

PARTITION PLAT NO. P-18-2018

A REPLAT OF PARCEL 2 AND 3 OF PARTITION PLAT NO. P-10-2005

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR: ROBERT CAIN 255 GRANITE STREET ASHLAND, OREGON 97520

RECORDING:

FILED FOR RECORD THIS 26<sup>th</sup> DAY OF June 2018, AT 12:30 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-18-2018 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 29, PAGE 18

Christine D. Volky COUNTY CLERK

Jean Shigo DEPUTY

COUNTY SURVEYOR FILE NO. 22572

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF June 26<sup>th</sup>, 2018

ASSESSOR Thoma, Agent DATE 06/26/18

TAX COLLECTOR Carol Elkins Deputy 6/26/18

SURVEYOR'S CERTIFICATE

I, PHILIP J. DROSSOS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 90718, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE TRACT:

PARCELS 2 AND 3 PER PARTITION PLAT NO. P-10-2005 IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, AS RECORDED MARCH 7, 2004 IN VOLUME 16, PAGE 10, RECORDS OF PARTITION PLATS, JACKSON COUNTY, OREGON, AND FILED AS SURVEY NUMBER 18653, JACKSON COUNTY, OREGON.

PHILIP J. DROSSOS, PLS 90718

DATE 06/22/2018

SURVEY NOTES:

A PORTION OF THE PUBLIC PEDESTRIAN ACCESS EASEMENT DEDICATED AND RECORDED ON AUGUST 11, 1999 IN VOLUME 25, PAGE 24 IN THE PLAT RECORDS OF JACKSON COUNTY, OREGON, OVER AND ACROSS LOT 1 AS SHOWN THEREON IS BEING VACATED BY THIS PLAT. SAID VACATED EASEMENT IS NOT SHOWN GRAPHICALLY ON SHEET 3.

NARRATIVE IS A SEPARATE DOCUMENT

APPROVAL:

ASHLAND PLANNING DEPARTMENT PLANNING ACTION PA-2015-01894

6/25/2018 DATE

APPROVAL:

EXAMINED AND APPROVED THIS 22<sup>nd</sup> DAY OF June, 2018

Bradley F. Barber CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT ROBERT ROY CAIN AND SUSAN O'ROURKE CAIN AS TRUSTEES OR THE SUCCESSOR TRUSTEE OR TRUSTEES, U/A/D JUNE 25, 1991, AS AMENDED CREATING THE CAIN FAMILY TRUST ARE THE OWNERS OF THE LANDS HEREON DESCRIBED; SAID OWNERS HAVE PARTITIONED THE SAME INTO PARCELS AS SHOWN HEREON, AND THE NUMBER AND SIZE OF THE PARCELS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAID PARTITION. WE DO HEREBY DEDICATE THE PUBLIC UTILITY EASEMENT AND CREATE THE 'PRIVATE ACCESS WAY, PRIVATE UTILITY EASEMENT, ROADWAY AND ROAD SLOPE EASEMENT' OVER AND ACROSS THOSE AREAS DESIGNATED HEREIN, SAID 'PRIVATE ACCESS WAY' IS TO BE USED FOR 'INGRESS AND EGRESS' FOR THE EQUAL BENEFIT, BUT NOT LIMITED EXCLUSIVELY THERETO, OF PARCELS 1 AND 2. THERE SHALL BE NO PARKING OR OBSTRUCTING OF THE 'PRIVATE ACCESS WAY'; PUBLIC AND PRIVATE EMERGENCY VEHICLES SHALL HAVE THE RIGHT TO UTILIZE SAID 'PRIVATE ACCESS WAY' FOR EMERGENCY PURPOSES AND ACCESS, AS REQUIRED. WE DO ALSO MAKE AND CREATE THE 10 FOOT WIDE 'PRIVATE STORM DRAIN EASEMENTS', AS SHOWN HEREIN, FOR THE INSTALLATION, MAINTENANCE, AND USE OF A STORM DRAIN SYSTEM FOR THE BENEFIT OF PARCEL 1 AND 2, THEIR HEIRS, ASSIGNS OR SUCCESSORS IN INTEREST. WE DO ALSO DEDICATE TO THE CITY OF ASHLAND THE 'PUBLIC UTILITY EASEMENT' OVER, ACROSS AND THROUGH THE FULL EXTENT OF THE AFOREMENTIONED 'PRIVATE ACCESS WAY' AS SHOWN HEREIN FOR PUBLIC UTILITY INSTALLATION AND MAINTENANCE AS REQUIRED; CURRENT OR FUTURE TV CABLE PROVIDERS AND THEIR ASSIGNS AND/OR SUCCESSORS IN INTEREST, ARE HEREBY GRANTED THE RIGHT TO INSTALL AND MAINTAIN UNDERGROUND TV CABLE SERVICE OVER, ACROSS AND THROUGH SAID 'PUBLIC UTILITY EASEMENT' AS LONG AS IT DOES NOT INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF THE CITY OF ASHLAND UTILITIES. WE DO ALSO HEREBY DEDICATE TO THE CITY OF ASHLAND THE 'PUBLIC PEDESTRIAN EASEMENT', AS SHOWN HEREIN, TO BE USED BY THE PUBLIC FOR PEDESTRIAN TRAFFIC ONLY; THE 'PUBLIC PEDESTRIAN EASEMENT' IS TO BE MAINTAINED BY THE CITY OF ASHLAND WHICH SHALL INCLUDE MAINTENANCE, REPAIR AND IMPROVEMENTS. THE 'DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS' AS SET FORTH IN SEPARATE WRITING AND RECORDED AS DOCUMENT NUMBER 2015-003418 OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND IS HEREBY MADE A PART HEREOF.

CONSENT TO VACATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF ASHLAND, OREGON, HEREBY VACATES A PORTION OF THE EXISTING PUBLIC PEDESTRIAN ACCESS EASEMENT PREVIOUSLY DEDICATED OVER AND ACROSS A PORTION OF LOT 1 OF GRANITE STREET DEVELOPMENT IN THE CITY OF ASHLAND, OREGON, AS RECORDED AUGUST 11, 1999 IN VOLUME 25, PAGE 24 PLAT RECORDS, JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 16242.

JOHN KARNS, INTERIM CITY ADMINISTRATOR Adam Hanks

STATE OF OREGON ) S.S. COUNTY OF JACKSON)

ON THIS, THE 22 DAY OF June, 2018, BEFORE ME APPEARED JOHN KARNS, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS FREE ACT AND DEED.

NOTARY PUBLIC FOR OREGON

COMMISSION NO.

MY COMMISSION EXPIRES

Susan O'Rourke Cain TRUSTEE

STATE OF OREGON ) S.S. COUNTY OF JACKSON)

ON THIS, THE 22 DAY OF June, 2018, BEFORE ME APPEARED SUSAN O'ROURKE CAIN, TRUSTEE, OF THE CAIN FAMILY TRUST, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HER FREE ACT AND DEED.

NOTARY PUBLIC FOR OREGON

COMMISSION NO. 957403

MY COMMISSION EXPIRES Dec. 12, 2020

ACKNOWLEDGEMENT

STATE OF OREGON ) S.S. COUNTY OF JACKSON)

ON THIS, THE 22 DAY OF June, 2018, BEFORE ME APPEARED ROBERT ROY CAIN, TRUSTEE, OF THE CAIN FAMILY TRUST, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS FREE ACT AND DEED.

NOTARY PUBLIC FOR OREGON

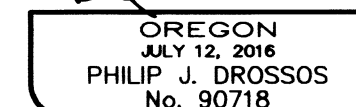
COMMISSION NO. 957403

MY COMMISSION EXPIRES Dec. 12, 2020



I, PHILIP J. DROSSOS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 90718, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT

PHILIP J. DROSSOS, P.L.S. 90718



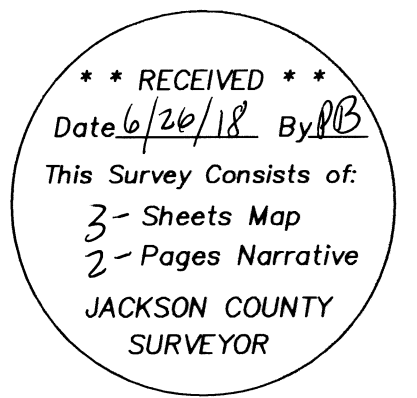
Renewal 12-31-19

TERRASURVEY, INC. PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET ASHLAND, OREGON 97520

(541) 482-6474 terrain@bisp.net

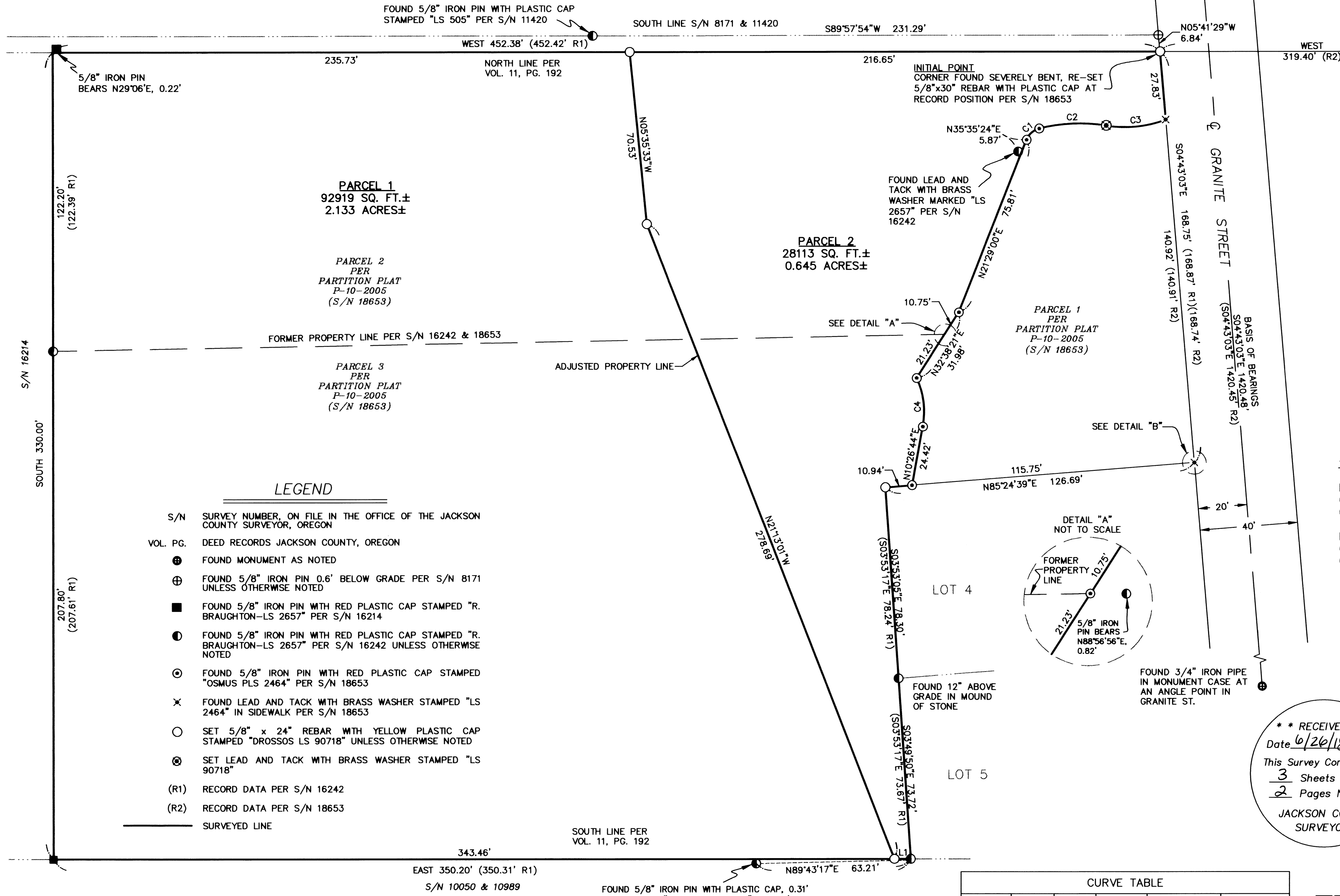
DATE OF SURVEY: 12-12-2017 TERRASURVEY JOB NO. 1048-17



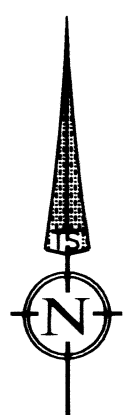
# PARTITION PLAT NO. P-10-2018

## A REPLAT OF PARCEL 2 AND 3 OF PARTITION PLAT NO. P-10-2005

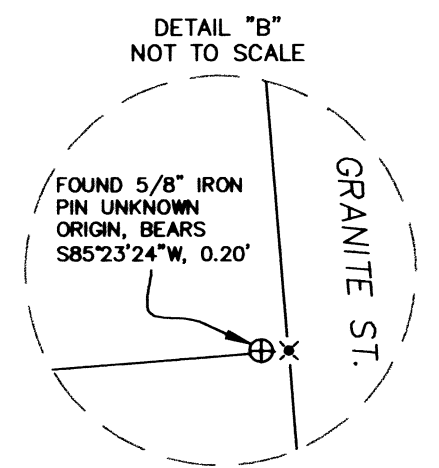
SURVEY FOR:  
**ROBERT CAIN**  
 255 GRANITE STREET  
 ASHLAND, OREGON 97520  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,  
 TOWNSHIP 39 SOUTH, RANGE 1 EAST,  
 WILLAMETTE MERIDIAN, CITY OF ASHLAND,  
 JACKSON COUNTY, OREGON



FOUND 8"x10" SANDSTONE WITH LEAD AND TACK IN THE CENTER OF A LARGE CHISELED "X", 0.4' BELOW GRADE IN LITHIA PARK PER JACKSON COUNTY SECOND RE-ESTABLISHMENT RECORDS



DATE: 12-29-17  
 SCALE: 1" = 30'



### ADJUSTED DEEDS

PARCEL 1: DOCUMENT 2018-020034  
 OFFICIAL RECORDS JACKSON COUNTY, OREGON  
 PARCEL 2: DOCUMENT 2018-020034  
 OFFICIAL RECORDS JACKSON COUNTY, OREGON

I, PHILIP J. DROSSOS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 90718, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT

*Philip J. Drossos*  
 PHILIP J. DROSSOS, P.L.S. 90718

**\*\* RECEIVED \*\***  
 Date 6/26/18 By PH  
 This Survey Consists of:  
3 Sheets Map  
2 Pages Narrative  
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Philip J. Drossos*  
 PHILIP J. DROSSOS  
 No. 90718  
 Renewal 12-31-19

- ### LEGEND
- S/N SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, OREGON
  - VOL. PG. DEED RECORDS JACKSON COUNTY, OREGON
  - FOUND MONUMENT AS NOTED
  - ⊕ FOUND 5/8" IRON PIN 0.6' BELOW GRADE PER S/N 8171 UNLESS OTHERWISE NOTED
  - FOUND 5/8" IRON PIN WITH RED PLASTIC CAP STAMPED "R. BRAUGHTON-LS 2657" PER S/N 16214
  - FOUND 5/8" IRON PIN WITH RED PLASTIC CAP STAMPED "R. BRAUGHTON-LS 2657" PER S/N 16242 UNLESS OTHERWISE NOTED
  - ⊙ FOUND 5/8" IRON PIN WITH RED PLASTIC CAP STAMPED "OSMUS PLS 2464" PER S/N 18653
  - × FOUND LEAD AND TACK WITH BRASS WASHER STAMPED "LS 2464" IN SIDEWALK PER S/N 18653
  - SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "DROSSOS LS 90718" UNLESS OTHERWISE NOTED
  - ⊙ SET LEAD AND TACK WITH BRASS WASHER STAMPED "LS 90718"
  - (R1) RECORD DATA PER S/N 16242
  - (R2) RECORD DATA PER S/N 18653
  - SURVEYED LINE

BASIS OF BEARING IS THE MONUMENTED CENTERLINE OF GRANITE STREET HAVING A RECORD PLAT BEARING OF S04°43'03"E AS SHOWN ON FILED SURVEY NO. 18653 BETWEEN THE CENTERLINE MONUMENT AT THE INTERSECTION OF GRANITE STREET AND STRAWBERRY LANE AND THE CENTERLINE MONUMENT FOUND AT AN ANGLE POINT IN GRANITE STREET.

FOR EASEMENTS ON THESE PARCELS SEE SHEET 3 OF 3

ASSESSOR'S MAP NO., 39 1E 08 DA, TAX LOTS 1900 AND 1902

CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHD. LENGTH
C1	7.20'	7.59'	54°19'12"	S48°38'36"W	6.93'
C2	27.51'	67.55'	23°19'55"	S87°28'10"W	27.32'
C3	24.76'	48.00'	29°33'21"	N84°21'26"E	24.49'
C4	20.50'	33.37'	35°11'34"	N07°09'03"W	20.18'

LINE #	LENGTH	BEARING
L1	6.74'	N90°00'00"E

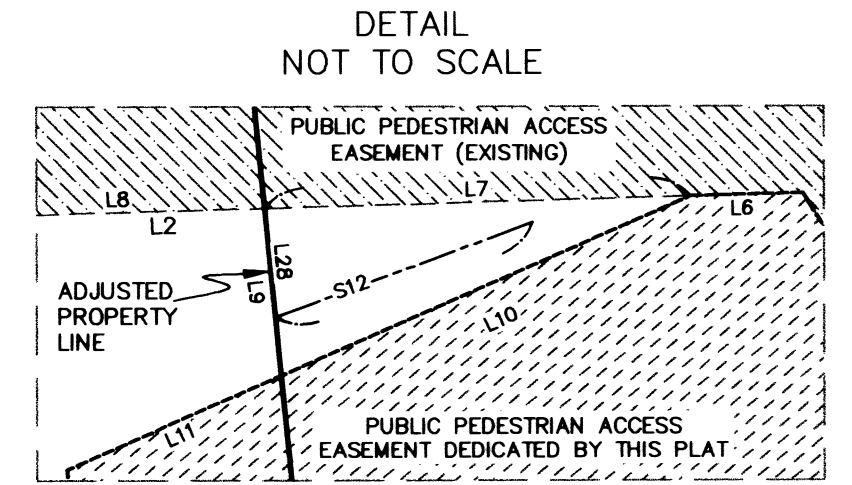
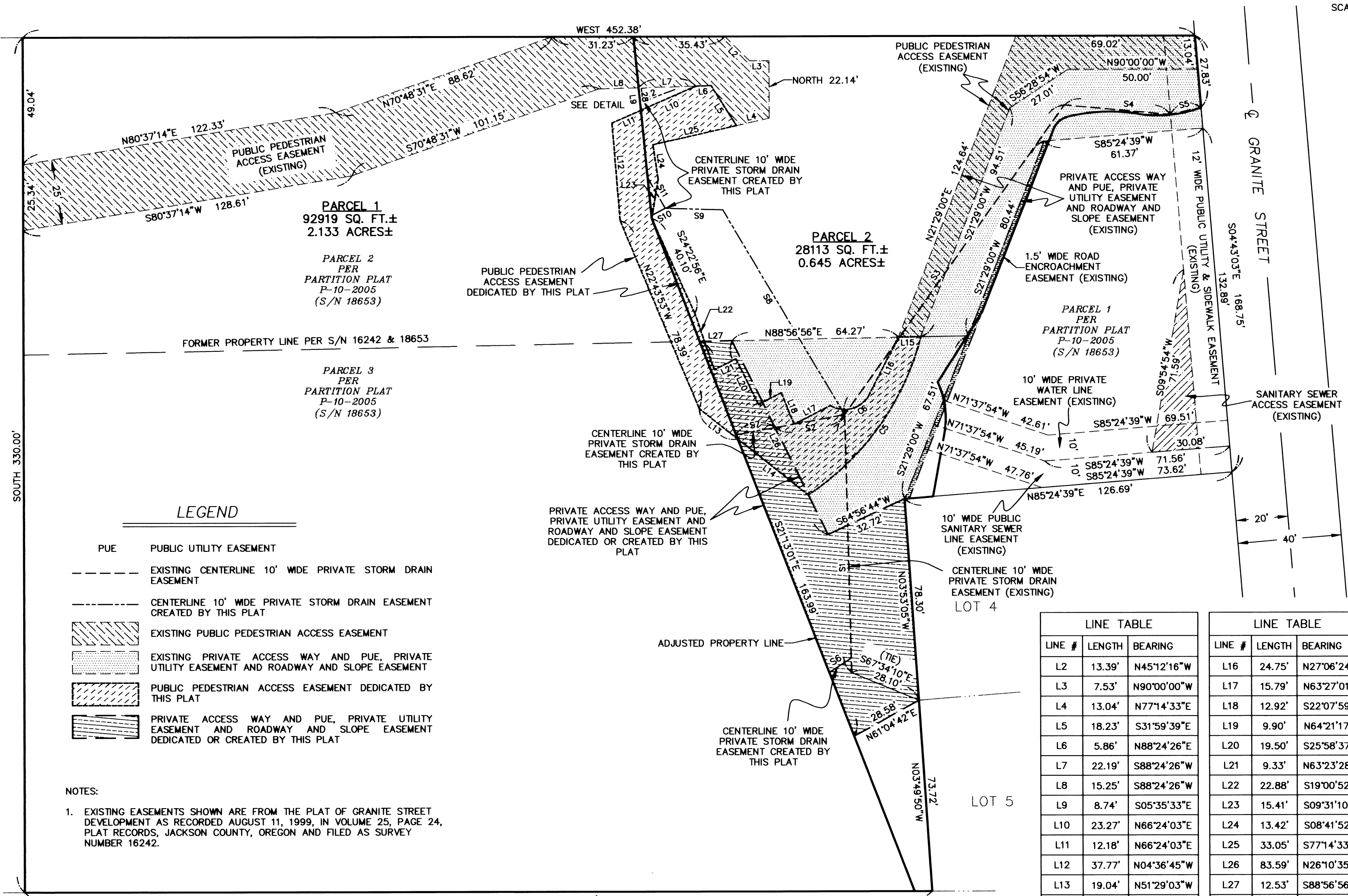
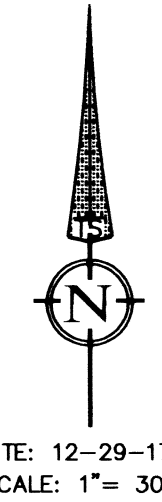
**TERRASURVEY, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 274 FOURTH STREET  
 ASHLAND, OREGON 97520  
 (541) 482-6474  
 terrain@bisp.net  
 JOB NO. 1145-17

# PARTITION PLAT NO. P-18-2018

## A REPLAT OF PARCEL 2 AND 3 OF PARTITION PLAT NO. P-10-2005

SURVEY FOR:  
 ROBERT CAIN  
 255 GRANITE STREET  
 ASHLAND, OREGON 97520  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,  
 TOWNSHIP 39 SOUTH, RANGE 1 EAST,  
 WILLAMETTE MERIDIAN, CITY OF ASHLAND,  
 JACKSON COUNTY, OREGON

**\*\* RECEIVED \*\***  
 Date 6/20/18 By PH  
 This Survey Consists of:  
3 Sheets Map  
2 Pages Narrative  
 JACKSON COUNTY  
 SURVEYOR



I, PHILIP J. DROSSOS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 90718, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT  
  
 PHILIP J. DROSSOS, P.L.S. 90718

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
 JULY 12, 2016  
 PHILIP J. DROSSOS  
 No. 90718

Renewal 12-31-19

### LEGEND

- PUE PUBLIC UTILITY EASEMENT
- EXISTING CENTERLINE 10' WIDE PRIVATE STORM DRAIN EASEMENT
- CENTERLINE 10' WIDE PRIVATE STORM DRAIN EASEMENT CREATED BY THIS PLAT
- [Hatched Box] EXISTING PUBLIC PEDESTRIAN ACCESS EASEMENT
- [Dotted Box] EXISTING PRIVATE ACCESS WAY AND PUE, PRIVATE UTILITY EASEMENT AND ROADWAY AND SLOPE EASEMENT
- [Cross-hatched Box] PUBLIC PEDESTRIAN ACCESS EASEMENT DEDICATED BY THIS PLAT
- [Horizontal Line Box] PRIVATE ACCESS WAY AND PUE, PRIVATE UTILITY EASEMENT AND ROADWAY AND SLOPE EASEMENT DEDICATED OR CREATED BY THIS PLAT

NOTES:  
 1. EXISTING EASEMENTS SHOWN ARE FROM THE PLAT OF GRANITE STREET DEVELOPMENT AS RECORDED AUGUST 11, 1999, IN VOLUME 25, PAGE 24, PLAT RECORDS, JACKSON COUNTY, OREGON AND FILED AS SURVEY NUMBER 16242.

LINE #	LENGTH	BEARING
L2	13.39'	N45°12'16"W
L3	7.53'	N90°00'00"W
L4	13.04'	N77°14'33"E
L5	18.23'	S31°59'39"E
L6	5.86'	N88°24'26"E
L7	22.19'	S88°24'26"W
L8	15.25'	S88°24'26"W
L9	8.74'	S05°35'33"E
L10	23.27'	N66°24'03"E
L11	12.18'	N66°24'03"E
L12	37.77'	N04°36'45"W
L13	19.04'	N51°29'03"W
L14	34.74'	N51°29'03"W
L15	8.61'	N88°56'56"E

LINE #	LENGTH	BEARING
L16	24.75'	N27°06'24"E
L17	15.79'	N63°27'01"E
L18	12.92'	S22°07'59"E
L19	9.90'	N64°21'17"E
L20	19.50'	S25°58'37"E
L21	9.33'	N63°23'28"E
L22	22.88'	S19°00'52"E
L23	15.41'	S09°31'10"W
L24	13.42'	S08°41'52"E
L25	33.05'	S77°14'33"W
L26	83.59'	N26°10'35"W
L27	12.53'	S88°56'56"W
L28	5.70'	S05°35'33"E

LINE #	LENGTH	BEARING
S1	99.93'	N01°24'33"W
S2	27.24'	N79°40'30"E
S3	146.36'	N35°32'29"E
S4	41.03'	S84°56'03"E
S5 (TIE)	12.15'	N77°36'05"E
S6	10.11'	S57°03'04"W
S7	15.38'	S79°40'30"W
S8	91.81'	N30°41'10"W
S9	22.14'	N88°19'30"W
S10	6.09'	S61°59'03"W
S11	13.66'	N29°55'12"W
S12	14.27'	N69°49'03"E

CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHD. LENGTH
C5	76.64'	103.77'	42°18'47"	S35°33'48"W	74.91'
C6	17.51'	10.70'	93°44'33"	N73°58'40"E	15.62'

FOR PROPERTY LINE DETAILS SEE SHEET 2 OF 3

BASIS OF BEARING IS THE MONUMENTED CENTERLINE OF GRANITE STREET HAVING A RECORD PLAT BEARING OF S04°43'03"E AS SHOWN ON FILED SURVEY NO. 18653 BETWEEN THE CENTERLINE MONUMENT AT THE INTERSECTION OF GRANITE STREET AND STRAWBERRY LANE AND THE CENTERLINE MONUMENT FOUND AT AN ANGLE POINT IN GRANITE STREET.

**TERRASURVEY, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 274 FOURTH STREET  
 ASHLAND, OREGON 97520  
 (541) 482-6474  
 terrain@bsp.net  
 JOB NO. 1145-17

Survey Number 22572

## SURVEY NARRATIVE

TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

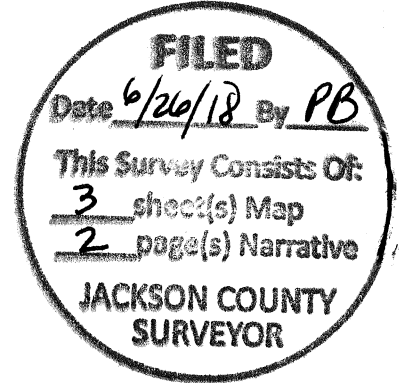
December 12, 2017

SURVEYED BY:

TerraSurvey, Inc.  
274 Fourth Street  
Ashland, OR 97520

SURVEY FOR:

Robert Cain  
279 Granite Street  
Ashland, OR 97520



LOCATION:

Located in the Southeast Quarter of Section 8, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon.

PURPOSE:

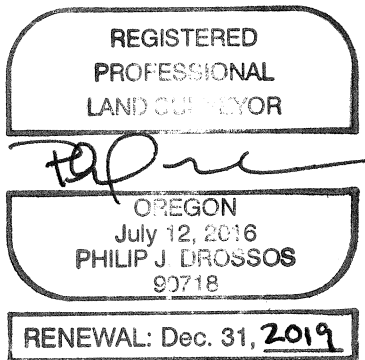
To retrace the existing boundary of a portion of Granite Street Development as shown on Partition Plat P-10-2005 and filed as Survey Number 18653, and monument a property line adjustment as approved by the City of Ashland Planning Department (File No. PA-2015-01894).

BASIS OF BEARINGS:

The Basis of Bearings for this survey is the monumented centerline of Granite Street having a record plat Bearing of S04°43'03"E as shown on filed Survey Number 18653 between the centerline monument at the intersection of Granite Street and Strawberry Lane and the centerline monument at an angle point in Granite Street.

PROCEDURE:

Utilizing Trimble R10 G.P.S. receivers using Static and Real Time Kinematic methods, and control previously established by this firm, I retraced and tied the monuments of record as shown to control the exterior of the subject property. The monuments were found in good condition and checked very well with Survey No. 18653 previous conducted by this firm. The north and south lines of the subject property were based on the description contained in Volume 11, Page 192, Deed Records, Jackson County, Oregon, as shown on Survey No. 16214 and retraced by subsequent Survey No. 16242 and 18653. The west line of the subject property was established by Survey No. 16214. The east line of the subject property was established by Survey No. 16242 and adjusted by Survey No. 18653. The northeasterly corner of the subject property was found severely bent due to construction and was re-set per Survey No. 18653. The 5/8" Iron Pin monumenting the most northwesterly corner of Lot 4 of Granite Street Development (Survey No. 16242) was found destroyed and was re-set holding the record bearing and distance for the south line of Parcel 1 per Survey No. 18653. Likewise, the 5/8" Iron Pin between curves 2 and 3 on the northerly line of Parcel 1 (Survey No. 18653) was not found and was re-set per Survey No. 18653. I then monument the new adjusted property line as shown herein.



June 22, 2018

Philip J. Drossos, PLS 90718  
TerraSurvey, Inc.  
274 Fourth Street  
Ashland, OR 97520