

APPROVALS:

EXAMINED AND APPROVED THIS 23rd DAY OF December, 2016
Ashland Planning Department
PLANNING FILE NO. PA 2016-01029

EXAMINED AND APPROVED THIS 19th DAY OF December, 2016
Bradley F. Barber
CITY SURVEYOR

APPROVED FOR RECORDING THIS 28th DAY OF December, 2016
County Commissioner / Administrator

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT RONALD REZEK, AS TENANT BY THE ENTIRETY, IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND HAS SUBDIVIDED THE LAND 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. WE HEREBY DEDICATE BY THIS PLAT TO THE CITY OF ASHLAND, THE VARIABLE WIDTH PUBLIC UTILITY EASEMENT AND FIRE APPARATUS EASEMENT, OVER AND ACROSS LOT 3, AS WELL AS THE WETLAND CONSERVATION EASEMENT OVER AN ACROSS LOT 2, AS SHOWN HEREON. WE ALSO HEREBY CREATE A VARIABLE WIDTH PRIVATE SHARED ACCESS, PARKING AND UTILITY EASEMENT, OVER AND ACROSS LOT 3, FOR THE MUTUAL BENEFIT OF LOTS 1 AND 2 AND THE PRIVATE ACCESS AND UTILITY EASEMENT OVER LOT 2 FOR THE BENEFIT OF LOT 1, AS SHOWN HEREON. WE ALSO HEREBY CREATE A VARIABLE WIDTH STORM AND DRAINAGE WAY EASEMENT AS SHOWN HEREON. WE ALSO HEREBY CREATE A 5.00 FOOT WIDE PRIVATE IRRIGATION EASEMENT OVER AND ACROSS LOT 2 AND LOT 3 FOR THE BENEFIT OF LOT 1 AND LOT 2, AS SHOWN HEREON.

Ronald Rezek signature

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED RONALD REZEK, ON THIS 19 DAY OF December, 2016, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

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

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE REPORT NO. 7169-2592704 DATED OCTOBER 14, 2016, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

IMPROVEMENT AGREEMENT FOR TOLMAN CREEK ROAD TO THE CITY OF ASHLAND, RECORDED IN DOCUMENT NO. 86-13861 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

Creekside Meadows
LYING SITUATE WITHIN
NORTHWEST QUARTER OF SECTION 23
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Clason Company LLC
210 Dead Indian Memorial Road
Ashland, Oregon 97520

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 SUBDIVISION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2010-025332 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 23, 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 3/4 INCH IRON PIN AT THE MOST NORTHERLY NORTHWEST CORNER OF TOLMAN MEADOWS SUBDIVISION, PHASE 1, RECORDED ON OCTOBER 15, 2012 IN VOLUME 38, PAGE 10 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON; THENCE ALONG THE EASTERLY LINE OF WILDCREEK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID COUNTY, THE FOLLOWING COURSES: NORTH 00°04'12" WEST, 80.07 FEET (DEED RECORD NORTH 0°07' EAST, 80.41 FEET) TO A 5/8 INCH IRON PIN; THENCE NORTH 36°51'11" EAST, 87.25 FEET (DEED RECORD NORTH 36°49'30" EAST, 87.25 FEET), FROM WHICH A DISTURBED 5/8 INCH IRON PIN BEARS NORTH 15°03' WEST, 0.18 FEET; THENCE NORTH 72°32'14" EAST, LEAVING SAID EASTERLY LINE, A DISTANCE OF 330.43 FEET (DEED RECORD NORTH 72°32'05" EAST, 330.37 FEET) TO A 5/8 INCH IRON PIN ON THE WEST LINE OF TOLMAN CREEK ROAD; THENCE SOUTH 00°05'47" EAST, ALONG SAID WEST LINE, A DISTANCE OF 250.62 FEET (DEED RECORD SOUTH 0°05'47" EAST, 250.66 FEET) TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 72-12011 OF THE OFFICIAL RECORDS IN SAID COUNTY, FROM WHICH A 1-1/4 INCH IRON PIPE BEARS NORTH 89°50'17" WEST, 0.67 FEET THEREFROM; THENCE NORTH 89°50'17" WEST, 224.97 FEET TO A 3/4 INCH IRON PIN; THENCE NORTH 89°37'54" WEST, 142.91 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 12/28/16 By LM
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 28th DAY OF December, 2016, AT 2:28 O'CLOCK P.M., AND RECORDED IN VOLUME 462, PAGE 33 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.
Christine D. Walker
COUNTY CLERK
Carmen D. Helman
DEPUTY

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF December 28, 2016.

TAX COLLECTOR: Kurt K. Currell, Deputy
ASSESSOR: Ann Wright, Agent
DATE: 12/28/16

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

PURPOSE: TO SURVEY AND MONUMENT A THREE LOT SUBDIVISION AS REQUIRED BY THE CITY OF ASHLAND, OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2010-025332 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 23, 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 DURING THE PERFORMANCE OF SURVEY NO. 21144, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE LAND SHOWN HEREON AS APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT. THE SUBJECT PROPERTY WAS PREVIOUSLY SURVEYED BY GEORGE BURRELL IN SURVEY NO. 10621 AND MONUMENTS WERE RECOVERED FROM THAT SURVEY WHICH FIT REASONABLY WELL WITH THE DEED AND SURVEY RECORDS AND WERE HELD FOR POSITION. THE SOUTH PROPERTY LINE WAS PREVIOUSLY DETERMINED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 21144.

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann signature

OREGON
JULY 14, 1995
SHAWN KAMPMANN
2853 LS

RENEWAL DATE: 6/30/2017

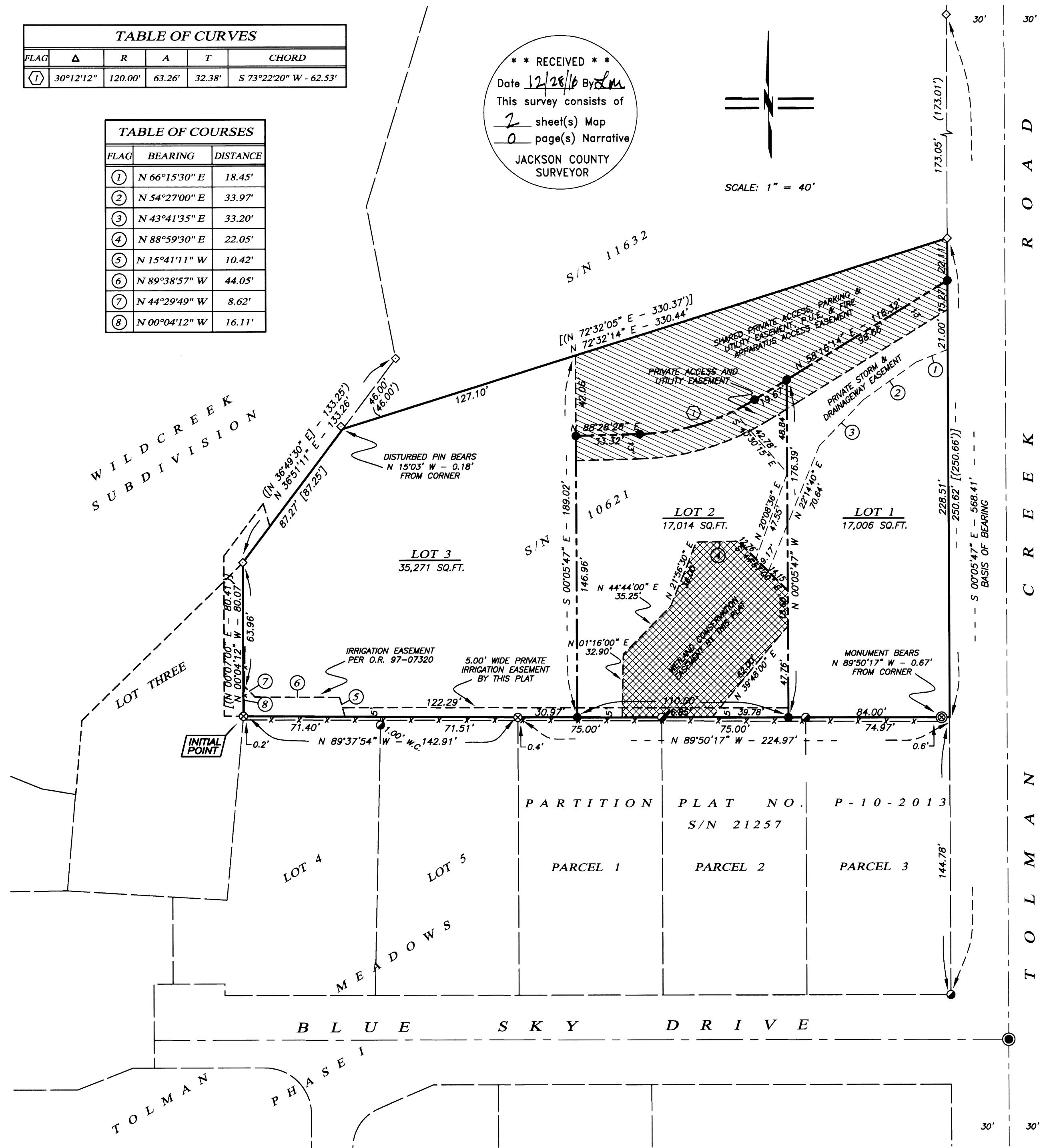
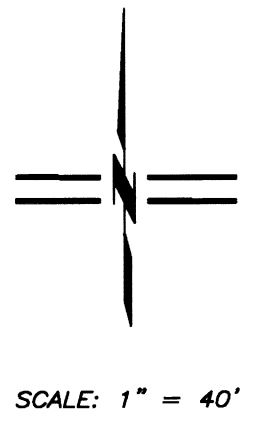
SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: DECEMBER 16, 2016
PROJECT NO. 1001-15

TABLE OF CURVES					
FLAG	Δ	R	A	T	CHORD
①	30°12'12"	120.00'	63.26'	32.38'	S 73°22'20" W - 62.53'

TABLE OF COURSES		
FLAG	BEARING	DISTANCE
①	N 66°15'30" E	18.45'
②	N 54°27'00" E	33.97'
③	N 43°41'35" E	33.20'
④	N 88°59'30" E	22.05'
⑤	N 15°41'11" W	10.42'
⑥	N 89°38'57" W	44.05'
⑦	N 44°29'49" W	8.62'
⑧	N 00°04'12" W	16.11'

** RECEIVED **
 Date 12/28/16 By SKM
 This survey consists of
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR



Creekside Meadows
 LYING SITUATE WITHIN
 NORTHWEST QUARTER OF SECTION 23
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Clason Company LLC
 1365 Tolman Creek Road
 Ashland, Oregon

LEGEND

- 3" CITY OF ASHLAND BRASS CAP IN MONUMENT WELL STAMPED "PLS 2883" PER S/N 21144 (RECORD)
- ⊗ 3/4" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "SWAIN RLS 759" PER BRIGGS SUBDIVISION UNIT NO. 3 (RECOVERED)
- ⊙ 1-1/4" IRON PIPE, ORIGIN UNKNOWN, PER S/N 10621 (RECOVERED)
- ◇ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "BURRELL RLS 638" PER S/N 11632 (RECOVERED)
- 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 21144 (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- NEW LOT LINE
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- x-x-x- FENCE LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- D.R. DEED RECORDS, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- W.C. WITNESS CORNER MONUMENT, AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT
- () SURVEY RECORD DATA PER S/N 10621 (BURRELL)
- [] DEED RECORD DATA PER O.R. 2010-025332

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF TOLMAN CREEK ROAD, HAVING A RECORD PLAT BEARING OF NORTH 00°05'47" WEST, AS REFERENCED ON SURVEY NO. 21144, 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: DECEMBER 16, 2016
 PROJECT NO. 1001-15

FILE: SURVEYS\1001-15\CLASON PARTITION PLAT.DWG SHEET 2 of 2

Assessor's Map No. 39 1E 23 BA, Tax Lot 201

POLARIS LAND SURVEYING