

APPROVAL: Bill [Signature]  
ASHLAND PLANNING DEPARTMENT  
PA #97-084 LAND PARTITION

DATE: 7/15/98

# LAND PARTITION SURVEY

PARTITION PLAT NO. P-47-1998  
A replat of Parcel 2 of Partition Plat No. P-5-1994 &  
in the N.E. 1/4 of Section 16, T.39 S., R.1 E., W.M.  
City of Ashland Jackson County, Oregon

RECORDING

FILED FOR RECORD THIS 16 DAY OF July, 19 98 AT  
3:06 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-47-1998  
IN "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.  
INDEX VOLUME 9, PAGE 47

APPROVAL: EXAMINED AND APPROVED THIS 15th DAY OF July, 19 98.

James A. Olson  
CITY SURVEYOR

for  
Steve Morjig  
610 Chestnut Street  
Ashland, OR 97502

Kathleen J. Beckett Geraldine Cutting  
COUNTY CLERK DEPUTY  
COUNTY SURVEYOR FILE NO. 15821

CONDITIONS, COVENANTS & RESTRICTIONS RECORDED AS DOC. 98-32512 ORJCO.

TAX STATEMENT  
ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE  
BEEN PAID AS OF July 16, 19 98.

Case Applegate, Deputy 7/16/98 Ron Dumborg 7-16-1998  
TAX COLLECTOR DATE ASSESSOR DATE

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. 2 PER PARTITION PLAT NO. P-5-1994, ACCORDING TO THE OFFICIAL PLAT  
THEREOF, NOW OF RECORD, IN VOLUME 5, PAGE 5 OF "RECORD OF PARTITION PLATS" OF  
JACKSON COUNTY, OREGON AND FILED AS SURVEY NO. 13810 IN THE OFFICE OF THE  
JACKSON COUNTY SURVEYOR.

James E. Hibbs  
SURVEYOR

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF THREE PARCELS CREATED  
THROUGH A LAND PARTITION. SEE ASHLAND PA# 97-084.

PROCEDURE: THE EXTERIOR OF THE PARTITION WAS MONUMENTED BY RS6525 & 13810.  
ALL MONUMENTS FOR THIS SURVEY WERE FOUND AND HELD. CALCULATED  
THE PARCEL CORNERS AND SET SAME AS SHOWN. THOSE MONUMENTS FOUND  
AS WELL AS THOSE SET ARE AS SHOWN HEREON.

DECLARATION  
KNOW ALL MEN BY THESE PRESENTS THAT STEVEN H. MORJIG IS THE OWNER IN FEE OF THE LANDS SHOWN ON  
THIS PLAT. MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE. AND I HAVE CAUSED THE  
SAME TO BE PARTITIONED INTO THE PARCELS AND STREET AS SHOWN, AND THAT I HEREBY DEDICATE TO THE  
PUBLIC FOR PUBLIC USE THE STREET TOGETHER WITH THOSE EASEMENTS SHOWN HEREON LABELED AS PUBLIC  
UTILITY EASEMENT (PUE), PEDESTRIAN & SLOPE EASEMENT WITH THE CONDITION THAT TCI CABLEVISION  
SHALL HAVE THE RIGHT TO USE SAID PUE FOR THE PLACEMENT AND MAINTENANCE OF CABLE TV LINES AS LONG  
AS THEY DO NOT INTERFERE WITH THE PLACEMENT AND MAINTENANCE OF CITY OF ASHLAND UTILITIES. I  
HEREBY ESTABLISH THE TEMPORARY PUBLIC TURN-AROUND EASEMENT SHOWN HEREON WITH THE CONDITION THAT  
UPON THE APPROVED DEDICATION AND CONSTRUCTION OF THE EXTENSION OF FOREST STREET, THIS EASEMENT  
SHALL TERMINATE. I HEREBY ESTABLISH THOSE EASEMENTS SHOWN HEREON LABELED AS MUTUAL INGRESS-EGRESS  
EASEMENT FOR THE BENEFIT OF PARCELS 1 & 2 AND FOR PARCELS CREATED THROUGH FUTURE PARTITIONING OF  
PARCEL 1 WITH THE CONDITION THAT EMERGENCY VEHICLES SHALL HAVE THE RIGHT TO USE SAID EASEMENT.  
THE SUBJECT PROPERTY SHALL BE SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS TO  
BE RECORDED SIMULTANEOUSLY WITH THIS PLAT. I DO HEREBY ESTABLISH THE IRRIGATION EASEMENT AS SHOWN  
HEREON.

### LEGEND:

- ⊙ - FD. BRASS CAP MONUMENT AS SHOWN.
- - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. E.L. SWAIN RLS759 PER RS6525 OR AS NOTED.
- ✱ - FD. 5/8" IRON PIN W. PLASTIC CAP MKD. HARDEY LS1990 PER WELLER LANE SUBD. (RS10005)
- - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. BOVA LS2418 PER RS13810.
- - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. R.BATH LS1069 PER WELLER LANE SUBD. PHASE II. (RS11076)
- ⊙ - FD. 2.5" BRASS DISK IN MON. CASE MKD. R.BATH LS1069 PER WELLER LANE SUBD. PHASE II. (RS11076)
- - COMPUTED POINT. NOTHING FOUND OR SET. CI - SEE COURSE DATA TABLE.
- - SET 5/8" x 30" IRON PIN WITH PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ - SET BRASS TAG MKD. LS2234 IN LEAD PLUG IN CONCRETE SIDEWALK.
- PUE - PUBLIC UTILITY EASEMENT. SPE - SLOPE & PEDESTRIAN EASEMENT
- ORJCO - OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. SQ FT - SQUARE FEET.
- ( ) - RECORD DATA PER RS6525 OR 13810. JCDR - JACKSON COUNTY DEED RECORDS.
- RS - RECORDED SURVEY \*.
- MLPJCO - MINOR LAND PARTITIONS OF JACKSON COUNTY, OREGON -X-X- - FENCE LINE.
- IE - IRRIGATION EASEMENT.

BASIS OF BEARINGS: NOAA TRUE BEARING OF THE N-S CL SECTION 16 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 WEST LINE OF RECORDED SURVEY NO. 6525 AND  
AS SHOWN HEREON.

DATE: MAY 21, 1998 UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'

\* See Affidavit of  
Correction Doc# 2000-04140  
02/03/00 - Also see 16411

\* 10' strip is part of  
Parcel 2

Steven H. Morjig  
STEVEN H. MORJIG

STATE OF OREGON)  
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED STEVEN H. MORJIG AND ACKNOWLEDGED THE  
FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 15th DAY OF July, 19 98.

BEFORE ME: Karen L. Lafitte  
NOTARY PUBLIC OF OREGON.



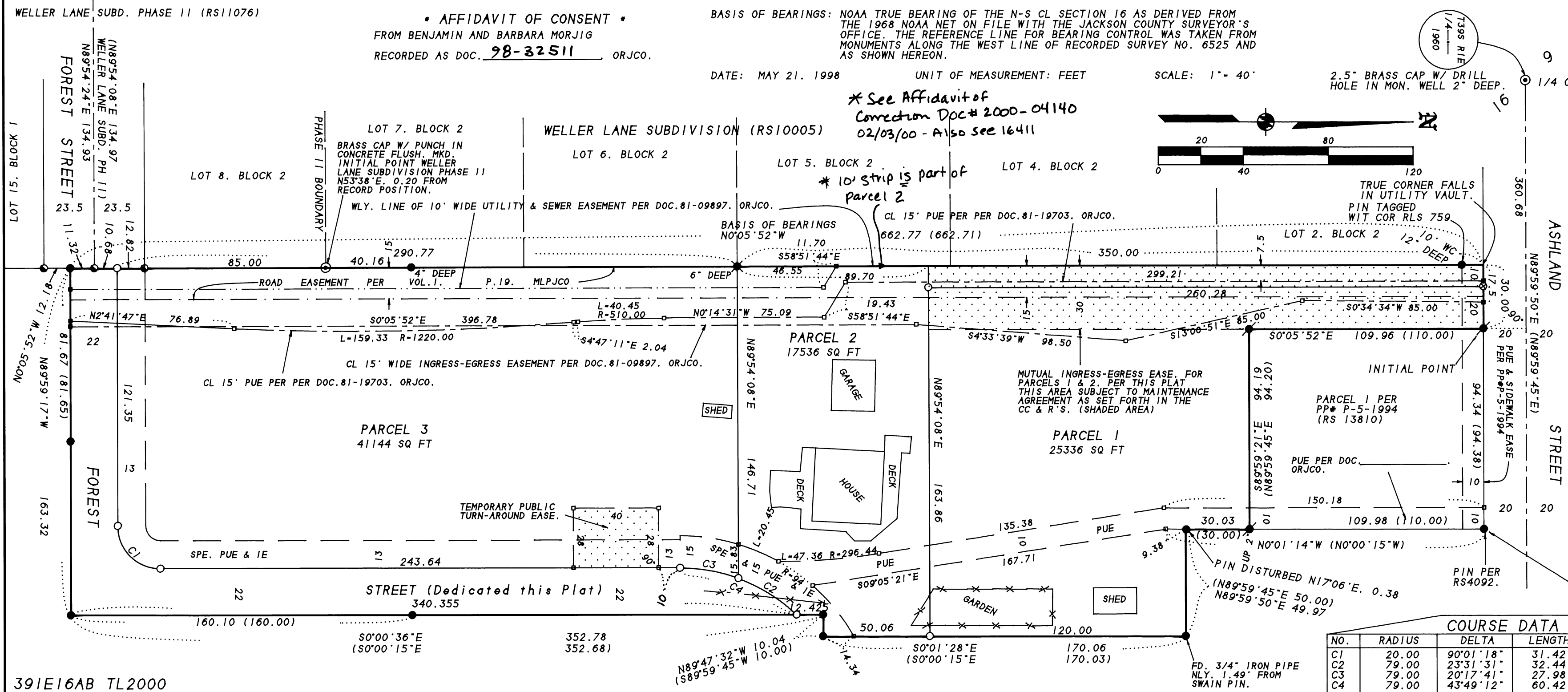
BRASS CAP W/ PUNCH  
IN CONCRETE 2" DEEP,  
NO OTHER MARKINGS.

WELLER LANE

WELLER LANE SUBD. PHASE II (RS11076)

AFFIDAVIT OF CONSENT  
FROM BENJAMIN AND BARBARA MORJIG  
RECORDED AS DOC. 98-32511 ORJCO.

DATE: MAY 21, 1998 UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

James E. Hibbs  
OREGON  
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

### GEODETIC TIE

INITIAL POINT  
NOT TO SCALE  
STATION #166  
ESTABLISHED FOR JACKSON  
COUNTY IN 1993 BY EAGLE  
GPS SURVEY CORPORATION.

EASEMENTS OF RECORD PER TITLE REPORT  
1) RIGHT OF WAY FOR DITCH AND PIPE LINE  
PER VOL. 154, P. 142. JCDR CANNOT BE LOCATED.

FD. 3/4" CRIMPED TOP IRON PIPE  
NELY. 0.8' FROM SWAIN PIN.

### COURSE DATA TABLE

NO.	RADIUS	DELTA	LENGTH	LONG CHORD
C1	20.00	90°01'18"	31.42	N45°00'03"E 28.29
C2	79.00	2°31'31"	32.44	S32°02'51"W 32.21
C3	79.00	20°17'41"	27.98	S10°08'15"W 27.83
C4	79.00	43°49'12"	60.42	N21°54'00"E 58.96

SHEET 1 OF 1

97-233P1

