

SURVEYOR'S CERTIFICATE:

I, FRED A. FRANTZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, 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 SAID TRACT:

COMMENCING AT A 2 1/2 INCH BRASS CAP MONUMENTING THE NORTHWEST CORNER OF DONATION LAND CLAIM 40, LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON; THENCE SOUTH 89°49'10" EAST, ALONG THE NORTH LINE OF SAID DONATION LAND CLAIM, A DISTANCE OF 1514.07 FEET, TO THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT OF WAY LINE OF LAUREL STREET; THENCE LEAVING SAID NORTH LINE, NORTH 0°06'09" EAST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 67.07 FEET, TO THE SOUTHWEST CORNER OF THAT TRACT AS DESCRIBED IN INSTRUMENT NUMBER 2017-010816 OF THE OFFICIAL RECORDS OF SAID COUNTY AND STATE; THENCE CONTINUE NORTH 0°06'09", ALONG THE EAST LINE OF LAUREL STREET, A DISTANCE OF 186.03 FEET TO THE INITIAL POINT OF THE BENNER SUBDIVISION AT THE SOUTHWEST CORNER OF BLOCK ONE, ACCORDING TO THE OFFICIAL MAP THEREOF, NOW OF RECORD AND ALSO BEING THE INITIAL POINT OF THIS SUBDIVISION; THENCE SOUTH 89°51'29" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 306.91 FEET, THE SOUTHEAST CORNER OF SAID BLOCK ONE, ON THE WESTERLY LINE OF RANDY STREET; THENCE SOUTH 29°14'13" WEST, ALONG SAID WESTERLY LINE A DISTANCE OF 262.90 FEET; THENCE NORTH 89°49'10" WEST, A DISTANCE OF 40.97 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 206.89 FEET, A CENTRAL ANGLE OF 22°39'54", A LENGTH OF 81.66 FEET AND A LONG CHORD BEARING AND DISTANCE OF NORTH 78°30'45" WEST, 81.13 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 22°36'53", A LENGTH OF 39.47 FEET AND A LONG CHORD BEARING AND DISTANCE OF NORTH 78°30'45" WEST, 39.21 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°55'10", A LENGTH OF 31.39 FEET AND A LONG CHORD BEARING AND DISTANCE OF NORTH 44°51'37" WEST, 28.26 FEET, TO THE EAST RIGHT OF WAY LINE OF LAUREL STREET; THENCE NORTH 0°06'09" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 186.03 FEET, TO THE INITIAL POINT OF BEGINNING.

Fred A. Frantz 8-20-18
FRED A. FRANTZ, PLS 50077 DATE

APPROVAL:
[Signature] 9/27/2018
ASHLAND PLANNING DEPARTMENT DATE
PA # 2017-01199

EXAMINED AND APPROVED THIS 20th DAY OF September, 2018
Bradley F. Barlow
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S 92.100
AS OF Oct. 1st, 2018
Diana Harty, Asst
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY
ORS 92.095 AND ORS 311.280 HAVE BEEN PAID AS OF Oct 1st, 2018.
CRGh, Deputy
TAX COLLECTOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT PDK PROPERTIES LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER IN FEE TITLE OF THE LANDS HERON DESCRIBED, AND EVERGREEN FEDERAL SAVINGS AND LOAN IS THE BENEFICIARY OF A TRUST DEED RECORDED MARCH 31, 2017 AS DOCUMENT NO. 2017-010817 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND SAID OWNER AND OTHER PARTIES IN INTEREST HAVE CAUSED THIS TRACT OF LAND TO BE PLATTED INTO LOTS, AND EASEMENTS AS SHOWN HEREON AND THE NUMBER AND SIZE OF LOTS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND SAID OWNER DOES HEREBY CREATE THE PUBLIC UTILITY, MUTUAL ACCESS, EMERGENCY VEHICLE EASEMENT AND DEDICATES THE SIDEWALK EASEMENTS AS SHOWN HEREON AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID SUBDIVISION.

[Signature]
KYLE TAYLOR, FOR PDK PROPERTIES, LLC

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

ON THIS, THE 19 DAY OF September, 2018, BEFORE ME APPEARED KYLE TAYLOR, 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.

BY: [Signature]
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 11/29/20

[Signature]
KRIS WOODBURN, FOR EVERGREEN FEDERAL SAVINGS AND LOAN

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

ON THIS, THE 19 DAY OF September, 2018, BEFORE ME APPEARED KRIS WOODBURN, 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.

BY: [Signature]
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 11/29/20

APPROVED FOR RECORDING:

[Signature] 10/2/18
COUNTY COMMISSIONER / ADMINISTRATOR DATE

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

Fred A. Frantz
FRED A. FRANTZ, PLS 50077

FILED
DATE 10/2/18 BY RB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Fred A. Frantz
OREGON JULY 12, 2005
FRED A. FRANTZ No. 50077
Renewal 12-31-19

**HELMAN HEIGHTS
A SUBDIVISION**

LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON.

FOR

PKD PROPERTIES, LLC
588 PARSONS DRIVE, SUITE 102
MEDFORD, OREGON 97501

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 2nd DAY OF October, 2018,
AT 11:18 O'CLOCK A.M., AND RECORDED IN VOLUME 44
OF PLATS AT PAGE 17 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker COUNTY CLERK
[Signature] DEPUTY

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

PURPOSE: TO SURVEY AND MONUMENT HELMAN HEIGHTS SUBDIVISION AS APPROVED BY THE CITY OF ASHLAND PLANNING COMMISSION AS PLANNING ACTION #2017-01199.

PROCEDURE: EXTENDING CONTROL ESTABLISHED BY THIS OFFICE FOR OTHER PROJECTS IN THE AREA, FOUND MONUMENTS AS SHOWN WERE TIED IN A CLOSED TRAVERSE UTILIZING A ROBOTIC TOTAL STATION, RANGING PRISMS, DATA COLLECTOR AND RTK OBSERVATIONS. MONUMENTS ESTABLISHED PER SURVEY NUMBER 7108, PERFORMED FOR BENNER SUBDIVISION WERE TIED. THE MONUMENTS FOUND ALONG THE SOUTH LINE OF BLOCK TWO OF THE BENNER SUBDIVISION WERE HELD AS SHOWN, WITH THE EXCEPTION OF THE FOUND BRASS CAP REFERENCE MONUMENT. THIS MONUMENT WAS ORIGINALLY SET AT THE SOUTHWEST CORNER OF BLOCK 2 ACCORDING TO THE SUBDIVISION PLAT. THE POST MONUMENT PLAT FILED AS SURVEY NUMBER 7493 MOVES THE BRASS CAP TO A 5 FOOT REFERENCE MONUMENT AND RESETS A 1" IRON PIPE AT THE CORNER. I FIND THE DISTANCE BETWEEN THE RESET IRON PIPE AND THE FOUND 5/8" INCH PIN SET AT THE SOUTHEAST CORNER OF LOT 2 (ALSO RESET PER THE POST MONUMENT SURVEY) TO FIT WELL WITH RECORD AND EXTEND THE SOUTH LINE OF BLOCK TWO, THE RECORD DISTANCE, TO THE WESTERLY LINE OF RANDY STREET. THE REFERENCE MONUMENT WAS FOUND TO BE SIGNIFICANTLY OFF LINE AND LONG FOR THE DISTANCE AS SHOWN ON THE ABOVE MENTIONED POST MONUMENTATION MAP. FOUND CENTER LINE MONUMENTS ON LAUREL STREET WERE HELD AND AGREED WITH THE DISTANCE SHOWN ON THE BENNER PLAT. MONUMENTS FOUND PER SURVEY NUMBER 7996 WERE TIED. THESE PINS WERE DESTROYED BY CONSTRUCTION AND RESET AS SHOWN. THE PINS FOUND IN THE VICINITY OF THE SURVEY APPEAR TO BE 1 TO 2 TENTHS NORTHERLY OF THEIR POSITION FROM THE NORTH LINE OF DLC 40 ACCORDING TO THE RECORD SURVEYS. THERE HAVE BEEN MULTIPLE COUNTY RE-ESTABLISHMENTS OF THE BOTH THE NORTHWEST AND NORTHEAST DLC CORNERS SINCE SURVEYS 7108 AND 7996 SET THE LOCAL PINS. I HOLD THE RECORD DISTANCE FOR THE NORTH LINE OF RANDY STREET FROM THE NORTH LINE OF DLC 40 AND SHOW THE DIFFERENCE TO THE LOCAL MONUMENTATION. DEED RECORD DISTANCE FROM THE PERPENDICULAR INTERSECTION OF EASTERLY MOST FOUND PIN PER SURVEY NUMBER 7996 WITH THE NORTH LINE OF RANDY STREET TO THE ANGLE POINT OF RANDY STREET WAS HELD AND THE RESULTANT BEARING AND DISTANCE ALONG THE WESTERLY LINE OF RANDY WAS ACCEPTED AS BEING THE BEST FIT WITH THE LOCALLY RECOVERED MONUMENTS IN RELATION TO THE DLC LINE.

SURVEYOR
TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@tblsp.net
JOB No. 1119-17

HELMAN HEIGHTS A SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON.

FOR

PKD PROPERTIES, LLC
588 PARSONS DRIVE, SUITE 102
MEDFORD, OREGON 97501

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	19.00'	9.89'	29°49'21"	N74°56'49"W	9.78'
C2	14.50'	22.28'	88°01'26"	N45°50'46"W	20.15'
C3	19.00'	7.90'	23°49'02"	N41°08'44"E	7.84'
C4	19.00'	8.29'	25°00'50"	N77°40'25"E	8.23'
C5	122.05'	32.33'	15°10'44"	N77°53'17"W	32.24'
C6	20.00'	31.39'	89°55'10"	S44°51'37"E	28.26'
(R2)		31.384'	89°54'27"	N44°51'56"W	
C7	100.00'	39.47'	22°36'53"	N78°30'45"W	39.21'
(R2)		39.40'	22°34'46"	N78°31'47"W	39.40'
C8	206.89'	81.66'	22°36'54"	N78°30'45"W	81.13'
(R2)		81.741'	22°34'46"	S78°31'47"E	81.213'
C9	206.89'	33.26'	9°12'42"	S71°48'39"E	33.23'
C10	206.89'	48.40'	13°24'12"	S83°07'06"E	48.29'
C11	21.75'	17.35'	45°41'32"	S65°36'55"E	16.89'
C12	35.23'	15.84'	25°45'20"	S17°52'31"E	15.70'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°51'29"E	41.50'
L2	N60°02'09"W	12.78'
L3	N89°51'29"W	153.01'
L4	N89°51'29"W	12.48'
L5	N00°06'09"E	24.00'
L6	S00°05'53"W	12.66'
L7	N69°10'40"W	0.97'
L8	N00°06'09"E	13.00'
L9	N29°14'13"E	14.88'
L10	N29°14'13"E	14.31'
L11	N29°14'13"E	24.46'
L12	S30°20'21"E	1.90'
L13	N59°48'13"E	4.00'
L14	N30°04'26"W	1.95'
L15	S29°14'13"W	11.52'
L16	S89°49'10"E	41.10'
L17	N70°17'55"W	29.96'
L18	S00°06'09"W	0.50'
L19	N00°06'09"E	14.08'
L20	S45°00'00"W	14.16'
L21	N90°00'00"W	27.80'
L22	N82°13'35"W	38.60'
L23	N18°18'27"W	19.25'
L24	N86°42'52"W	7.88'
L25	S00°06'09"W	9.62'

LEGEND

- S/N SURVEY NUMBER ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON.
- INST.No. INSTRUMENT NUMBER OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- P.U.E. PUBLIC UTILITY EASEMENT
- FOUND 5/8" IRON PIN MONUMENT PER S/N 7493 OR AS INDICATED.
- FOUND CITY OF ASHLAND BRASS CAP IN MONUMENT CASE OR AS INDICATED.
- ⊙ SET 5/8" BY 24" IRON PIN WITH PLASTIC CAP MARKED "FRANTZ LS 50077".
- SET 5/8" BY 30" IRON PIN WITH PLASTIC CAP MARKED "FRANTZ PLS 50077".
- ⊗ SET LEAD PLUG WITH TACK AND 3/4" BRASS WASHER MARKED "LS 50077".
- R1 RECORD DATA PER S/N 7108.
- R2 RECORD DATA PER S/N 7996.
- R3 RECORD DATA PER INST. No. 2017-010816.
- R4 RECORD DATA PER S/N 7493.

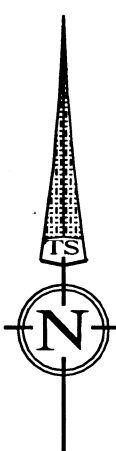
THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF DONATION LAND CLAIM No. 40 PER S/N 7108. SAID BEARING BEING NORTH 89°49'10" WEST AS SHOWN HEREON.

THAT EXCEPTION FOR DITCH RIGHT OF WAY AS MENTIONED AS ITEM 5, EXHIBIT C, IN THE PUBLIC RECORDS REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND DATED JULY 18, 2018 IS BLANKET IN NATURE AND COULD NOT BE LOCATED.

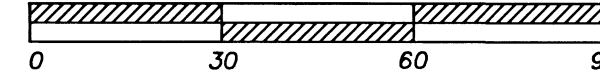
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Fred A. Frantz
FRED A. FRANTZ, PLS 50077



DATE: 8-20-18
SCALE: 1" = 30'

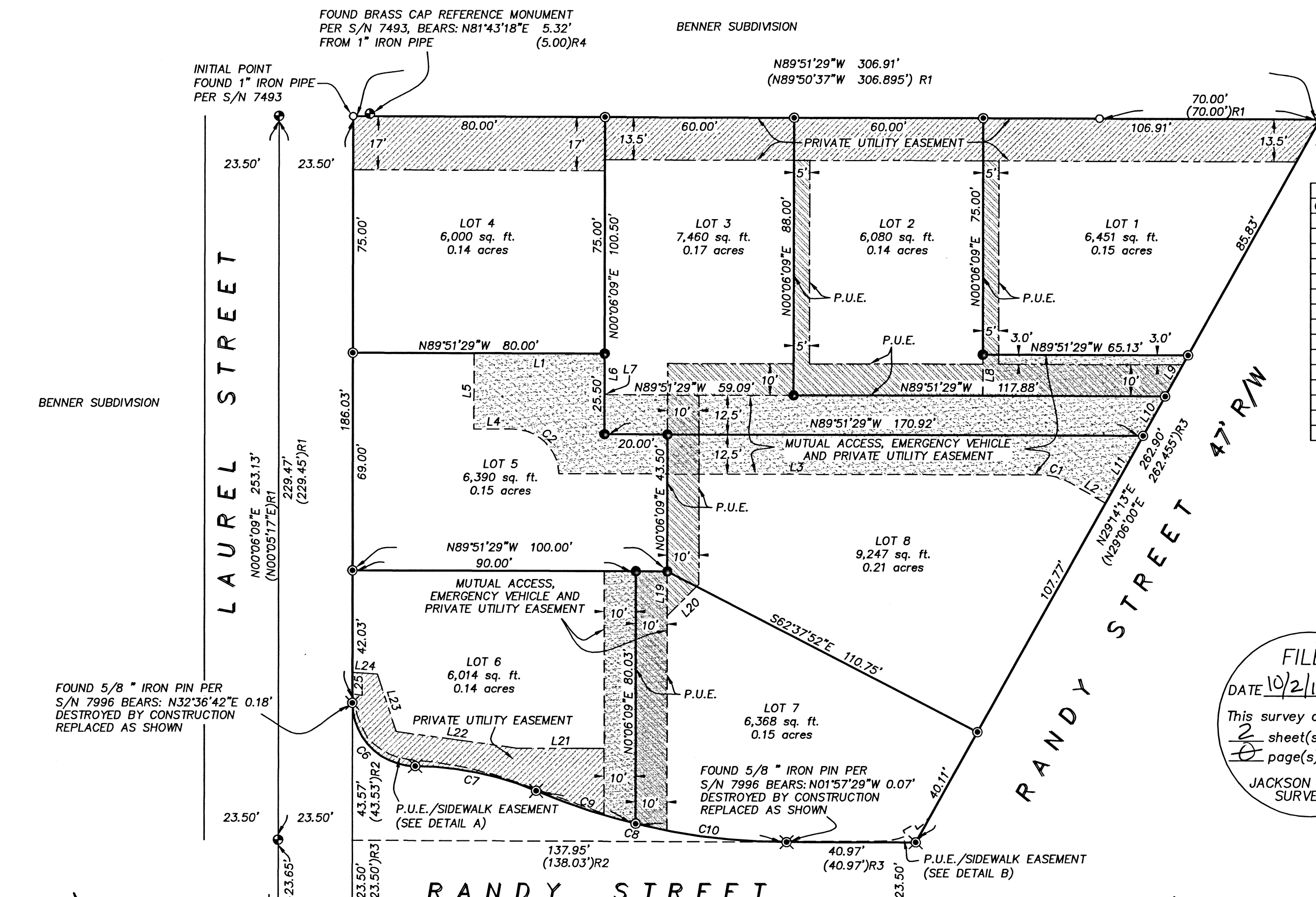


REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 12, 2005
FRED A. FRANTZ
No. 50077

Renewal 12-31-19

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JOB No. 1119-17



N.W. CORNER D.L.C. 40
FOUND BRASS CAP PER
MARCH 28, 2005, JACKSON
COUNTY RE-ESTABLISHMENT
NOTES.

N.E. CORNER D.L.C. 40
FOUND BRASS CAP PER JUNE
3, 2010, JACKSON COUNTY
RE-ESTABLISHMENT NOTES.

