

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# 98-052.

PROCEDURE: THE EXTERIOR OF THE PARTITION WAS MONUMENTED BY THIS OFFICE DURING RS 15407. THE CORNERS ALONG SEENA LANE HAVE BEEN DESTROYED BY STREET CONSTRUCTION. THESE MONUMENTS WERE RESET FROM CONTROL ESTABLISHED BY THIS OFFICE. CALCULATED THE PARCEL CORNERS PER THE APPROVED TENTATIVE PLAN AND SET SAME. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN HEREON.

LAND PARTITION SURVEY

PARTITION PLAT NO. P-55-1998
 A replat of Parcel 3 per Partition Plat No. P-46-1997 &
 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
 1026 Henry Street
 Ashland, OR 97502

SURVEY BY:

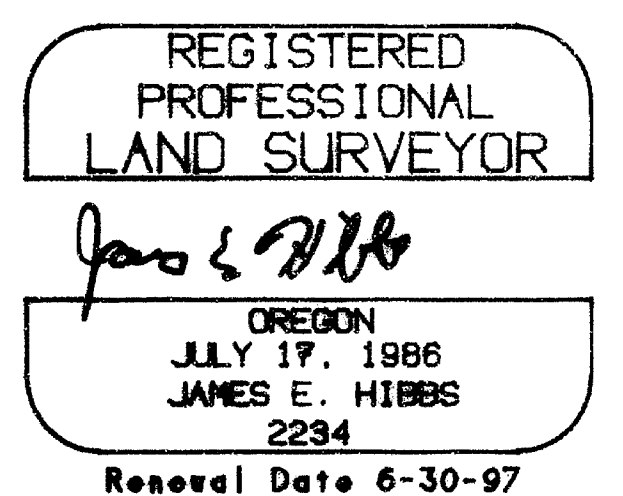
L.J. FRIAR & ASSOCIATES, P.C.
 CONSULTING LAND SURVEYORS
 816 WEST EIGHTH STREET
 MEDFORD, OREGON 97501
 PHONE: (541) 772-2782

LEGEND:

- - FD. 5/8" IRON PIN W/ ALUMINUM CAP MKD. SWAIN 1988 LS759 PER RS11434.
- ⦿ - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. KAUBLE PLS1822 PER THOMAS SUBD.
- - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER RS15407.
- ⊗ - 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 CURB.
- ORJCO - OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. CL - CENTERLINE.
- () - 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".
- WC - WITNESS CORNER. SQ FT - SQUARE FEET
- PPAE - PUBLIC PEDESTRIAN ACCESS EASEMENT. LI - SEE COURSE DATA TABLE.

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. 15407 AND AS SHOWN HEREON.

DATE: JULY 20, 1998 UNIT OF MEASUREMENT: FEET SCALE: 1" = 20'

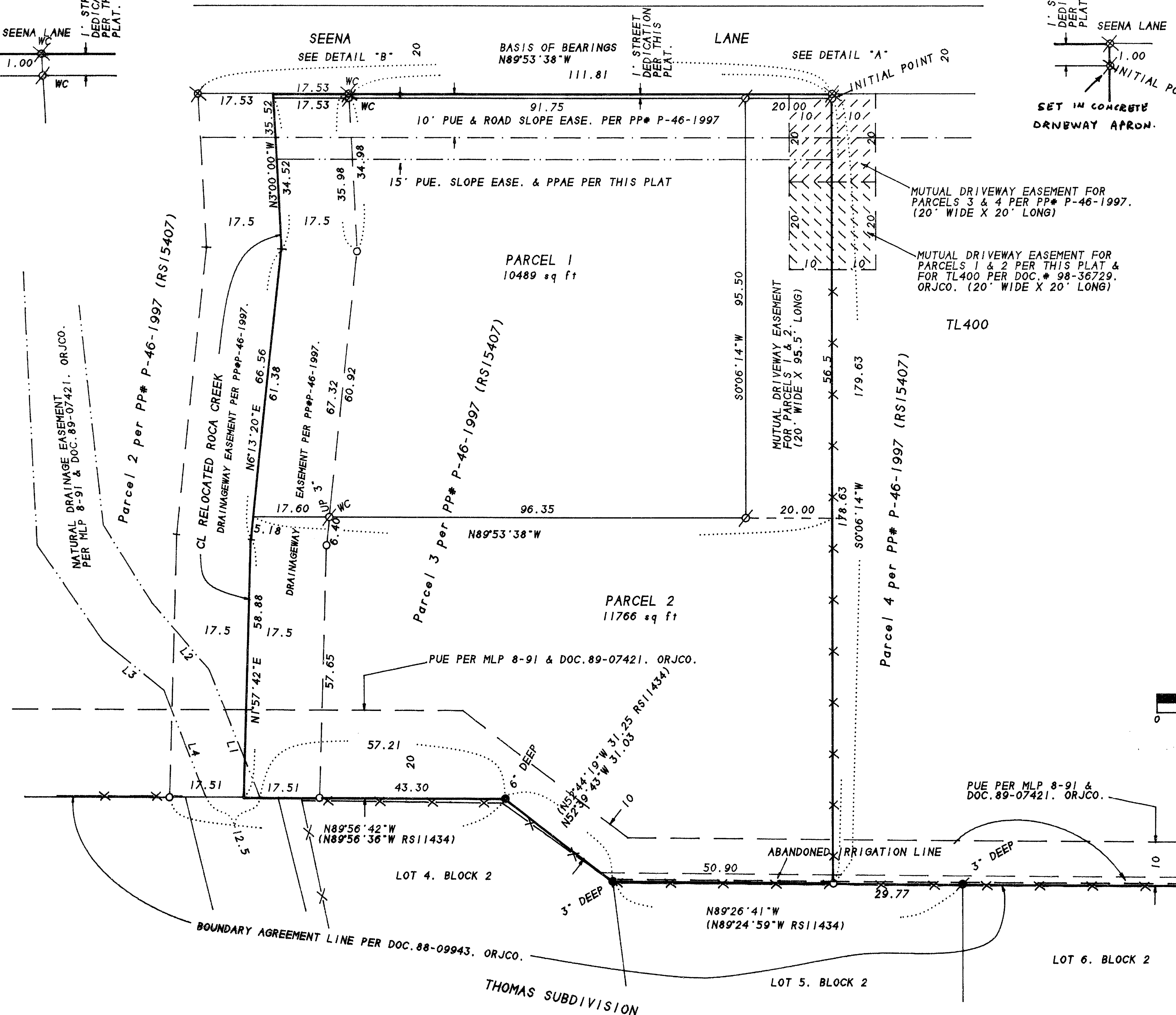
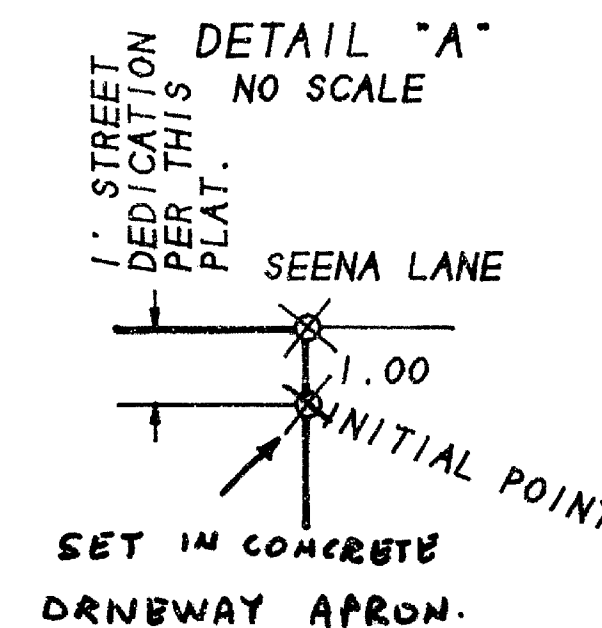
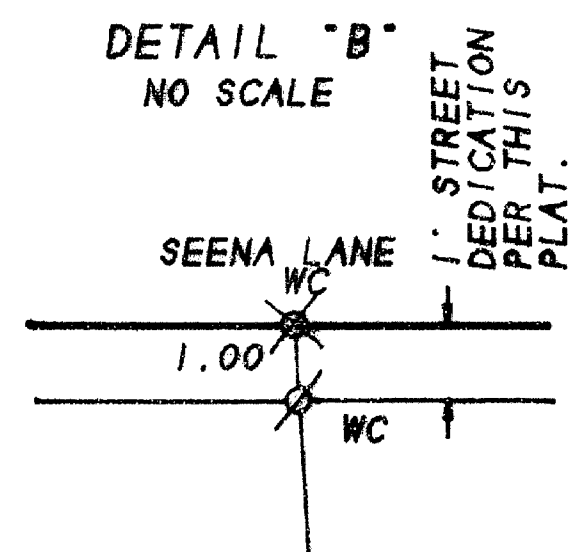


COURSE DATA TABLE		
NO.	COURSE	
L1	N21°45'56"W	31.48
L2	N41°13'30"W	20.27
L3	S51°16'44"E	18.32
L4	S21°45'56"E	26.25

- EASEMENTS PER SUBDIVISION GUARANTEE**
- 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 THIS PROPERTY.
 - 6) INGRESS-EGRESS EASEMENT PER DOC.82-07838. ORJCO IS NOT SITUATED ON THIS PROPERTY.
 - 7) GAS LINE EASEMENT PER DOC.85-21472 & 91-23655. ORJCO CANNOT BE LOCATED.

SHEET 2 OF 2

98-209



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

James E. Hibbs
 SURVEYOR

15856

APPROVAL:

Ashland Planning Department
PA #98-052 Land Partition

8/19/98
Date

LAND PARTITION SURVEY

PARTITION PLAT NO. 2-55-1998

A replat of Parcel 3 per Partition Plat No. P-46-1997 &
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
1026 Henry Street
Ashland, OR 97502

APPROVAL:

EXAMINED AND APPROVED this 18th day of August 1998.

Jan Holm
City Surveyor

RECORDING

FILED FOR RECORD THIS 21 DAY OF AUGUST 1998 AT

11:53 O'CLOCK A M., AND RECORDED AS PARTITION PLAT NO. P-55-1998
IN "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 9 PAGE 55

Kathleen S. Beckett
COUNTY CLERK

Kathy LeBarron
DEPUTY

COUNTY SURVEYOR FILE NO. 15856

TAX STATEMENT

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN

PAID AS OF August 21 1998.

Carey Applegate, Deputy 8/21/98 Michael M. Matthe, Deputy 8-21-98
TAX COLLECTOR DATE ASSESSOR DATE

DECLARATION

Know all men by these presents that we, THOMAS W. FRANTZ and LAURA FRANTZ, 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 the one-foot street dedication as well as those easements shown on Sheet 2 labeled as Public Pedestrian Access Easement (PPAE), Slope Easement and 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 they do not interfere with the placement and maintenance of City of Ashland utilities. We hereby establish the 20 foot by 95.5 foot Mutual Driveway Easement for Parcels 1 & 2, shown on Sheet 2 with the condition that emergency vehicles shall have the right to use said Mutual Driveway Easement at all times.

THOMAS W. FRANTZ

LAURA FRANTZ

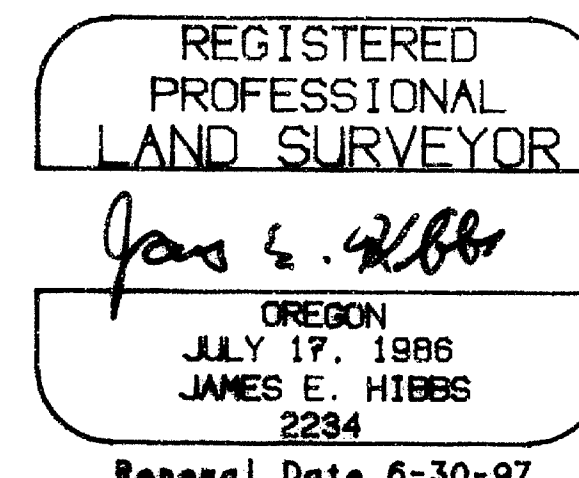
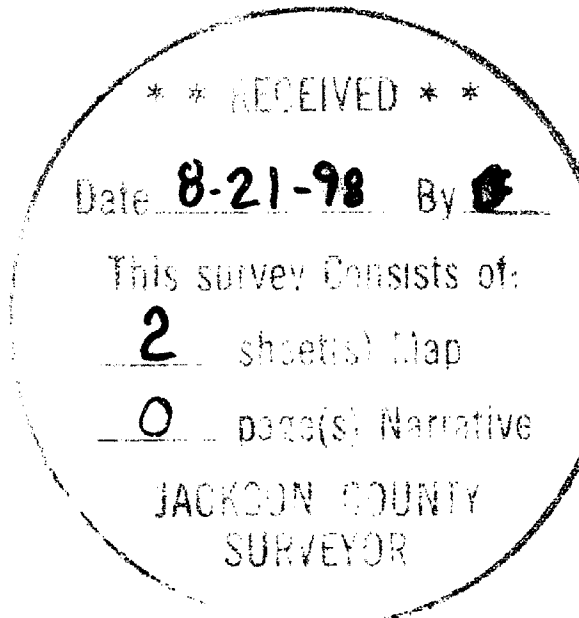
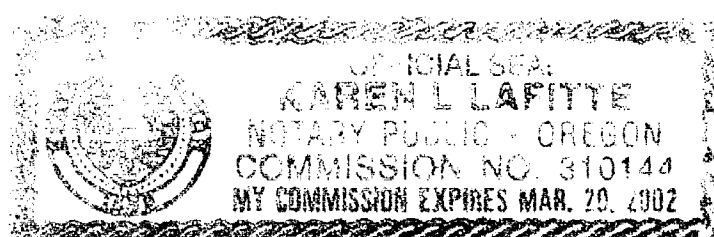
STATE OF OREGON)
COUNTY OF JACKSON)

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 18th day of August 1998.

Before me:

Karen L. Lafitte
Notary Public of Oregon



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. 3 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" IN JACKSON COUNTY, OREGON AND FILED AS SURVEY NO. 15407 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

James E. Hibbs
SURVEYOR

AFFIDAVITS OF CONSENT

FROM RICK DAVIS & PAT DAVIS RECORDED AS DOC. 98-38763 ORJCO.

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

Jan E. Hibbs
SURVEYOR

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
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816 WEST EIGHTH STREET
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