

APPROVALS:

EXAMINED AND APPROVED THIS 16<sup>th</sup> DAY OF December, 2016  
[Signature] 12/16/2016  
ASHLAND PLANNING DEPARTMENT  
PLANNING FILE NO. PA 2016-01503

EXAMINED AND APPROVED THIS 13<sup>th</sup> DAY OF December, 2016  
[Signature] CHY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT KEVIN A CUTTING, TRUSTEE OF THE CUTTING FAMILY TRUST U.A.D. JUNE 27, 1994, IS THE OWNER 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 A 5.00 FOOT WIDE PRIVATE IRRIGATION EASEMENT, OVER AND ACROSS PARCEL 2, FOR THE BENEFIT OF PARCEL 1, AS SHOWN HEREON. WE ALSO HEREBY CREATE A 5.00 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT OVER AND ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2 AS SHOWN HEREON. WE ALSO HEREBY CREATE A 5.00 FOOT WIDE PUBLIC ACCESS EASEMENT OVER AND ACROSS PARCEL 1 AND PARCEL 2 AS SHOWN HEREON.

[Signature] KEVIN A. CUTTING, TRUSTEE

ACKNOWLEDGEMENT

STATE OF OREGON )  
JACKSON COUNTY )

PERSONALLY APPEARED THE ABOVE NAMED KEVIN A. CUTTING, TRUSTEE OF THE CUTTING FAMILY TRUST U.A.D. JUNE 27, 1994, ON THIS 8 DAY OF November, 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

LAND PARTITION  
PARTITION PLAT NO. P - 45 - 2016

LYING SITUATE WITHIN  
NORTHWEST QUARTER OF SECTION 10  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
Cutting Family Trust

1447 East Main Street  
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. 94-24434 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 10, 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:

PARCEL NO. 2 OF MINOR PARTITION PLAT RECORDED AS PARTITION PLAT P-11-1991 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON AND FILED AS SURVEY NO. 12378 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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

[Signature] SURVEYOR

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE REPORT NO. 7169- 2764419 DATED OCTOBER 21, 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 368, PAGE 154 AND 155 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

\*\* RECEIVED \*\*  
Date 12/20/16 By PB  
This survey consists of  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 20<sup>th</sup> OF December, 2016, AT 3:16 O'CLOCK P.M. AND RECORDED IN VOLUME 27, PAGE 45 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

[Signature] COUNTY CLERK  
[Signature] DEPUTY

COUNTY SURVEYOR FILE NO. 22142

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF December 20, 2016.

[Signature] DEPUTY TAX COLLECTOR 12/20/16  
[Signature] DEPUTY ASSESSOR 12/20/16

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. 94-24434 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 10, 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, I SURVEY AND MONUMENT THE LAND PARTITION AS SHOWN HEREON AS APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT. THE SUBJECT PROPERTY WAS ORIGINALLY CREATED BY PARTITION PLAT NO. P-11-1991 AS DENOTED ON SURVEY NO. 12378 AND MONUMENTS RECOVERED FROM THAT SURVEY FIT WELL WITH THE DEED AND SURVEY RECORDS AND HELD FOR POSITION. THE RIGHT OF WAY FOR EAST MAIN STREET WAS DETERMINED BY HOLDING CENTERLINE MONUMENTS BETWEEN WIGHTMAN STREET AND THE 1910 ROAD P.I. STATION 953+50.9 FOR EAST MAIN STREET AS DENOTED ON SURVEY NO. 16165. THE RIGHT OF WAY FOR MALLARD STREET WAS DETERMINED BY HOLDING CENTERLINE MONUMENTS ESTABLISHED BY MILL POND SUBDIVISION, PHASE VI, AS DENOTED ON SURVEY NO. 12753.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]  
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: NOVEMBER 2, 2016  
PROJECT NO. 1028-16

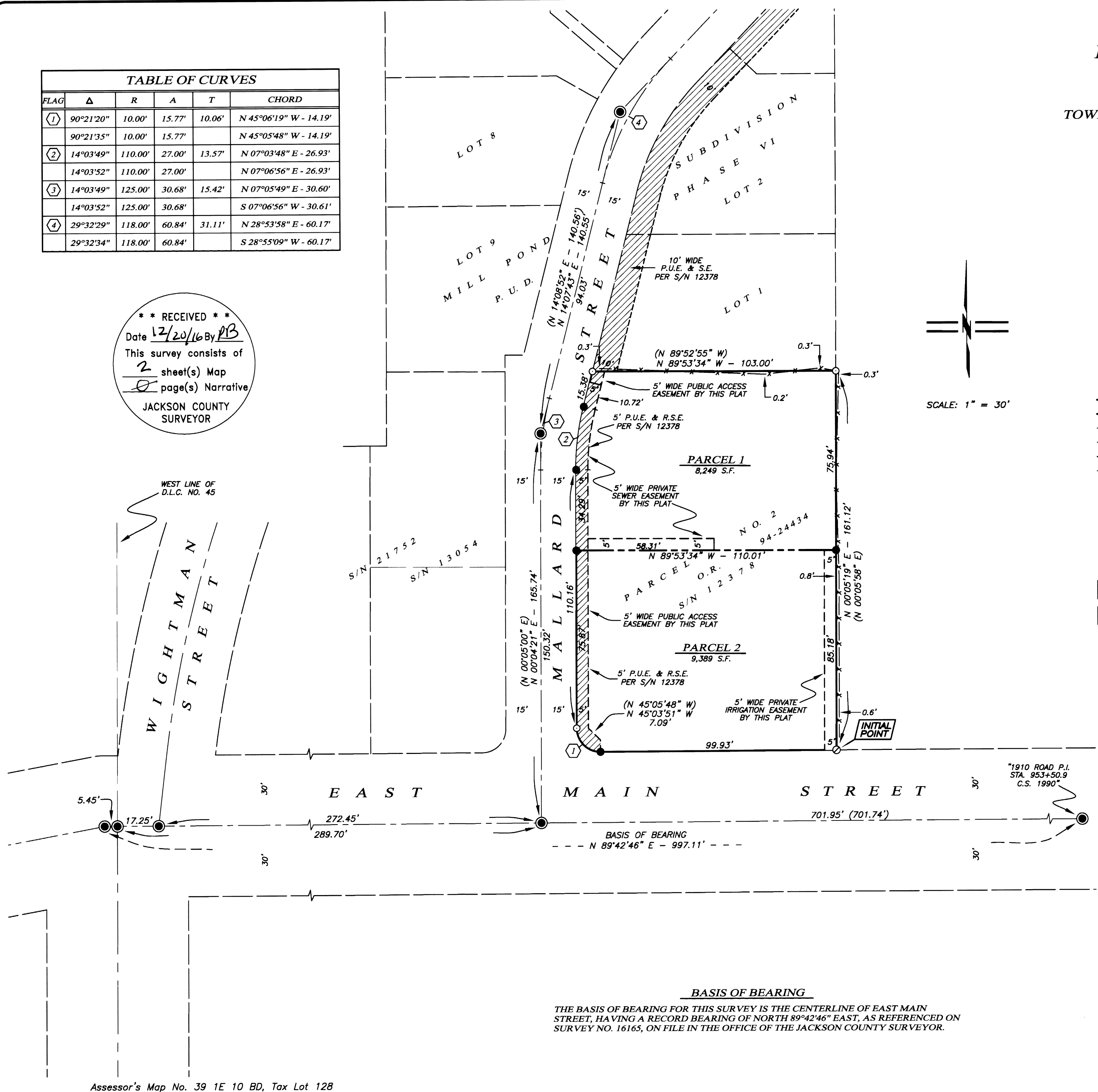
LAND PARTITION  
PARTITION PLAT NO. P - 45 - 2016

LYING SITUATE WITHIN  
NORTHWEST QUARTER OF SECTION 10  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
**Cutting Family Trust**  
1447 East Main Street  
Ashland, Oregon

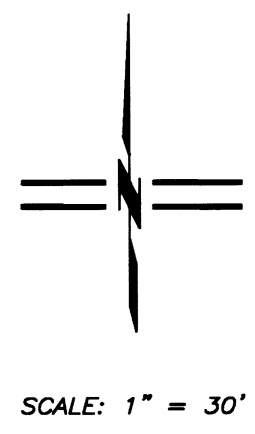
FLAG	Δ	R	A	T	CHORD
①	90°21'20"	10.00'	15.77'	10.06'	N 45°06'19" W - 14.19'
	90°21'35"	10.00'	15.77'		N 45°05'48" W - 14.19'
②	14°03'49"	110.00'	27.00'	13.57'	N 07°03'48" E - 26.93'
	14°03'52"	110.00'	27.00'		N 07°06'56" E - 26.93'
③	14°03'49"	125.00'	30.68'	15.42'	N 07°05'49" E - 30.60'
	14°03'52"	125.00'	30.68'		S 07°06'56" W - 30.61'
④	29°32'29"	118.00'	60.84'	31.11'	N 28°53'58" E - 60.17'
	29°32'34"	118.00'	60.84'		S 28°55'09" W - 60.17'

**\*\* RECEIVED \*\***  
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2 sheet(s) Map  
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JACKSON COUNTY  
SURVEYOR



**LEGEND**

- 2-1/2" BRONZE CAP IN MONUMENT WELL STAMPED "CITY OF ASHLAND LS 759" PER S/N 16165 & 16423 (RECOVERED)
- 3/4" IRON PIPE w/ YELLOW PLASTIC CAP STAMPED "SWAIN LS 759" PER S/N 12753 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "PIERSON LS 1650" PER S/N 8597 (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- — — — — PROPERTY BOUNDARY LINE
- — — — — PARTITION LINE
- — — — — BOUNDARY LINE
- — — — — CENTERLINE
- - - - - EASEMENT LINE
- x - x - x - FENCELINE
- D.L.C. DONATION LAND CLAIM
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- P.U.E. PUBLIC UTILITY EASEMENT
- R.S.E. ROAD SLOPE EASEMENT
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- ( ) SURVEY RECORD DATA PER S/N 12378 & 12753 - SWAIN
- [ ] SURVEY RECORD DATA PER S/N 16165 - SWAIN
- [ / / / ] PUBLIC UTILITY AND ROAD SLOPE EASEMENT
- [ ] PRIVATE 5' WIDE SEWER OR IRRIGATION EASEMENT, 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, 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: NOVEMBER 2, 2016  
PROJECT NO. 1028-16

**BASIS OF BEARING**  
THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF EAST MAIN STREET, HAVING A RECORD BEARING OF NORTH 89°42'46" EAST, AS REFERENCED ON SURVEY NO. 16165, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.