

APPROVALS:

EXAMINED AND APPROVED THIS 7th DAY OF MAY, 2019
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA 2017-01059

EXAMINED AND APPROVED THIS 26th DAY OF April, 2019
Bradley F. Barber
CITY SURVEYOR

APPROVED FOR RECORDING THIS 10 DAY OF May 2019
COUNTY COMMISSIONER / ADMINISTRATOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT TEN SIXTY EIGHT LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND HAVE SUBDIVIDED THE SAME INTO LOTS AND COMMON AREA 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 DEDICATE TO THE CITY OF ASHLAND FOR PUBLIC USE, A VARIABLE WIDTH PUBLIC UTILITY EASEMENT OVER AND ACROSS ALL OF THE COMMON AREA, AS SHOWN HEREON. WE ALSO HEREBY DEDICATE TO THE CITY OF ASHLAND FOR PUBLIC USE, A 5.00 FOOT WIDE PUBLIC UTILITY EASEMENT ACROSS LOTS 8, 9, 10, 11, AS SHOWN HEREON. WE HEREBY CREATE A PRIVATE ACCESS AND UTILITY EASEMENT OVER AND ACROSS ALL OF THE COMMON AREA, AS SHOWN HEREON. WE ALSO HEREBY CREATE A 4.00 FOOT WIDE PRIVATE WATER & DRAINAGE EASEMENT ACROSS LOTS 22 THROUGH 26, AS SHOWN HEREON. WE ALSO HEREBY CREATE A 7.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT ACROSS LOTS 8, 9, 10 AND 11, AND A 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT ACROSS LOTS 2, 3, 4, 5, 6 AND 7, AS SHOWN HEREON. WE HEREBY DESIGNATE SAID SUBDIVISION AS PHILLIPS CORNER.

LAZARO AYALA, MANAGER

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED LAZARO AYALA, ON AUTHORITY FOR TEN SIXTY EIGHT LLC, ON THIS 25 DAY OF April, 2019, 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 AMERITITLE, INC. ORDER NO. 282092AM, EFFECTIVE DATE APRIL 5, 2019, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- DEED OF TRUST, INCLUDING THE TERMS AND PROVISIONS THEREOF, DATED JANUARY 17, 2018 AND RECORDED ON JANUARY 23, 2018 IN DOCUMENT NO. 2018-002267 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON.
- ASSIGNMENT OF RENTS, GIVEN IN CONNECTION WITH THE ABOVE DESCRIBED DEED OF TRUST, RECORDED ON JANUARY 23, 2018 IN DOCUMENT NO. 2018-002268 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

PHILLIPS CORNER
A PLANNED UNIT DEVELOPMENT

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 9,
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

Ten Sixty Eight, LLC

604 Fair Oaks Drive
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 SUBDIVISION OF THAT TRACT OF LAND LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 9, 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;

ALL OF PARCEL 1, PARTITION PLAT NO. P-26-2018, RECORDED ON AUGUST 15, 2018 IN VOLUME 29, PAGE 26 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON.

CONTAINING 1.49 ACRES, MORE OR LESS.

COVENANTS, CONDITIONS & RESTRICTIONS:

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THIS SUBDIVISION, WAS SIMULTANEOUSLY RECORDED WITH THIS PLAT BY INSTRUMENT NO. 2019-012623 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT:

FOR EVERGREEN FEDERAL BANK, AS BENEFICIARY OF THAT LINE OF CREDIT TRUST DEED DATED JANUARY 23, 2018, AS INSTRUMENT NO. 2018-002267 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2019-012621 OF SAID DESCRIBED OFFICIAL RECORDS.

POST MONUMENTATION NOTE

THE DEFERRED MONUMENTS AS DESCRIBED AND SHOWN ON SHEET 2 OF 2 WILL BE IN PLACE BY DECEMBER 31, 2020, AS ALLOWED PER O.R.S. 92.065 AND AN AFFIDAVIT OF POST-MONUMENTATION SHALL BE RECORDED UPON COMPLETION, AND FILED WITH THE COUNTY SURVEYOR PER O.R.S. 92.070.

Bradley F. Barber 8-16-2019
ASHLAND CITY SURVEYOR

** RECEIVED **
Date 5/10/19 By SS
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

*DOC. 2019-023766
08/15/2019
S/N# 22890

RECORDING:

FILED FOR RECORD THIS 10th OF May, 2019 AT 1:53 O'CLOCK P.M. AND RECORDED IN VOLUME 45, PAGE 13 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker COUNTY CLERK
Jean Shugle DEPUTY

APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF May 10, 2019.

Carol Elkins - Deputy TAX COLLECTOR 5/10/19 DATE

DEPUTY DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 10 DAY OF May, 2019.

Dave Arrasmith ASSESSOR 5/10/2019 DATE

Jelly Romo, agent DEPUTY 5/10/2019 DATE

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

PURPOSE: TO SURVEY AND MONUMENT A SUBDIVISION OF PARCEL 1, PARTITION PLAT NO. P-26-2018, OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON, AS APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TS-16 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 22614, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE SUBDIVISION AS SHOWN. THE SUBJECT TRACT IS PARCEL 1 OF PARTITION PLAT P-29-2018, RECORDED ON AUGUST 15, 2018 IN VOLUME 29, PAGE 26 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON. MONUMENTS ESTABLISHED AND RECOVERED DURING THE PERFORMANCE OF SAID SURVEY NO. 22614 WERE UTILIZED TO DETERMINE THE EXTERIOR BOUNDARY OF SAID PARCEL 1. LOTS, COMMON AREA AND UTILITY EASEMENTS ARE CREATED AS SHOWN HEREON.

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 2853 LS

RENEWAL DATE: 6/30/2019

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

DATE: APRIL 6, 2019
PROJECT NO. 1120-17

PHILLIPS CORNER
A PLANNED UNIT DEVELOPMENT

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 9
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Ten Sixty Eight, LLC
604 Fair Oaks Drive
Ashland, Oregon

**** RECEIVED ****
Date 5/10/19 By SS
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

FLAG	BEARING	DISTANCE
①	S 44°56'45" E	20.52'
②	S 05°33'24" E	54.34'

LEGEND

- 2 1/2" BRONZE CAP D.L.C. CORNER IN MONUMENT WELL PER CITY OF ASHLAND ENGINEERING FIELDBOOK AND S/N 19440 (RECOVERED)
- 3" BRONZE CAPPED IRON PIPE IN MONUMENT WELL PER CITY OF ASHLAND ENGINEERING FIELDBOOK AND S/N 19440 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "NYGREN R.S. 1035" PER S/N 9786 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "KAUBLE PLS 1822" PER S/N 11079 & 11089 (RECOVERED)
- TACK IN LEAD PLUG w/ BRASS WASHER STAMPED "LS 1822" PER S/N 11079 & 11089 (RECOVERED)
- 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 22614 (RECOVERED)
- 1" BERTNSEN BRASS DISK DRILLED FLUSH IN CONCRETE STAMPED "POLARIS PLS 2883" PER S/N 22614 (RECOVERED)
- POST-CONSTRUCTION MONUMENT BY AFFIDAVIT (DEFERRED)
- SUBJECT PROPERTY LINE
- NEW LOT LINE
- BOUNDARY LINE
- CENTERLINE
- PREVIOUS DEED LINE
- EASEMENT LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- W.C. WITNESS CORNER MONUMENT, AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT
- D.L.C. DONATION LAND CLAIM, AS DESCRIBED
- () SURVEY RECORD DATA PER S/N 22614
- [] COMMON AREA, PRIVATE ACCESS, UTILITY EASEMENT & P.U.E.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF EAST MAIN STREET, HAVING A RECORD PLAT BEARING OF NORTH 89°54'20" EAST, AS REFERENCED ON SURVEY NO. 22614, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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

Shawn Kammann
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kammann

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: APRIL 6, 2019
PROJECT NO. 1120-17

FILE: SURVEYS\1120-18\PHILLIPS CORNER PLAT.DWG SHEET 2 OF 2

