22998

APPROVALS:

EXAMINED AND APPROVED THIS 16th DAY OF January, 2020

ASHLAND PLANNING DEPARTMENT — DATE 1/16/2020

PLANNING FILE NO. PA-T2-2018-00004

EXAMINED AND APPROVED THIS 14th DAY OF January, 2020

Bradley F Barlow

CITY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT COLUMBIA CARE SERVICES, INC., IS THE OWNER OF THE LAND HEREON DESCRIBED, AND HAVE PARTITIONED THE SAME 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 TO THE CITY OF ASHLAND, FOR PUBLIC USE, THE VARIABLE WIDTH PUBLIC UTILITY EASEMENTS AND PUBLIC PEDESTRAIN ACCESS EASEMENTS, AS SHOWN HEREON. WE ALSO CREATE THE FIRE APPARATUS ACCESS EASEMENT TO BENEFIT BOTH PARCELS, AS SHOWN HEREON. WE ALSO HEREBY CREATE THE VARIABLE WIDTH PRIVATE ACCESS EASEMENTS TO DEFINE THE LOCATION OF PREVIOUSLY CREATED ACCESS RIGHTS THAT BENEFIT ABUTTING PROPERTIES TO THE NORTH AND EAST OF THE PARTITION PARCELS, AS SHOWN HEREON. WE ASLO HEREBY CREATE THE 27.81 FOOT WIDE "NO BUILD" RESTRICTIVE EASEMENT, OVER AND ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1 AS SHOWN HEREON.

Stacy Ferrell

STACY FERRELL, EXECUTIVE DIRECTOR
COLUMBIA CARE SERVICES, INC.

ACKNOWLEDGEMENT

STATE OF OREGON)
JACKSON COUNTY) SS

PERSONALLY APPEARED THE ABOVE NAMED STACY FERRELL, AS EXECUTIVE DIRECTOR OF COLUMBIA CARE SERVICES, INC., ON THIS 13 DAY OF January, 2020, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laurie A. Miller
NOTARY PUBLIC - OREGON Laurie A. Miller
COMMISSION NO. 989058
MY COMMISSION EXPIRES: July 02, 2023

* * RECEIVED * *
Date 1/23/2020 By PB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

LAND PARTITION

PARTITION PLAT NO. P - 03 - 2020

LYING SITUATE WITHIN

SOUTHEAST QUARTER OF SECTION 10
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR

Columbia Care Services, Inc.

3587 Heathrow Way
Medford, Oregon 97504

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. 2018-027389 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHEAST 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 1 OF PARTITION PLAT NO. P-33-2017, RECORDED ON NOVEMBER 3, 2017 IN VOLUME 28, PAGE 33 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON.

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

Shawn Kampmann

SURVEYOR

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN TICOR TITLE TITLE REPORT NO. 470319061870 DATED AUGUST 19, 2019, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

1. EASEMENT FOR SEWER LINE DESCRIBED WITHIN INSTRUMENT NO. 79-05039 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
2. ENCROACHMENTS OF FENCES, BUILDINGS AND PHONE ENCLOSURE AS DISCLOSED ON PARTITION PLAT NO. P-95-1990 FILED AS SURVEY NO. 12195.
3. EASEMENT FOR UTILITIES DESCRIBED WITHIN INSTRUMENT NO. 2005-074276 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
4. EASEMENT FOR ACCESS DESCRIBED WITHIN INSTRUMENT NO. 2006-013522 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
5. EASEMENT FOR ACCESS DESCRIBED WITHIN INSTRUMENT NO. 2006-013677 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
6. AGREEMENT FOR ACCESS RESTRICTION DESCRIBED WITHIN INSTRUMENT NO. 2008-009841 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

RECORDING:

FILED FOR RECORD THIS 23rd OF January, 2020 AT 2:09 O'CLOCK P M, AND RECORDED IN VOLUME 31, PAGE 03, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker — COUNTY CLERK
Heather Simpson — DEPUTY

COUNTY SURVEYOR FILE NO. 22998

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 1/23/20, 2020.

S Martin, Deputy — TAX COLLECTOR — DATE 1/23/20

, AGENT — ASSESSOR — DATE 1/23/20

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. 2018-027389 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TS-16i ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 22243 & SURVEY NO. 22401, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE LAND PARTITION AS SHOWN. THE SUBJECT PROPERTY IS ALL OF PARCEL 1, PARTITION PLAT NO. P-33-2017 WHICH WAS SURVEYED IN 2017 AND BEING RE-PARTITIONED BY THIS PLAT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2021

SURVEYED BY:

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

DATE: JANUARY 6, 2020
PROJECT NO. 1220-18

Assessor's Map No. 39 1E 10 DC, Tax Lot 9201

POLARIS LAND SURVEYING

FILE: SURVEYS\1220-18\COLUMBIACARE PARTITION PLAT.DWG SHEET 1 of 2

22998

22998

LAND PARTITION

PARTITION PLAT NO. P-03-2020

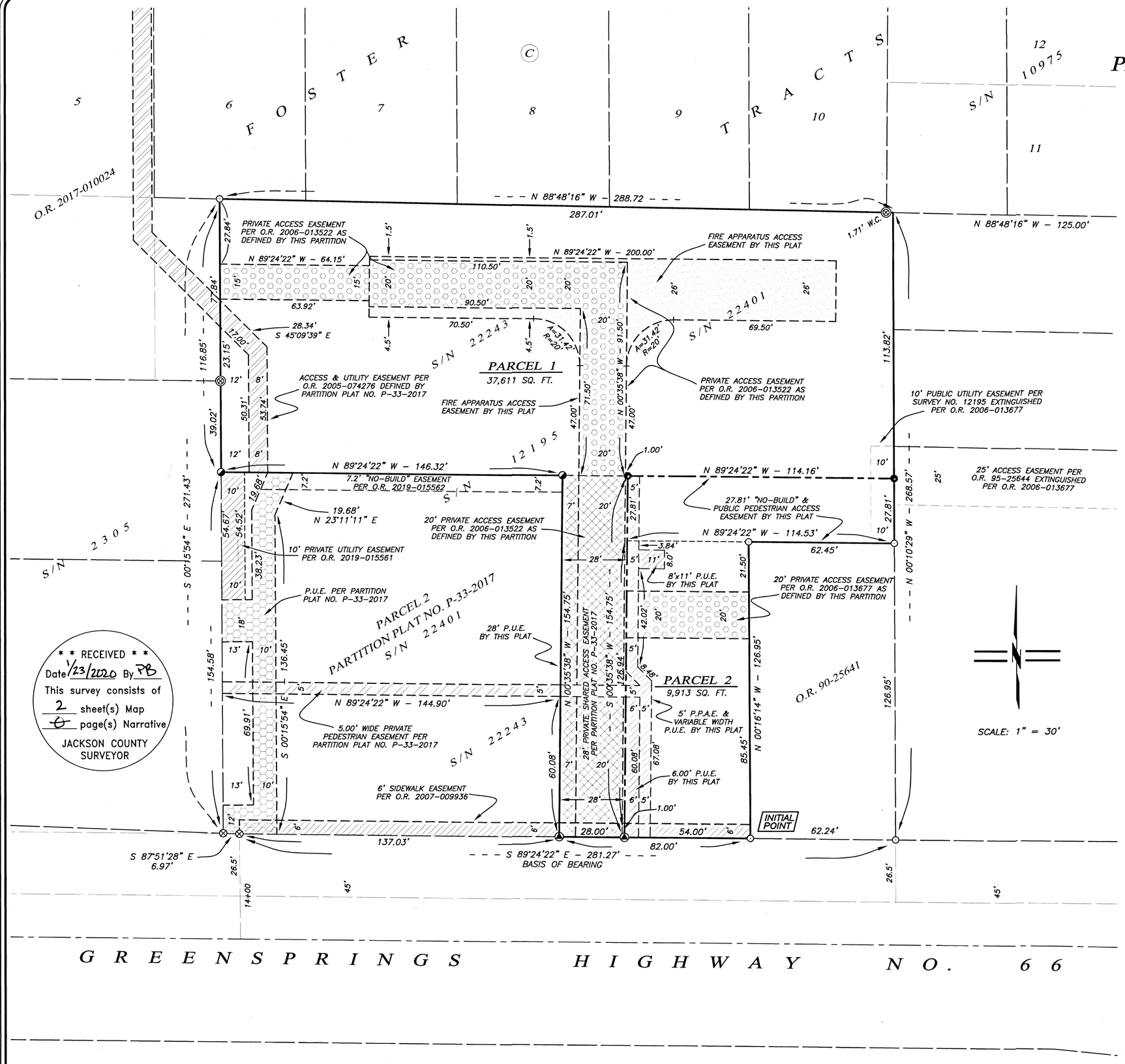
LYING SITUATE WITHIN

SOUTHEAST QUARTER OF SECTION 10
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR

Columbia Care Services, Inc.

3587 Heathrow Way
Medford, Oregon 97504



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JACKSON COUNTY SURVEYOR

LEGEND

⊗	3/4" IRON PIPE PER FOSTER TRACTS AND S/N 12195, 22243 & 22401 (RECORD)
○	1/2" IRON PIPE w/ YELLOW PLASTIC PLUG & NAIL STAMPED "SWAIN RLS 759" PER S/N 10975, 12195 & 22241 (RECORD)
⊗	5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 22243 (RECORD)
◐	5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 22401 (RECORD)
●	5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
⊛	1" BERNTSEN BRASS DISK DRILLED FLUSH IN CONCRETE STAMPED "POLARIS PLS 2883" (ESTABLISHED)
	SUBJECT PROPERTY LINE
	PARTITION LINE
	BOUNDARY LINE
	CENTERLINE
	PREVIOUS DEED LINE
	EASEMENT LINE
O.R.	OFFICIAL RECORDS, JACKSON COUNTY CLERK
S/N	SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
P.U.E.	PUBLIC UTILITY EASEMENT
P.P.A.E.	PUBLIC PEDESTRIAN ACCESS EASEMENT
	PUBLIC PEDESTRIAN ACCESS EASEMENT BY THIS PLAT
	FIRE APPARATUS ACCESS EASEMENT BY THIS PLAT
	PUBLIC PEDESTRIAN ACCESS EASEMENT & P.U.E. BY PLAT
	PRIVATE ACCESS EASEMENT PER S/N 22401
	PUBLIC UTILITY EASEMENT PER S/N 22401
	PRIVATE ACCESS EASEMENT PER BY THIS PLAT

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF GREENSPRINGS HIGHWAY NO. 66 (ASHLAND STREET) AS REFERENCED ON SURVEY NO. 22243 & 22401, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, HAVING A RECORD PLAT BEARING OF SOUTH 89°24'22" EAST

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

SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2021

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

DATE: JANUARY 6, 2020
PROJECT NO. 1220-18

Assessor's Map No. 39 1E 10 DC, Tax Lot 9201

FILE: SURVEYS\1220-18\COLUMBIACARE PARTITION PLAT.DWG SHEET 2 of 2

POLARIS LAND SURVEYING

22998