

APPROVALS:

EXAMINED AND APPROVED THIS 20th DAY OF SEPTEMBER, 2017
[Signature] 9.20.2017
ASHLAND PLANNING DEPARTMENT DATE
PLANNING FILE NO. PA 2017-00613

EXAMINED AND APPROVED THIS 17th DAY OF September, 2017
[Signature] 9/20/17
CITY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT PAUL D. HILL AND ANN P. HILL, TRUSTEES OF THE PAUL AND ANN HILL TRUST U.A.D. MAY 13, 2005, 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 THE FOLLOWING DESCRIBED EASEMENTS AS FOLLOWS: A 5.00 FOOT WIDE PRIVATE POWERLINE EASEMENT, OVER, ACROSS AND UNDER PARCEL 1 FOR THE BENEFIT OF PARCEL 2; A 10.00 FOOT WIDE PRIVATE UTILITY EASEMENT OVER AND ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2; A 15.00 FOOT WIDE SHARED PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2 AND A VARIABLE WIDTH FIRE APPARATUS TURNAROUND EASEMENT OVER PARCEL 1 TO THE CITY OF ASHLAND AS SHOWN HEREON.

[Signature] PAUL D. HILL, TRUSTEE
[Signature] ANN P. HILL, TRUSTEE

ACKNOWLEDGEMENT

IDAHO }
STATE OF OREGON }
CUSTER } SS
JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED PAUL D. HILL, TRUSTEE OF THE PAUL AND ANN HILL TRUST U.A.D. MAY 13, 2005, ON THIS 15 DAY OF Sept, 2017, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE [Signature] Shelley Clark
NOTARY PUBLIC - OREGON
COMMISSION NO. 43402
MY COMMISSION EXPIRES: 12-22-22

ACKNOWLEDGEMENT

IDAHO }
STATE OF OREGON }
CUSTER } SS
JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED ANN P. HILL, TRUSTEE OF THE PAUL AND ANN HILL TRUST U.A.D. MAY 13, 2005, ON THIS 15 DAY OF Sept, 2017, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE [Signature] Shelley Clark
NOTARY PUBLIC - OREGON
COMMISSION NO. 43402
MY COMMISSION EXPIRES: 12-22-22

LAND PARTITION
PARTITION PLAT NO. P-21-2017

LYING SITUATE WITHIN
NORTH HALF OF SECTION 15
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Paul and Ann Hill Trust
975 Walker 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. 2005-029783 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTH HALF OF SECTION 15, 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. TWO (2) OF PARTITION PLAT RECORDED JANUARY 26, 2000, AS PARTITION PLAT NO. P-4-2000 OF "RECORD OF PARTITION PLATS" IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 16401 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN TICOR TITLE REPORT NO. 470317054371 DATED AUGUST 7, 2017, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- 1. RIGHT OF WAY FOR DITCHES, CANALS, AND RESERVOIR SITES FOR IRRIGATION PURPOSES RESERVED BY THE UNITED STATES, AND MINERAL RIGHTS, RECORDED IN VOLUME 285, PAGE 268 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- 2. RIGHT OF WAY FOR ELECTRICAL FACILITIES, RECORDED IN VOLUME 382, PAGE 171 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- 3. RIGHT OF WAY FOR ELECTRICAL FACILITIES, RECORDED IN VOLUME 459, PAGE 163 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- 4. RIGHT OF WAY FOR ELECTRICAL FACILITIES, RECORDED IN VOLUME 524, PAGE 462 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- 5. A LIMITED NON-EXCLUSINE AND NON-TRANSFERABLE RIGHT OF WAY ACCESS EASEMENT DESCRIBED WITHIN INSTRUMENT NO. 2017-015260 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

** RECEIVED **
Date 10/2/17 By PB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 2nd OF October, 2017 AT 3:01 O'CLOCK P.M. AND RECORDED IN VOLUME 28, PAGE 27 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

[Signature] CHRISTOPHER D. WALKER COUNTY CLERK
[Signature] JEAN SHUGLE DEPUTY

COUNTY SURVEYOR FILE NO. 22372

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 10/2, 2017.

[Signature] Carol Elkins - Deputy Tax Collector 10/2/17 TAX COLLECTOR DATE
[Signature] Abby Thompson agent 10/2/2017 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. 2005-029783 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTH HALF OF SECTION 15, 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-4-2000 AS DENOTED ON SURVEY NO. 16401 AND MONUMENTS RECOVERED FROM THAT SURVEY FIT WELL WITH THE DEED AND SURVEY RECORDS AND WERE HELD FOR POSITION. THE RIGHT OF WAY FOR WALKER AVENUE WAS DETERMINED BY HOLDING CENTERLINE MONUMENTS BETWEEN SISKIYOU BOULEVARD AND PEACHEY ROAD AS DENOTED ON SURVEY NO. 16401, AND A SUBSEQUENT REMONUMENTATION FILED AS SURVEY NO. 16683, IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. MONUMENTS WERE ESTABLISHED FOR THE BOUNDARY OF PARCEL 2 AND FOR THE RE-ESTABLISHED CORNER AT THE MOST SOUTHERLY SOUTHEAST CORNER BY A DISTANCE-DISTANCE INTERSECTION METHOD, AS SHOWN HEREON.

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

[Signature] Shawn Kampmann SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature] Shawn Kampmann

OREGON JULY 14, 1998 SHAWN KAMPMANN 2883 LS

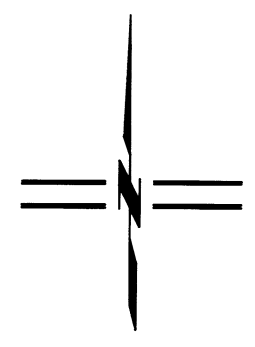
RENEWAL DATE: 6/30/2019

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

DATE: AUGUST 28, 2017
PROJECT NO. 1094-16

TABLE OF CURVES					
FLAG	Δ	R	A	T	CHORD
①	19°56'06"	260.00'	90.46'	45.69'	S 45°04'29" W - 90.01'
②	62°16'15"	130.00'	141.29'	78.53'	S 86°10'40" W - 134.44'
③	60°00'19"	40.00'	41.89'	23.10'	N 31°40'01" W - 40.00'
④	22°28'50"	282.16'	110.71'	56.08'	S 46°24'37" W - 110.00'
⑤	14°25'01"	117.31'	29.52'	14.84'	S 64°51'36" W - 29.44'
⑥	18°32'22"	252.16'	81.59'	41.16'	S 44°26'23" W - 81.24'
⑦	31°02'38"	40.00'	21.67'	11.11'	N 17°11'10" W - 21.41'
⑧	28°57'42"	40.00'	20.22'	10.33'	N 47°11'19" W - 20.00'
⑨	55°20'25"	21.00'	20.39'	11.07'	S 28°39'30" W - 19.61'
⑩	59°44'37"	21.00'	21.64'	11.92'	S 87°49'28" W - 20.67'

TABLE OF COURSES		
FLAG	BEARING	DISTANCE
①	S 71°30'00" W	27.50'
②	N 75°00'00" W	25.00'
③	N 69°00'00" W	42.50'
④	N 46°30'00" W	34.00'
⑤	N 52°30'00" W	50.00'
⑥	N 35°00'00" W	45.48'
⑦	S 64°20'00" E	17.50'



** RECEIVED **
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 2 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

LAND PARTITION
PARTITION PLAT NO. P - 27 - 2017
 LYING SITUATE WITHIN
 NORTH HALF OF SECTION 15
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF ASHLAND, JACKSON COUNTY, OREGON
 FOR
Paul and Ann Hill Trust
 975 Walker Avenue
 Ashland, Oregon

- LEGEND**
- 2-1/2" BRONZE CAP IN MONUMENT WELL STAMPED "CITY OF ASHLAND LS 759" PER S/N 16401 & 16683 (RECOVERED)
 - 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "STEWART LS2057" PER S/N 13654 (RECOVERED)
 - ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L.J. FRIAR & ASSOC." PER S/N 16401 & 16683 (RECOVERED)
 - 5/8" IRON PIN w/ PLASTIC CAP STAMPED "E.L. SWAIN RLS 759" OR AS NOTED PER S/N 5753 (RECOVERED)
 - ⊗ 5/8" x 24" IRON PIN w/ PLASTIC CAP STAMPED "KAUBLE PLS 1822" PER S/N 11293 (RECOVERED)
 - ▲ LEAD PLUG IN CONCRETE DRIVEWAY, TACK AND BRASS WASHER DESTROYED, PER S/N 16683 (RECOVERED)
 - 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
 - SUBJECT PROPERTY LINE
 - - - PARTITION LINE
 - BOUNDARY LINE
 - CENTERLINE
 - - - EASEMENT LINE
 - x - x - FENCELINE
 - O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
 - D.R. DEED RECORDS, VOLUME / PAGE, JACKSON COUNTY CLERK
 - P.U.E. PUBLIC UTILITY EASEMENT
 - S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
 - () SURVEY RECORD DATA PER S/N 16401 & 16683 - HIBBS
 - ▨ EASEMENT AS NOTED
 - ▭ 15' WIDE SHARED ACCESS EASEMENT

BASIS OF BEARING
 THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF WALKER AVENUE, HAVING A RECORD BEARING OF NORTH 00°06'43" WEST, AS REFERENCED ON SURVEY NO.'S 16401, & 16683, 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

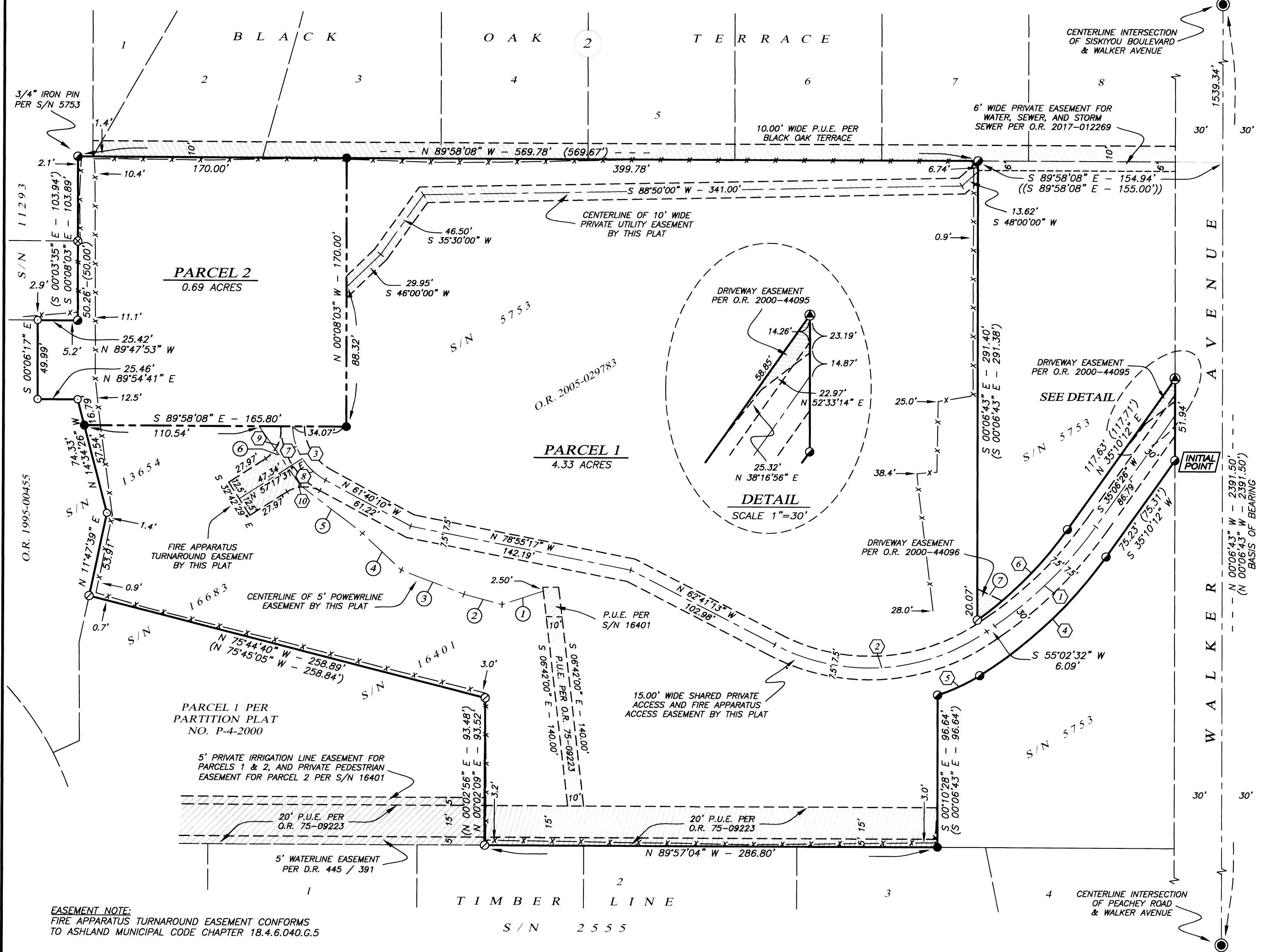
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

[Signature]
 OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2019

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

DATE: AUGUST 28, 2017
 PROJECT NO. 1094-16



EASEMENT NOTE:
 FIRE APPARATUS TURNAROUND EASEMENT CONFORMS TO ASHLAND MUNICIPAL CODE CHAPTER 18.4.6.040.G.5

Assessor's Map No. 39 1E 15 BD, Tax Lot 4000