

APPROVAL: [Signature]  
Ashland Planning Department  
PA #95-113 Land Partition & Lot Line Adjustment  
Date 11/1/95

APPROVAL:  
EXAMINED AND APPROVED this 31st day of October, 1995.

[Signature]  
City Surveyor  
EXAMINED AND APPROVED as required by ORS 92.100 as of November 2, 1995.

[Signature] Deputy  
Assessor, Department of Assessment  
ALL TAXES, FEES, ASSESSMENTS, or other charges as required by ORS 92.095  
have been paid as of 11-02, 1995.  
[Signature]  
Tax Collector

# LAND PARTITION SURVEY

PARTITION PLAT NO. P-79-1995  
Located in the N.E. 1/4 of Section 15,  
T.39 S., R.1 E., W.M. City of Ashland  
Jackson County, Oregon.

for  
**John Hurd, et al**  
950 Park Street  
Ashland, OR 97520

RECORDING  
Filed for record this 2 day of November, 1995 at  
2:17 o'clock P. m., and recorded as Partition Plat No. P-79-1995  
of "Record of Partition Plats" of Jackson County, Oregon.  
Index Volume 4, Page 79.

[Signature] County Clerk  
[Signature] Deputy  
County Surveyor File No. 14712

### SURVEYOR'S CERTIFICATE

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND COMPLIES WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Tract A:  
Commencing at Southwest corner of Lot 5, BELLEVUE TRACTS, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the West line thereof, North 0°14'38" East, 77.65 feet to the Southwest corner of that tract described in Document No. 93-15424, Official Records of Jackson County, Oregon and the true point of beginning; thence continue along said West line, North 0°14'38" East, 65.00 feet to the Northwest corner of said tract; thence along the North line of said tract, South 89°47'41" East, 153.36 feet to the East line of said Lot 5; thence along said East line, South 0°14'44" West, 65.00 feet to the Southeast corner of that tract described in Document No. 93-15424, said Official Records; thence along the South line of said tract, North 89°47'41" West, 153.36 feet to the true point of beginning.

Tract B:  
Beginning at Southwest corner of Lot 5, BELLEVUE TRACTS, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the West line thereof, North 0°14'38" East, 1.95 feet to the true point of beginning; thence continue along said West line, 75.70 feet to the Southwest corner of that tract described in Document No. 93-15424, Official Records of Jackson County, Oregon; thence along the South line of said tract, South 89°47'41" East, 153.36 feet to the East line of said Lot 5; thence along said East line, South 0°14'44" West, 176.12 feet to the Boundary Agreement Line described in Document No. 95-29330, said Official Records; thence along said Agreement Line, North 56°34'03" West, 183.25 feet to the true point of beginning.

[Signature]  
Surveyor

### DECLARATION

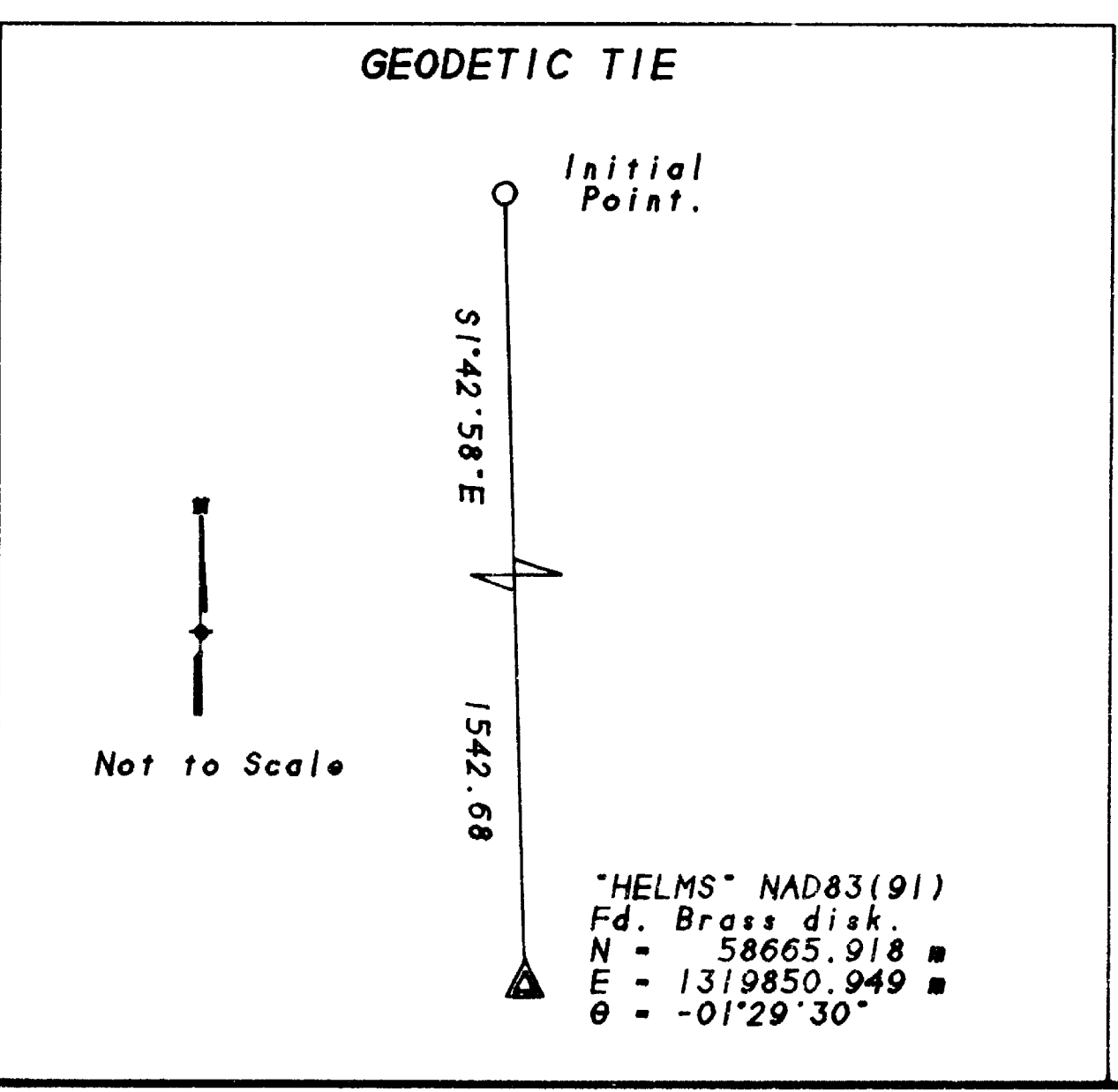
Know all men by these presents that we, JOHN HURD, CAROL BELLINA and VIVIAN J. TRAUTMAN, are the owners in fee of the lands shown on this Partition Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be Partitioned into the Parcels as shown on the Partition Plat. We hereby establish that easement shown on Sheet 2 labeled as Right-of-Use easement for the purpose of granting the owners of Parcel 2 the right to use this portion of Parcel 1.

[Signature] John Hurd  
[Signature] Carol Bellina  
[Signature] Vivian J. Trautman

STATE OF OREGON)  
COUNTY OF JACKSON)  
PERSONALLY appeared the above named John Hurd and Carol Bellina, and acknowledged the foregoing instrument to be their voluntary act and deed.  
Dated this 30th day of OCTOBER, 1995.

Before me: [Signature]  
Notary Public of Oregon.  
STATE OF OREGON)  
COUNTY OF JACKSON)  
PERSONALLY appeared the above named Vivian J. Trautman, and acknowledged the foregoing instrument to be her voluntary act and deed.  
Dated this 30th day of OCTOBER, 1995.

Before me: [Signature]  
Notary Public of Oregon.



SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250  
PURPOSE: To survey and monument the corners of two adjusted parcels created through a Land Partition/Property Line Adjustment. See Ashland PA #95-113.

PROCEDURE: The exterior of the Partition was controlled by monuments and map record data per RS10252 as shown. A gap exists between the East line of Lot 5 BELLEVUE TRACTS and the West line of TERRA LINDA SUBDIVISION as monumented. No attempt was made to determine the status of the ownership of this gap by this Survey. A fence encroachment was found along the South line of Lot 5 BELLEVUE TRACTS which was built using the 1/2" iron pipe near the West line & the 1/2" iron pin near the East line. These monuments although not of record seem to have been used a reference for deed distances to the North & South of these monuments. A line between these monuments was agreed upon between the property owners on both sides and a Boundary Agreement Line was recorded. Calculated the position of and set the corners of the adjusted property lines according to the client's instructions. Those monuments found as well as those set are as shown on Sheet 2.

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
[Signature]  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
[Signature]  
OREGON JULY 17, 1988  
JAMES E. HIBBS  
2234  
Renewal Date 6-30-97

**SURVEY BY:** L.J. Friar & Associates, P.C.  
 Consulting Land Surveyors  
 304 South Holly Street  
 Medford, Oregon 97501  
 Phone: (503) 772-2782

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for  
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 950 Park Street  
 Ashland, OR 97520

- LEGEND:**
- - Found 5/8" iron pin with plastic cap mkd. PLS760 per RS10252.
  - - Found 3/4" iron pin per RS6301. PL - Property Line.
  - - Found 5/8" iron pin w/ Aluminum cap mkd SWAIN LS759 per RS4932.
  - - Found monument as shown. ( ) - Record data as shown.
  - - Set 5/8" x 30" iron pin w/ plastic cap mkd. L.J.FRIAR & ASSOC.
- JCDR - Jackson County Deed Records. RS - Recorded Survey.  
 DR - Deed Record ORJCO - Official Records of Jackson County, Oregon.  
 CL - Centerline PUE - Public Utility Easement, including TCI Cable.

**BASIS OF BEARINGS:** True Meridian at N-S centerline Section 15, as derived from the NOAA net established in 1968 and on file with the Jackson County Surveyor's Office. The reference line for bearing control for this survey was taken from monuments along the South line of RS10252 as shown hereon.

DATE: October 16, 1995 UNIT OF MEASUREMENT: Feet SCALE: 1" = 20'

• See Sheet 1 for Geodetic Tie. •

REGISTERED PROFESSIONAL LAND SURVEYOR  
*James E. Hibbs*  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 Renewal Date 6-30-97

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

*James E. Hibbs*  
 SURVEYOR

