

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT MARINA A. McDONALD IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND HAS 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. I HEREBY CREATE THE VARIABLE WIDTH SHARED ACCESS EASEMENT OVER AND ACROSS PARCEL 3 FOR THE BENEFIT OF PARCELS 1 & 2 AND THE VARIABLE WIDTH SHARED PARKING & ACCESS EASEMENT OVER AND ACROSS PARCEL 2 FOR THE BENEFIT OF PARCELS 1 & 3, AS SHOWN HEREON.

Marina A. McDonald
MARINA A. McDONALD

LAND PARTITION
PARTITION PLAT NO. P-08 - 2024

LYING SITUATE WITHIN

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

FOR

Marina A. McDonald
1347 Tolman Creek Road
Ashland, Oregon 97520

APPROVALS:

EXAMINED AND APPROVED THIS 25 DAY OF MARCH, 2024
Brandon Goldman
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA-TI-2022-00191

EXAMINED AND APPROVED THIS 27 DAY OF MARCH, 2024
Citra Pilsbury
JACKSON COUNTY SURVEYOR (DEPUTY)

RECORDING:

FILED FOR RECORD THIS 27th OF March, 2024 AT 3:07 O'CLOCK P.M. AND RECORDED IN VOLUME 25, PAGE 08 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON
Christine Walker
COUNTY CLERK
Bother Simpson
DEPUTY

COUNTY SURVEYOR FILE NO. 24104

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF March 27th, 2024.
Debra Decker as Deputy
TAX COLLECTOR
Chad Hollister
By and for ASSESSOR

RECEIVED
Date 3/27/24 By PB
This survey consists of 2 sheet(s) Map and 0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Shawn Kampmann
OREGON JULY 14, 1998 SHAWN KAMPMANN 2883 LS
RENEWAL DATE: 6/30/2025

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009
DATE: FEBRUARY 26, 2024
PROJECT NO. 1420-22

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } ss

PERSONALLY APPEARED THE ABOVE NAMED MARINA A. McDONALD, ON THIS 22nd DAY OF March, 2024, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Jamie Ann Miller
NOTARY PUBLIC - OREGON Laurie Ann Miller
COMMISSION NO. 1040475
MY COMMISSION EXPIRES: August 31, 2027

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE ORDER NO. 7169-4134601, EFFECTIVE DATE FEBRUARY 6, 2024, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- RIGHTS AND OBLIGATIONS FOR CONSTRUCTION OF A PIPELINE BY TALENT IRRIGATION DISTRICT, RESERVED IN DEEDS RECORDED AS VOLUME 298, PAGE 439 & VOLUME 301, PAGE 248.
EASEMENT TO CALIFORNIA OREGON POWER COMPANY, INCLUDING TERMS & PROVISIONS THEREIN, RECORDED NOVEMBER 19, 1949 IN VOLUME 326, PAGE 177 AND VOLUME 332, PAGE 314 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON,
EASEMENT INCLUDING TERMS AND CONDITIONS THEREIN FOR RIGHT OF WAY AND EASEMENT FOR A SPRINKLER PIPELINE, RECORDED ON DECEMBER 10, 1965 IN VOLUME 600, PAGE 392 IN THE DEED RECORDS OF JACKSON COUNTY, OREGON.
AGREEMENT IN FAVOR OF FUTURE IMPROVEMENTS TO TOLMAN CREEK ROAD, RECORDED IN DOCUMENT NO. 86-13861 IN THE OFFICIAL RECORDS, JACKSON COUNTY, OREGON.
AGREEMENT IN FAVOR OF FUTURE IMPROVEMENTS TO TOLMAN CREEK ROAD, RECORDED IN DOCUMENT NO. 89-23705, IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
DEEDS OF TRUST INCLUDING TERMS AND CONDITIONS THEREOF, DESCRIBED IN DOCUMENT NO.'s 2017-035000, 2021-020714 & 2021-038486, OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
DEED OF TRUST INCLUDING TERMS AND CONDITIONS THEREOF, DESCRIBED IN DOCUMENT NO. 2019-040533, INCLUDING THE BENEFICIAL INTEREST ASSIGNED TO RON REZEK, TRUSTEE OF THE RONALD REZEK TRUST DATED OCTOBER 12, 2020 BY ASSIGNMENT, RECORDED OCTOBER 12, 2020 IN DOCUMENT NO. 2020-037700 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, 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. 2007-026403 IN THE DEED RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 23, 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 SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 89°49'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION, 696.71 FEET (DEED RECORD 696.85 FEET) TO A 5/8 INCH IRON PIN ON THE WESTERLY RIGHT OF WAY OF TOLMAN CREEK ROAD, THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH SECTION LINE, NORTH 89°49'45" WEST, 195.12 FEET (DEED RECORD 195.62 FEET) TO A 3 INCH BRONZE CAPPED MONUMENT AT THE INITIAL POINT OF BRIGGS SUBDIVISION UNIT NO. 3; THENCE ALONG THE EASTERLY LINE OF SAID SUBDIVISION, SOUTH 17°09'00" WEST, 185.26 FEET (DEED RECORD 185.15 FEET) TO A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF PARCEL 2 OF THAT MINOR LAND PARTITION RECORDED AS SURVEY NO. 11632 IN THE SURVEYS OF SAID COUNTY; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, SOUTH 87°20'45" EAST, 250.83 FEET (DEED RECORD SOUTH 87°20'00" EAST, 250.80 FEET) TO A 5/8 INCH IRON PIN ON THE WESTERLY RIGHT OF WAY OF TOLMAN CREEK ROAD; THENCE ALONG SAID RIGHT OF WAY, NORTH 00°15'00" WEST, 188.07 FEET (DEED RECORD NORTH 00°03'47" WEST, 188.00 FEET) TO THE POINT OF BEGINNING.

CONTAINING 0.94 ACRES, MORE OR LESS.

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. 2007-026403 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
PROCEDURE: UTILIZING AN ELECTRONIC LEICA TS 16 ROBOTIC TOTAL STATION WITH RANGING PRISMS AND A LEICA GS16 SMART ROVER GNSS RECEIVER OPERATING ON THE OREGON DEPARTMENT OF TRANSPORTATION (ODOT) ORGN NETWORK, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 21696 ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE LAND AS SHOWN. THE SUBJECT PROPERTY IS DESCRIBED AS PARCEL 2 OF THAT MINOR LAND PARTITION FILED AS SURVEY NO. 11632 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. MONUMENTS WERE RECOVERED AT THE QUARTER CORNER COMMON TO SECTIONS 14 AND 23, AND AT THE INTERSECTION OF THE SECTION LINE BETWEEN SAID SECTIONS WITH THE CENTERLINE OF GREENMEADOWS WAY WHICH FIT WELL WITH SURVEY RECORD AND WERE HELD FOR POSITION. MONUMENTS WERE ALSO RECOVERED AT ALL CORNERS OF THE SUBJECT PROPERTY WHICH FIT WELL WITH SURVEY RECORD ALSO HELD FOR POSITION. I SURVEY AND MONUMENT THE LAND PARTITION AS SHOWN HEREON.

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

Shawn Kampmann
SURVEYOR

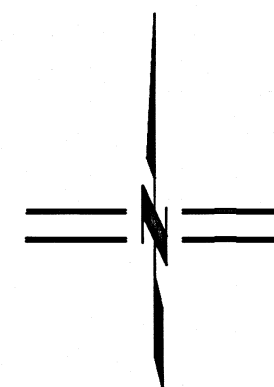
LAND PARTITION PARTITION PLAT NO. P-08-2024

LYING SITUATE WITHIN

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

FOR

Marina A. McDonald
1347 Tolman Creek Road
Ashland, Oregon 97520



SCALE: 1" = 30'

LEGEND

- 2 1/2" BRASS CAP QUARTER SECTION CORNER PER BRIGGS SUBDIVISION UNIT NO. 3 (RECOVERED)
- 3" BRASS CAP w/ DRILL HOLE IN MONUMENT WELL, PER BRIGGS SUBDIVISION UNIT NO. 3 (RECOVERED)
- 3" BRONZE CAP STAMPED "INITIAL POINT" PER BRIGGS SUBDIVISION UNIT NO. 3 BY EVERETT L. SWAIN (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "R.L.S. 638" PER S/N 11632 BY GEORGE BURRELL (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "R.L.S. 638" PER S/N 10621 BY GEORGE BURRELL (RECOVERED)
- 3/4" IRON PIPE PER PAYNE SUBDIVISION BY L.E. AGER (RECOVERED)
- SET 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY BOUNDARY LINE
- PARTITION LINE
- BOUNDARY LINE
- CENTERLINE
- PREVIOUS DEED LINE
- EASEMENT LINE
- FENCE LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- P.U.E. PUBLIC UTILITY EASEMENT
- () SURVEY RECORD DATA PER BRIGGS SUBDIVISION UNIT NO. 3
- { } SURVEY RECORD DATA PER S/N 11632 (BURRELL)
- [] DEED RECORD DATA PER O.R. 2007-026403
- EASEMENT AREA, AS DESCRIBED
- EASEMENT AREA, AS DESCRIBED

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

Shawn Kampmann
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

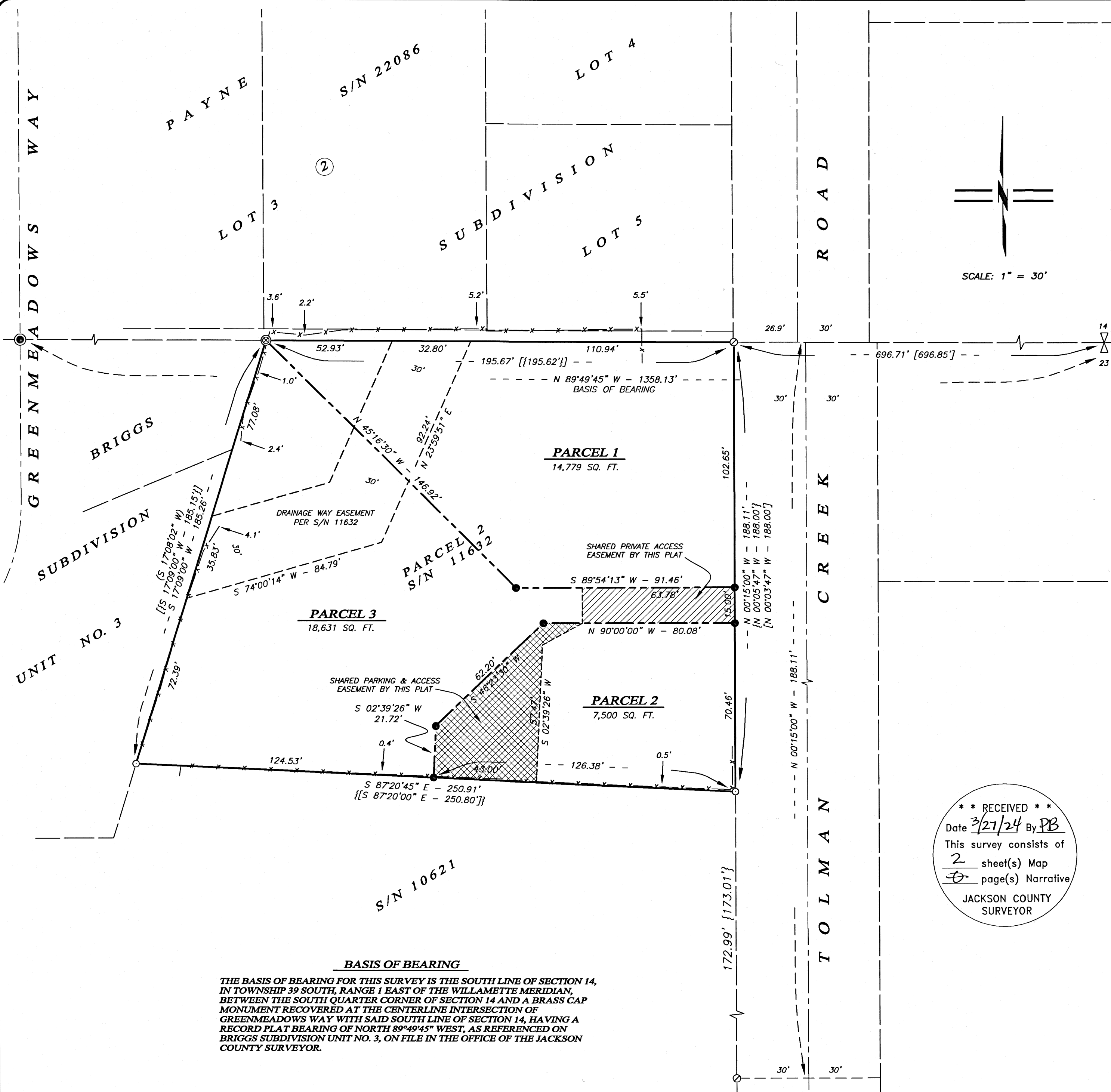
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2025

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

DATE: FEBRUARY 26, 2024
PROJECT NO. 1420-22

FILE: SURVEYS\1420-22\McDONALD PARTITION PLAT.DWG SHEET 2 of 2



BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF SECTION 14, IN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, BETWEEN THE SOUTH QUARTER CORNER OF SECTION 14 AND A BRASS CAP MONUMENT RECOVERED AT THE CENTERLINE INTERSECTION OF GREENMEADOWS WAY WITH SAID SOUTH LINE OF SECTION 14, HAVING A RECORD PLAT BEARING OF NORTH 89°49'45" WEST, AS REFERENCED ON BRIGGS SUBDIVISION UNIT NO. 3, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.