

APPROVALS:

EXAMINED AND APPROVED THIS 4th DAY OF DECEMBER, 2018
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA-T1-2018-00001

EXAMINED AND APPROVED THIS 4th DAY OF October, 2018
Bradley T. Barkin
CITY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT SIDNEY B. DEBOER, TRUSTEE OF THE SIDNEY B. DEBOER TRUST, DATED JANUARY 30, 1997, IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND HAVE 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.

Sidney B. Deboer
SIDNEY B. DEBOER, TRUSTEE

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED SIDNEY B. DEBOER, TRUSTEE OF THE SIDNEY B. DEBOER TRUST, DATED JANUARY 30, 1997, ON THIS 4th DAY OF October, 2018, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Jamila M. Baker
NOTARY PUBLIC - OREGON Jamila M. Baker
COMMISSION NO. 950035
MY COMMISSION EXPIRES: 4/28/2020

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN TICOR TITLE REPORT NO. 470318058989 DATED SEPTEMBER 11, 2018, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- EASEMENT FOR ELECTRICAL FACILITIES RESERVED BY THE CALIFORNIA OREGON POWER COMPANY, RECORDED IN VOLUME 330, PAGE 455 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
EASEMENT FOR ELECTRICAL FACILITIES RESERVED BY THE CALIFORNIA OREGON POWER COMPANY, RECORDED IN VOLUME 447, PAGE 463 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

LAND PARTITION
PARTITION PLAT NO. P - 36 - 2018

LYING SITUATE WITHIN
NORTHWEST QUARTER OF SECTION 14
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Sidney B. Deboer Trust
234 Vista Street
Ashland, Oregon

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. 2017-043401 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 14, 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:

BEGINNING AT A BRASS DISC IN CONCRETE MARKING THE INITIAL POINT OF CLAY CREEK ESTATES UNIT NO. 2, RECORDED ON NOVEMBER 19, 1991 IN VOLUME 16, PAGE 123 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON; THENCE NORTH 00°03'02" WEST, ALONG THE EAST LINE OF CLAY STREET IN THE CITY OF ASHLAND, A DISTANCE OF 124.54 FEET TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF THAT TRACT DESCRIBED WITHIN DOCUMENT NO. 2017-043401 OF THE OFFICIAL RECORDS IN SAID COUNTY; THENCE NORTH 89°59'52" EAST, 165.02 FEET TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF LOT 12, CLAY CREEK ESTATES UNIT NO. 2; THENCE SOUTH 00°02'54" EAST, ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 124.54 FEET TO A 5/8 INCH IRON PIN AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 12; THENCE SOUTH 89°59'52" WEST, 164.81 FEET TO THE INITIAL POINT OF BEGINNING.

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

Shawn Kampmann
SURVEYOR

\*\* RECEIVED \*\*
Date 12/14/18 By SS
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 14th OF December, 2018 AT 3:12 O'CLOCK P.M. AND RECORDED IN VOLUME 29, PAGE 36, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine N. Walker
COUNTY CLERK
Tonya J. Morgan
DEPUTY

COUNTY SURVEYOR FILE NO. 22696

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF December 14th, 2018.

Carol Elkins - Deputy
TAX COLLECTOR
12/14/18
DATE
Adley Thompson, agent
ASSESSOR
12/14/2018
DATE

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. 2017-043401 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 14, 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 RIGHT OF WAY FOR CLAY STREET WAS DETERMINED BY HOLDING A BRASS DISC IN CONCRETE LOCATED AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF SISKIYOU BOULEVARD WITH THE CENTERLINE OF CLAY STREET, AND A CENTERLINE MONUMENT POINT ON TANGENT, AS DENOTED ON SURVEY NO.'S 4574 & 12690, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. MONUMENTS WERE RECOVERED AROUND THE EXTERIOR BOUNDARY OF THE SUBJECT PROPERTY AS DENOTED ON SURVEY NO.'S 6920 & 12738 WHICH FIT REASONABLY WELL WITH THE DEED AND SURVEY RECORDS AND WERE HELD FOR POSITION, EXCEPT AS SHOWN HEREIN. PARCEL CORNERS WERE ESTABLISHED ALONG THE PARTITION PARCEL LINES AS SHOWN.

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 16, 2018
PROJECT NO. 1191-17

**LAND PARTITION**  
**PARTITION PLAT NO. P - 36 - 2018**

LYING SITUATE WITHIN  
 NORTHWEST QUARTER OF SECTION 14  
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
**Sidney B. Deboer Trust**  
 234 Vista Street  
 Ashland, Oregon

TABLE OF CURVES					
FLAG	Δ	R	A	T	CHORD
①	89°57'06"	15.00'	23.55'	14.99'	N 45°01'35" W - 21.20'
②	49°27'22"	59.50'	51.36'	27.40'	N 65°16'09" E - 49.78'
③	04°25'21"	100.50'	7.76'	3.88'	N 42°45'09" E - 7.76'

TABLE OF COURSES		
FLAG	BEARING	DISTANCE
①	N 00°02'54" E	9.90'
②	N 44°59'50" W	27.40'
③	N 89°59'52" E	32.15'
④	S 00°00'11" W	24.96'

**LEGEND**

- BRASS CAP IN MONUMENT WELL STAMPED "LS 1913" PER S/N 12738 & 12945 (RECOVERED)
- ⊙ 3" BRASS CAP IN MONUMENT WELL STAMPED "LS 759" PER S/N 12690, OR AS OTHERWISE DESCRIBED (RECOVERED)
- ⊗ 2" BRASS CAP SET IN CONCRETE, STAMPED "CLAY CREEK UNIT 2 LS 1913" PER S/N 12738 (RECOVERED)
- 5/8" IRON PIN w/ WHITE PLASTIC CAP STAMPED "E.L. SWAIN RLS 759" PER S/N 6920 & 7821 (RECOVERED)
- ⊗ 1" IRON PIPE PER S/N 6920 (RECOVERED)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (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
- x-x-x-x FENCELINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- P.U.E. PUBLIC UTILITY EASEMENT
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- ( ) SURVEY RECORD DATA PER S/N 12690 - SWAIN
- { } SURVEY RECORD DATA PER S/N 12738 - McMAHAN
- [ ] DEED RECORD DATA PER O.R. 2017-43401
- [ ] EASEMENT, AS DESCRIBED HEREON
- [ ] 5' WIDE PRIVATE UTILITY EASEMENT, AS SHOWN HEREON

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF CLAY STREET, HAVING A RECORD BEARING OF NORTH 00°03'02" WEST, AS REFERENCED ON SURVEY NO. 6920, 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*

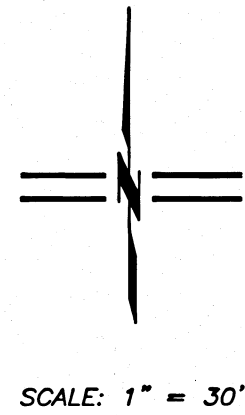
OREGON  
 JULY 14, 1998  
 SHAWN KAMPMANN  
 2883 LS

RENEWAL DATE: 6/30/2019

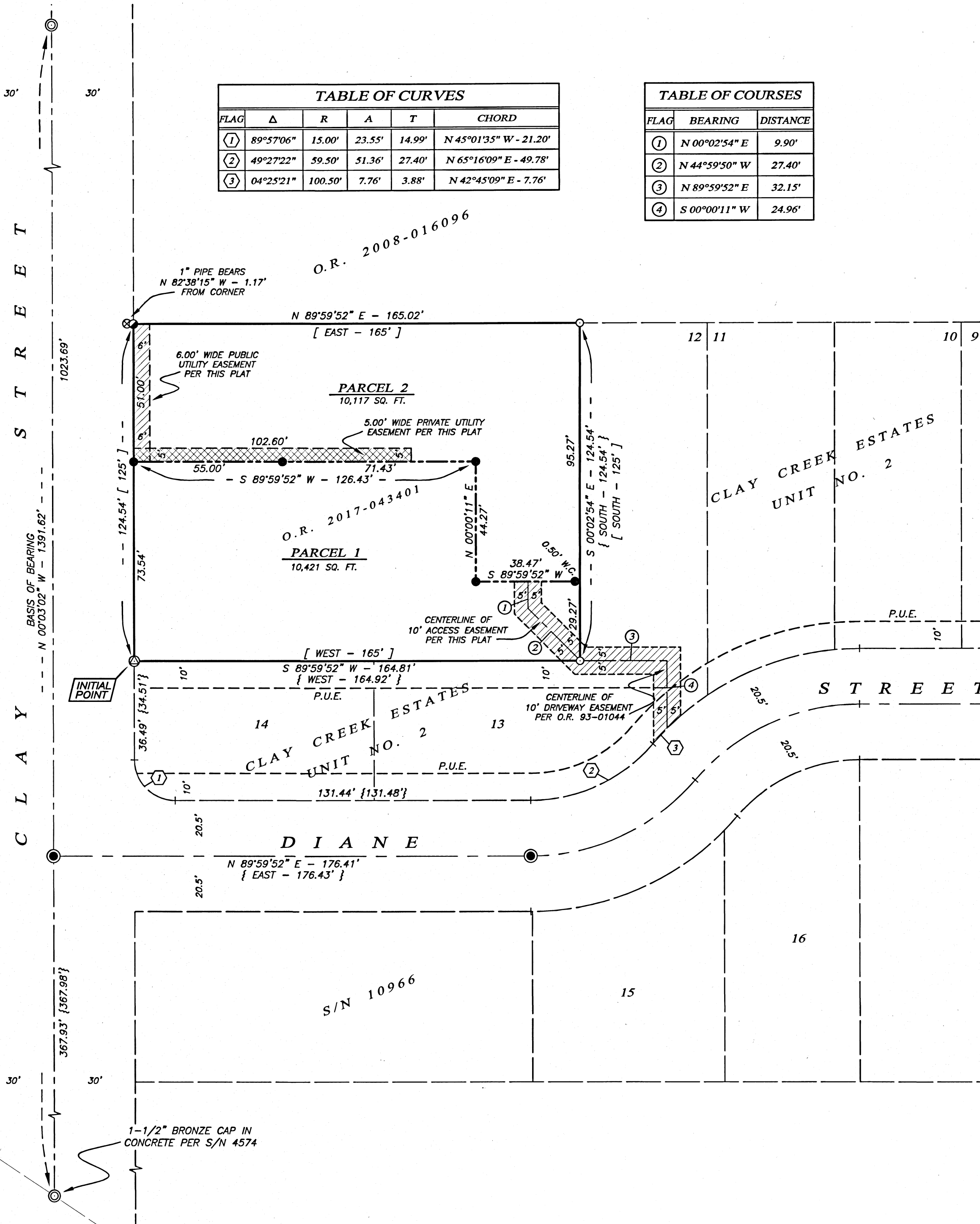
SURVEYED BY:  
**POLARIS LAND SURVEYING LLC**  
 P.O. BOX 459  
 ASHLAND, OREGON 97520  
 (541) 482-5009

DATE: AUGUST 16, 2018  
 PROJECT NO. 1191-17

FILE: SURVEYS\1191-17\DEBOER PARTITION PLAT.DWG SHEET 2 of 2



SCALE: 1" = 30'



**\*\* RECEIVED \*\***  
 Date 12/14/18 By SS  
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2 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR