

APPROVALS:

EXAMINED AND APPROVED THIS 18th DAY OF JULY, 2016

[Signature] 7/18/2016
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA 2016-00578

EXAMINED AND APPROVED THIS 15th DAY OF July, 2016

[Signature]
CITY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT MIKE GANIM AND LINDA GANIM, AS TENANTS BY THE ENTIRETY, ARE THE OWNERS 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 BY THIS PLAT TO THE CITY OF ASHLAND, THE VARIABLE WIDTH PUBLIC UTILITY EASEMENT, OVER AND ACROSS PARCEL 1, AS SHOWN HEREON. WE ALSO HEREBY CREATE A VARIABLE WIDTH PRIVATE SHARED ACCESS EASEMENT, OVER AND ACROSS PARCEL 1, FOR THE MUTUAL BENEFIT OF BOTH PARCEL 1 AND PARCEL 2, AS SHOWN HEREON.

[Signature] MIKE GANIM
[Signature] LINDA GANIM

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED MIKE GANIM, ON THIS 14 DAY OF July, 2016, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE *[Signature]*
NOTARY PUBLIC - OREGON *[Signature]*
COMMISSION NO. 941242
MY COMMISSION EXPIRES: July 26, 2019

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED LINDA GANIM, ON THIS 14 DAY OF July, 2016, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE *[Signature]*
NOTARY PUBLIC - OREGON *[Signature]*
COMMISSION NO. 941242
MY COMMISSION EXPIRES: July 26, 2019

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE REPORT NO. 7169-2681642 DATED JUNE 28, 2016, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

RIGHT OF WAY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES, RECORDED IN VOLUME 330, PAGE 464 AND VOLUME 340, PAGE 112 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

Assessor's Map No. 39 1E 14 CC, Tax Lot 4500

LAND PARTITION
PARTITION PLAT NO. P - 27 - 2016

LYING SITUATE WITHIN

SOUTHWEST QUARTER OF SECTION 14
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

Mike & Linda Ganim

965 Bellview Avenue
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 LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2015-027211 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 14, 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:

COMMENCING AT A POINT ON THE SOUTH LINE OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, WHICH POINT BEARS SOUTH 89°49'53" EAST, 495.00 FEET (DEED RECORD NORTH 89°41' EAST, 7.50 CHAINS) FROM THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 25°15'00" EAST, 473.88 FEET; THENCE NORTH 40°30' EAST, 256.40 FEET (DEED RECORD NORTH 40°30' EAST, 254.54 FEET) TO THE NORTH LINE OF A ROAD, 50.00 FEET IN WIDTH, AS DESCRIBED IN VOLUME 344, PAGE 335 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON, NOW KNOWN AS BELLVIEW AVENUE; THENCE SOUTH 89°49'19" EAST, 639.72 FEET ALONG SAID ROAD LINE (DEED RECORD EAST, 629.94 FEET) TO THE INTERSECTION OF SAID NORTH LINE WITH THE WEST LINE OF A ROAD, 60.00 FEET IN WIDTH, AS DESCRIBED IN VOLUME 346, PAGE 464 OF SAID DEED RECORDS, ALSO NOW KNOWN AS BELLVIEW AVENUE; THENCE NORTH 00°07'17" WEST, ALONG THE WEST LINE OF SAID ROAD, 357.28 FEET (DEED RECORD NORTH 0°15' WEST, 357.28 FEET); THENCE NORTH 00°40'06" EAST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 100.00 FEET (DEED RECORD NORTH 0°33' EAST, 100.0 FEET) TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN VOLUME 363, PAGE 45 OF SAID DEED RECORDS, BEING THE INITIAL POINT OF BEGINNING; THENCE NORTH 89°50'47" WEST, LEAVING SAID WEST LINE OF BELLVIEW AVENUE, A DISTANCE OF 370.74 FEET (DEED RECORD SOUTH 89°41' WEST, 370.0 FEET) TO A 5/8 IRON PIN ON THE SOUTHEASTERLY LINE OF THAT PORTION OF THE STREET VACATED BY THE CITY OF ASHLAND ORDINANCE NO. 1737, RECORDED AUGUST 4, 1972, AS DOCUMENT NO. 72-10234, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE NORTH 63°30'00" WEST, A DISTANCE OF 30.00 FEET TO A 5/8 INCH IRON PIN ON THE CENTERLINE OF SAID STREET VACATION; THENCE NORTH 26°30'00" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 112.04 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 63°30'00" EAST, LEAVING SAID CENTERLINE, A DISTANCE OF 30.00 FEET TO A TO A 5/8 INCH IRON PIN ON THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED WITHIN DOCUMENT NO. 68-05432 OF SAID OFFICIAL RECORDS; THENCE SOUTH 89°50'47" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 321.92 FEET (DEED RECORD NORTH 89°41' EAST, 320.96 FEET) TO SAID WEST LINE OF BELLVIEW AVENUE, FROM WHICH A 3/8 INCH MAG NAIL WITH 1 INCH BRASS WASHER, WITNESS CORNER BEARS NORTH 89°50'47" WEST, 1.00 FEET; THENCE SOUTH 00°40'06" WEST, ALONG SAID WEST LINE OF BELLVIEW AVENUE, A DISTANCE OF 100.40 FEET (RECORD SOUTH 0°33' WEST, 100.0 FEET) TO THE INITIAL POINT OF BEGINNING.

** RECEIVED **
Date 7/25/16 By *[Signature]*
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 25th OF July, 2016 AT 2:12 O'CLOCK P.M. AND RECORDED IN VOLUME 27, PAGE 27, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

[Signature] COUNTY CLERK
[Signature] DEPUTY

COUNTY SURVEYOR FILE NO. 22039

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF July 25th, 2016.

[Signature] TAX COLLECTOR
[Signature] ASSESSOR
7/25/16
7/25/16

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. 2015-027211 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST 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.'s 17075 & 19408, FILED 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 SUBJECT PROPERTY DEED ABUTS THE NORTH LINE OF SURVEY NO. 12922 AND MONUMENTS WERE RECOVERED FROM THAT SURVEY WHICH FIT REASONABLY WELL WITH THE DEED AND SURVEY RECORDS AND WERE HELD FOR POSITION. THE WEST PROPERTY LINE RUNS ALONG THE CENTER OF A 60 FOOT ROAD RIGHT OF WAY CREATED BY DEED RECORD VOLUME 16, PAGE 142 AND VACATED BY INSTRUMENT NO. 72-10234 AND WAS DETERMINED BY UTILIZING MONUMENTS RECOVERED FROM SURVEY NO. 5595, 6694 & 12922. THE NORTH LINE WAS DETERMINED BY DEED RECORD FOR THE SUBJECT PROPERTY. BELLVIEW AVENUE WAS PREVIOUSLY DETERMINED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 19408.

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

[Signature]
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

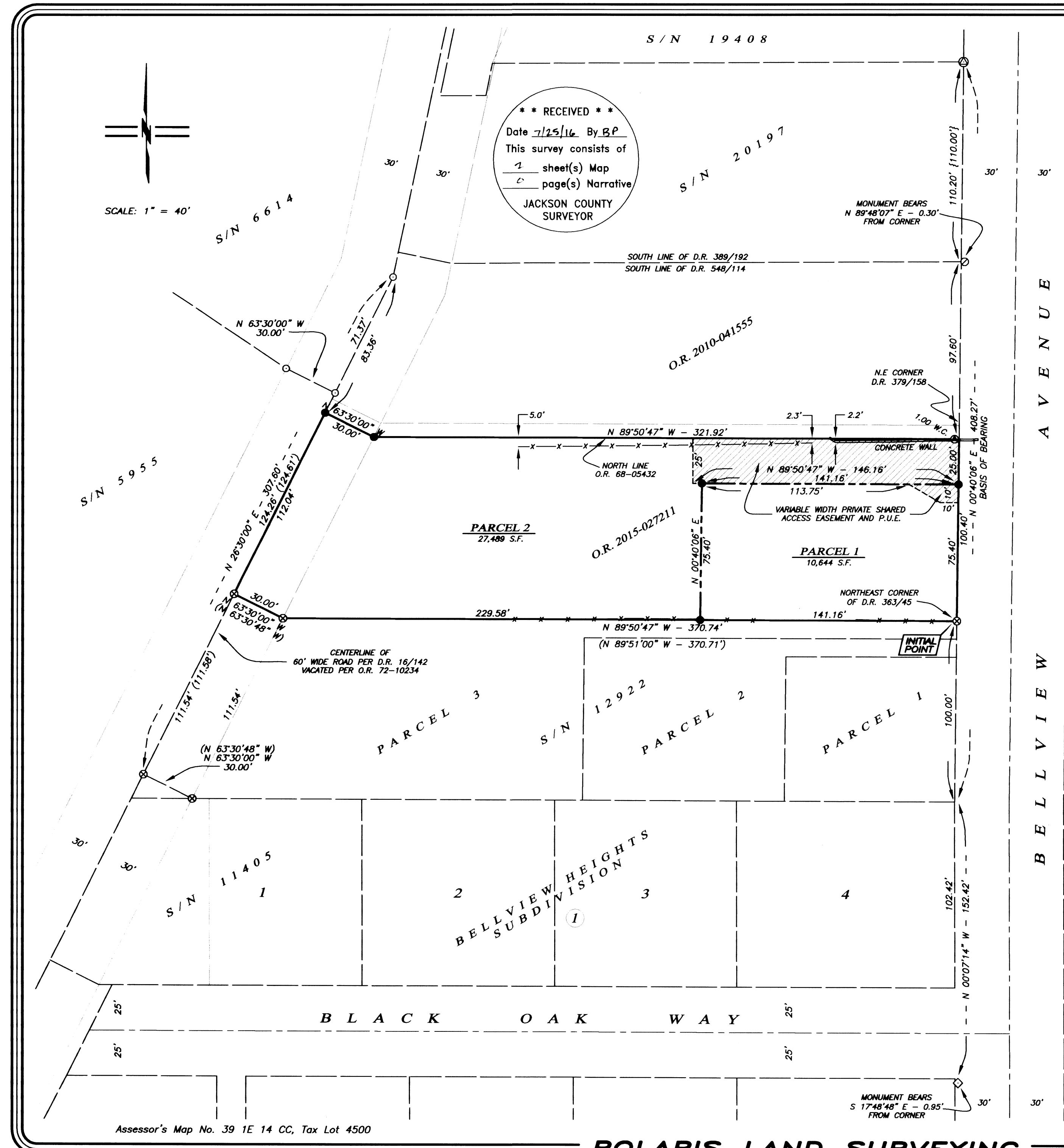
OREGON
JULY 14, 1908
SHAWN KAMPMANN
2083 LS

RENEWAL DATE: 6/30/2017

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

DATE: JUNE 29, 2016
PROJECT NO. 1016-16

FILE: SURVEYS\1016-16\GANIM PARTITION PLAT.DWG SHEET 1 of 2



LAND PARTITION
PARTITION PLAT NO. P - 27 - 2016

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

FOR
Mike & Linda Ganim
 965 Bellview Avenue
 Ashland, Oregon

LEGEND

- 5/8" IRON PIN w/ PLASTIC CAP STAMPED "SWAIN RLS 759" PER S/N 5955, 6614 & 19408 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "ANDREWS LS 1626" PER S/N 12922 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "D. HUCK LS 2023" PER S/N 20197 (RECOVERED)
- ⊕ 3/8" x 1" MAG NAIL w/ 1" BRASS WASHER STAMPED "POLARIS LS 2883" PER S/N 19408 (RECOVERED)
- ◇ 1/2" IRON PIN, NO MARKINGS, PER BELLVIEW HEIGHTS SUBDIVISION, S/N 2862 (RECOVERED)
- ⊖ 3/8" x 1" MAG NAIL w/ 1" BRASS WASHER STAMPED "POLARIS LS 2883" (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- - - PARTITION LINE
- BOUNDARY LINE
- · - · - CENTERLINE
- - - EASEMENT LINE
- x - x - FENCELINE
- D.R. DEED RECORDS VOLUME/PAGE, JACKSON COUNTY CLERK
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- P.U.E. PUBLIC UTILITY EASEMENT
- W.C. WITNESS CORNER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- () SURVEY RECORD DATA PER S/N 12922 - ANDREWS
- { } SURVEY RECORD DATA PER S/N 20197 - HUCK
- ▨ VARIABLE WIDTH PRIVATE SHARED ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT BY THIS PLAT

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF BELLVIEW AVENUE, HAVING A RECORD BEARING OF NORTH 00°40'06" EAST, AS REFERENCED ON SURVEY NO. 19408, 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, 1988
 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: JUNE 29, 2016
 PROJECT NO. 1016-16

Assessor's Map No. 39 1E 14 CC, Tax Lot 4500