

APPROVAL: [Signature]
ASHLAND PLANNING DEPARTMENT
PA 998-008 LAND PARTITION

6/8/98
DATE

LAND PARTITION SURVEY

PARTITION PLAT NO. P-39-1998

A replat of Parcel 5 Partition Plat No. P-46-1997 & in the N.W. 1/4 of Section 10, T.39 S., R.1 E., W.M. City of Ashland Jackson County, Oregon

for
Judd Pindell
520 Fordyce Street
Ashland, OR 97502

RECORDING
FILED FOR RECORD THIS 10 DAY OF June, 19 98 AT
2:31 O'CLOCK P. AND RECORDED AS PARTITION PLAT NO. P-39-1998
IN "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 7, PAGE 39

Rathbone B. Beckett COUNTY CLERK
Geraldine Cutting DEPUTY
COUNTY SURVEYOR FILE NO. 15771

APPROVAL:
EXAMINED AND APPROVED THIS 4th DAY OF June, 19 98.

Jean Holman
CITY SURVEYOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, JUDD A. PINDELL AND SUZANNE M. PINDELL ARE THE OWNERS IN FEE OF THE LANDS SHOWN ON THE 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 ESTABLISH THE MUTUAL DRIVEWAY EASEMENT SHOWN HEREON FOR THE USE BY PARCELS 1 AND 2. EMERGENCY VEHICLES SHALL HAVE THE RIGHT TO USE SAID MUTUAL DRIVEWAY EASEMENT AT ALL TIMES.

TAX STATEMENT

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF June 10, 19 98.

Valerie Stanford TAX COLLECTOR
Michael W. Math ASSESSOR
6-10-98 DATE
6-10-98 DATE
Deputy

Judd A. Pindell
JUDD A. PINDELL
Suzanne M. Pindell
SUZANNE M. PINDELL

STATE OF OREGON)
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 3rd DAY OF June, 19 98.

Sandra L. Kreisman
NOTARY PUBLIC OF OREGON.
OFFICIAL SEAL
SANDRA L. KREISMAN
NOTARY PUBLIC - OREGON
COMMISSION NO. 082558
MY COMMISSION EXPIRES 08/08/01

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:
PARCEL NO. 5 PER PARTITION PLAT NO. P-46-1997, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN VOLUME 8, PAGE 46 OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON AND FILED AS SURVEY NO. 15407 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

James E. Hibbs
SURVEYOR

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

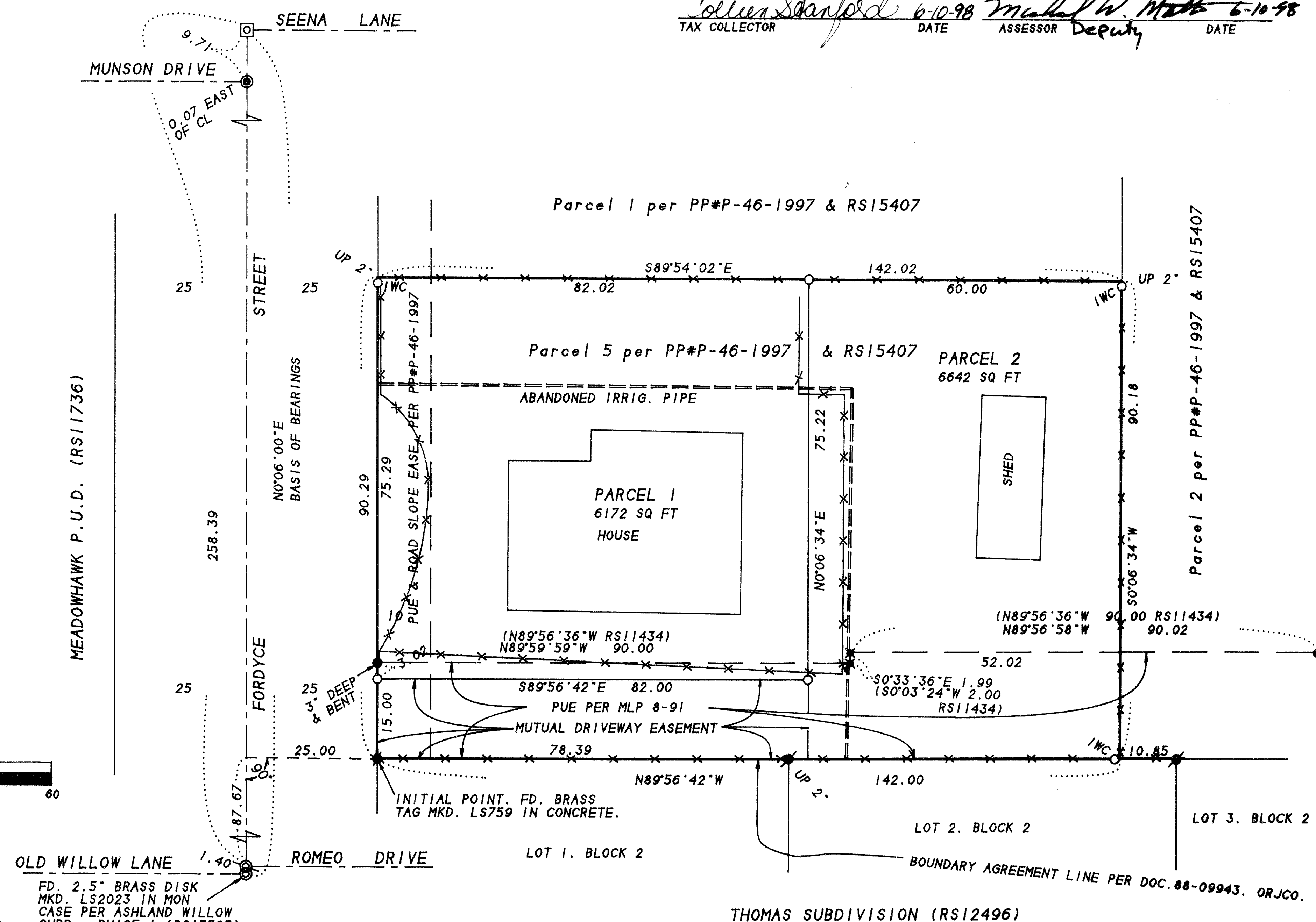
- LEGEND:
- - FD. 5/8" IRON PIN W/ ALUMINUM CAP MKD. SWAIN 1988 LS759 PER RS11434.
 - ✕ - FD. BRASS TAG MKD. LS759 IN LEAD PLUG IN CONCRETE PER RS11434.
 - - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. KAUBLE PLS1822 PER THOMAS SUBD.(RS12496).
 - - FD. 3" BRASS DISK MKD. PLS1822 1989 PER MEADOWHAWK P.U.D. (RS11736) IN MON. CASE.
 - - FD. 3" BRASS DISK MKD. PLS1822 1990 PER THOMAS SUBD.(RS12496) IN MON. CASE.
 - - SET 5/8" x 24" IRON PIN WITH PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - - FD. 2.5" BRASS CAP MKD. L.J. FRIAR & ASSOC. IN MON CASE PER PP# P-46-1997 (RS15407).
- ORJCO - OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. SQ FT - SQUARE FEET.
() - RECORD DATA AS SHOWN. JCDR - JACKSON COUNTY DEED RECORDS.
RS - RECORDED SURVEY #. -X-X- - FENCE LINE.
MLP 8-91 - MINOR LAND PARTITION VOLUME 8, PAGE 91 OF "MINOR LAND PARTITIONS".



RECEIVED
Date 6-10-98 By [Signature]
This survey consists of:
- 1 sheet of Map
- 1 graphic Narrative
JACKSON COUNTY SURVEYOR

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 CENTERLINE OF THIS FORDYCE STREET AS SHOWN ON RECORDED SURVEY NO. 15407 AND AS SHOWN HEREON.
DATE: MAY 21, 1998 UNIT OF MEASUREMENT: FEET SCALE: 1" = 20'

- #### EASEMENTS OF RECORD PER TITLE REPORT
- EASEMENT FOR TELEPHONE, TELEGRAPH AND COMMUNICATIONS LINES PER V.144, P.160. JCDR CANNOT BE LOCATED.
 - EASEMENT FOR DISTRIBUTION OF ELECTRICITY PER V.174, P.76 IS NOT SITUATED ON THIS PROPERTY.
 - EASEMENT FOR DISTRIBUTION OF ELECTRICITY PER V.369, P.7 & V.368, P.121. JCDR CANNOT BE LOCATED.
 - IRRIGATION RIGHT-OF-WAYS PER V.243, P.178 & V.239, P.47 CANNOT BE LOCATED.
 - GAS LINE EASEMENT PER DOC.85-21472. ORJCO CANNOT BE LOCATED.



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# 98-008.
PROCEDURE: THE EXTERIOR OF THE PARTITION WERE FOUND OR MONUMENTED BY THIS OFFICE DURING RS15407. SET WITNESS CORNERS AT THE LOCATIONS SHOWN DUE TO FENCES CONSTRUCTED AFTER THE COMPLETION OF RS15407. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
JULY 17, 1986
JAMES E. HIBBS
2234
Renewal Date 6-30-99

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

SHEET 1 OF 1