

APPROVALS:

EXAMINED AND APPROVED THIS 21<sup>st</sup> DAY OF FEBRUARY, 2020  
ASHLAND PLANNING DEPARTMENT  
PLANNING FILE NO. PA-T1-2018-00006

EXAMINED AND APPROVED THIS 19<sup>th</sup> DAY OF February, 2020  
Bradley F. Bunker  
CITY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT HELMAN STREET PROPERTIES LLC, AN OREGON LIMITED LIABILITY COMPANY, 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. WE HEREBY DEDICATE TO THE CITY OF ASHLAND FOR PUBLIC USE, THE 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE FRONTAGE OF HELMAN STREET, AS SHOWN HEREON. WE ALSO HEREBY A 128.00 FOOT LONG BY 20.00 FOOT WIDE EASEMENT, OVER AND ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1 AS SHOWN HEREON FOR PRIVATE ACCESS, UTILITIES AND MAINTENANCE PURPOSES. WE ALSO HEREBY CREATE A FIRE LANE AND EMERGENCY VEHICLE ACCESS EASEMENT ACROSS THE SAME 128.00 FOOT LONG BY 20.00 FOOT WIDE STRIP, AS SHOWN HEREON. WE ALSO CREATE THE 8.00 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT, OVER AND ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1, AS SHOWN HEREON.

Hillary Ford Larson  
HILLARY FORD LARSON, TRUSTEE  
BY: HILLARY FORD LARSON, TRUSTEE OF THE HILLARY FORD LARSON 2017 TRUST, UAD 1/23/2017, MEMBER OF HELMAN STREET PROPERTIES, LLC

ACKNOWLEDGEMENT

STATE OF OREGON }  
JACKSON COUNTY } ss

PERSONALLY APPEARED THE ABOVE NAMED HILLARY FORD LARSON, TRUSTEE OF THE HILLARY FORD LARSON 2017 TRUST, UAD, 1/23/2017, MEMBER OF HELMAN STREET PROPERTIES, LLC ON THIS 21<sup>st</sup> DAY OF February, 2020, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Lacie A. Miller  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 989058  
MY COMMISSION EXPIRES: July 02, 2023

LAND PARTITION  
PARTITION PLAT NO. P - 10 - 2020

LYING SITUATE WITHIN  
SOUTHWEST QUARTER OF SECTION 4  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON  
FOR  
Helman Street Properties, LLC  
2111 NW Village Circle  
Portland, Oregon 97229

SURVEYOR'S CERTIFICATE

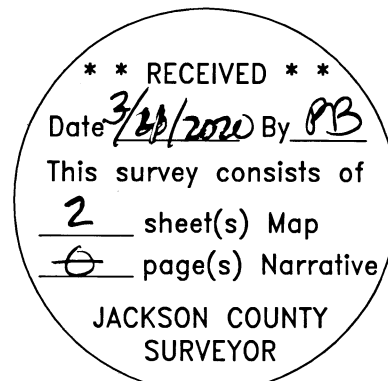
I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN VOLUME 511, PAGE 250 IN THE DEED RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

COMMENCING AT THE CENTERLINE INTERSECTION OF HELMAN STREET AND VAN NESS STREET (FORMERLY MECHANIC STREET); THENCE NORTH 27°21'21" EAST, 973.70 FEET (DEED RECORD NORTH 27°16' EAST, 965.40 FEET) TO A 5/8 INCH IRON PIN AT THE SOUTHWESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED FROM A.D. HELMAN AND S.A. HELMAN TO N.F. PATTON, RECORDED IN VOLUME 58, PAGE 54, DEED RECORDS, JACKSON COUNTY, OREGON; THENCE NORTH 25°34'58" EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 172.38 FEET (DEED RECORD NORTH 25°35' EAST, 173.10 FEET) TO A 5/8 INCH IRON PIN AT THE NORTHWESTERLY CORNER OF SAID DESCRIBED HELMAN TRACT FOR THE INITIAL POINT OF BEGINNING; THENCE SOUTH 25°34'58" WEST, BACK ALONG SAID SOUTHEASTERLY LINE OF HELMAN STREET, A DISTANCE OF 85.79 FEET (DEED RECORD SOUTH 25°35' WEST, 86.55 FEET), FROM WHICH A 5/8 INCH IRON PIN BEARS NORTH 63°41'24" WEST, 0.12 FEET THEREFROM; THENCE SOUTH 63°41'24" EAST, LEAVING SAID SOUTHEASTERLY LINE OF HELMAN STREET, A DISTANCE OF 251.73 FEET, MORE OR LESS, (DEED RECORD SOUTH 63°45' EAST, 275 FEET, MORE OR LESS) TO THE SOUTHEASTERLY LINE OF THAT TRACT OF LAND DESCRIBED WITHIN VOLUME 58, PAGE 54 IN SAID DEED RECORDS, FROM WHICH A 5/8 INCH IRON PIN BEARS NORTH 63°41'24" WEST, 0.18 FEET; THENCE NORTH 61°25'08" EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 17.50 FEET (DEED RECORD NORTH 61°19' EAST); THENCE NORTH 46°48'08" EAST, CONTINUING ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 76.18 FEET (DEED RECORD NORTH 46°42' EAST, 76.50 FEET) TO THE NORTHERLY LINE OF SAID DESCRIBED TRACT IN VOLUME 58, PAGE 54, FROM WHICH A 5/8 INCH IRON PIN BEARS SOUTH 63°40'02" EAST, 15.42 FEET THEREFROM; THENCE NORTH 63°40'02" WEST, ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 289.55 FEET (DEED RECORD NORTH 63°45' WEST, 289.55 FEET) MORE OR LESS, TO THE INITIAL POINT OF BEGINNING.

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

Shawn Kampmann  
SURVEYOR



RECORDING:

FILED FOR RECORD THIS 4<sup>th</sup> OF March, 2020 AT 2:44 O'CLOCK P.M. AND RECORDED IN VOLUME 31, PAGE 10 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.  
Christul D. Walker COUNTY CLERK  
Jean Shug Deputy

COUNTY SURVEYOR FILE NO. 23035

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 03/04, 2020.

Jamelle Phillips, Deputy TAX COLLECTOR 03/04/2020  
AGENT ASSESSOR 3/4/2020

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 VOLUME 511, PAGE 250 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON.  
PROCEDURE: UTILIZING AN ELECTRONIC LEICA 1203 ROBOTIC TOTAL STATION AND RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 20840 & 22358, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE LAND PARTITION AS SHOWN HEREON AS APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT. THE EXTERIOR PARTITION BOUNDARY WAS PREVIOUSLY SURVEYED FOR THE PREVIOUS LANDOWNER AS DENOTED ON SURVEY NO. 22358, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. I SURVEY AND MONUMENT THE LAND PARTITION AS SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann

OREGON JULY 14, 1999 SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2021

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

DATE: OCTOBER 16, 2019  
PROJECT NO. 1127-17

**LAND PARTITION  
PARTITION PLAT NO. P - 10 - 2020**

LYING SITUATE WITHIN  
SOUTHWEST QUARTER OF SECTION 4,  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
**Helman Street Properties, LLC**  
2111 NW Village Circle  
Portland, Oregon 97229

**LEGEND**

- 2-1/2" BRASS CAP STAMPED "CITY OF ASHLAND" IN MONUMENT WELL PER S/N 4895 & 6735 (RECOVERED)
- ⊙ 3/4" IRON PIPE w/ NO OTHER MARKINGS IN MONUMENT WELL PER S/N 4704 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "VERLYN THOMAS LS 505" PER S/N 11024 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "R. ROBERTS LS 1656" PER S/N 12907 (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- SUBJECT PROPERTY LINE
- - - PARTITION LINE
- - - BOUNDARY LINE
- - - CENTERLINE
- - - PREVIOUS DEED LINE
- - - EASEMENT LINE
- D.R. DEED RECORDS, VOLUME/PAGE, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- ( ) SURVEY RECORD DATA PER S/N 11024
- { } SURVEY RECORD DATA PER S/N 12907
- < > SURVEY RECORD DATA PER S/N 4895 & 6735
- [ ] DEED RECORD DATA PER D.R. 511 / 250 & D.R. 58 / 54
- ▨ 10' WIDE STORM DRAIN EASEMENT PER O.R. 66-09337
- ▩ 10' WIDE P.U.E. BY THIS PLAT
- ▭ 20' WIDE x 128' LONG PRIVATE ACCESS, UTILITY, MAINTENANCE & FIRE ACCESS EASEMENT BY THIS PLAT

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY WAS THE CENTERLINE OF HELMAN STREET, HAVING A RECORD BEARING OF NORTH 25°34'58" EAST, AS REFERENCED ON SURVEY NO. 22358, 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

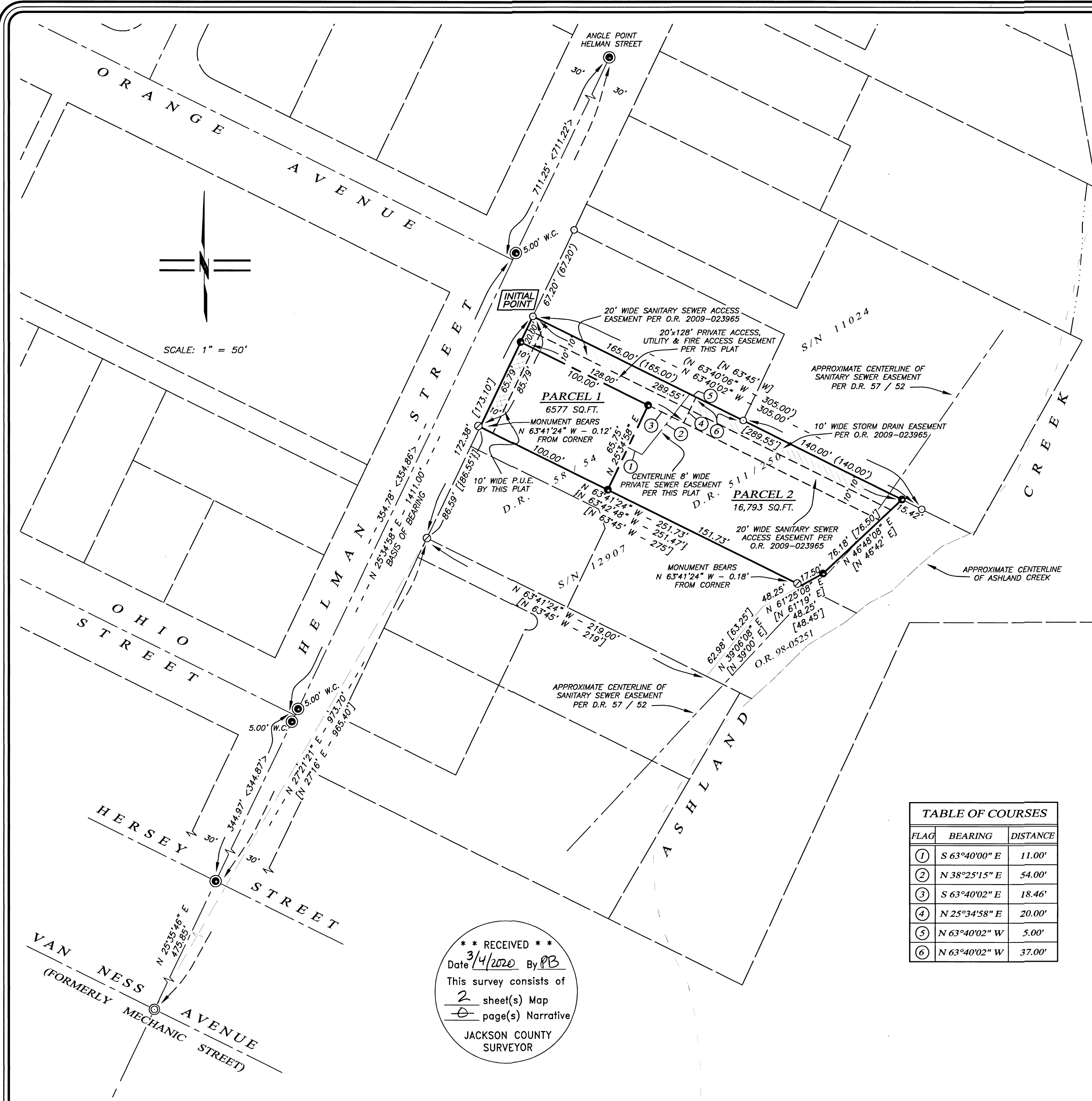
RENEWAL DATE: 6/30/2021

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

DATE: OCTOBER 16, 2019  
PROJECT NO. 1127-17

FLAG	BEARING	DISTANCE
①	S 63°40'00" E	11.00'
②	N 38°25'15" E	54.00'
③	S 63°40'02" E	18.46'
④	N 25°34'58" E	20.00'
⑤	N 63°40'02" W	5.00'
⑥	N 63°40'02" W	37.00'

**\*\* RECEIVED \*\***  
Date 3/4/2020 By PB  
This survey consists of  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR



SCALE: 1" = 50'

