

APPROVALS:

EXAMINED AND APPROVED THIS 19 DAY OF November, 2018
Brandon Galchmann
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA 2011-00738

EXAMINED AND APPROVED THIS 16th DAY OF October, 2018
Bradley F. Barlow
CITY SURVEYOR

APPROVED FOR RECORDING THIS 21st DAY OF November, 2018
C. Tracy
COUNTY COMMISSIONER / ADMINISTRATOR

TOLMAN MEADOWS, PHASE II
A REPLAT OF REMAINDER TRACT "A"

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

FOR
Malibar Group, LLC
615 NW Territorial Road
Canby, Oregon 97013

RECORDING:

FILED FOR RECORD THIS 21st DAY OF November, 2018 AT
2:15 O'CLOCK PM AND RECORDED IN VOLUME 44, PAGE 21
OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.
Christine D. Walker
COUNTY CLERK
Mauihi Foote
DEPUTY

APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF 11/21/2018.
CRS Deputy
TAX COLLECTOR
11/21/18
DEPUTY DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 21st DAY
OF November, 2018.

Shawn Kampmann, Agent
ASSESSOR
11/21/18
DEPUTY DATE

DECLARATION:

\* Affidavit of Correction
Doc # 2019-012208 5/7/2019 as. S. Fein.

KNOW ALL MEN BY THESE PRESENTS, THAT MALIBAR GROUP LLC
RETIREMENT PLAN, FBO ROY MARVIN, TRUSTEE, AS TO AN UNDIVIDED
66.67% INTEREST AND FBO OF JANICE MARVIN, TRUSTEE AS TO AN
UNDIVIDED 33.33% INTEREST, 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. WE HEREBY CREATE A VARIABLE
WIDTH PRIVATE ACCESS & UTILITY EASEMENT OVER AND ACROSS LOT 8 7
FOR THE BENEFIT OF LOT 8, AS SHOWN HEREON. WE ALSO HEREBY
CREATE A PRIVATE IRRIGATION EASEMENT OVER AND ACROSS LOT 7 FOR
THE BENEFIT OF LOT 8, AS SHOWN HEREON.

Roy Marvin, Trustee
ROY MARVIN, TRUSTEE
MALIBAR GROUP LLC RETIREMENT PLAN

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.

ALL OF REMAINDER TRACT "A", TOLMAN MEADOWS, PHASE I, IN THE CITY
OF ASHLAND, RECORDED ON OCTOBER 15, 2012 IN VOLUME 38, PAGE 10 OF
THE PLAT RECORDS IN JACKSON COUNTY, OREGON.

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

Shawn Kampmann
SURVEYOR

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 REMAINDER
TRACT "A" OF TOLMAN MEADOWS, PHASE I, AND FILED AS SURVEY NO. 21144
IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. MONUMENTS WERE
RECOVERED ALONG THE EXTERIOR BOUNDARY OF TRACT "A" AND I
MONUMENT THE LINE BETWEEN LOTS 7 & 8 AS SHOWN HEREON.

STATE OF OREGON )
COUNTY OF JACKSON ) SS Clackamas

PERSONALLY APPEARED THE ABOVE NAMED ROY MARVIN, THIS 15 DAY OF
October, 2018, AS TRUSTEE ON AUTHORITY OF MALIBAR
GROUP LLC RETIREMENT PLAN AND ACKNOWLEDGED THE FOREGOING
TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME:
COMMISSION NO. 961774
MY COMMISSION EXPIRES April 19, 2021

Janice Marvin, Trustee
JANICE MARVIN, TRUSTEE
MALIBAR GROUP LLC RETIREMENT PLAN

STATE OF OREGON )
COUNTY OF JACKSON ) SS Clackamas

PERSONALLY APPEARED THE ABOVE NAMED JANICE MARVIN, THIS 15 DAY
OF October, 2018, AS TRUSTEE ON AUTHORITY OF MALIBAR
GROUP LLC RETIREMENT PLAN AND ACKNOWLEDGED THE FOREGOING
TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME:
COMMISSION NO. 961774
MY COMMISSION EXPIRES April 19, 2021

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.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2853 LS

RENEWAL DATE: 6/30/2019

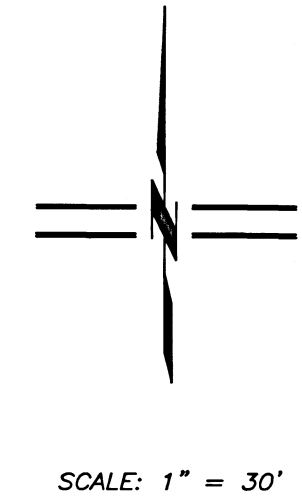
\*\* RECEIVED \*\*
Date 11-21-18 By JH
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009
DATE: AUGUST 8, 2018
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	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'

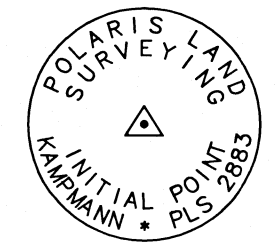
\*\* RECEIVED \*\*  
 Date 11-21-18 By SKH  
 This survey consists of  
2 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR



## TOLMAN MEADOWS, PHASE II A REPLAT OF REMAINDER TRACT "A"

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

FOR  
**Malibar Group, LLC**  
 615 NW Territorial Road  
 Canby, Oregon 97013



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

- 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 & S/N 21144 (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 & 22267 (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.  
  
 SURVEYOR

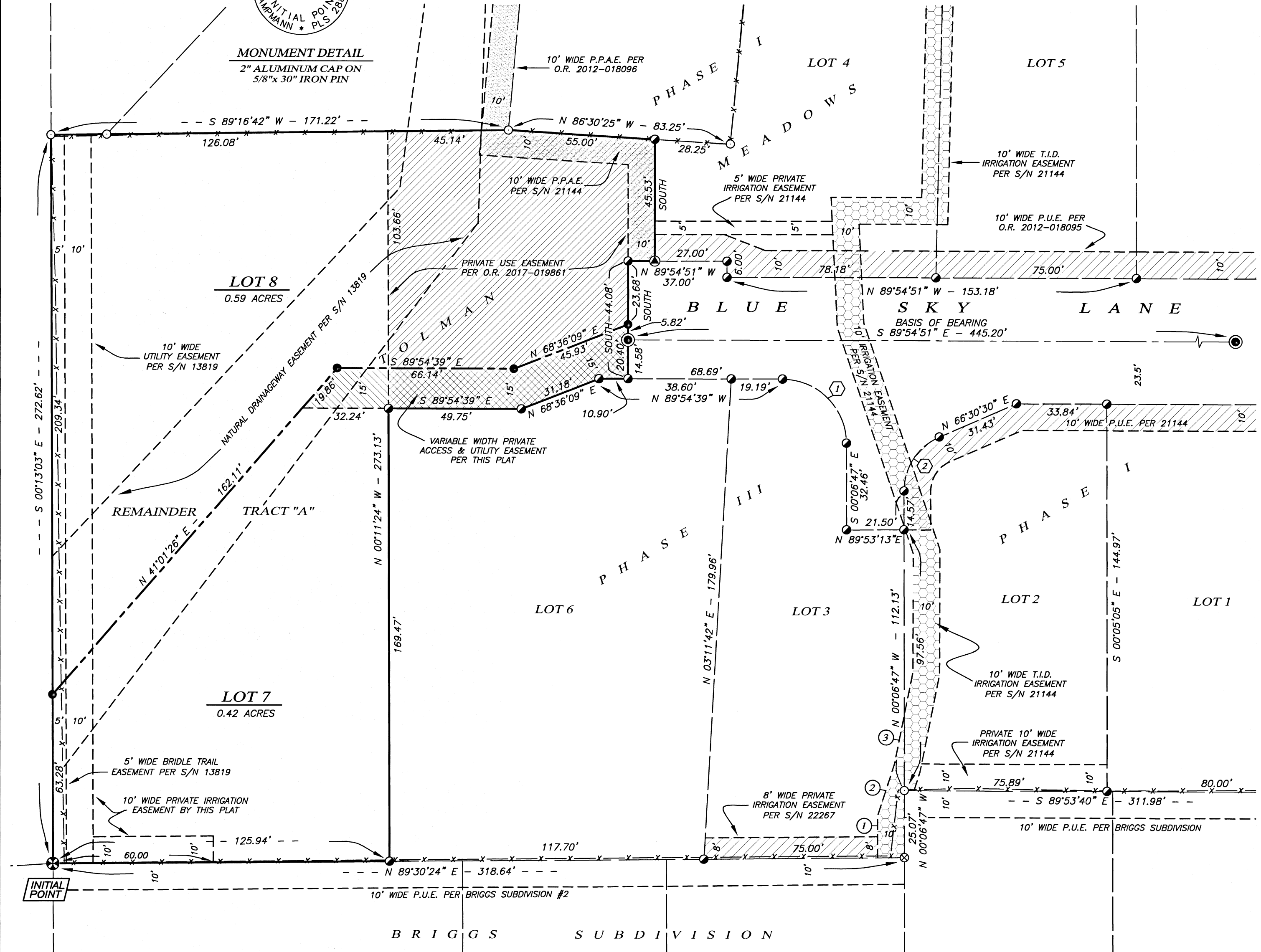
REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

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 8, 2018  
 PROJECT NO. 600-10



Assessor's Map No. 39 1E 23 BA, Tax Lot 319



I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.  
Christine Walker - County Clerk

**AFFIDAVIT OF CORRECTION**

22676

I, Shawn Kampmann, Professional Land Surveyor No. 2883, being duly sworn, depose and say that I am the surveyor of record for Tolman Meadows, Phase II, a Replat of Remainder Tract "A", recorded on November 21, 2018 in Volume 44, Page 21 of the Plat Records in Jackson County, Oregon, and filed as Survey No. 22676 in the office of the Jackson County Surveyor.


The following correction to said plat is necessary and is as follows:

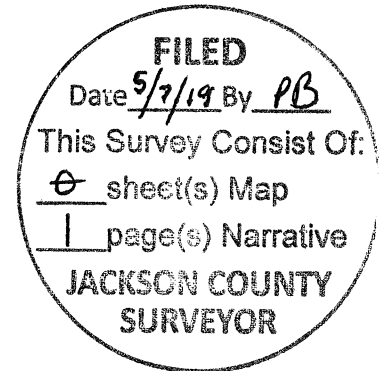
On Plat Sheet 1, in the following sentence on Line 8 of the Declaration, the Lot numbers were inadvertently reversed, therefore a re-statement of said sentence is to be corrected as follows:

"We hereby create a variable width private access & utility easement over and across Lot 7 for the benefit of Lot 8, as shown hereon."

No present fee owners of the properties have been materially affected by this affidavit.

Surveyor:

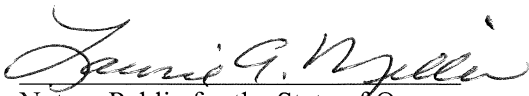
  
Shawn Kampmann PLS  
Polaris Land Surveying LLC  
P.O. Box 459  
Ashland, Oregon 97520

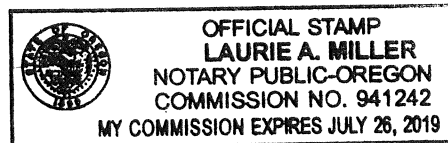


NOTARY CERTIFICATE

STATE OF OREGON            )  
  ) ss  
COUNTY OF JACKSON    )

SIGNED AND SWORN to before me on this 6<sup>th</sup> day of May, 2019, by Shawn Kampmann.

  
Notary Public for the State of Oregon



I, Scott Fein, do hereby certify that said Affidavit of Correction for Subdivision Plat Survey No. 22676 has been examined by me and that it complies with requirements of ORS 209.255(1)(b).

Approved May 7, 2019

  
Scott Fein, Jackson County Surveyor