

APPROVALS:

EXAMINED AND APPROVED THIS 4th DAY OF April, 2017
Ashland Planning Department
Planning File No. PA 2016-02020

EXAMINED AND APPROVED THIS 3rd DAY OF April, 2017
Bradley F. Berber
City Surveyor

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT CLASON COMPANY, LLC, IS THE OWNER 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.

John Clason, Member
Clason Company, LLC

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED JOHN CLASON, ON THIS 31 DAY OF March, 2017 ON AUTHORITY OF CLASON COMPANY, LLC AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

Notary Signature: Jami A. Miller
Notary Public - Oregon: Laurie H. Miller
Commission No.: 941242
My Commission Expires: July 26, 2019

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN AMERITITLE, TITLE NO. 159383 AM DATED MARCH 15, 2017, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- 1 REGULATIONS, INCLUDING LEVIES, ASSESSMENTS, WATER AND IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF TALENT IRRIGATION DISTRICT.
2 THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE LIMITS OF PUBLIC ROADS, STREETS OR HIGHWAYS.
3 RIGHT OF WAY FOR DITCHES FOR IRRIGATION - VOLUME 270, PAGE 437 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
4 DEFERRED IMPROVEMENT AGREEMENT FOR FUTURE IMPROVEMENT TO TOLMAN CREEK ROAD - INSTRUMENT NO. 79-17167 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

** RECEIVED **
Date 4/6/17 By PB
This survey consists of 2 sheet(s) Map or page(s) Narrative
JACKSON COUNTY SURVEYOR

LAND PARTITION
PARTITION PLAT NO. P-07-2017
LYING SITUATE WITHIN
SOUTHWEST QUARTER OF SECTION 14
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Clason Company, LLC
975 Tolman Creek Road
Ashland, Oregon

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. 2017-008351 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 14, 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 IN THE PERFORMANCE OF SURVEY NO. 18561 BY THIS OFFICE, I SURVEY AND MONUMENT THE LAND PARTITION SHOWN HEREON. THE PARENT TRACT OF THE SUBJECT PROPERTY WAS CREATED AS PARCEL 1 OF A 1979 MINOR LAND PARTITION FILED AS SURVEY NO. 7924 BY CHARLES HURST IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AND SIX MONUMENTS FROM THAT SURVEY WERE UTILIZED FOR THE BOUNDARY DETERMINATION FOR SAID SURVEY NO. 18561 AS WELL AS THIS SURVEY. THE IRON PIPE AT THE SOUTHEAST CORNER OF BLOCK "C", EDMONDS SUBDIVISION AND THE IRON PIN AT THE SOUTHWEST RIGHT-OF-WAY INTERSECTION OF TOLMAN CREEK ROAD AND SISKIYOU BOULEVARD WERE UTILIZED BY SAID SURVEY NO. 7924, 18561 AND THIS SURVEY FOR THE WEST LINE OF TOLMAN CREEK ROAD. PARCEL 1, PARTITION PLAT NO. P-54-2008 (THE TRACT BEING PARTITIONED BY THIS SURVEY), WAS FILED AS SURVEY NO. 20164 AND MONUMENTS RECOVERED ALONG THE EXTERIOR BOUNDARY WERE UTILIZED FOR THIS PARTITION. MONUMENTS ALONG THE SOUTH LINE OF CHAPMAN STREET FIT WELL IN RELATION WITH THE STREET CENTERLINE IN WIDTH AND BEARING; THE WEST LINE OF PARCEL 1 WAS DETERMINED BY HOLDING THE NORTHWEST AND SOUTHWEST CORNER MONUMENTS FOR LINE, BUT HELD PLAT RECORD DISTANCE OF 90.70 FEET FOR THE SOUTHWEST CORNER. THE SOUTH LINE WAS DETERMINED BY HOLDING THE IRON PIN ESTABLISHED FOR THE NORTHWEST CORNER OF PARCEL 2 OF HURST'S SURVEY NO. 7924 AND THE TACK IN A LEAD PLUG AND WASHER ESTABLISHED ALONG SAID SOUTH LINE OF SAID SURVEY NO. 20164, WHICH PARALLELS THE SOUTH LINE OF CHAPMAN STREET AT PLAT RECORD DISTANCE OF 90.70 FEET. A COPPER CAPPED IRON PIN WHICH MATCHED HURST'S OTHER MONUMENTS RECOVERED FROM SURVEY NO. 7924 WAS RECOVERED ALONG THE WEST LINE OF TOLMAN CREEK ROAD, BUT 0.50 FEET NORTH OF THE SOUTHEAST CORNER AND IS NOTED BY THIS SURVEY AS A 0.50 FOOT WITNESS FOR SAID SOUTHEAST CORNER. THE TACK IN LEAD PLUG AND WASHER DENOTED ON SURVEY NO. 20164 AT SAID SOUTHEAST CORNER WAS NOT FOUND. IN THE COURSE OF SURVEY NO. 18561, AS WELL AS THIS SURVEY, I FOUND THAT THE EAST LINE OF BOTH WHISTLE SUBDIVISION AND THE PARTITION FILED AS SURVEY NO. 20164, AS MONUMENTED, APPEARS TO RUN SLIGHTLY SOUTHWESTERLY FROM THE ESTABLISHED WEST LINE OF TOLMAN CREEK ROAD, AND THE ONLY THING THAT I CAN ATTRIBUTE THAT TO IS THAT BOTH OF THE FRIAR & ASSOCIATES SURVEYS DID NOT TIE THE MONUMENT AT THE SOUTHEAST CORNER OF TOLMAN CREEK ROAD AND SISKIYOU BOULEVARD AS DID HURST'S SURVEYS AND MINE. THEREFORE I ELECT TO EXTEND THE 10.00 FOOT RADIUS RETURN AT THE NORTHEAST CORNER OF THE SUBJECT TRACT TO MATCH THE ACCEPTED WEST LINE FOR TOLMAN CREEK ROAD WITHOUT LEAVING A SMALL GAP BETWEEN THE RIGHT-OF-WAY AND THE EAST LINE OF SURVEY NO. 20164 AS MONUMENTED.

IT WAS ALSO DISCOVERED IN THE COURSE OF THIS SURVEY THAT A DRAFTING ERROR WAS MADE FOR THE BEARING OF THE CENTERLINE OF CHAPMAN STREET ON SURVEY NO. 18561 AND AN AFFIDAVIT OF CORRECTION IS BEING RECORDED SIMULTANEOUSLY WITH THIS PLAT.

RECORDING:

FILED FOR RECORD THIS 06th OF April, 2017 AT 3:09 O'CLOCK P.M. AND RECORDED IN VOLUME 28, PAGE 07, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christie D Walker
County Clerk
Kathy Barowcliff
Deputy

COUNTY SURVEYOR FILE NO. 22207

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF April 5th, 2017.

Tax Collector: Deputy, Date: 4/5/17
Assessor: Adam Leight, Agent, Date: 4/5/17

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. 2017-001277 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

PARCEL 1 OF PARTITION PLAT NO. P-054-2008, RECORDED ON SEPTEMBER 11, 2008 IN VOLUME 19, PAGE 54, IN THE PARTITION PLAT RECORDS OF JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 20164 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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

Shawn Kampmann
Surveyor

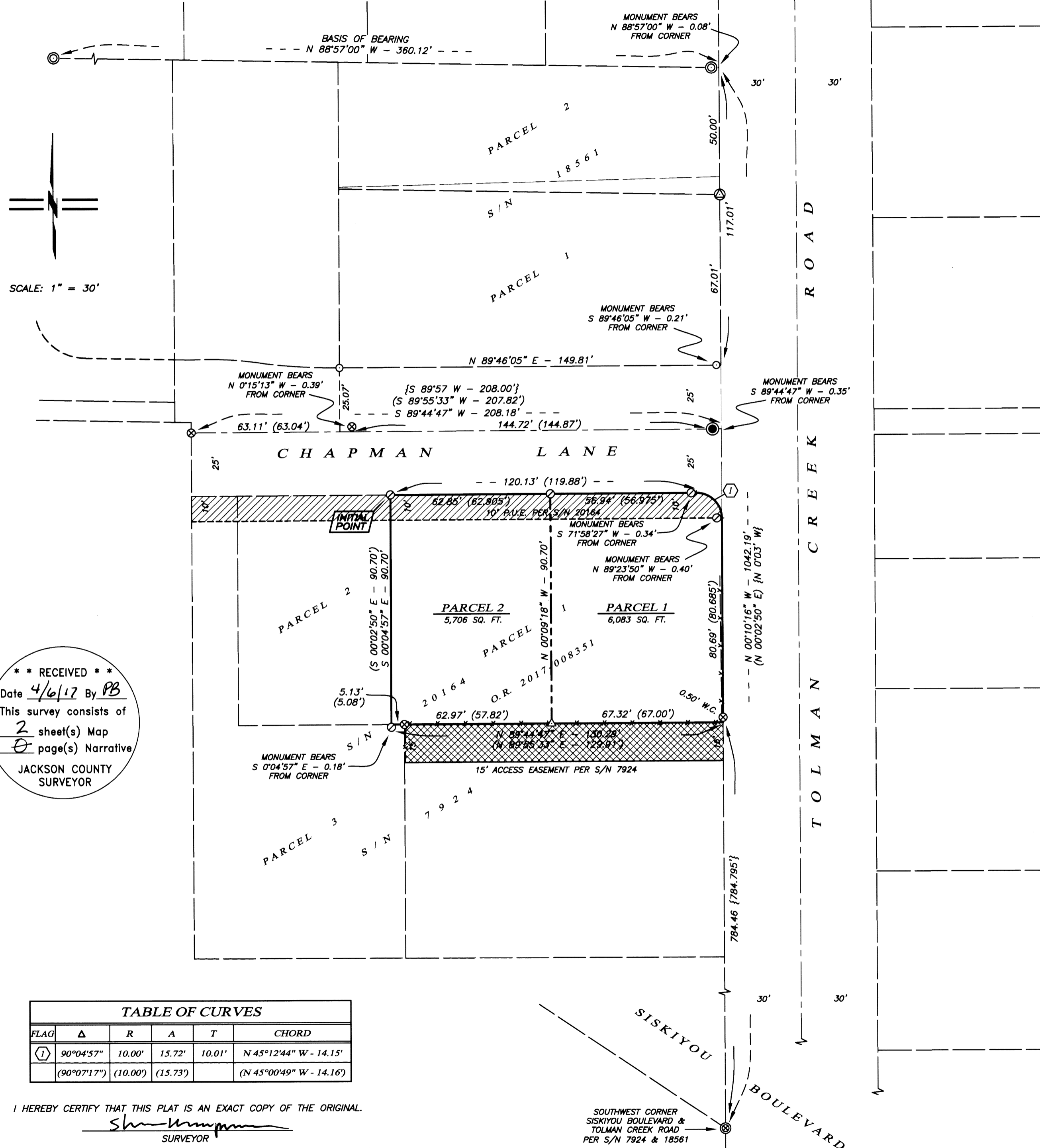
REGISTERED PROFESSIONAL LAND SURVEYOR

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: MARCH 22, 2017
PROJECT NO. 1070-16



SCALE: 1" = 30'

**** RECEIVED ****
 Date 4/6/17 By PB
 This survey consists of
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

TABLE OF CURVES					
FLAG	Δ	R	A	T	CHORD
⊕	90°04'57"	10.00'	15.72'	10.01'	N 45°12'44" W - 14.15'
	(90°07'17")	(10.00')	(15.73')		(N 45°00'49" W - 14.16')

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

Shawn Kampmann
 SURVEYOR

SOUTHWEST CORNER
 SISKIYOU BOULEVARD &
 TOLMAN CREEK ROAD
 PER S/N 7924 & 18561

LAND PARTITION
PARTITION PLAT NO. P - 07 - 2017

LYING SITUATE WITHIN
 SOUTHWEST QUARTER OF SECTION 14
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Clason Company, LLC
 975 Tolman Creek Road
 Ashland, Oregon

LEGEND

- ⊙ IRON PIPE, NO OTHER MARKINGS, PER EDMONDS SUBDIVISION (RECOVERED)
- ⊕ 5/8" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT PLS 2883" PER S/N 18561 (RECOVERED)
- ⊙ 5/8" IRON PIN (L.S. 483) w/ 1-1/2" ALUMINUM CAP STAMPED "L.J. FRIAR & ASSOC." PER S/N 20164 (RECOVERED)
- ⊕ 5/8" IRON PIN, NO MARKINGS, PER S/N 4472, 7924, 18561 (RECOVERED)
- △ TACK IN LEAD PLUG w/ BRASS DISC STAMPED "L.J. FRIAR & ASSOC." IN CONCRETE PER S/N 20164 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L.J. FRIAR & ASSOC." PER WHISTLE SUBDIVISION (RECOVERED)
- ⊕ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L.J. FRIAR & ASSOC." PER S/N 20164 (RECOVERED)
- ⊕ 5/8" COPPER CAPPED IRON PIN, L.S. 483, PER S/N 7924, 10169, 14517, 18561 & 20164 (RECOVERED)
- — — — — PROPERTY BOUNDARY LINE
- - - - - PARTITION LINE
- — — — — BOUNDARY LINE
- — — — — CENTERLINE
- - - - - EASEMENT LINE
- x - x - x - FENCELINE
- SQ. FT. SQUARE FEET
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- W.C. WITNESS CORNER MONUMENT, AS DESCRIBED
- () SURVEY RECORD DATA PER S/N 14517 & 20164
- { } SURVEY RECORD DATA PER S/N 7924
- ▨ 10' PUBLIC UTILITY EASEMENT PER S/N 20164
- ▩ 15' WIDE ACCESS EASEMENT PER S/N 7924

BASIS OF BEARING

TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 14 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 LINE BETWEEN IRON PIPE MONUMENTS RECOVERED AT THE SOUTHEAST CORNERS OF LOT 1 AND LOT 6, BLOCK "C" OF EDMONDS SUBDIVISION, HAVING A RECORD PLAT BEARING OF NORTH 88°57'00" WEST, AS SHOWN ON EDMONDS SUBDIVISION, SURVEY NO. 18561, 14517 & 7924, ON FILE IN THE OFFICE OF THE 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
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DATE: MARCH 22, 2017
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