

APPROVAL: Bill Wink 2/21/96  
Ashland Planning Department  
PA 96-006  
Date

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting JANUARY 9, 1996 this plat is hereby approved.  
Dated this 21st day of FEBRUARY, 1996.

Barbara C. Jamis President  
Bill Wink Secretary

APPROVAL:

EXAMINED AND APPROVED this 8th day of February, 1996.

James E. Hibbs  
City Surveyor

# LAND PARTITION SURVEY

PARTITION PLAT NO. P-25-1996

Located in the S.W. 1/4 of Sec. 9, T.39 S., R.1 E.,  
W.M. City of Ashland Jackson County, Oregon

for  
Dr. William Sammons  
155 Terrace Street  
Ashland, OR 97520

RECORDING

Filed for record this 4th day of March, 1996 at  
11:03 o'clock A.M. and recorded as Partition Plat No. P-18-1996  
of Record of Partition Plats of Jackson County, Oregon.  
Index Volume 7, Page 25

Kathleen Buckett County Clerk  
Debra Robins Deputy  
County Surveyor File No. 14802

TAX STATEMENT APPROVAL

ALL TAXES, FEES, ASSESSMENTS, or other charges as required by ORS 92.095 have been paid as of 4 March, 1996.

Mark June, Assessor  
Lynda Whit, Deputy Tax Collector

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:

Commencing at a 5/8 inch iron pin on the West side of Terrace Street, in the City of Ashland, Jackson County, Oregon, said point being North 0°03'33" East, 787.02 feet (record NORTH, 788.0 feet) from intersection of said West side with the centerline of Holly Street (extended), said point being at the Southeast corner of that tract described in Document No. 89-16755, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the South line of said tract and its Westerly extension, North 89°56'30" West, 196.00 feet (record West) to the West line of that tract described in Document No. 96-01203, said Official Records; thence along said West line, North 0°03'33" East, 200.00 feet (record North 0°02' West) to the most Northerly Northwest corner of said tract; thence along the Northerly and Easterly lines of said tract, South 89°56'30" East, 16.00 feet (record North 89°58' East) to an angle point; thence South 0°03'33" West, 40.00 feet (record South 0°02' East) to an angle point; thence South 89°56'30" East, 180.00 feet (record North 89°58' East) to the West line of Terrace Street; thence along said West line, South 0°03'33" West, 160.00 feet (record SOUTH) to the INITIAL POINT OF BEGINNING.

James E. Hibbs  
SURVEYOR

DECLARATION

Know all men by these presents that I, PEGGY ANN SAMMONS, Trustee of the Peggy Ann Sammons Living Trust, dated May 31, 1989, as the owner 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 hereon and hereby dedicate to the Public that area shown hereon labeled as Slope & Public Utility Easement (PUE), TCI Cablevision, their assigns and/or successors in interest, are hereby granted the right to install and maintain TV cable service, over, across and through that PUE as shown hereon, as long as the cable service does not interfere with the installation and maintenance of the City of Ashland's utilities. I hereby establish that Easement shown hereon labeled as Private Access Easement for the purpose of access from Terrace Street to Parcel 1, with the condition that Emergency Vehicles will have the right to use said Private Access Easement at all times.

Peggy Ann Sammons  
PEGGY ANN SAMMONS, Trustee

STATE OF OREGON)  
COUNTY OF JACKSON)  
PERSONALLY appeared the above named PEGGY ANN SAMMONS, Trustee, and acknowledged the foregoing instrument to be her voluntary act and deed.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

Before me: \_\_\_\_\_  
Notary Public of Oregon.

SURVEY BY:  
L.J. Friar & Associates, P.C.  
Consulting Land Surveyors  
304 South Holly Street  
Medford, Oregon 97501  
Phone: (541) 772-2782

- LEGEND:
- - Found 3/4" iron pipe in monument case per RS5299.
  - - Found 5/8" iron pin w/ plastic cap mkd. E.L. SWAIN RLS759 per RS5628 or RS5853.
  - - Set 5/8" x 24" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
  - - Set 5/8" x 30" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
  - PUE - Public utility easement, including electric, water, sanitary sewer, gas, storm sewer, telephone and cable TV.
  - ORJCO - Official Records of Jackson County, Oregon.
  - JCDR - Jackson County Deed Records. RS - Recorded Survey.
  - PC - Planning Condition.

BASIS OF BEARINGS: NOAA true bearing at the N-S centerline of Sec. 9. The reference line for bearing control was taken along the centerline of Terrace Street as shown on RS13766 on file in the Jackson County Surveyor's Office.

DATE: January 20, 1996 UNIT OF MEASUREMENT: Feet SCALE: 1" = 30'

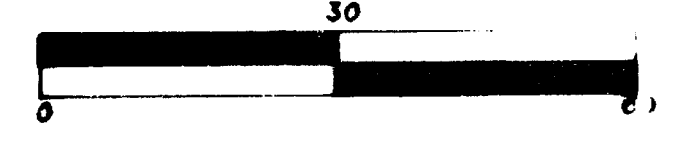
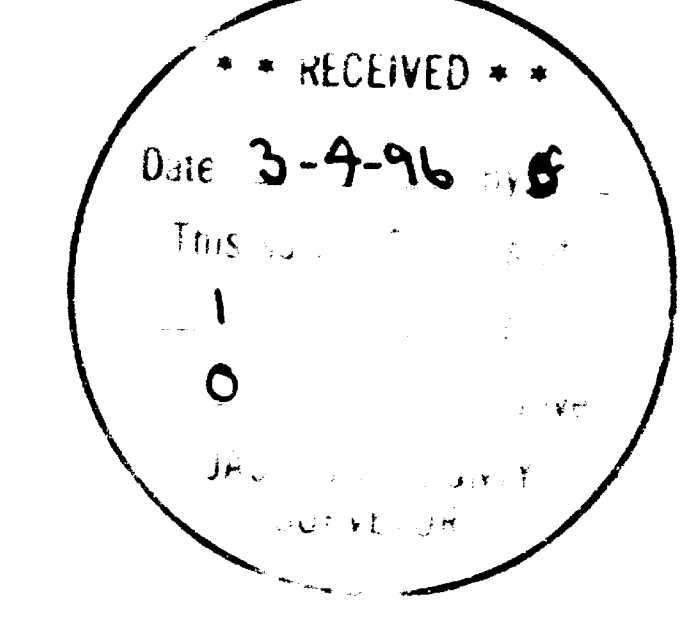
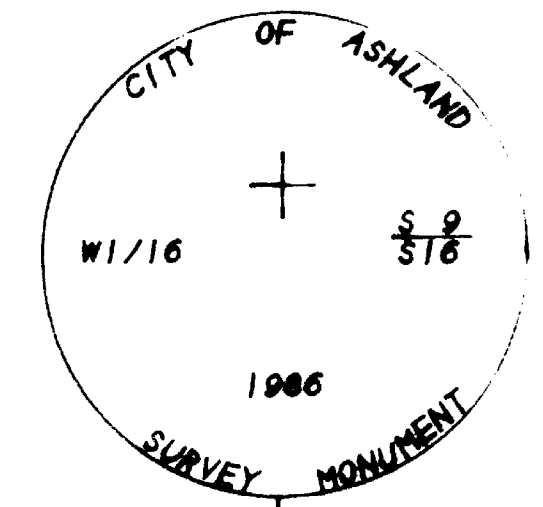
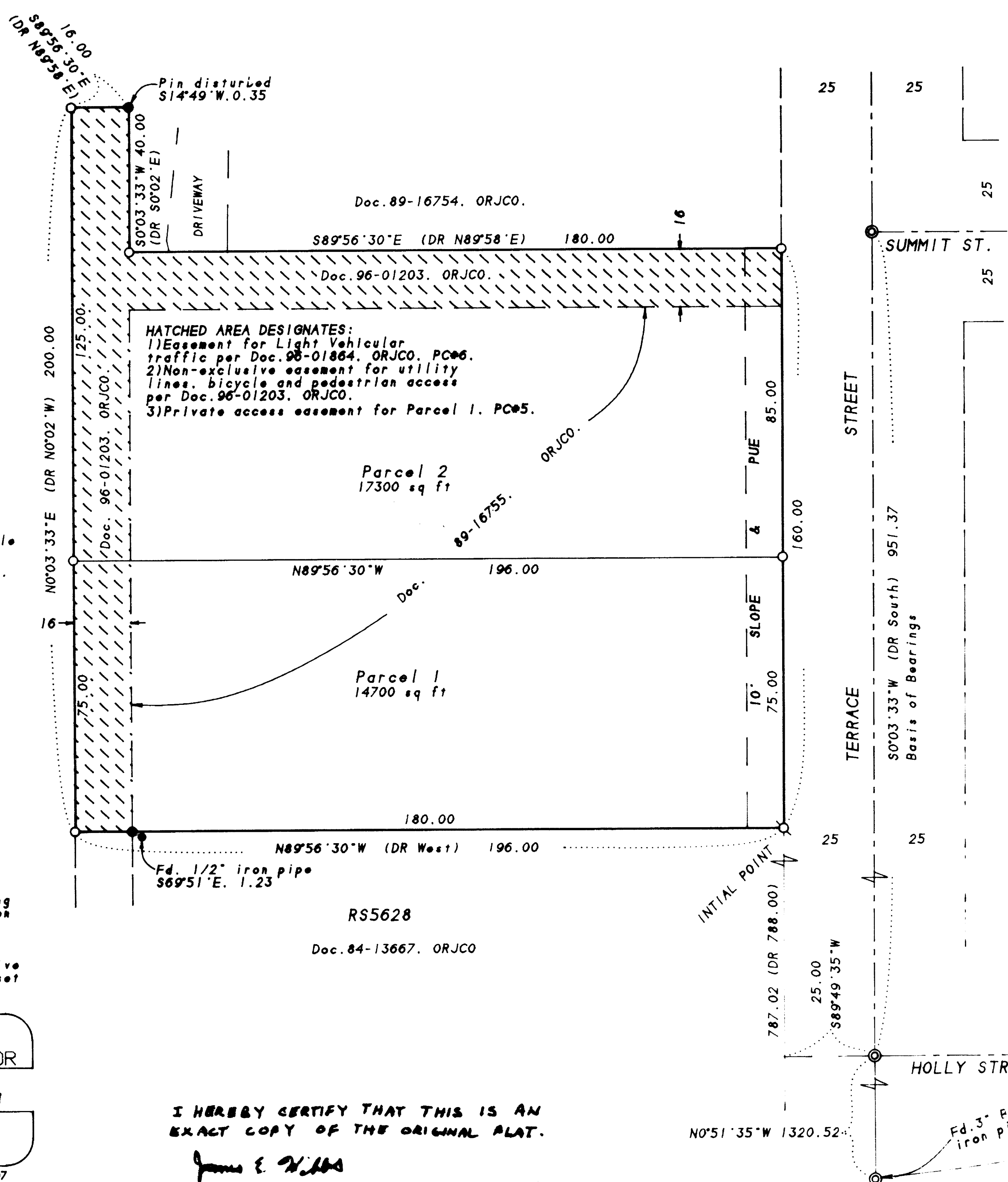
### SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument the corners of two Parcels created through a Land Partition. See Ashland PA# 96-006.

PROCEDURE: Tied to centerline monuments as shown on RS5299, and to monuments set by RS5628 & RS5853. Held the South line of this Partition as the same as the North line of RS5628. Calculated the Partition exterior holding deed record distance Northerly from the North line of RS5628 and holding the bearing of the East-West lines the same as that shown on RS5628. The monument set by RS5628 at the Southeast corner of this Partition was found lying on the ground, so this position was calculated using map record data per RS5628. Calculated the position of the dividing line per the tentative plat and set same. Those monuments found as well as those set are as shown hereon.

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'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 CONFORMS WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Commencing at the corner common to Sections 31 and 32 of Township 38 South, Range 1 East and Sections 5 and 6 of Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence South 47°07'02" East, 23.16 feet to a 2 inch iron pipe; thence North 86°09'30" West (record North 65°15' West), 886.9 feet; thence North 36°42'30" East (record North 37°37' East), 58.4 feet to a point on the Easterly line of that tract described in Volume 156, Page 557, Jackson County Deed Records; thence along said Easterly line, North 71°29'58" East (record North 72°37' East), 56 feet to the most Westerly corner of that tract described in Document No. 94-19416, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along that certain Boundary Line described in Document No. 95-36316, Official Records of Jackson County, Oregon, North 39°03'18" West, 16.87 feet to a 5/8 inch iron pin; thence North 70°04'50" East, 155.39 feet to a 5/8 inch iron pin; thence North 54°53'12" East, 235.20 feet to a 5/8 inch iron pin; thence North 53°26'14" East, 81.59 feet to a 5/8 inch iron pin; thence North 28°06'02" East, 59.72 feet to a 5/8 inch iron pin; thence North 172°11' East, 115.20 feet; thence North 22°06'18" East, 5.87 feet to a 5/8 inch iron pin witness corner; thence continue North 22°06'18" East, 93.20 feet to a 5/8 inch iron pin on the South-Westerly right-of-way line of the Central Oregon and Pacific Railroad; thence along said right-of-way line the following six (6) courses: South 57°53'14" East, 185.55 feet; thence along a curve to the right having a radius of 6855.55 feet and a central angle of 1°42'35", a distance of 204.57 feet (the long chord of which bears South 57°01'56" East, 204.56 feet); thence South 56°10'39" East, 410.83 feet; thence North 33°49'21" East, 10.00 feet; thence South 56°10'39" East, 270.00 feet; thence along the arc of a curve to the left having a radius of 6915.55 feet and a central angle of 2°12'25", a distance of 266.38 feet (the long chord of which bears South 57°16'51" East, 266.36 feet); thence South 58°23'04" East, 916.69 feet to a 5/8 inch iron pin at the most Easterly corner of that tract described in Volume 458, Page 87, Jackson County Deed Records; thence along the Easterly line thereof, South 23°47'36" West, 54.49 feet to the most Easterly corner of that tract described in Document No. 95-07913, said Official Records; thence North 68°00'40" West (record North 68°10' West), 228.85 feet to a 3/4 inch iron pipe at the most Easterly corner of that tract described in Document No. 94-15064, said Official Records; thence North 64°05'26" West (record North 64°15' West), 160.00 feet to a 5/8 inch iron pin at the most Northerly corner of that tract described in Document No. 93-26130, said Official Records; thence South 21°59'20" West (record South 21°50' West), 122.50 feet to a 5/8 inch iron pin at the most Westerly corner of said tract; thence South 64°05'26" East (record South 64°15' East), 80.00 feet to a 3/4 inch iron pipe at the most Southerly corner of said tract; thence along the Westerly line of North Main Street, South 21°59'20" West (record South 21°50' West), 34.95 feet to a 5/8 inch iron pin on that certain Boundary Line described in Document No. 79-05240, said Official Records; thence along said Boundary Line, North 64°05'26" West, 889.59 feet to a 5/8 inch iron pin at the Northeast corner of that tract described in Volume 82, Page 97, Jackson County Deed Records; thence along the exterior of said tract the following described five (5) courses: North 63°56'33" West, 384.93 feet (record North 64°25' West, 385 feet) to a 5/8 inch iron pin; thence South 69°02'43" West, 68.40 feet (record South 69°20' West, 68.30 feet) to a 5/8 inch iron pin; thence South 35°39'53" West, 222.27 feet (record South 35°21' West, 220.50 feet) to a 5/8 inch iron pin; thence South 41°11'08" West, 254.82 feet (record South 41°15' West, 263 feet) to a 5/8 inch iron pin; thence South 70°46'48" East (record South 71° East), 163.32 feet to a 5/8 inch iron pin on the Easterly line of that tract described in Volume 458, Page 97, said Deed Records; thence along said Easterly line, South, 23.57 feet to a 5/8 inch iron pin on the Northerly line of Frank Hill Road; thence along said Northerly line, South 87°27'37" West, 65.82 feet to a 5/8 inch iron pin; thence South 74°09'21" West, 127.50 feet to a 5/8 inch iron pin; thence along the arc of a curve to the right having a radius of 28.00 feet and a central angle of 113°17'28", a distance of 55.36 feet (the long chord of which bears North 49°11'55" West, 46.78 feet) to a 5/8 inch iron pin; thence North 72°6'49" East, 15.38 feet to a 5/8 inch iron pin on the Westerly line of that tract described in Volume 458, Page 87, said Deed Records; thence along said Westerly line the following four (4) courses: North 31°40'30" East, 248.43 feet to a 3/4 inch iron pipe; thence North 43°7'48" East, 112.83 feet to a 3/4 inch iron pipe; thence North 61°44'30" East, 405.83 feet to a 3/4 inch iron pipe; thence North 39°03'18" West, 222.33 feet to the INITIAL POINT OF BEGINNING.

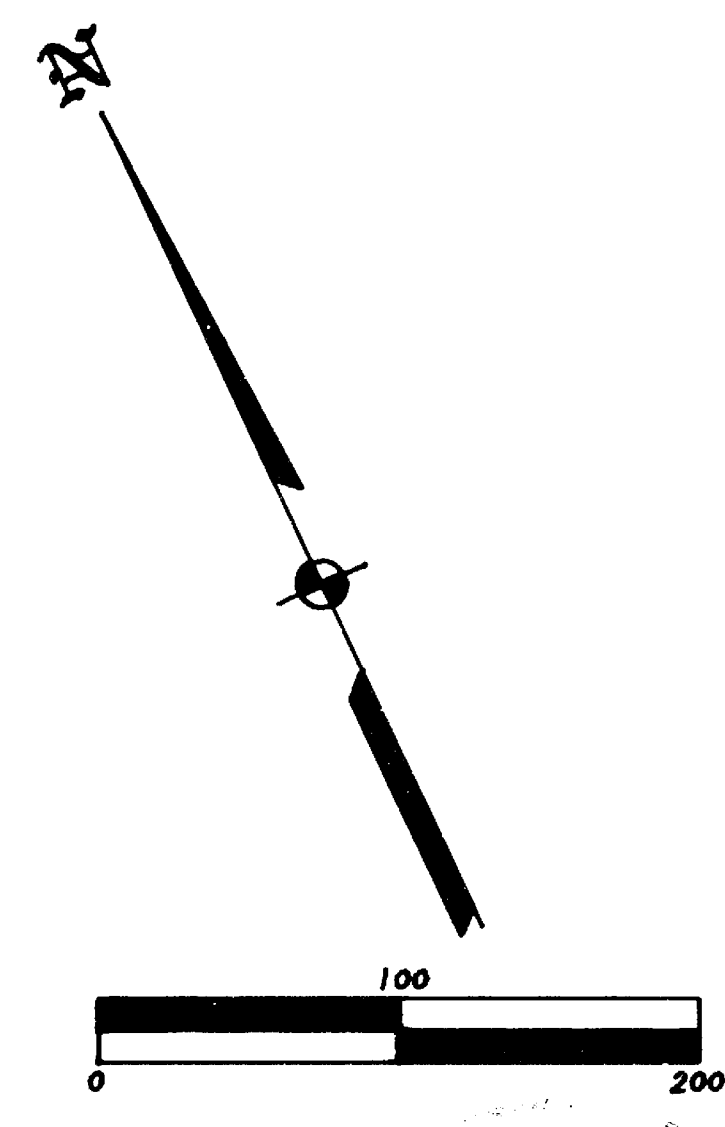
# PARTITION PLAT NO. P-26-1996

Part of the S.E. 1/4 of Sec. 31 & the S.W. 1/4 of Sec. 32, T. 38 S., R. 1 E., & the N.W. 1/4 of Sec. 5 & the N.E. 1/4 of Sec. 6, T. 39 S., R. 1 E., Willamette Meridian Jackson County, Oregon

COURSE DATA TABLE				
No.	Radius	Delta	Length	Long Chord or Course
C1	68.00	64°45'53"	76.86	N73°27'42"W 72.84
C2	28.00	113°17'28"	55.36	N49°11'55"W 46.78
C3	23.00	113°17'28"	45.48	S49°11'55"E 38.42
C4				N07°26'49"E 15.38
C5				N31°40'30"E 12.18
C6				S07°26'49"W 26.49
C7	6855.55	01°42'35"	204.57	S57°01'56"E 204.56
C8	6915.55	02°12'25"	266.38	S57°16'51"E 266.36
C9	6875.55	02°12'25"	264.835	S57°16'51"E 264.82
C10	6905.55	01°42'35"	206.06	S57°01'56"E 206.06

CENTERLINE OF CANAL		
L1		S81°02'04"W 115.3
L2		S73°10'25"W 39.3
L3		S64°56'16"W 73.4
L4		S74°20'13"W 24.4
L5		N59°03'00"W 25.5
L6		N14°13'06"W 25.7
L7		N09°49'42"E 22.9



*James E. Hibbs*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR 3-4-96 BF

*James E. Hibbs*  
OREGON  
JULY 17, 1988  
JAMES E. HIBBS  
2234  
Renewal Date 6-30-97

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SURVEY FOR: Don Green, P.O. Box 516, Ashland, OR 97520

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

- LEGEND:
- ⊙ - Found 1" iron pipe w/ bronze disk per RS4457.
  - ⊙ - Found 1 1/4" iron pipe as Deed Corner. See RS3698.
  - - Found 3/4" pinch top pipe per RS3698 & Billing's Lane Subd. (Unrec.)
  - ⊙ - Found 5/8" iron pin per RS3782.
  - ⊙ - Found 1/2" iron pipe w/ plastic cap mkd. SWAIN LS759 per RS11259.
  - ⊙ - Found 5/8" iron pin w/ plastic cap mkd. WIT COR LS1036 per RS11629.
  - - Set 5/8" x 30" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
- ( ) - Record data as shown. CL - Centerline RS - Recorded Survey ⊙.
- ORJCO - Official Records of Jackson County, Oregon. WC - Witness Corner.
- JCDR - Jackson County Deed Records. CI LI - See Course Data Table

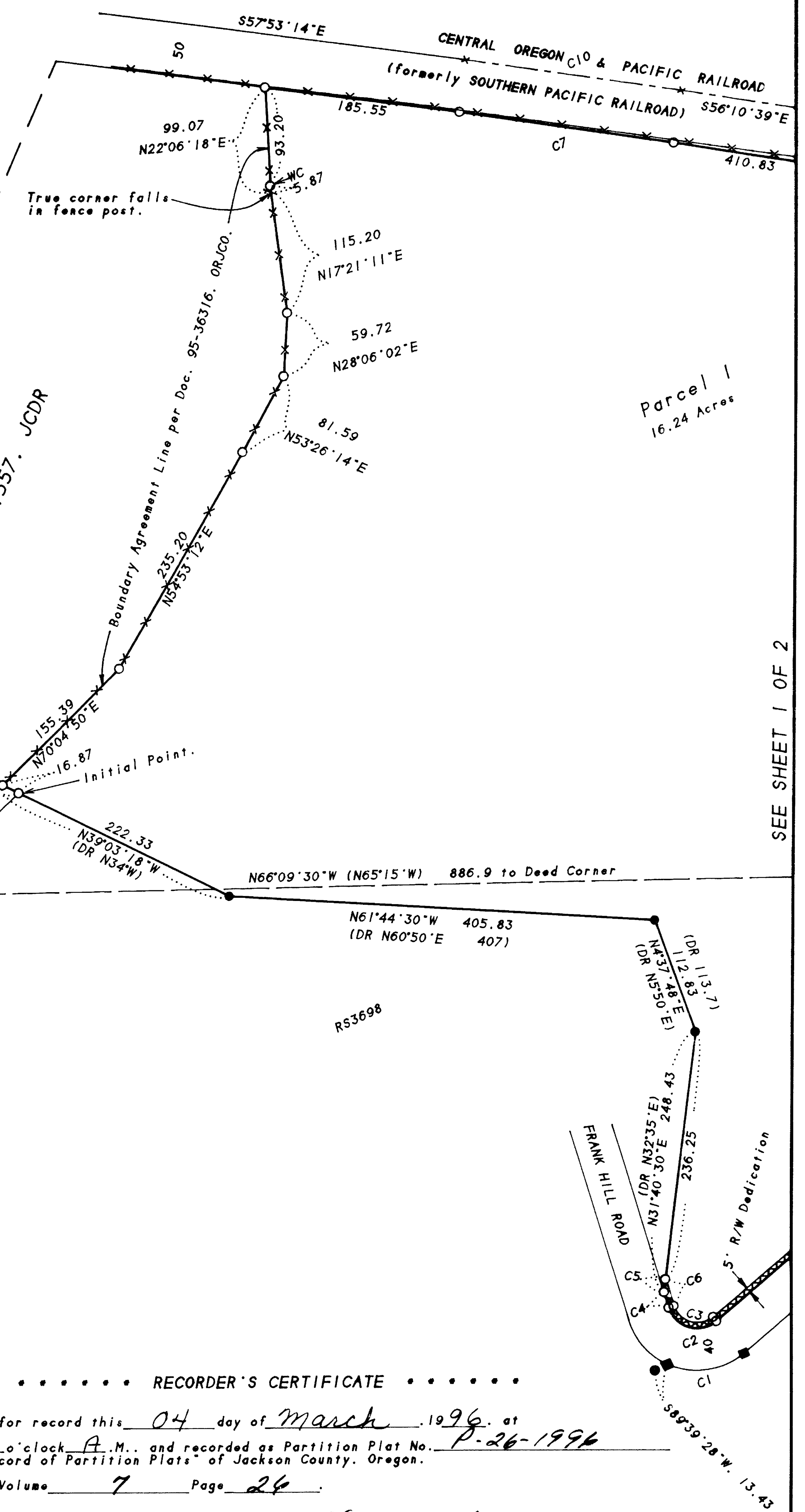
BASIS OF BEARINGS: Survey No. 7634 as shown hereon.

DATE: December 26, 1995 UNIT OF MEASUREMENT: Feet SCALE: 1" = 100'

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

PURPOSE: To monument the corners of two parcels created through a Minor Land Partition. See JCDDP File 95-8-MP.

PROCEDURE: Ran a closed loop traverse around the subject property tying to monuments set by RS 3698, 3762, 7634, 9116, 11551, 11629 & monuments set by the unrecorded Billing's Lane Subdivision. The Northwesterly boundary was held by Agreement. The Railroad R/W was computed from map record data per RS11551 and railroad R/W maps which fit very well with the existing centerline. The Easterly portion was computed using the found monuments per the unrecorded Billing's Lane Subdivision since these tracts were described using the data per the unrecorded Plat, V. 82, P. 97 was controlled by monuments per RS3762. Frank Hill Road was controlled by monuments per RS11629 and tying in the centerline of the existing traveled surface. Monuments per RS3698 were held as the intent of the Westerly boundary even though they did fit well with deed record or RS3698 itself. Calculated the dividing line per the Tentative Plat and Planning conditions. Those monuments found as well as those set are as shown on Sheets 1 & 2.



..... RECORDER'S CERTIFICATE .....

Filed for record this 04 day of March, 1996, at 11:06 o'clock A.M., and recorded as Partition Plat No. P-26-1996 of "Record of Partition Plats" of Jackson County, Oregon.

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*Kathleen Barrett* County Clerk  
*Nikita Robin* Deputy