

# LAND PARTITION SURVEY PARTITION PLAT NO. P-35-2018

FILED  
Date 12/14/18 By SS  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

APPROVAL:  
[Signature] 12/10/2018  
ASHLAND PLANNING DEPARTMENT DATE  
PLANNING ACTION PA-T1-2018-00019

LOCATED IN DONATION LAND CLAIM NO. 41  
IN THE SOUTHWEST QUARTER OF SECTION 4,  
TOWNSHIP 39 SOUTH, RANGE 1 EAST,  
WILLAMETTE MERIDIAN,  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

RECORDING:  
FILED FOR RECORD THIS 14<sup>th</sup> DAY OF December  
2018, AT 11:06 O'CLOCK, P.M. AND RECORDED AS  
PARTITION PLAT NO. P-35-2018 OF THE RECORDS

INDEX VOLUME 29, PAGE 35

Christine D. Walker COUNTY CLERK  
Vaionisi Foote DEPUTY

22695

COUNTY SURVEYOR FILE NO. \_\_\_\_\_

APPROVAL:  
EXAMINED AND APPROVED THIS 3<sup>rd</sup> DAY OF  
December, 2018  
Bradley F. Barber  
CITY SURVEYOR

SURVEY FOR:  
JAN JOHNSON  
P.O. BOX 742  
KEALAKEKUA, HI 96750

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

PURPOSE: TO SURVEY AND PARTITION THE TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2016-023621 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PROCEDURE: USING A TRIMBLE S6 TOTAL STATION AND TRIMBLE R-10 GPS RECEIVERS, I RECOVERED AND TIED THE MONUMENTS AS SHOWN HEREIN. THE WEST LINE OF THE SUBJECT PROPERTY WAS DETERMINED BY OFFSETTING THE RECORD RIGHT-OF-WAY DISTANCE OF 30' FROM THE RECOVERED CENTERLINE MONUMENTS IN OAK STREET. THE NORTH LINE WAS DETERMINED BY HOLDING THE BEARING BETWEEN THE RECOVERED CORNERS OF THE SOUTH LINE OF LOT 1, BLOCK 2, SLEEPY HOLLOW SUBDIVISION AND EXTENDING SAID LINE THE RECORD DISTANCE OF 192.00'. THE SOUTH LINE WAS DETERMINED BY HOLDING THE RECOVERED 5/8" IRON PIN ON THE EASTERLY RIGHT-OF-WAY OF OAK STREET AND THE RECOVERED 5/8" IRON PIN WITH A PLASTIC CAP STAMPED "RLS 759" ON THE WESTERLY RIGHT-OF-WAY OF SYLVIA STREET. THE EAST LINE WAS DETERMINED BY HOLDING THE COMPUTED POSITION FOR THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AND THE RECORD DISTANCE OF 192.58' ALONG SAID SOUTH LINE.

TAX STATEMENT:  
ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF \_\_\_\_\_

ASSESSOR T. Brown, Agent DATE 12/14/18  
TAX COLLECTOR [Signature] DATE 12-14-18

DECLARATION:  
KNOW ALL MEN BY THESE PRESENTS:

THAT INNOVATIVE PROPERTY SOLUTIONS, LLC, A HAWAII LIMITED LIABILITY COMPANY, IS THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN ON THIS PARTITION PLAT, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO THE PARCELS AS SHOWN HEREIN.

WE DO HEREBY DEDICATE TO THE CITY OF ASHLAND, FOR PUBLIC USE, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (PUE) AS SHOWN HEREIN.

WE DO HEREBY CREATE THE MUTUAL PRIVATE ACCESS AND UTILITY EASEMENT OVER AND ACROSS A PORTION OF PARCEL 1 AND PARCEL 2 AS SHOWN HEREIN FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2. SAID MUTUAL PRIVATE ACCESS EASEMENT IS FOR INGRESS AND EGRESS AND SHALL BE KEPT FREE OF PARKED VEHICLES, BUILDINGS OR OTHER IMPROVEMENTS WHICH MAY RESTRICT SUCH ACCESS. PUBLIC AND PRIVATE EMERGENCY VEHICLES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID MUTUAL PRIVATE ACCESS EASEMENT AT ALL TIMES.

Janice Johnson  
JANICE JOHNSON  
MANAGING MEMBER

### AFFIDAVIT OF CONSENT

KATHLEEN D. MCBRIDE, TRUSTEE OF THE KATHLEEN D. MCBRIDE FAMILY TRUST, AS HOLDER OF BENEFICIARY INTEREST UNDER THAT CERTAIN TRUST DEED, DATED JULY 19, 2016 AND RECORDED JULY 22, 2016 AS INSTRUMENT NUMBER 2016-023622, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LANDS DEPICTED HEREIN, DOES HEREBY RELEASE FROM LIEN OF SAID TRUST DEED, ALL PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREIN, DEDICATED TO THE PUBLIC FOR PUBLIC USE AND DOES GRANT HER CONSENT TO THE MUTUAL PRIVATE ACCESS AND UTILITY EASEMENT DEDICATED AND/OR CREATED BY AND AS SHOWN HEREIN.

Kathleen D. McBride Trustee  
KATHLEEN D. MCBRIDE  
TRUSTEE

### ACKNOWLEDGEMENT

STATE OF HAWAII }  
COUNTY OF HAWAII } S.S.

ON THIS, THE 12<sup>th</sup> DAY OF November, 2018, JANICE JOHNSON, MANAGING MEMBER OF INNOVATIVE PROPERTY SOLUTIONS, LLC, A HAWAII LIMITED LIABILITY COMPANY, 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.

Janice Johnson

NOTARY PUBLIC, STATE OF HAWAII  
COMMISSION NO. 02-311  
MY COMMISSION EXPIRES 6/19/21

NOTARY CERTIFICATION  
Doc. Date: undated # Pages: 2  
Name: Janice Clifford Third Circuit  
Doc. Description: Land Partition Survey  
[Signature] 11/2/18  
Notary Signature Date

### ACKNOWLEDGEMENT

STATE OF California } S.S.  
COUNTY OF Napa }

ON THIS, THE 20<sup>th</sup> DAY OF November, 2018, KATHLEEN D. MCBRIDE, TRUSTEE OF THE KATHLEEN D. MCBRIDE 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.

[Signature]  
NOTARY PUBLIC FOR OREGON California

COMMISSION NO. 2100928  
MY COMMISSION EXPIRES Feb 22, 2019

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

[Signature]  
OREGON  
JULY 12, 2016  
PHILIP J. DROSSOS  
No. 90718

Renewal 12-31-19

FRANCISCO JAVIER CARRILLO-CARLOS  
Commission # 2100928  
Notary Public - California  
Napa County  
My Comm. Expires Feb 22, 2019

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.  
[Signature]  
PHILIP J. DROSSOS, PLS 90718

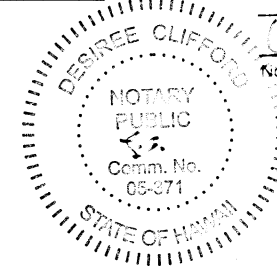
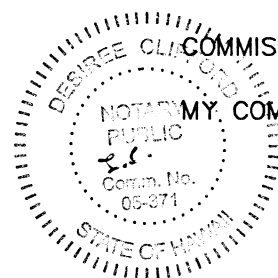
[Signature] 11/07/2018  
PHILIP J. DROSSOS, PLS 90718 DATE

### TERRASURVEY, INC. PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET  
ASHLAND, OREGON 97520

(541) 482-6474  
terrain@bisp.net

JOB NO. 1166-18  
DATE OF SURVEY  
08-15-18

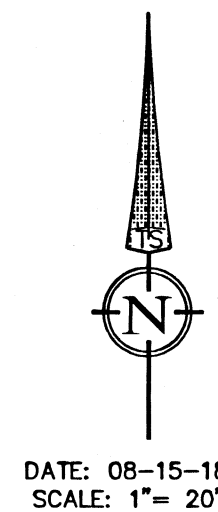


# LAND PARTITION SURVEY

## PARTITION PLAT NO. P-35-2018

LOCATED IN DONATION LAND CLAIM NO. 41  
IN THE SOUTHWEST QUARTER OF SECTION 4,  
TOWNSHIP 39 SOUTH, RANGE 1 EAST,  
WILLAMETTE MERIDIAN,  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:  
**JAN JOHNSON**  
P.O. BOX 742  
KEALAKEKUA, HI 96750



FILED  
Date 12/14/18 By PLS  
This Survey Consists Of:  
2 sheet(s) Map  
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### LEGEND

- PROPERTY LINE
- ROAD CENTERLINE
- FENCE - VERTICAL BOARD
- FOUND 3" CITY OF ASHLAND BRASS CAP IN STREET MONUMENT CASE PER S/N 6779 AND 7494
- FOUND 2-1/2" BRASS CAP SET FLUSH IN 6" DIAMETER CONCRETE PER S/N 7197
- FOUND 5/8" IRON PIN 0.2' ABOVE GRADE PER S/N 6779
- FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP STAMPED "RLS 759" PER S/N 7197
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "DROSSOS LS 90718"
- MUTUAL PRIVATE ACCESS AND UTILITY EASEMENT CREATED BY THIS PLAT
- PUBLIC UTILITY EASEMENT DEDICATED BY THIS PLAT
- S/N SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY, OREGON
- R/W RIGHT-OF-WAY
- (D.R.) DEED RECORD
- (R1) RECORD DATA PER S/N 6779
- (R2) RECORD DATA PER S/N 7197
- (R3) RECORD DATA PER S/N 9261

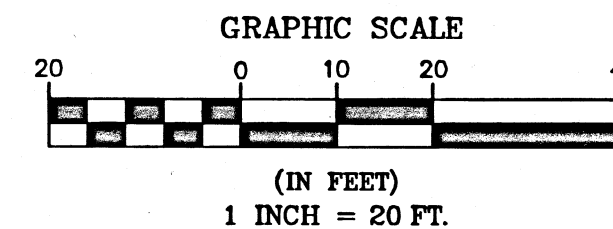
BASIS OF BEARING IS THE CENTERLINE OF OAK STREET BETWEEN FOUND CENTERLINE MONUMENTS AS SHOWN HEREIN, HAVING A RECORD BEARING OF N00°25'17"E AS SHOWN ON S/N 6779.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.  
*Philip J. Drossos*  
PHILIP J. DROSSOS, PLS 90718

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

Renewal 12-31-19



**TERRASURVEY, INC.**

PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET  
ASHLAND, OREGON 97520

(541) 482-6474  
terrain@bisp.net

JOB NO. 1166-18  
DATE OF SURVEY  
08-15-18

SHEET 2 OF 2

EASEMENT TABLE		
LINE	BEARING	DISTANCE
E1	N00°25'17"E	4.23'
E2	S00°25'17"W	4.23'
E3	S00°25'17"W	15.77'
E4	S89°56'45"W	91.10'

EASEMENT SHOWN IN TICOR TITLE COMPANY OF OREGON ORDER NO. 470318059739 EFFECTIVE DATE SEPTEMBER 20, 2018 IS BLANKET IN NATURE AND NOT SHOWN GRAPHICALLY ON THIS PARTITION PLAT.

TRANSMISSION AND DISTRIBUTION OF ELECTRICITY - VOLUME 289, PAGE 101 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON

