

APPROVALS:

EXAMINED AND APPROVED THIS 25th DAY OF May, 2017
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA 2011-00738

EXAMINED AND APPROVED THIS 22nd DAY OF May, 2017
Bradley F. Barber
CITY SURVEYOR

APPROVED FOR RECORDING THIS 15th DAY OF June, 2017
Darryl Orban
COUNTY COMMISSIONER / ADMINISTRATOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT KATHLEEN BUFFINGTON, IS 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 CREATE A VARIABLE WIDTH FIRE APPARATUS ACCESS EASEMENT TO THE CITY OF ASHLAND, OVER THE SOUTHERLY TURNAROUND AREA OF BLUE SKY LANE, AS SHOWN HEREON. I ALSO HEREBY CREATE A PRIVATE VARIABLE WIDTH ACCESS EASEMENT, A PRIVATE EIGHT (8.00) FOOT WIDE IRRIGATION EASEMENT AND A PRIVATE FIVE (5.00) FOOT WIDE WATER LINE EASEMENT, OVER AND ACROSS LOT 3 FOR THE BENEFIT OF LOT 6, AS SHOWN HEREON.

Kathleen Buffington
KATHLEEN BUFFINGTON

ACKNOWLEDGEMENT:

STATE OF OREGON) SS
COUNTY OF JACKSON)
PERSONALLY APPEARED THE ABOVE NAMED KATHLEEN BUFFINGTON, THIS 19 DAY OF May, 2017, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

Jamie G. Miller
BEFORE ME: Laurie A. Miller NOTARY PUBLIC, STATE OF OREGON

COMMISSION NO. 941242
MY COMMISSION EXPIRES July 24, 2019

COVENANTS, CONDITIONS & RESTRICTIONS:

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THIS SUBDIVISION WAS RECORDED FOR TOLMAN MEADOWS, PHASE I AS DESCRIBED WITHIN INSTRUMENT NO. 2012-034926 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. MODIFICATIONS AND/OR AMENDMENTS TO SAID DECLARATION WERE RECORDED AS INSTRUMENT NO.'S 2013-016124 & 2016-036313 IN SAID RECORDS.

TOLMAN MEADOWS, PHASE III
A REPLAT OF LOT 3, PHASE I

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

FOR
Kathleen Buffington
2332 Blue Sky Lane
Ashland, Oregon 97520

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DUL Y 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.

LOT 3, TOLMAN MEADOWS, PHASE I IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 38, PAGE 10, PLAT RECORDS.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE COMPANY OF OREGON TITLE REPORT ORDER NO. 7169-2851293 EFFECTIVE DATE APRIL 11, 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. THESE PREMISES ARE SITUATED IN THE TALENT IRRIGATION DISTRICT, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
- 2. EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY DESCRIBED WITHIN VOLUME 326, PAGE 177 AND VOLUME 332, PAGE 314 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- 3. AGREEMENT OF RIGHT OF WAY AND EASEMENT DESCRIBED WITHIN VOLUME 600, PAGE 392 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON AND EASEMENT RELOCATION DESCRIBED WITHIN INSTRUMENT NO. 2012-030723 OF THE OFFICIAL RECORDS IN SAID COUNTY.
- 4. THE BY-LAWS OF THE TOLMAN MEADOWS HOMEOWNERS' ASSOCIATION, INC. DESCRIBED WITHIN INSTRUMENT NO. 2012-035309 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND MODIFICATION AND/OR AMENDMENT WITHIN INSTRUMENT NO. 2016-036314 IN SAID RECORDS.
- 5. REGULATIONS AND ASSESSMENTS OF TOLMAN MEADOWS HOMEOWNERS' ASSOCIATION, INC. DESCRIBED WITHIN INSTRUMENT NO. 2012-035309 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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

Shawn Kampmann
SURVEYOR

** RECEIVED **
Date 6/15/17 By PB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

RECORDING:

FILED FOR RECORD THIS 15th DAY OF June, 2017 AT 3:02 O'CLOCK PM AND RECORDED IN VOLUME 43, PAGE 09 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.
Christine D. Walker
COUNTY CLERK
Kathy Browncliff
DEPUTY

APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 6.5.2017.
Christine D. Walker deputy
TAX COLLECTOR
6.5.17
DATE
DEPUTY

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 15 DAY OF June, 2017.

Dave Arrasmith
ASSESSOR
DATE
Ashley Thompson, agent
DEPUTY
6/15/2017
DATE

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

PURPOSE: TO SURVEY AND MONUMENT TOLMAN MEADOWS PHASE 3, A REPLAT OF LOT 3, TOLMAN MEADOWS PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON, IN CONFORMANCE WITH THE CITY OF ASHLAND PLANNING DEPARTMENT FILE NO. PA 2011-00738.
PROCEDURE: UTILIZING LEICA TCRA 1203 ROBOTIC TOTAL STATIONS AND RANGING PRISMS, I SURVEY THE LAND AS SHOWN ON THIS PLAT. THE EXTERIOR BOUNDARY OF THE SUBJECT PROPERTY WAS PREVIOUSLY ESTABLISHED AS LOT 3, TOLMAN MEADOWS, PHASE I, FILED AS SURVEY NO. 21144 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. I RETRACE THE AFOREMENTIONED SURVEY AND RECOVERED ALL OF MONUMENTS ALONG THE BOUNDARY AND MONUMENT THE LOT DIVISION LINE AS SHOWN HEREON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

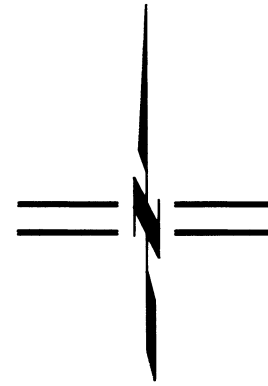
RENEWAL DATE: 6/30/2017

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009
DATE: MAY 10, 2017
PROJECT NO. 600-10

TABLE OF CURVES					
FLAG	Δ	R	A	T	CHORD
①	89°47'52"	24.00'	37.61'	23.92'	S 45°00'43" E - 33.88'
②	77°12'40"	24.00'	32.34'	19.16'	S 51°18'19" E - 29.95'
③	85°57'27"	30.00'	45.01'	27.96'	N 75°44'19" E - 40.90'
④	66°37'17"	22.00'	25.58'	14.46'	N 33°11'52" E - 24.16'

TABLE OF COURSES		
FLAG	BEARING	DISTANCE
①	N 00°06'47" W	15.71'
②	N 18°05'10" E	19.87'
③	N 11°16'45" E	19.15'
④	N 56°45'08" E	5.62'
⑤	N 17°49'34" E	34.48'
⑥	N 83°17'35" E	37.00'

** RECEIVED **
 Date 6/13/17 By PB
 This survey consists of
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR



SCALE: 1" = 30'

TOLMAN MEADOWS, PHASE III A REPLAT OF LOT 3, PHASE I

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

FOR
Kathleen Buffington
 2332 Blue Sky Lane
 Ashland, Oregon 97520

LEGEND

- 3" CITY OF ASHLAND BRASS CAP IN MONUMENT WELL STAMPED "PLS 2883 - 2012" PER S/N 21144 (RECOVERED)
- ⊕ 2" ALUMINUM CAPPED IRON PIN STAMPED "INITIAL POINT PLS 2883" PER MONUMENT DETAIL (RECOVERED)
- ⊗ 3/4" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "SWAIN RLS 759" PER BRIGGS SUBDIVISION UNIT NO. 3 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "D.A. EDWARDS LS 2339" PER S/N 13819 & 14939 (RECOVERED)
- ⊙ CONCRETE (MAG) NAIL w/ 1" BRASS WASHER IN CONCRETE STAMPED "POLARIS LS 2883" PER S/N 21144 (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 - FENCE LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- P.U.E. PUBLIC UTILITY EASEMENT
- P.P.A.E. PUBLIC PEDESTRIAN & BICYCLE ACCESS EASEMENT

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF BLUE SKY LANE, HAVING A RECORD PLAT BEARING OF SOUTH 89°54'51" EAST, 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: MAY 10, 2017
 PROJECT NO. 600-10

FILE: SURVEYS\600-10\TOLMAN MEADOWS PHASE 3.DWG SHEET 2 of 2

