

APPROVALS:

EXAMINED AND APPROVED THIS 30th DAY OF December, 2015
Ashland Planning Director
DATE 12.30.2015
PLANNING FILE NO. PA - 2015 - 00619

EXAMINED AND APPROVED THIS 21st DAY OF December, 2015
Bradley F. Barber
CITY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 31st OF December, 2015 AT 11:13 O'CLOCK A.M. AND RECORDED IN VOLUME 260, PAGE 39 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker
COUNTY CLERK
Jean Shugart
DEPUTY

COUNTY SURVEYOR FILE NO. 21875

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 12/31/2015.

Tax Collector: Ryan [Signature] DATE 12/31/15
Assessor: [Signature] DATE 12/31/15

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT KLEIMAN PROPERTIES, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND THAT I HAVE PARTITIONED THE SAME INTO PARCELS 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 PARTITION.

Gavin Kleiman
GAVIN KLEIMAN, MANAGER

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED GAVIN KLEIMAN, ON THIS 30 DAY OF December, 2015, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE: Laurie A. Miller
NOTARY PUBLIC - OREGON: Laurie A. Miller
COMMISSION NO. 941242
MY COMMISSION EXPIRES: July 26, 2019

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.

PARCEL 1, AS SHOWN ON THE PARTITION PLAT FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 14115 AND RECORDED AS PARTITION PLAT NO. P-76-1994 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE REPORT NO. 7169-2490089 DATED NOVEMBER 30, 2015, 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 TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, VOLUME 502, PAGE 444, DEED RECORDS OF JACKSON COUNTY, OREGON.

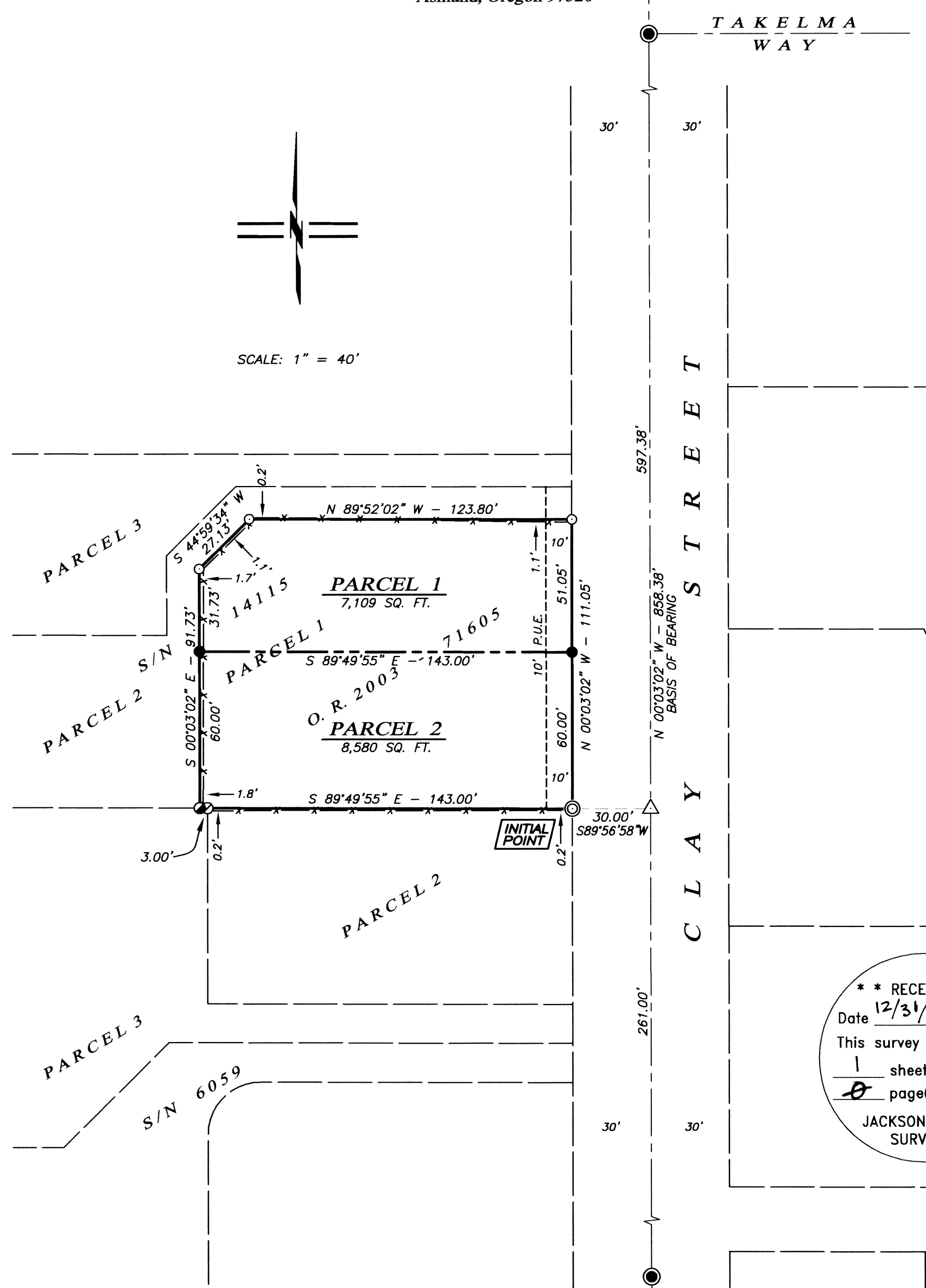
AGREEMENT WITH THE CITY OF ASHLAND, RELATING TO THE FUTURE IMPROVEMENT OF CLAY STREET, DOCUMENT NO. 94-26681, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.

Assessor's Map No. 39 1E 14 BB, Tax Lot 1400

LAND PARTITION
PARTITION PLAT NO. P-39 - 2015

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

FOR
Gavin Kleiman
665 Clay Street
Ashland, Oregon 97520



SCALE: 1" = 40'

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. 2003-071605 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, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE IN THE PERFORMANCE OF SURVEY NO. 18594 FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEYED AND MONUMENTED THE LAND PARTITION AS SHOWN HEREON, AS APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT. MONUMENTS FROM SURVEY NO. 14115 & 6059 WERE RECOVERED AROUND THE PERIMETER OF THE SUBJECT PROPERTY WHICH FIT WELL WITH THE SURVEY RECORDS AND HELD FOR POSITION. CLAY STREET WAS PREVIOUSLY DETERMINED BY SURVEY NO. 18594 AND WAS THE BASIS OF CONTROL FOR THIS SURVEY. MONUMENTS WERE ESTABLISHED AT THE PARTITION CORNERS AS SHOWN HEREON.

LEGEND

- 3" BRASS CAP STAMPED "CITY OF ASHLAND" IN MONUMENT WELL PER S/N 18594 (RECORDED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "STEWART LS 2057" PER S/N 14115 (RECOVERED)
- 1" IRON PIPE w/ YELLOW PLASTIC CAP STAMPED "STEWART LS 2057" PER S/N 14115 (RECOVERED)
- RAILROAD SPIKE w/ PUNCH MARK IN ASPHALT PAVEMENT PER S/N 14115 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "SWAIN PLS 759" PER S/N 6059 (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- PARTITION LINE
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- FENCELINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- P.U.E. PUBLIC UTILITY EASEMENT PER S/N 14115

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. 18594, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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

[Signature]
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2017

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

DATE: DECEMBER 2, 2015
PROJECT NO. 925-15

** RECEIVED **
Date 12/31/15 By PB
This survey consists of 1 sheet(s) Map & 2 page(s) Narrative
JACKSON COUNTY SURVEYOR