

APPROVALS:

EXAMINED AND APPROVED THIS 11th DAY OF October, 2018
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA 2017-01016

EXAMINED AND APPROVED THIS 10th DAY OF October, 2018
Bradley F. Barber
CITY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT RUSSELL PHILLIPS IS THE OWNER OF THE LANDS HEREON DESCRIBED AND HAS 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. I HEREBY CREATE A 10.00 FOOT WIDE PRIVATE UTILITY EASEMENT, OVER AND ACROSS PARCEL 1, FOR THE BENEFIT OF PARCEL 2, AS SHOWN HEREON.

RUSSELL PHILLIPS

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED RUSSELL PHILLIPS, ON THIS 9 DAY OF October, 2018, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

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

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN TICOR TITLE REPORT NO. 470318059313, WITH AN EFFECTIVE DATE OF SEPTEMBER 21, 2018, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

RIGHT OF WAY TO THE CITY OF ASHLAND FOR WATER TRANSMISSION, RECORDED IN VOLUME 20, PAGE 400 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

LAND PARTITION
PARTITION PLAT NO. P - 30 - 2018

LYING SITUATE WITHIN
SOUTHEAST QUARTER OF SECTION 5
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Russell Phillips
P.O. Box 969
Ashland, Oregon 97520

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. 2014-007477 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 5, 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, I SURVEY AND MONUMENT THE LAND PARTITION AS SHOWN HEREON AS APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT. THE SUBJECT PROPERTY WAS ORIGINALLY CREATED AS LOT 5, BLOCK 1 OF MAPLE SUBDIVISION, AS DENOTED ON SURVEY NO. 1844. MONUMENTS WERE RECOVERED AROUND SAID SUBDIVISION TO DETERMINE THE BOUNDARY OF BLOCK 1 AND THE RIGHT OF WAY FOR MAPLE STREET AND MAPLE WAY. IRON PIPES WERE RECOVERED AT THE SOUTHWEST CORNER OF LOT 11 AND THE NORTHWEST CORNER OF LOT 4, BLOCK 1 OF MAPLE SUBDIVISION AND HELD FOR THE WEST LINE OF BLOCK 1, THE EAST LINE OF WALNUT STREET PER MAPLE SUBDIVISION WAS DETERMINED TO NOT BE PARALLEL TO THE CENTERLINE AND THE WEST LINE OF WALNUT STREET PER SURVEYOR CHARLES HURST RETRACEMENT OF WALNUT STREET AS DENOTED ON SURVEY NO. 2650 AND EVERETT SWAIN'S SURVEY NO. 6480. I ELECT TO HOLD RECOVERED MONUMENTS AT THE CENTERLINE INTERSECTION OF WALNUT STREET WITH GRANT STREET AND WILEY STREET, WHICH RELATIONSHIP ALSO FIT WELL WITH RECOVERED MONUMENTS ALONG THE WEST SIDE OF WALNUT STREET ESTABLISHED BY SURVEY NO. S 2650 & 6480. THE SOUTH LINE OF LOT 5 WAS DETERMINED BY HOLDING IRON PINS ESTABLISHED BY SURVEY NO. 8280 RECOVERED AT THE NORTHWEST AND NORTHEAST CORNER OF LOT 9, BLOCK 1, EXTENDED EASTERLY TO THE SOUTHEAST CORNER OF LOT 5. ORIGINAL IRON PIPES WERE RECOVERED NEAR THE SOUTHEAST CORNER OF LOT 5 AND AT THE NORTHEAST CORNER OF LOT 4, BLOCK 1 AND HELD FOR THE EAST LINE OF SAID LOTS. I RE-ESTABLISH THE NORTHEAST CORNER OF LOT 5 AS DETERMINED BY PROPORTIONING THE DISTANCE BETWEEN THE SOUTHEAST CORNER OF LOT 5 AND THE NORTHEAST CORNER OF LOT 4 AGAINST THE PLAT RECORD. THE NORTH WEST CORNER OF LOT 5 WAS DETERMINED BY RUNNING A LINE FROM SAID RE-ESTABLISHED NORTHEAST CORNER THROUGH A RECOVERED IRON PIPE WHICH APPEARED TO HAVE BEEN AN ORIGINAL SUBDIVISION MONUMENT THAT WAS PLACED ON THE NORTH LINE OF LOT 5, BUT MISSED THE ACTUAL NORTHWEST CORNER BY 3.3 FEET. I ELECT TO HOLD THE NORTH LINE EXTENDED THROUGH SAID PIPE TO INTERSECT THE EAST LINE OF WALNUT STREET WHICH MATCHES THE PLAT RECORD DISTANCE FOR THE NORTH LINE OF SAID LOT 5 BY 0.02 FEET.

RECORDING:

FILED FOR RECORD THIS 12th OF October, 2018 AT 3:09 O'CLOCK P.M. AND RECORDED IN VOLUME 29, PAGE 30 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker
COUNTY CLERK
Jean Shigo
DEPUTY

COUNTY SURVEYOR FILE NO. 22652

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 209.095 HAVE BEEN PAID AS OF Oct. 12th, 2018.

Deputy
TAX COLLECTOR
DATE 10/12/18
Assessor
ASSESSOR
DATE 10/12/18

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 LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2014-007477 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 5, 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:

LOT 5, BLOCK 1, MAPLE SUBDIVISION, IN THE CITY OF ASHLAND, RECORDED ON FEBRUARY 2, 1962 IN VOLUME 8, PAGE 61 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON.

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: 6/30/2019

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

DATE: AUGUST 14, 2018
PROJECT NO. 1137-17

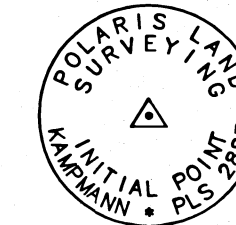
FILE: SURVEYS\1137-17\PHILLIPS PARTITION PLAT.DWG SHEET 1 of 2

** RECEIVED **
Date 10/12/18 By SS
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

LAND PARTITION
PARTITION PLAT NO. P-30 - 2018

LYING SITUATE WITHIN
 SOUTHEAST QUARTER OF SECTION 5
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Russell Phillips
 P.O. Box 969
 Ashland, Oregon 97520



MONUMENT DETAIL
 2" ALUMINUM CAP ON
 5/8" x 30" IRON PIN

LEGEND

- 3" BRONZE CAP IN MONUMENT WELL STAMPED "CITY OF ASHLAND SURVEY MARKER" OR AS DESCRIBED (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "SWAIN RLS 759" PER S/N 6480 & 8280 (RECOVERED)
- 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "D. HUCK LS 2023" PER S/N 16644 (RECOVERED)
- ⊙ TACK IN LEAD PLUG w/ BRASS WASHER MARKED "LS 2023" PER S/N 16644 (RECOVERED)
- ⊙ 1" CRIMPED TOP IRON PIPE PER S/N 1844 & 3426, OR AS OTHERWISE DESCRIBED (RECOVERED)
- ⊙ 2" ALUMINUM CAPPED IRON PIN STAMPED "INITIAL POINT PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- SUBJECT PROPERTY LINE
- - - PARTITION LINE
- - - BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- [] SURVEY RECORD DATA PER S/N 1844 - L.E. AGER
- () SURVEY RECORD DATA PER S/N 5055 & 8280 - E.L. SWAIN
- { } SURVEY RECORD DATA PER S/N 142833 & 16644 - D. HUCK
- ▨ 10' WIDE PRIVATE UTILITY EASEMENT

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF CHESTNUT STREET, HAVING A RECORD BEARING OF NORTH 00°14'35" WEST, AS REFERENCED ON SURVEY NO. 5055 & 14283, 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: 6/30/2019

SURVEYED BY:
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DATE: AUGUST 14, 2018
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FILE: SURVEYS\1137-17\PHILLIPS PARTITION PLAT.DWG SHEET 2 of 2

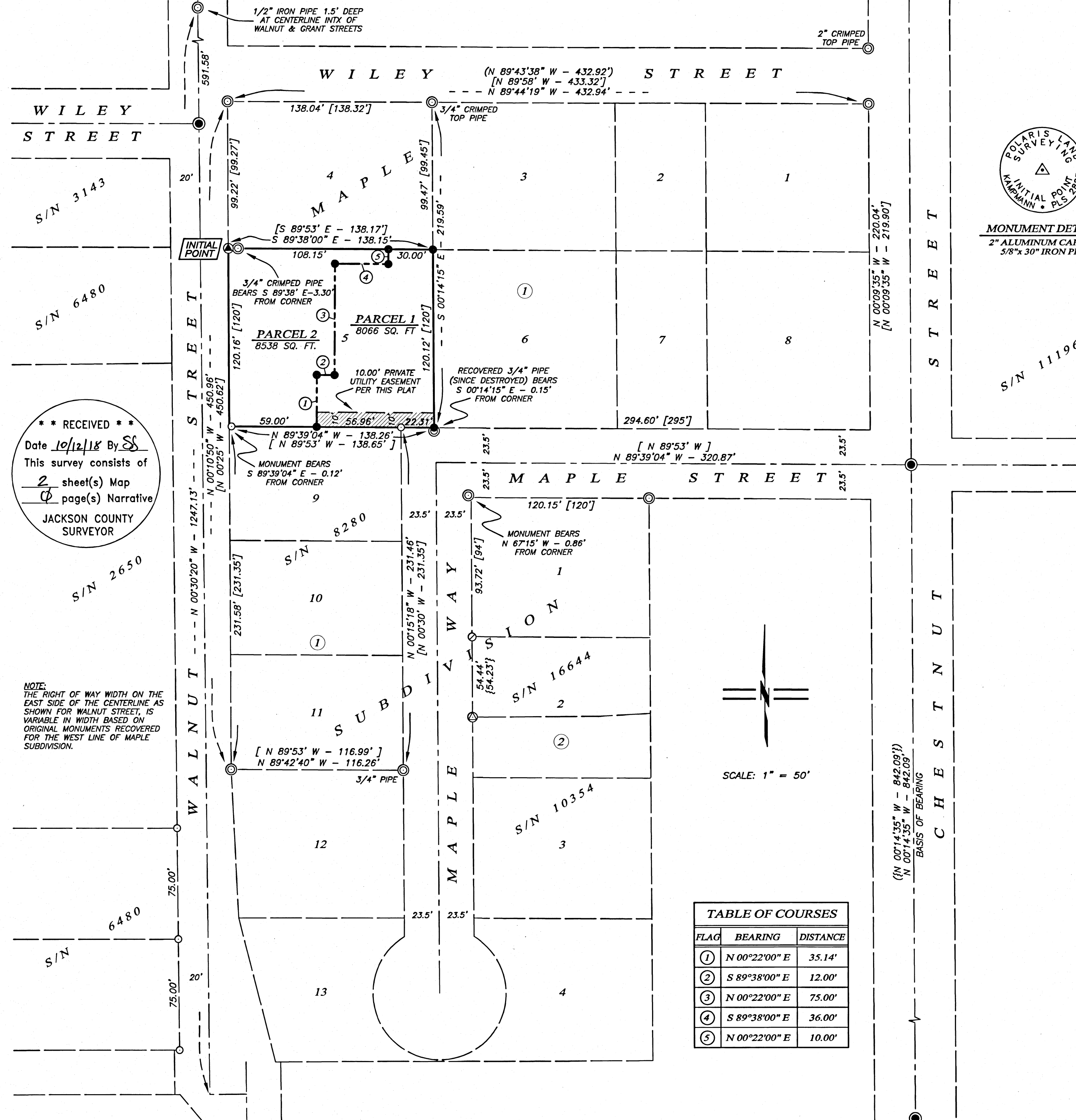


TABLE OF COURSES

FLAG	BEARING	DISTANCE
①	N 00°22'00" E	35.14'
②	S 89°38'00" E	12.00'
③	N 00°22'00" E	75.00'
④	S 89°38'00" E	36.00'
⑤	N 00°22'00" E	10.00'

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2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

NOTE:
 THE RIGHT OF WAY WIDTH ON THE EAST SIDE OF THE CENTERLINE AS SHOWN FOR WALNUT STREET, IS VARIABLE IN WIDTH BASED ON ORIGINAL MONUMENTS RECOVERED FOR THE WEST LINE OF MAPLE SUBDIVISION.