

APPROVALS:

EXAMINED AND APPROVED THIS 1st DAY OF September, 2016
9.01.2016
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA 2016-00614

EXAMINED AND APPROVED THIS 31st DAY OF August, 2016
Bradley F. Basler
CITY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT JASON EATON AND KELLY EATON, TENANTS BY THE ENTIRETY, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE PARTITIONED THE LAND 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 LAND PARTITION. WE HEREBY DEDICATE BY THIS PLAT, THE 18.50 FOOT WIDE PRIVATE ACCESS EASEMENT, AS WELL AS A PRIVATE 4.00 FOOT WIDE IRRIGATION PIPELINE EASEMENT OVER AND ACROSS PARCEL 2, FOR THE BENEFIT OF PARCEL 1, AS SHOWN HEREON. WE ALSO HEREBY CREATE BY THIS PLAT THE 6.00 FOOT WIDE PUBLIC PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON.

Jason Eaton
JASON EATON

Kelly Eaton
KELLY EATON

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS
PERSONALLY APPEARED THE ABOVE NAMED JASON EATON, ON THIS 31 DAY OF August, 2016, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Lamin A. Miller
NOTARY PUBLIC - OREGON
COMMISSION NO. 941242
MY COMMISSION EXPIRES: July 26, 2019

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS
PERSONALLY APPEARED THE ABOVE NAMED KELLY EATON, ON THIS 31 DAY OF August, 2016, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Lamin A. Miller
NOTARY PUBLIC - OREGON
COMMISSION NO. 941242
MY COMMISSION EXPIRES: July 26, 2019

Assessor's Map No. 39 1E 15 AC, Tax Lot 400

LAND PARTITION
PARTITION PLAT NO. P - 31 - 2016

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

FOR
Jason and Kelly Eaton
843 Hillview Drive
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.

A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2016-001307 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 15, 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:

PARCEL 1 OF PARTITION PLAT NO. P-52-2001, RECORDED ON SEPTEMBER 18, 2001 IN VOLUME 12, PAGE 52 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON AND FILED AS SURVEY NO. 17070 IN THE OFFICE OF THE JACKSON COUNTY OREGON SURVEYOR.

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 LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2016-001307 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 15, 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. 20841, 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. THE SUBJECT PROPERTY WAS PREVIOUSLY SURVEYED AND MONUMENTED BY RICHARD ALSPACH AS PARCEL 1, PARTITION PLAT NO. P-52-2001 AND FILED AS SURVEY NO. 17070 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. ALL BOUNDARY MONUMENTS FOR SAID PARCEL 1 FROM SAID SURVEY WERE RECOVERED AND FIT VERY WELL WITH THE SURVEY RECORD AND WERE HELD FOR POSITION, EXCEPT AS DENOTED HEREON. I MONUMENT THE PARCELS FOR THIS PARTITION AS SHOWN.

** RECEIVED **
Date 9/2/16 By PB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

RECORDING:

FILED FOR RECORD THIS 02 OF September, 2016 AT 11:10 CLOCK A.M. AND RECORDED IN VOLUME 27, PAGE 31 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine Walker
COUNTY CLERK
Kelly Barouchiff
DEPUTY

COUNTY SURVEYOR FILE NO. 22059

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 22.095 HAVE BEEN PAID AS OF Sept 2, 2016.

Kelly Miller deputy
TAX COLLECTOR
DATE 9-2-16
ASSESSOR
DATE 9-2-16

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE REPORT NO. 7169-2681667 DATED JUNE 27, 2016, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- 1 EASEMENT FOR CARRYING IRRIGATION WATER - VOLUME 193, PAGE 371 OF DEED RECORDS OF JACKSON COUNTY, OREGON.
- 2 RIGHTS OF ADJOINING PROPERTY OWNERS TO MAKE UNDERGROUND CONNECTIONS TO EXISTING PIPELINE - VOLUME 316, PAGE 226 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

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 8, 2016
PROJECT NO. 1022-16

FILE: SURVEYS\1022-16\EATON PARTITION PLAT.DWG SHEET 1 of 2

LAND PARTITION PARTITION PLAT NO. P - 31 - 2016

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

FOR
Jason and Kelly Eaton
843 Hillview Drive
Ashland, Oregon

LEGEND

- ⊗ 2-1/2" BRASS CAP STAMPED "CS 1988" DONATION LAND CLAIM CORNER PER S/N 13095 & 17070 (RECOVERED)
- ⊗ 2" IRON PIPE DONATION LAND CLAIM CORNER PER S/N 13095 & 17070 (RECOVERED)
- ⊙ 2-1/2" BRASS CAP IN MONUMENT WELL STAMPED "CITY OF ASHLAND LS 759 1992" PER S/N 13095 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "ALSPACH PLS 2653" PER S/N 17070 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "KAUBLE PLS 1822" PER S/N 10789 (RECOVERED)
- ⊙ 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- - - ADJUSTED PROPERTY LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- x - x - FENCELINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- D.L.C. DONATION LAND CLAIM
- () SURVEY RECORD DATA PER S/N 13095
- { } SURVEY RECORD DATA PER S/N 17070

BASIS OF BEARING

THE REFERENCE BEARING FOR THIS SURVEY IS THE SOUTH LINE OF DONATION LAND CLAIM NO. 45, HAVING A RECORD BEARING OF NORTH 89°47'17" WEST, AS REFERENCED ON SURVEY NO. 13095 & 17070, 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

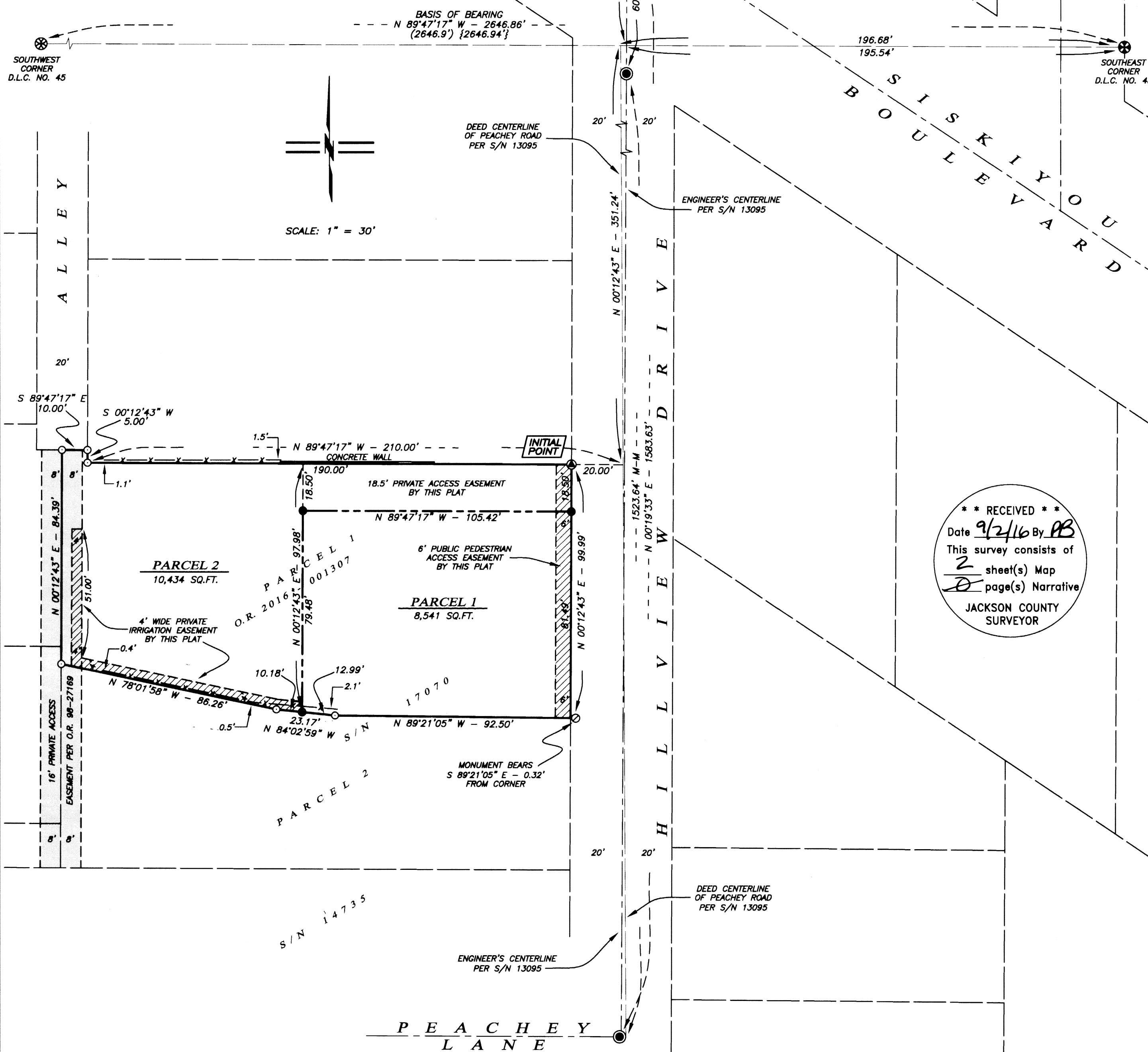
Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2017

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

DATE: AUGUST 8, 2016
PROJECT NO. 1022-16

FILE: SURVEYS\1022-16\EATON PARTITION PLAT.DWG SHEET 2 of 2



**** RECEIVED ****
Date 9/2/16 By PB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR