

15918

APPROVAL:

Bill [Signature]
Ashland Planning Department
PA #98-089 Property Line Adjustment
Date 10/14/98

LAND PARTITION SURVEY

PARTITION PLAT NO. P-70-1998

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

RECORDING

Filed for record this 23 day of October, 1998 at
2:21 o'clock P. m., and recorded as Partition Plat No. P-70-1998
in "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 9 Page 70

APPROVAL:

EXAMINED AND APPROVED this 16th day of October, 1998.

Jan H. Hillen
City Surveyor

for
F.M. GIBBS, et al
825 Oak Street
Ashland, OR 97520

Kathleen S. Beckett County Clerk
Glenda E. Bartlett Deputy
County Surveyor File No. 15918

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, F.M. GIBBS, TRUSTEE OF THE F.M. GIBBS LIVING TRUST, U.D.D. MAY 3, 1991, ROZALIE S. GIBBS, TRUSTEE OF THE ROZALIE S. GIBBS LIVING TRUST, U.D.D. MAY 3, 1991, PAUL SAFADY AND SUZANNE SAFADY 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 ON SHEET 2 OF 2. WE DO HEREBY DEDICATE TO THE CITY OF ASHLAND THE SANITARY SEWER EASEMENT OVER AND ACROSS PARCEL 1, THE CONSERVATION AND NATURAL DRAINAGEWAY EASEMENT OVER AND ACROSS PARCEL 2 AND THE PUBLIC UTILITY EASEMENTS (PUE) SHOWN ON SHEET 2, WITH THE CONDITION THAT TCI CABLEVISION, ITS SUCCESSORS OR ASSIGNS 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.

F.M. Gibbs F.M. GIBBS, TRUSTEE
Rozalie S. Gibbs ROZALIE S. GIBBS, TRUSTEE

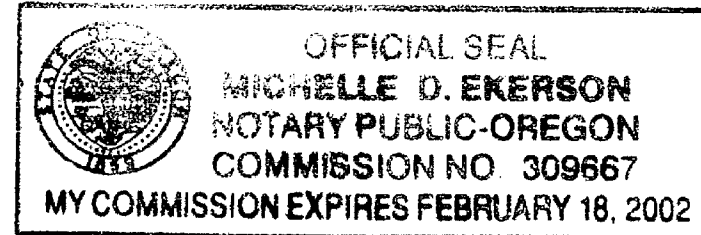
Paul Safady PAUL SAFADY
Suzanne Safady SUZANNE SAFADY

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY APPEARED THE ABOVE NAMED F.M. GIBBS, TRUSTEE, AND ROZALIE S. GIBBS, TRUSTEE, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 9th DAY OF October, 1998.

BEFORE ME: *Michelle D. Ekerson*
NOTARY PUBLIC OF OREGON.

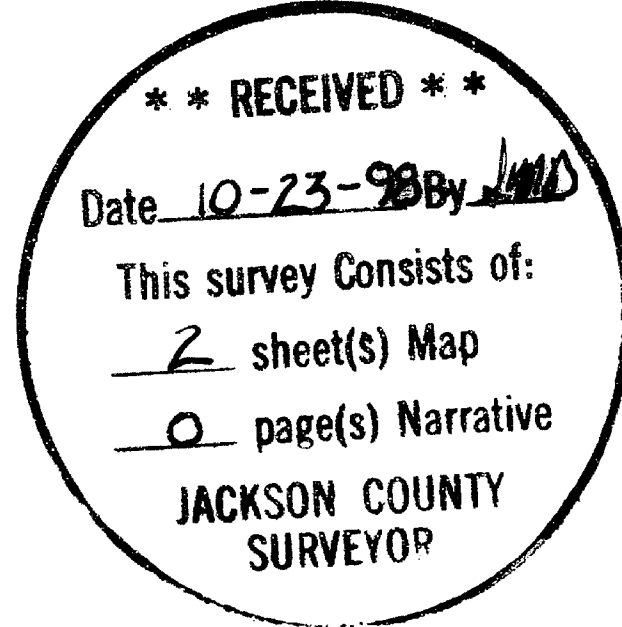
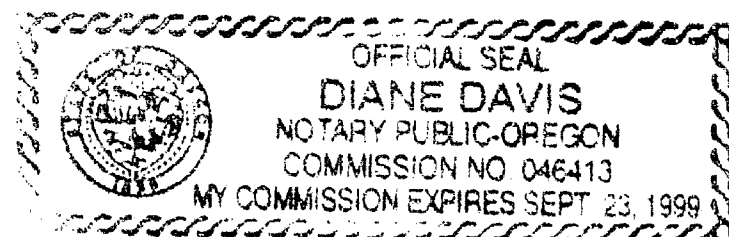


STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY APPEARED THE ABOVE NAMED PAUL SAFADY AND SUZANNE SAFADY AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 8th DAY OF October, 1998.

BEFORE ME: *Diane Davis*
NOTARY PUBLIC OF OREGON.



TAX STATEMENT

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of October 23, 1998.

Carol Applegate Deputy Tax Collector
Ron Dumbay Assessor

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 THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 40, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE ALONG THE EAST LINE OF SAID CLAIM, SOUTH 0°05'55" EAST, 579.10 FEET; THENCE NORTH 89°49'53" WEST (RECORD NORTH 89°53' WEST), 154.35 FEET TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 95-17152, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND THE INITIAL POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID TRACT, SOUTH 89°49'53" EAST (RECORD SOUTH 89°53' EAST), 154.35 FEET TO THE EAST LINE OF SAID CLAIM NO. 40; THENCE ALONG SAID EAST LINE, SOUTH 0°05'55" EAST, 46.37 FEET TO THE NORTHWEST CORNER OF PARCEL 3 DESCRIBED IN DOCUMENT NO. 91-09892, SAID OFFICIAL RECORDS; THENCE ALONG THE NORTH LINE OF SAID TRACT, SOUTH 89°59'24" EAST, 418.55 FEET (RECORD EAST, 418.60 FEET) TO THE WESTERLY RIGHT OF WAY LINE OF OAK STREET FROM WHICH A 5/8 INCH IRON PIN BEARS SOUTH 89°59'24" EAST, 0.20 FEET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 0°25'09" WEST, 99.99 FEET (RECORD SOUTH 0°25'17" WEST, 100.00 FEET) TO A 5/8 INCH IRON PIN AT THE EAST SOUTHEAST CORNER OF SAID PARCEL 3; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 89°59'07" WEST, 99.89 FEET (RECORD WEST, 100.00 FEET) TO A 5/8 INCH IRON PIN AT THE INTERIOR ELL CORNER OF SAID PARCEL 3; THENCE SOUTH 0°34'44" WEST, 106.26 FEET (RECORD SOUTH 0°25'17" WEST, 106.19 FEET) TO A 5/8 INCH IRON PIN AT THE SOUTH SOUTHEAST CORNER OF SAID PARCEL 3; THENCE ALONG THE SOUTH LINE THEREOF, NORTH 89°58'37" WEST, 316.50 FEET (RECORD WEST, 316.73 FEET) TO A 5/8 INCH IRON PIN ON THE EAST LINE OF SAID CLAIM NO. 40; THENCE ALONG SAID EAST LINE, NORTH 0°05'55" WEST, 172.53 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN DOCUMENT NO. 95-17152, SAID OFFICIAL RECORDS; THENCE ALONG THE SOUTH LINE OF SAID TRACT, NORTH 89°49'53" WEST, 160.87 FEET (RECORD NORTH 89°53' WEST, 170.9 FEET) TO THE EASTERLY RIGHT OF WAY LINE OF HELMAN STREET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 4°33'44" EAST, 80.24 FEET (RECORD NORTH 4°35' WEST, 80.9 FEET) TO THE INITIAL POINT OF BEGINNING.

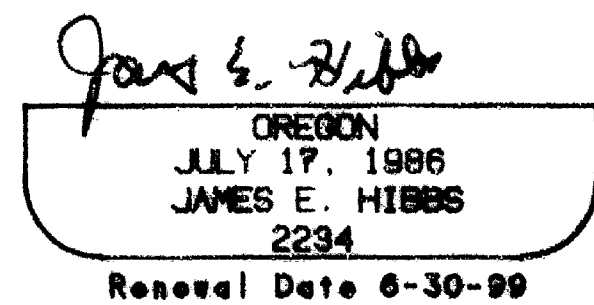
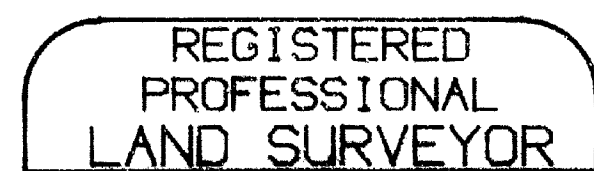
AFFIDAVIT OF CONSENT

FROM KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION RECORDED AS DOC. 98-49304, ORJCO.

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

PURPOSE: TO SURVEY AND MONUMENT ADJUSTED PROPERTY LINES OF TWO TAXLOTS. SEE ASHLAND PA# 98-089.

PROCEDURE: MADE TIES TO CORNERS SET BY RS5256, 7331, STREET CENTERLINE MONUMENTS AND D.L.C. CORNERS FOR CONTROL OF THE TWO TAXLOTS. THE EXTERIOR OF TAXLOT 2802 WAS HELD BY MONUMENTS ESTABLISHED BY RS5256. HELD DEED RECORD DISTANCE FROM THE N.E. CORNER OF D.L.C. NO. 40, SOUTH FOR THE N.E. & S.E. CORNERS OF TAXLOT 3200, THE NORTH & SOUTH LINES OF SAID TAXLOT WERE HELD PARALLEL TO PINS FOUND ALONG THE NORTH LINE OF RS7331, LOCATED THE EXISTING TOP OF BANK OF EACH SIDE OF ASHLAND CREEK, PROLONGED THE SOUTH LINE OF TAXLOT 3200 ELY, TO INTERSECT THE WESTERLY TOP OF BANK AS REQUESTED BY THE CLIENTS FOR THE ADJUSTED PROPERTY LINE BETWEEN THEIR PROPERTIES. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN HEREON.



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

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

Sheet 1 of 2

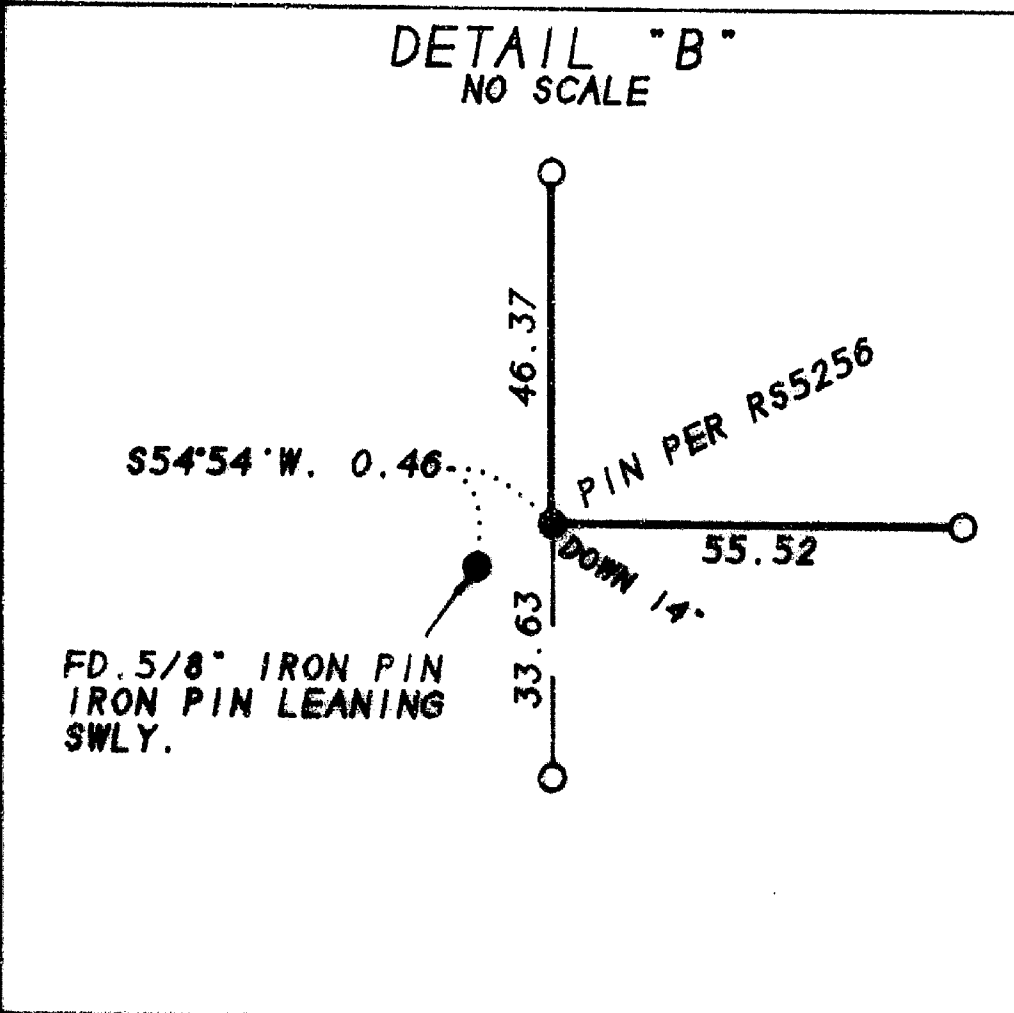
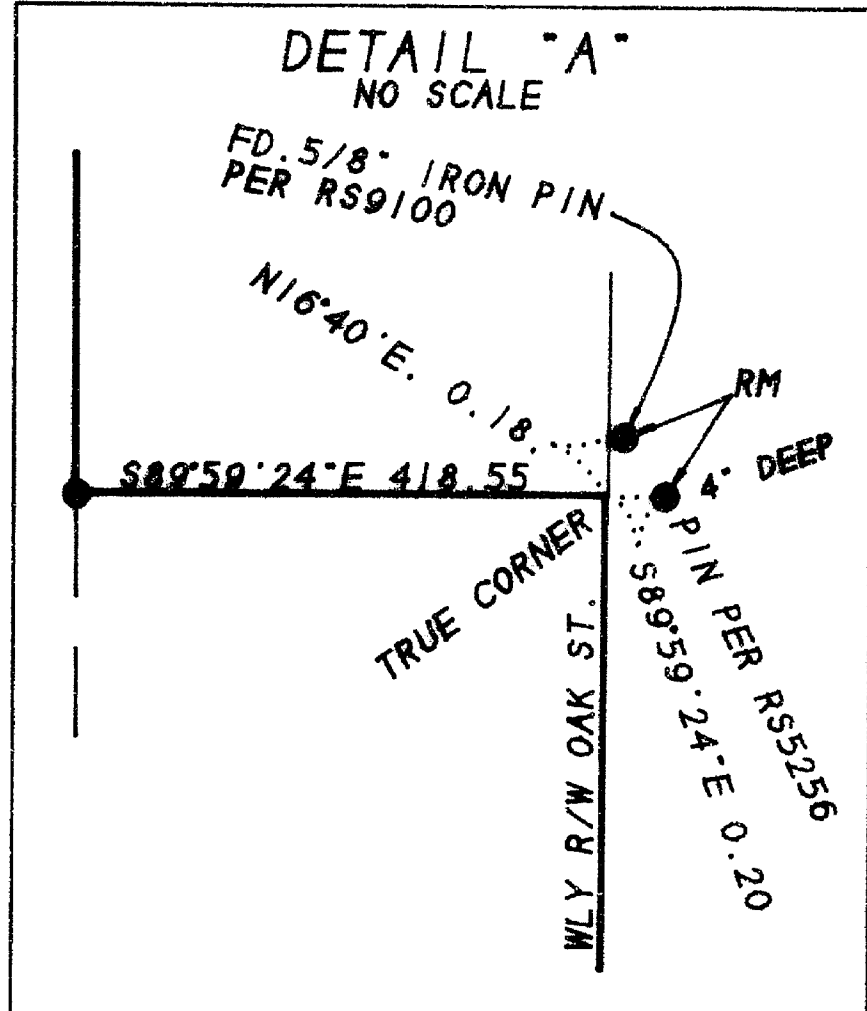
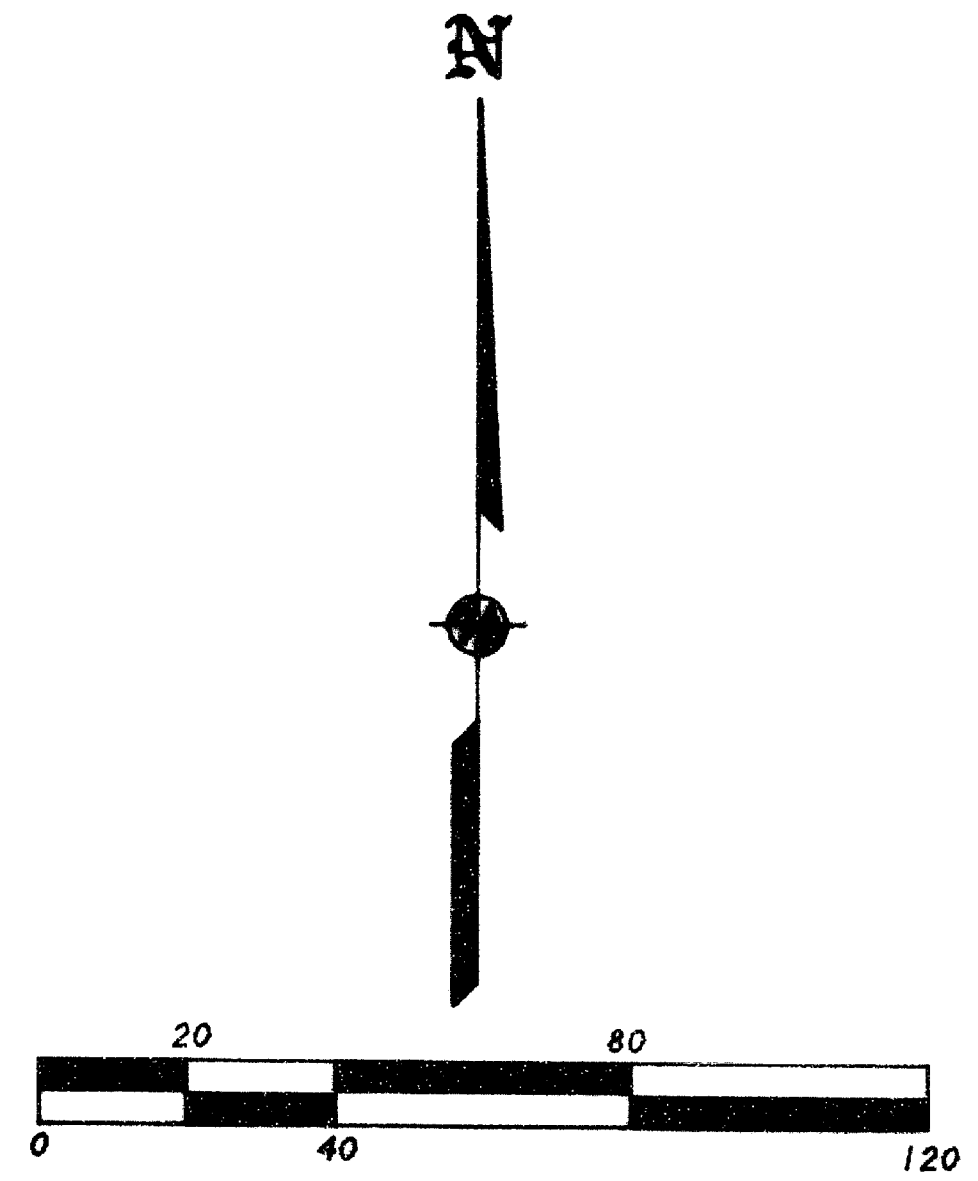
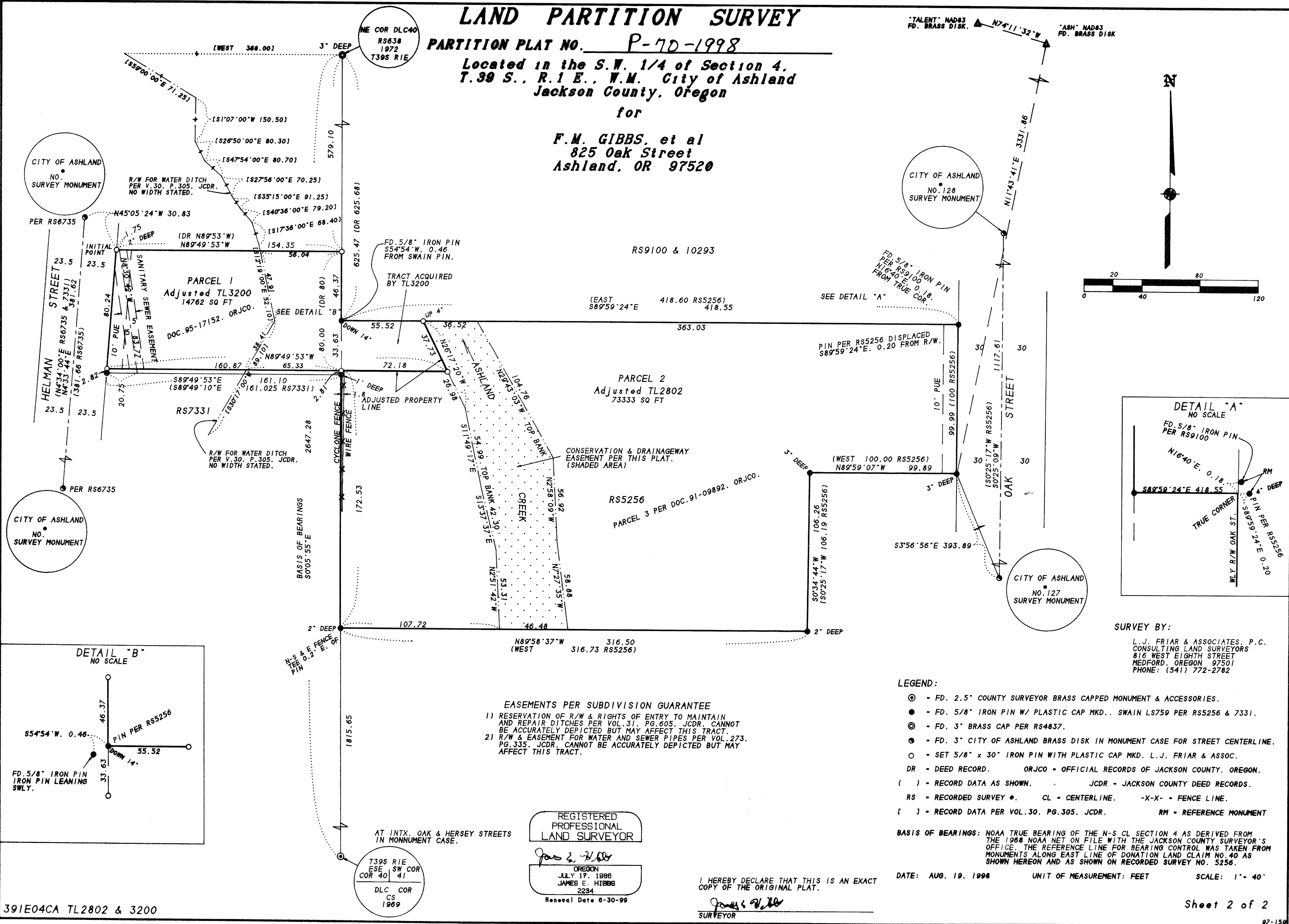
LAND PARTITION SURVEY

PARTITION PLAT NO. P-70-1998

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

for
F.M. GIBBS, et al
825 Oak Street
Ashland, OR 97520

"TALENT" MAD#3
FD. BRASS DISK. N74°11'32"W
"ASH" MAD#3
FD. BRASS DISK



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

- LEGEND:
- ⊙ - FD. 2.5" COUNTY SURVEYOR BRASS CAPPED MONUMENT & ACCESSORIES.
 - - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD.. SWAIN LS759 PER RS5256 & 7331.
 - ⊙ - FD. 3" BRASS CAP PER RS4837.
 - ⊙ - FD. 3" CITY OF ASHLAND BRASS DISK IN MONUMENT CASE FOR STREET CENTERLINE.
 - - SET 5/8" x 30" IRON PIN WITH PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - 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.
 - [] - RECORD DATA PER VOL.30, PG.305, JCDR. RM - REFERENCE MONUMENT

EASEMENTS PER SUBDIVISION GUARANTEE

- 1) RESERVATION OF R/W & RIGHTS OF ENTRY TO MAINTAIN AND REPAIR DITCHES PER VOL.31, PG.605, JCDR. CANNOT BE ACCURATELY DEPICTED BUT MAY AFFECT THIS TRACT.
- 2) R/W & EASEMENT FOR WATER AND SEWER PIPES PER VOL.273, PG.335, JCDR. CANNOT BE ACCURATELY DEPICTED BUT MAY AFFECT THIS TRACT.

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

DATE: AUG. 19, 1998 UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'

391E04CA TL2802 & 3200

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