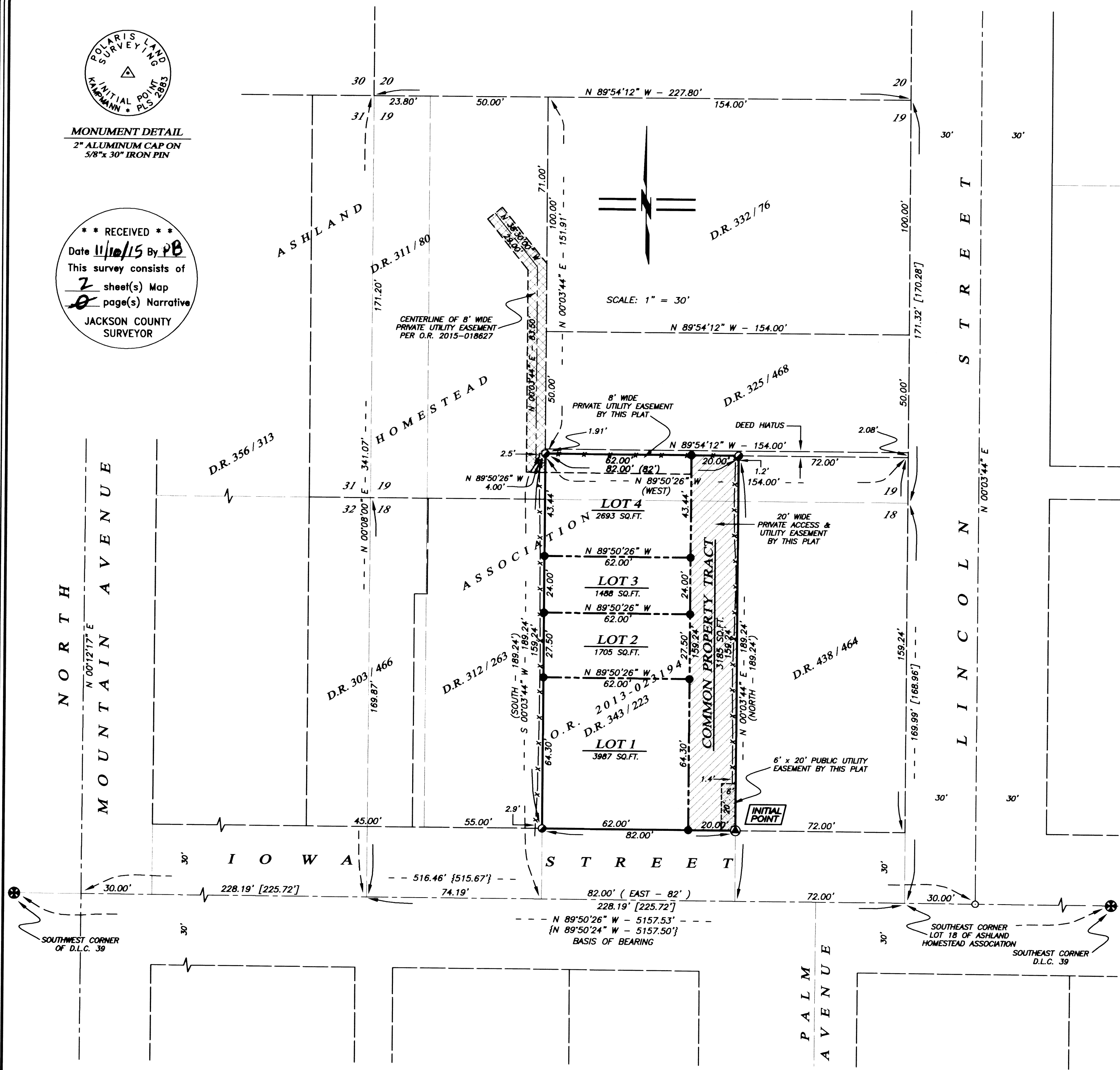
REGISTERED
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Assessor's Map No. 39 1E 10 CB, Tax Lot 5500