

SURVEY BY: L. J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501 PHONE: (541) 772-2782

LEGEND:

- - FD. 5/8" IRON PIN W/ ALUMINUM CAP MKD. SWAIN 1988 LS759 PER RS11434.
✱ - FD. BRASS TAG MKD. LS759 IN LEAD PLUG IN CONCRETE PER RS11434.
○ - FD. 1/2" IRON PIPE W/ PLASTIC CAP MKD. SWAIN LS759 PER HILL POND SUBD. PHASE III.
● - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. KAUBLE PLS1822 PER THOMAS SUBD.
● - FD. 3" BRASS DISK MKD. PLS1822 1989 PER MEADOWHAWK P.U.D. IN MON. CASE.
○ - FD. 3" BRASS DISK MKD. PLS1822 1990 PER THOMAS SUBD. IN MON. CASE.
○ - 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.
○ - SET 1" IRON PIPE W/ 2.5" BRASS CAP MKD. L.J. FRIAR & ASSOC. IN MON CASE.
DR - DEED RECORD. ORJCO - OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

() - RECORD DATA AS SHOWN. JCDR - JACKSON COUNTY DEED RECORDS.
RS - RECORDED SURVEY *. CL - CENTERLINE. -X-X- - FENCE LINE.
MLP 8-91 - MINOR LAND PARTITION VOLUME 8, PAGE 91 OF "MINOR LAND PARTITIONS".
CI DI - SEE COURSE DATA TABLE. SQ FT - SQUARE FEET

BASIS OF BEARINGS: NOAA TRUE BEARING OF THE N-S CL SECTION 10 AS DERIVED FROM THE 1968 NOAA NET ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN FROM MONUMENTS ALONG THE NORTH LINE OF THIS PARTITION AND AS SHOWN ON RECORDED SURVEY NO. 11434 AND AS SHOWN HEREON.

DATE: APRIL 30, 1997 UNIT OF MEASUREMENT: FEET SCALE: 1" = 30'

LAND PARTITION SURVEY

PARTITION PLAT NO. P-46-1997

Located in Parcels 1, 2, & 3 of that Minor Land Partition filed for record the 16th day of December 1988 and recorded in Volume 8, Page 91 of "Minor Land Partitions in Jackson County, Oregon & in the N.W. 1/4 of Sec. 10, T.39 S., R.1 E., W.M. City of Ashland Jackson County, Oregon

for Thomas W. Frantz, et al 1026 Henry Street Ashland, OR 97502

CURVE DATA TABLE

Table with columns: NO., RADIUS, DELTA, LENGTH, LONG CHORD OR COURSE. Rows C1 through D11.

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

PURPOSE: TO SURVEY AND MONUMENT ADJUSTED PROPERTY LINES OF TWO TAXLOTS AND THE CORNERS OF THREE PARCELS CREATED THROUGH A PARTITION. SEE ASHLAND PA# 97-013 & 97-017.
PROCEDURE: THE EXTERIOR OF THE PARTITION WAS MONUMENTED BY RS11434. ALL PINS PER THIS SURVEY WERE RECOVERED IN GOOD CONDITION EXCEPT AS SHOWN HEREON. INTERIOR PINS WHICH HAD A DIRECT BEARING ON THE ADJUSTED PROPERTY LINES WERE ALSO TIED TO THE CENTERLINE OF THE REALIGNED ROCA CREEK...

EASEMENTS OF RECORD

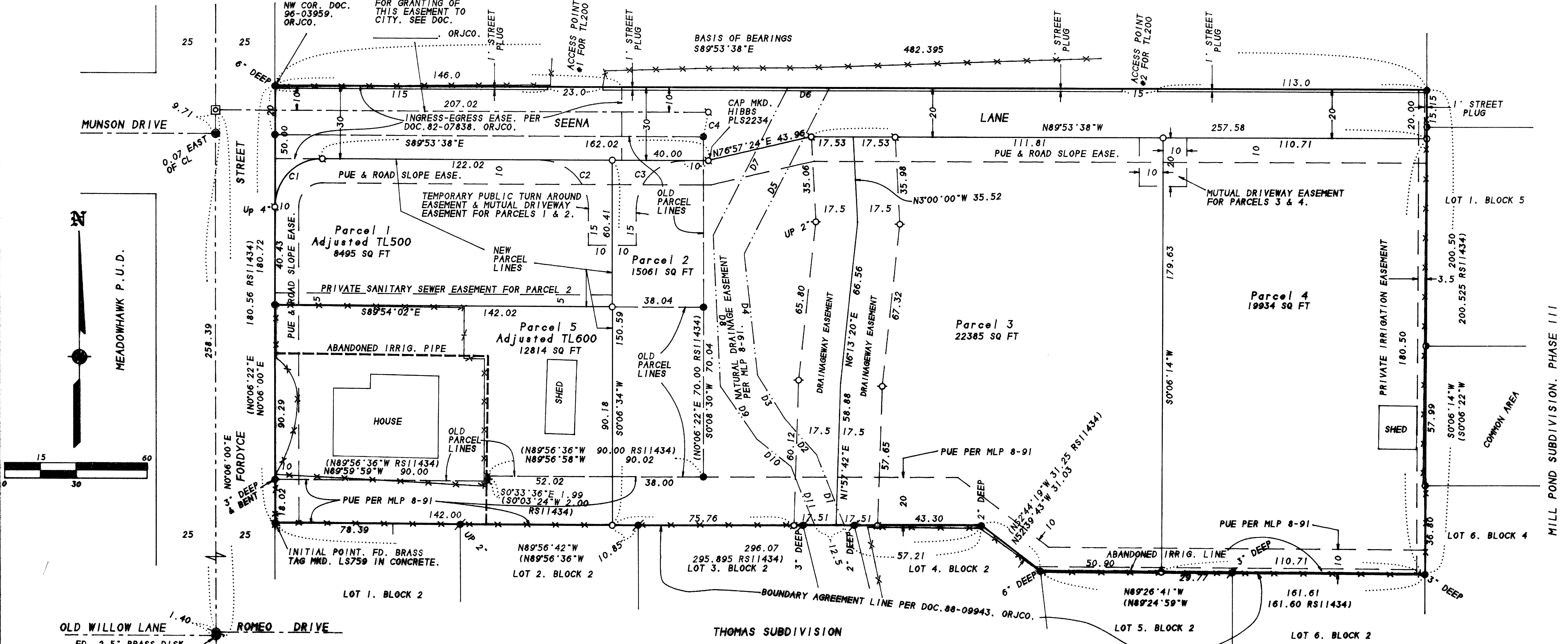
- 1) EASEMENT FOR TELEPHONE, TELEGRAPH AND COMMUNICATIONS LINES PER V.144, P.160. JCDR CANNOT BE LOCATED.
2) EASEMENT FOR DISTRIBUTION OF ELECTRICITY PER V.174, P.78 IS NOT SITUATED ON THIS PROPERTY.
3) EASEMENT FOR DISTRIBUTION OF ELECTRICITY PER V.369, P.7. JCDR CANNOT BE LOCATED.
4) IRRIGATION RIGHT-OF-WAYS PER V.243, P.178 & V.239, P.47 CANNOT BE LOCATED.
5) SEWER EASEMENT PER V.521, P.161 NOT SITUATED ON PROPERTY.
6) GAS LINE EASEMENT PER DOC.85-21472 & 91-23655. ORJCO CANNOT BE LOCATED.

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Kille
OREGON JULY 17, 1986 JAMES E. HIBBS 2234 Renewal Date 6-30-97

NOTE ON ACCESS POINTS 1 & 2 THROUGH STREET PLUG:

ACCESS POINT #1 FOR TL200 IS FOR ACCESS TO THAT PORTION OF TL200 LYING WESTERLY OF ROCA CREEK. ACCESS POINT #2 IS FOR ACCESS TO EXISTING DWELLING ON EASTERLY SIDE OF ROCA CREEK. NEITHER ACCESS POINT MAY BE USED IN CONNECTION WITH THE FURTHER DEVELOPMENT OF TL200 WITHOUT CONSENT FROM THE ASHLAND PLANNING DEPARTMENT.



FD. 2.5" BRASS DISK MKD. LS2023 IN MON CASE PER ASHLAND WILLOW SUBD., PHASE I. (SURVEY IN PROGRESS.)

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

James E. Kille SURVEYOR

391E10BB TL'S 400,500 & 600

SHEET 2 OF 2

APPROVAL: Bill Mohr 6/9/97
Approved Planning Department
PA 97-013 & 97-017 Lead Partition & Property Line Adjustment

APPROVAL:
EXAMINED AND APPROVED this 6th day of June 1997.

Jean Olson
City Surveyor

LAND PARTITION SURVEY

PARTITION PLAT NO. P-46-1997

Located in Parcels 1, 2, & 3 of that Minor Land Partition filed for record the 16th day of December 1988 and recorded in Volume 8, Page 91 of "Minor Land Partitions in Jackson County, Oregon" & in the N.W. 1/4 of Sec. 10, T. 39 S., R. 1 E., W.M. City of Ashland Jackson County, Oregon

for

Thomas W. Frantz, et al
1026 Henry Street
Ashland, OR 97502

RECORDING
Filed for record this 30 day of June 1997 at 3:50 o'clock P. and recorded as Partition Plat No. P-46-1997 in "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 8, Page 46

Kathleen S. Beckett County Clerk
Glenda E. Bartlett Deputy

County Surveyor File No. 15407

TAX STATEMENT

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of 6-30-97, 1997.

Carol Applegate Tax Collector, 6-30-97 Date
Michael V. Mathis Assessor, 6-30-97 Date

DECLARATION

Know all men by these presents that we, THOMAS W. FRANTZ and LAURA FRANTZ, and JUDD A. PINDELL and SUZANNE M. PINDELL 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 hereon. We hereby dedicate to the City of Ashland for public use, SEENA LANE, as well as those easements shown on Sheet 2 labeled as Road Slope Easement & Public Utility Easement (PUE) with the condition that TCI Cablevision, their assigns or successors in interest, shall have the right to use said PUE for the placement and maintenance of Cable TV lines, as long as the Cable TV lines do not interfere with City of Ashland utilities. We hereby dedicate to the City of Ashland the Drainage Way Easement shown on Sheet 2 with the condition that the Natural Drainage Easement shown on that Minor Land Partition filed for record the 16th day of December, 1988 and recorded in Volume 8, Page 91 of "Minor Land Partitions" of Jackson County, Oregon will be vacated by the City of Ashland. We hereby establish (1) the Private Sanitary Sewer Easement to be appurtenant to Parcel 2, (2) that Private Irrigation Line Easement over & across Parcel 4, (3) the Mutual Driveway Easement for Parcels 1 & 2, (4) the Mutual Driveway Easement for Parcels 3 & 4. We hereby dedicate to the City of Ashland for public use the Temporary Public Turn Around Easement shown on Sheet 2 which shall be extinguished when additional right-of-way and improvements for the remainder of Seena Lane have been completed. Emergency vehicles shall have the right to use said Mutual Driveway Easements for Parcel 1 & 2 and Parcels 3 & 4 at all times. We hereby grant to the City of Ashland, in fee simple, the 1' street plug as shown on Sheet 2 with the condition that upon approved dedication of the extension of the affected street, the 1' street plug shall be dedicated by the City to the public use as part of said street. This dedication will be automatic and without further action by the City.

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:

Beginning at a lead plug and tag marked LS759 set in concrete marking the Northwest corner of THOMAS SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING: thence along the East line of Pardyce Street in the City of Ashland, North 0°06'00" East, 180.72 feet to a 5/8 inch iron pin at the Northwest corner of that tract described in Document No. 96-03959, Official Records of Jackson County, Oregon; thence along the North line of said tract, South 89°53'38" East, 482.395 feet to a 5/8 inch iron on the Claim line common to Donation Land Claim Nos. 43 and 44, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence along said Claim line, South 0°06'14" West, 200.50 feet to a 5/8 inch iron pin marking the Northeast corner of said THOMAS SUBDIVISION; thence along the North line of said SUBDIVISION, North 89°26'41" West, 161.61 feet to a 5/8 inch iron pin; thence North 52°39'43" West, 31.03 feet to a 5/8 inch iron pin; thence North 89°56'42" West, 296.07 feet to the INITIAL POINT OF BEGINNING.

James E. Hibbs
SURVEYOR

Thomas W. Frantz
Judd A. Pindell
Laura Frantz
Suzanne M. Pindell

STATE OF OREGON))ss.
COUNTY OF JACKSON)
PERSONALLY appeared the above named Thomas W. Frantz and Laura Frantz and acknowledged the foregoing instrument to be their voluntary act and deed.
Dated this 30th day of May, 1997.

Before me: Theresa Molino
Notary Public of Oregon.
OFFICIAL SEAL
THERESA MOLINO
NOTARY PUBLIC - OREGON
COMMISSION NO. 046230
MY COMMISSION EXPIRES AUG. 14, 1999

STATE OF OREGON))ss.
COUNTY OF JACKSON)
PERSONALLY appeared the above named Judd A. Pindell and Suzanne M. Pindell and acknowledged the foregoing instrument to be their voluntary act and deed.
Dated this 6 day of June, 1997.

Before me: Peggy Wisniewski
Notary Public of Oregon.
OFFICIAL SEAL
PEGGY WISNIEWSKI
NOTARY PUBLIC - OREGON
COMMISSION NO. 039323
MY COMMISSION EXPIRES NOV. 08, 1998

AFFIDAVITS OF CONSENT

FROM WESTERN BANK RECORDED AS DOC. 97-24563, ORJCO.
FROM GARY SCHRODT & ROSALIND SCHRODT RECORDED AS DOC. 97-24561, ORJCO.
FROM BANK OF SOUTHERN OREGON AS DOC. 97-24564, ORJCO.
FROM RICK DAVIS & PAT DAVIS RECORDED AS DOC. 97-24562, ORJCO.

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
Renewal Date 6-30-97

I hereby declare that this is an exact copy of the original plat.

James E. Hibbs
Surveyor

