

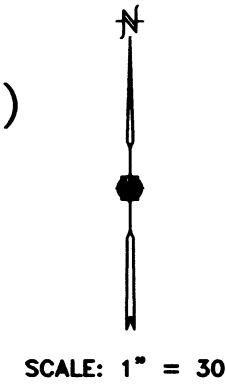
Partition Plat No. P-02-2016
(MINOR LAND PARTITION)
PROPERTY LINE ADJUSTMENT
City Of Ashland PA-2014-00729

Located in:
the N.E. 1/4 of Section 8 (8AA)
in Township 39 S., R1E., W.M.,
City of Ashland,
Jackson County, Oregon
Tax Lot 6800
For:
Bauer Revocable Living Trust
182 Scenic Dr.
Ashland, Oregon 97520

SURVEYOR'S CERTIFICATE:

I, DAVID M. MINNECI, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND COMPLIES WITH REGULATIONS FOR LAND PARTITIONS, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

COMMENCING AT THE MOST NORTHERLY CORNER OF PARCEL 1 OF PARTITION PLAT P-18-1993 RECORDED MARCH 1, 1993 IN INDEX VOLUME 4, PAGE 18 OF THE "RECORD OF PARTITION PLATS" AND FILED IN THE OFFICE OF THE JACKSON COUNTY, SURVEYOR AS SURVEY NO. 13375; THENCE, ALONG THE NORTH-WESTERLY BOUNDARY OF SAID PARCEL 1, SOUTH 58°18'07" WEST (PLAT SOUTH 58°15'00" WEST) 21.00 FEET TO THE MOST EASTERLY CORNER OF TRACT B DESCRIBED IN DOCUMENT NO. 2004-075142, OFFICIAL RECORDS OF SAID DOCUMENT FOR THE INITIAL POINT OF BEGINNING; THENCE, ALONG THE BOUNDARY OF TRACT B AND TRACT A OF SAID DOCUMENT AS FOLLOWS: NORTH 34°42'43" WEST 75.18 FEET (RECORD NORTH 34°41' WEST); THENCE SOUTH 59°17'17" WEST 10.17 FEET (RECORD SOUTH 59°15' WEST); THENCE NORTH 00°49'42" EAST 17.39 FEET (RECORD NORTH 00°49'41" EAST); THENCE NORTH 32°41'43" WEST 60.13 FEET (RECORD NORTH 32°42' WEST 60.0 FEET); THENCE SOUTH 59°17'17" WEST 130.07 FEET (RECORD SOUTH 59°15' WEST 130.0 FEET) TO THE NORTHEASTERLY LINE OF SCENIC DRIVE; THENCE, ALONG SAID NORTHEASTERLY LINE, SOUTH 32°00'29" EAST (RECORD SOUTHEASTERLY) 1.23 FEET; THENCE SOUTH 38°40'33" EAST (RECORD SOUTHEASTERLY) 152.18 FEET TO THE MOST WESTERLY CORNER OF AFORESAID PARCEL 1 OF PARTITION PLAT P-18-1993; THENCE, ALONG THE NORTHWESTERLY BOUNDARY OF SAID PARCEL 1, NORTH 58°18'07" EAST 117.38 FEET (PLAT NORTH 58°15'00" EAST 117.45 FEET) (RECORD NORTH 58°15' EAST 117.32 FEET) TO THE INITIAL POINT OF BEGINNING.



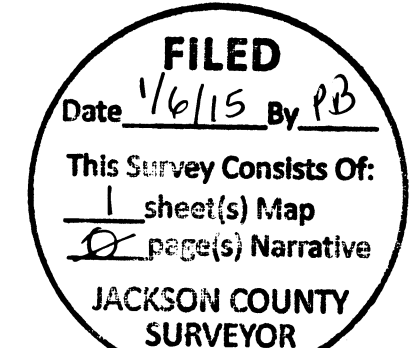
David M. Minnici
SURVEYOR

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

PURPOSE: To survey, Partition and set monuments for the property described as Tracts A and B of Document No. 2004-075142, Official Records of Jackson County, Oregon.

PROCEDURE: The boundary of the property has been previously surveyed and monumented per filed Surveys No. 4054 and 4870. Using found monuments from Survey No. 13097 along the centerline of Scenic Drive, I established the South-westerly boundary of the parent parcel. The most Southerly corner of Parcel 2 was set at the coordinate value of a 1/2" iron pipe found previously by work done on this parcel by our Office. The remaining boundary lines were established at record angles of Surveys No. 4054 and 4870 rotated 0°1'43" to the Basis of Bearing of Survey No. 13097.

Equipment used: Trimble S6 Robotic instrument.



HOFFBUHR & ASSOCIATES, INC.

880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541) 779-4641

BY: DAVID M. MINNECI PLS NO. 2349
SCALE: 1" = 30' DATE: MAY 1, 2015

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "D MINNECI LS 2349".
- ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "D MINNECI LS 2349".
- = FOUND 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BURRELL PLS 638" PER S/N 4870.
- ⦿ = FOUND 5/8" IRON ROD WITH PLASTIC CAP STAMPED "MARQUESS & ASSOC." PER S/N 13375.
- ⦿ = FOUND 5/8" IRON ROD WITH PLASTIC CAP STAMPED "RLS 759" 5" DEEP PER S/N 7629.
- ⦿ = FOUND MONUMENT AS NOTED.
- ⊙ = FOUND BRASS CAP WITH PUNCH MARK IN MONUMENT WELL PER S/N 13097.

BASIS OF BEARING: NOAA TRUE BEARING N-S CENTERLINE OF SECTION 8. THE REFERENCE LINE FOR BEARING CONTROL FOR THIS SURVEY IS THE CENTERLINE OF SCENIC DRIVE FROM SURVEY NUMBER 13097.

I certify this plat to be an exact photocopy of the original.
David M. Minnici
SURVEYOR

*** DECLARATION ***
KNOW ALL MEN BY THESE PRESENTS, THAT JON MARK BAUER AND BARBARA MACKENZIE BAUER, CO-TRUSTEES OF THE BAUER REVOCABLE LIVING TRUST DATED JUNE 28, 2012, ARE THE OWNERS OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION.

BAUER REVOCABLE LIVING TRUST DATED JUNE 28, 2012

IN WITNESS WHEREOF, SIGNED THIS 25 DAY OF September, 2015.
STATE OF OREGON } SS. BY: Jon Mark Bauer
COUNTY OF JACKSON } JON MARK BAUER, TRUSTEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF September, 2015, BY JON MARK BAUER, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS CO-TRUSTEE OF THE BAUER REVOCABLE LIVING TRUST DATED JUNE 28, 2012.



Jackie Hassell
NOTARY

IN WITNESS WHEREOF, SIGNED THIS 25 DAY OF September, 2015.
STATE OF OREGON } SS. BY: Barbara Mackenzie Bauer
COUNTY OF JACKSON } BARBARA MACKENZIE BAUER, TRUSTEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF September, 2015, BY BARBARA MACKENZIE BAUER, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS CO-TRUSTEE OF THE BAUER REVOCABLE LIVING TRUST DATED JUNE 28, 2012.



Jackie Hassell
NOTARY

PLANNING FILE NO. 2014-00729

APPROVALS

EXAMINED AND APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT THIS 10th DAY OF December, 2015.
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 28th DAY OF September, 2015.
Bradley F. Barber
CITY SURVEYOR

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 6th DAY OF January, 2016, AT 2:02 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-02-2016 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 37 PAGE 02)

Christine D. Walker
COUNTY CLERK
Naomi L. Zote
DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 21877

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 6th DAY OF JANUARY, 2016

Vena Crawford, Deputy
ASSESSOR
DATE 1/6/2016
Rylee Lay, Deputy
TAX COLLECTOR
DATE 1/6/16

REGISTERED PROFESSIONAL LAND SURVEYOR

David M. Minnici
OREGON
JULY 28, 1998
DAVID M. MINNECI
2349

EXPIRES 12/31/16