

APPROVALS:

EXAMINED AND APPROVED THIS 11th DAY OF October, 2016
Ashland Planning Department
PLANNING FILE NO. PA 2016-01316

EXAMINED AND APPROVED THIS 6th DAY OF October, 2016
Bradley F. Baaker
CITY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT MIKE P. GANIM AND LINDA A. 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 CREATE BY THIS PLAT, THE 8.00 FOOT WIDE PRIVATE SEWER AND STORM DRAIN EASEMENT, OVER AND ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2, ALONG WITH THE VARIABLE WIDTH CONSERVATION EASEMENT TO THE CITY OF ASHLAND, AS SHOWN HEREON.

MIKE P. GANIM

LINDA A. GANIM

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED MIKE GANIM, ON THIS 6 DAY OF October, 2016, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Jamie G. Nellen
NOTARY PUBLIC - OREGON
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 6 DAY OF October, 2016, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Jamie G. Nellen
NOTARY PUBLIC - OREGON
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 4600

LAND PARTITION
PARTITION PLAT NO. P - 38 - 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
955 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. 2016-029878 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, 254.40 FEET (DEED RECORD NORTH 40°30' EAST, 254.54 FEET) TO THE NORTH LINE OF A ROAD 50.00 FEET IN WIDTH, NOW KNOWN AS BELLVIEW AVENUE, DESCRIBED IN VOLUME 344, PAGE 335 OF THE DEED RECORDS IN SAID COUNTY; THENCE SOUTH 89°49'19" EAST, 632.17 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, ALSO NOW KNOWN AS BELLVIEW AVENUE, DESCRIBED IN VOLUME 346, PAGE 464 OF SAID RECORDS; 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 208.05 FEET (DEED RECORD NORTH 0°33' EAST, 210.0 FEET) TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN VOLUME 379, PAGE 158 OF SAID RECORDS; THENCE CONTINUING NORTH 00°40'06" EAST, ALONG SAID WEST LINE, A DISTANCE OF 89.96 FEET, TO AN ALUMINUM CAPPED IRON PIN THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN VOLUME 389, PAGE 192 (DEED RECORD NORTH 00°33' EAST, 90.0 FEET), THE INITIAL POINT OF BEGINNING; THENCE SOUTH 89°48'07" WEST (DEED RECORD SOUTH 89°41' WEST), ALONG THE NORTH LINE OF SAID DESCRIBED TRACT, A DISTANCE OF 280.33 FEET, TO THE EASTERLY LINE OF THE STREET VACATED BY THE CITY OF ASHLAND ORDINANCE NO. 1737, RECORDED AUGUST 4, 1972 AS INSTRUMENT NO. 72-10234 OF THE OFFICIAL RECORDS IN SAID COUNTY, FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER BEARS NORTH 89°48'07" EAST, 20.00 FEET THEREFROM; THENCE NORTH 78°00'51" WEST, 30.00 FEET, TO THE CENTERLINE OF SAID DESCRIBED VACATED STREET, BEING AT RIGHT ANGLES TO SAID DESCRIBED EASTERLY LINE, FROM WHICH A 5/8 INCH IRON PIN BEARS SOUTH 67°14' EAST, 0.80 FEET THEREFROM; THENCE ALONG SAID DESCRIBED CENTERLINE THE FOLLOWING COURSES: SOUTH 11°59'09" WEST, 14.10 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 26°30'00" WEST, 83.60 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 63°30'00" EAST, A RIGHT ANGLE TO SAID CENTERLINE, A DISTANCE OF 30.00 FEET TO THE EASTERLY LINE OF SAID VACATED STREET; THENCE SOUTH 89°50'47" EAST, ALONG THE NORTH LINE OF INSTRUMENT NO. 68-05432 OF THE OFFICIAL RECORDS IN SAID COUNTY, A DISTANCE OF 321.92 FEET TO THE WEST LINE OF BELLVIEW AVENUE, FROM WHICH A CONCRETE NAIL IN A ONE INCH BRASS WASHER WITNESS CORNER BEARS NORTH 89°50'47" WEST, 1.00 FEET THEREFROM; THENCE NORTH 00°40'06" EAST, ALONG SAID WEST LINE, A DISTANCE OF 7.64 FEET TO THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN VOLUME 379, PAGE 158 OF THE DEED RECORDS, THENCE CONTINUING NORTH 00°40'06" EAST, 89.96 TO THE INITIAL POINT OF BEGINNING.

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

Shawn Kampmann
SURVEYOR

10/12/16
** RECEIVED **
Date 10/12/16 By MB
This survey consists of
2 sheet(s) Map
6 page(s) Narrative
JACKSON COUNTY
SURVEYOR

RECORDING:

FILED FOR RECORD THIS 12th OF October, 2016 AT 2:31 O'CLOCK P.M. AND RECORDED IN VOLUME 37, PAGE 38 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker
COUNTY CLERK
Jonas J. Marjano
DEPUTY

COUNTY SURVEYOR FILE NO. 22090

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 220.030 HAVE BEEN PAID AS OF Oct. 12th, 2016.

Deputy 10/12/16
TAX COLLECTOR
10/12/16
ASSESSOR
DATE

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. 2016-029878 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. 17075, 19408 & 22039, 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 SOUTH LINE OF SURVEY NO. 22039 WHICH RECENTLY MONUMENTED SAID SOUTH LINE. 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, 19408 & 22039. THE NORTH LINE WAS DETERMINED BY HOLDING A MONUMENT RECOVERED NEAR THE NORTHEAST CORNER PREVIOUSLY ESTABLISHED BY SURVEY NO. 20197, WHICH FIT CLOSELY WITH THE DEED RECORD DISTANCE OF 90.0 FEET FOR THE SUBJECT PARCEL WIDTH ALONG THE WEST LINE OF BELLVIEW AVENUE, BUT WAS FOUND 0.30 FEET EAST OF THE RIGHT OF WAY LINE. I HELD THIS MONUMENT FOR THE NORTH LINE AND UTILIZED THE DEED RECORD ANGLE OFF OF THE WEST LINE OF BELLVIEW AVENUE AND PROJECTED THE NORTH LINE WESTERLY TO INTERSECT THE EAST LINE OF THE VACATED STREET. FROM THERE I INTERSECT THE CENTERLINE OF THE VACATED STREET AT A RIGHT ANGLE FOR THE NORTHWEST CORNER AND FIND ANOTHER MONUMENT ESTABLISHED BY SURVEY NO. 20197 THAT WAS 0.80 FEET FROM THE CENTERLINE PREVIOUSLY MONUMENTED FROM SURVEYS TO THE NORTH AND SOUTH OF THIS CORNER. THEREFORE, RATHER THAN SET ANOTHER MONUMENT IN THIS CLOSE PROXIMITY, I REFERENCE ITS LOCATION TO MY DETERMINATION FOR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY FOR THIS SURVEY. BELLVIEW AVENUE WAS PREVIOUSLY DETERMINED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 19408.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

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: SEPTEMBER 12, 2016
PROJECT NO. 1016-16

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

LAND PARTITION
PARTITION PLAT NO. P - 38 - 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
955 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 & 22039 (RECORD)
- ◇ 1/2" IRON PIN, NO MARKINGS, PER BELLVIEW HEIGHTS SUBDIVISION, S/N 2862 (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 22039 (RECORD)
- ⊖ 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "POLARIS LS 2883" PER MONUMENT DETAIL (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, AS DESCRIBED
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- () SURVEY RECORD DATA PER S/N 12922 - ANDREWS
- { } SURVEY RECORD DATA PER S/N 20197 - HUCK
- [] RECORD DATA PER D.R. 389 / 192 & O.R. 2016-029878
- ▨ VARIABLE WIDTH PRIVATE SHARED ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT PER PARTITION PLAT NO. P-27-2016

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

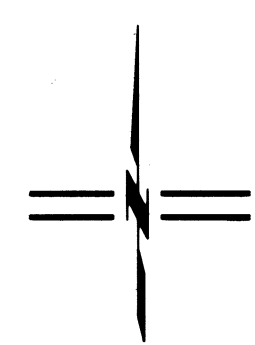
RENEWAL DATE: 6/30/2017

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

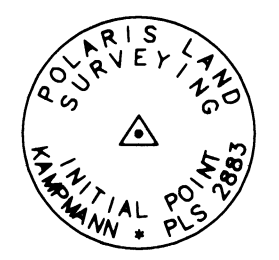
DATE: SEPTEMBER 12, 2016
PROJECT NO. 1016-16

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

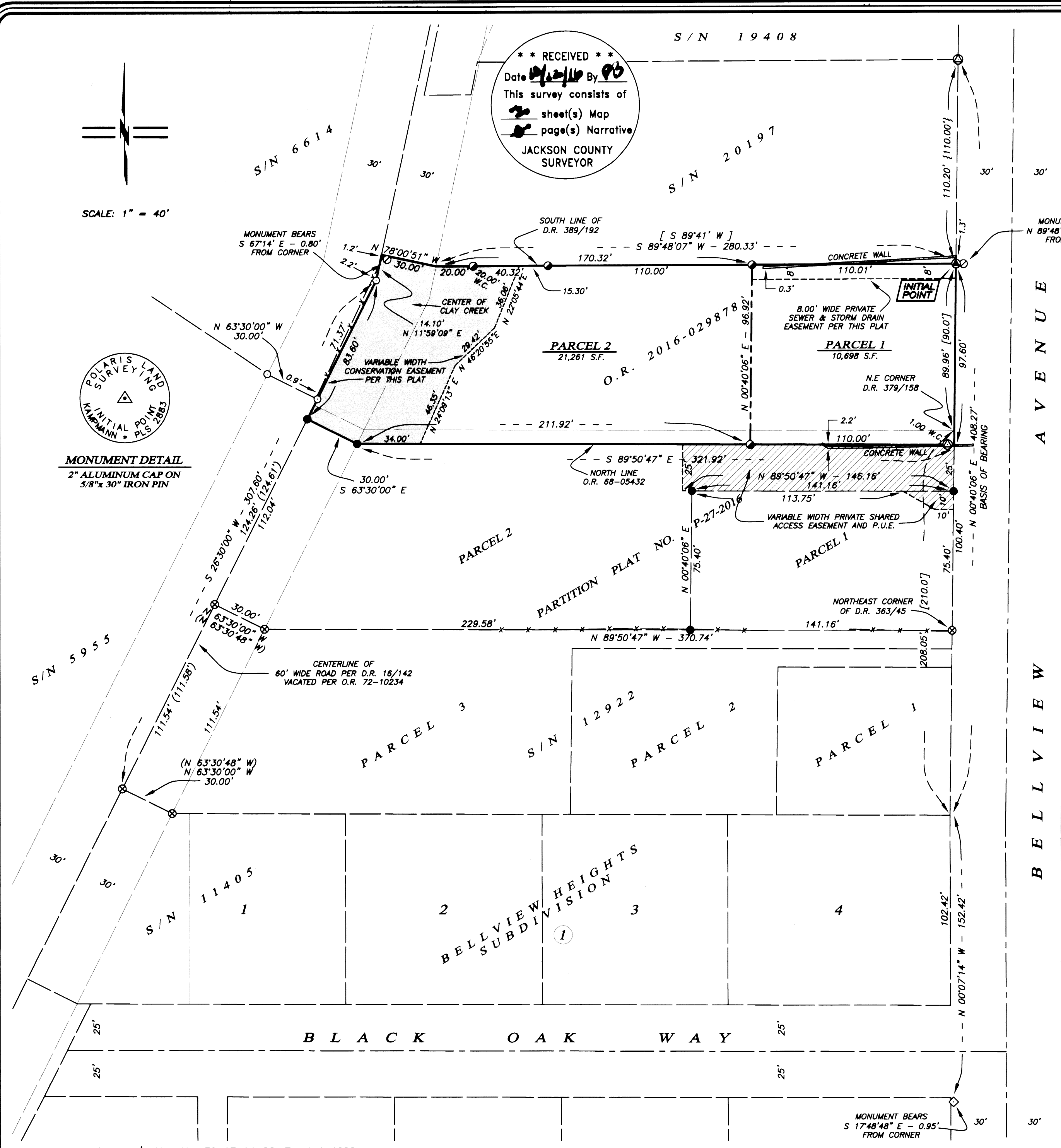
**** RECEIVED ****
Date *9/12/16* By *93*
This survey consists of
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR



SCALE: 1" = 40'



MONUMENT DETAIL
2" ALUMINUM CAP ON
5/8" x 30" IRON PIN



Assessor's Map No. 39 1E 14 CC, Tax Lot 4600