

APPROVALS:

EXAMINED AND APPROVED THIS 5th DAY OF OCTOBER, 2018
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA #2016-01891 & PA #2017-02269

EXAMINED AND APPROVED THIS 3rd DAY OF October, 2018
Bradley F. Barber
CITY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT GIL LIVNI AND KATHLEEN LIVNI, TRUSTEES OF THE LIVNI FAMILY TRUST, 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 A 15.00 FOOT WIDE PRIVATE ACCESS AND UTILITY EASEMENT, OVER AND ACROSS PARCEL 2 AND PARCEL 3 FOR THE BENEFIT OF ALL FOUR PARCELS, AND 7.50 FOOT WIDE PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 4 AND A 7.50 FOOT WIDE PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCEL 4 FOR THE BENEFIT OF PARCEL 1, AS SHOWN HEREON.

GIL LIVNI, TRUSTEE
Kathleen Livni
KATHLEEN LIVNI, TRUSTEE

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY }SS

PERSONALLY APPEARED THE ABOVE NAMED GIL LIVNI, TRUSTEE OF THE LIVNI FAMILY TRUST, ON THIS 26 DAY OF September, 2018, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Carolyn Marlene Schwendener
NOTARY PUBLIC - OREGON Carolyn Marlene Schwendener
COMMISSION NO. 959884
MY COMMISSION EXPIRES: March 2, 2021

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY }SS

PERSONALLY APPEARED THE ABOVE NAMED KATHLEEN LIVNI, TRUSTEE OF THE LIVNI FAMILY TRUST, ON THIS 26 DAY OF September, 2018, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Carolyn Marlene Schwendener
NOTARY PUBLIC - OREGON Carolyn Marlene Schwendener
COMMISSION NO. 959884
MY COMMISSION EXPIRES: March 2, 2021

Assessor's Map No. 39 1E 16 AA, Tax Lots 9000, 9001 & 9002

LAND PARTITION
PARTITION PLAT NO. P - 29 - 2018

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Livni Family Trust
1135 Fern 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 AND PROPERTY LINE ADJUSTMENT BETWEEN THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2016-016591 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 16, 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:

ALL OF PARCEL NO. 1, PARCEL NO. 2 AND PARCEL NO. 3 OF THAT MINOR LAND PARTITION RECORDED NOVEMBER 29, 1984 IN THE "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 10124 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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

Shawn Kampmann
SURVEYOR

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN AMERITITLE REPORT NO. 252150AM DATED SEPTEMBER 24, 2018, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- RESTRICTIVE COVENANTS REGARDING FUTURE IMPROVEMENTS TO FERN STREET, INCLUDING THE TERMS AND PROVISIONS THEREOF, INCLUDING AMONG OTHER THINGS A WAIVER OF RIGHT OF REMONSTRANCE, RECORDED APRIL 22, 1985 WITHIN DOCUMENT NO. 1985-06055 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- REGULATIONS, INCLUDING LEVIES, ASSESSMENTS, WATER AND IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF TALENT IRRIGATION DISTRICT.

** RECEIVED **
Date 10/9/18 By PB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

RECORDING:

FILED FOR RECORD THIS 9th OF October, 2018, AT 10:43 O'CLOCK A.M. AND RECORDED IN VOLUME 29, PAGE 29, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker
COUNTY CLERK
Jonny J. Morgan
DEPUTY

COUNTY SURVEYOR FILE NO. 22648

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 309.005 HAVE BEEN PAID AS OF Oct. 9th, 2018.

CKEh, Deputy
TAX COLLECTOR
10/9/18
Adam H. Adams, Agent
ASSESSOR
10/9/18

SURVEY NARRATIVE
TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF PARCEL NO. 3 AND A PROPERTY LINE ADJUSTMENT BETWEEN PARCEL NO. 3 AND PARCELS NO. 1 & 2 OF THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2016-016591 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TS-16 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 18996 & 20489, I SURVEY AND MONUMENT THE LAND PARTITION AND PROPERTY LINE ADJUSTMENT AS SHOWN. THE SUBJECT TRACTS WERE ORIGINALLY CREATED BY THAT MINOR LAND PARTITION RECORDED ON NOVEMBER 29, 1984 IN VOLUME 5, PAGE 200 OF THE "MINOR LAND PARTITIONS" RECORDS IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 10124 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. MONUMENTS RECOVERED FROM SAID SURVEY FIT WELL WITH THE DEED AND SURVEY RECORDS AND WERE HELD FOR POSITION, EXCEPT AS OTHERWISE SHOWN. THE RIGHT OF WAY FOR SOUTH MOUNTAIN AVENUE WAS DETERMINED BY HOLDING CENTERLINE MONUMENTS BETWEEN ASHLAND STREET AND PROSPECT STREET AS DENOTED ON SURVEY NO. 20489. ELKADER STREET WAS DETERMINED BY SURVEY NO. 18996 AND 7458 AND MONUMENTS RECOVERED AT THE NORTHEAST AND SOUTHEAST CORNERS OF PARCEL NO. 3 PER SURVEY NO. 10124. FERN STREET WAS DETERMINED BY HOLDING MONUMENTS RECOVERED ALONG THE NORTH LINE OF SAID SURVEY NO. 10124 AND REFERENCE MONUMENTS RECOVERED AT THE INTERSECTION OF FERN STREET WITH ROCA STREET PER SURVEY NO. 10124. THE LAND PARTITION AND PROPERTY LINE ADJUSTMENT WAS SURVEYED AND MONUMENTED AS SHOWN HEREON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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 24, 2018
PROJECT NO. 1032-16

