

LAND PARTITION SURVEY

PARTITION PLAT NO. P-25-1999

A replat of Parcels 1, 2 & 3 per MLP 6-64 (RS10330) & being a portion of Lots 7 & 8 of W.C. MYER ADDITION TO THE CITY OF ASHLAND & in the N.W. 1/4 of Sec.5, T.39S., R.1E., W.M.

Jackson County, Oregon
for

William Lawrence
425 Sheridan Street
Ashland, OR 97520

SURVEY BY:

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

NO.	DISTANCE	BEARING
L1	12.50	S67°04'10"W
L2	4.16	S39°59'48"W
L3	9.22	S61°41'22"E
L4	6.50	N87°45'08"W
L5	5.17	N80°31'24"W

LEGEND:

- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. EL. SWAIN LS759 PER RS7333 OR 8010.
- ✱ = FD. 3/4" GALV. IRON PIPE W/ PLASTIC CAP MKD. EL. SWAIN LS759 PER RS10330.
- ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER BVES.
- ⊙ = FD. 25" BRASS DISK 3" DEEP IN MON WELL MKD. L.J. FRIAR & ASSOC. PER BVES.
- = SET 5/8" x 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. FLUSH.
- ⊗ = SET BRASS TAG IN LEAD PLUG MKD. LS2234 FLUSH IN CONCRETE DRIVEWAY.

RS = RECORDED SURVEY #.
L.I. = SEE COURSE DATA TABLE.
BVES = BLOSSOM VIEW ESTATES SUBDIVISION, A PLANNED COMMUNITY (RS15761).
PUE = PUBLIC UTILITY EASEMENT.
MLP 3-13= VOL.3, PG.13 MINOR LAND PARTITIONS (RS8010).
MLP 6-64= VOL.6, PG.64 MINOR LAND PARTITIONS (RS10330).

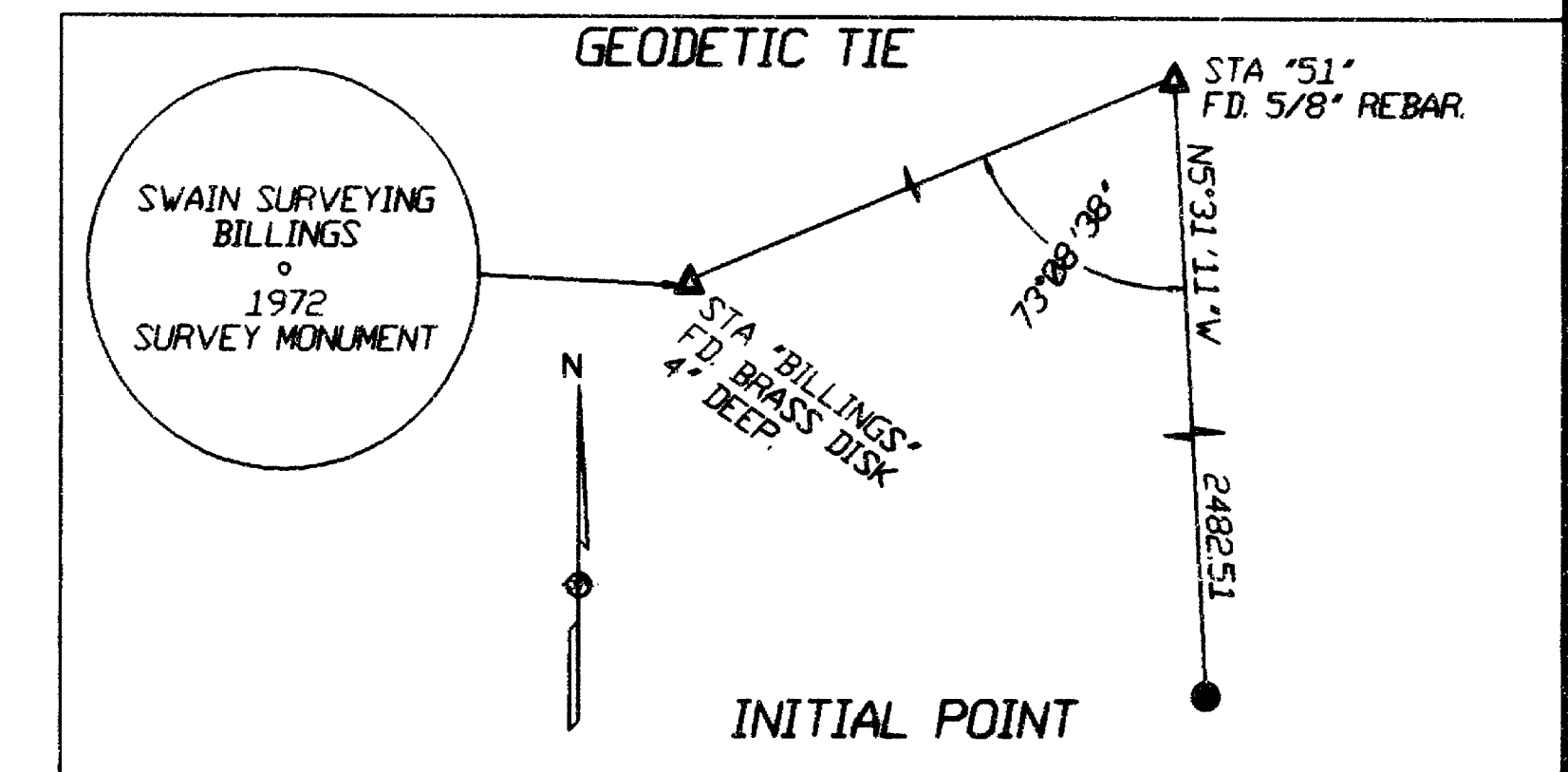
BASIS OF BEARINGS: TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 5 AS DERIVED FROM THE NOAA NET ESTABLISHED IN 1968 AND ON FILE WITH THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN FROM MONUMENTS ALONG THE EAST LINE OF BLOSSOM VIEW ESTATES SUBDIVISION (RS15761) ON FILE WITH JACKSON COUNTY SURVEYOR'S OFFICE.

DATE: APRIL 25, 1999

UNIT OF MEASUREMENT: FEET

SCALE: 1" = 20'

APPARENT EASEMENTS PER SUBDIVISION REPORT
RIGHT OF WAY FOR WATER PIPE PER VOL.51, PGS. 389 & 390
CANNOT BE LOCATED.



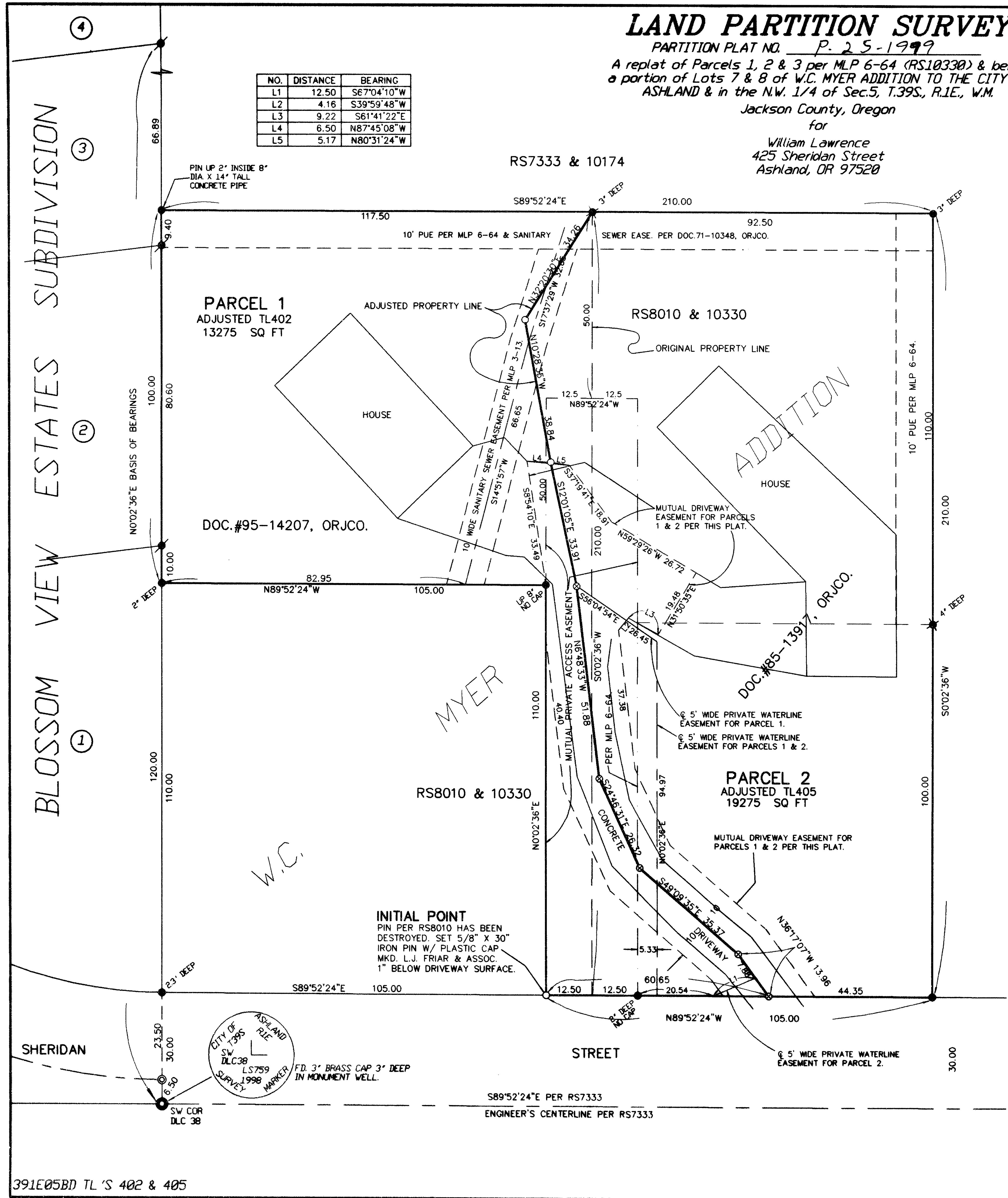
**** RECEIVED ****
Date 5-18-99 By BE
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR



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



16147

APPROVAL:

Bill Mohr
ASHLAND PLANNING DEPARTMENT
PA #99-054
PROPERTY LINE ADJUSTMENT
DATE 5/17/99

LAND PARTITION SURVEY

PARTITION PLAT NO. P-25-1999
A replat of Parcels 1, 2 & 3 per MLP 6-64 (RS10330) & being
a portion of Lots 7 & 8 of W.C. MYER ADDITION TO THE CITY OF
ASHLAND & in the N.W. 1/4 of Sec.5, T.39S., R.1E., W.M.

***** RECORDING *****

FILED FOR RECORD THIS 18 DAY OF May, 19 99 AT
10:44 O'CLOCK A M, AND RECORDED AS PARTITION PLAT NO. P-25-1999
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 10, PAGE 25.

APPROVAL:

EXAMINED AND APPROVED THIS 17th DAY OF MAY, 19 99.

Jackson County, Oregon
for
William Lawrence
425 Sheridan Street
Ashland, OR 97520

Kathleen S. Beckett COUNTY CLERK
Barbara Hilling DEPUTY
COUNTY SURVEYOR FILE NO. 16147

Everett S. Aubin
ASST. CITY SURVEYOR

***** TAX STATEMENT *****

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE
BEEN PAID AS OF MAY 18, 19 99.

Colleen Stanford 05-18-99 William Johnson Deputy 5-18-99
TAX COLLECTOR DATE ASSESSOR DATE

***** DECLARATION *****

KNOW ALL MEN BY THESE PRESENTS THAT WE, WILLIAM C. LAWRENCE AND MARTHA V. LAWRENCE,
AND M. JANE SANDROCK, ARE THE OWNERS IN FEE OF THE LAND SHOWN ON THIS PLAT, MORE
PARTICULARLY DESCRIBED IN THE SURVEYORS CERTIFICATE, AND HAVE CAUSED THE SAME TO BE
PARTITIONED INTO THE PARCELS AS SHOWN ON SHEET 2. WE HEREBY ESTABLISH THE PRIVATE
WATER LINE EASEMENTS AND MUTUAL DRIVEWAY EASEMENT SHOWN ON SHEET 2 FOR THE BENEFIT
OF THOSE PARCELS SHOWN THEREON.

William C. Lawrence Martha V. Lawrence
WILLIAM C. LAWRENCE MARTHA V. LAWRENCE

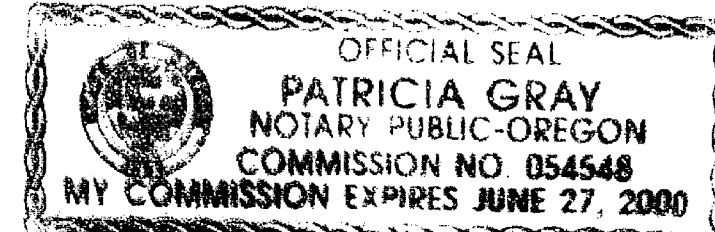
M. Jane Sandrock
M. JANE SANDROCK
aka MARGARET JANE SANDROCK

STATE OF OREGON)
)SS.
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED WILLIAM C. LAWRENCE AND MARTHA V. LAWRENCE, AND
ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED,

DATED THIS 14th DAY OF May, 19 99.

BEFORE ME: Patricia Gray
NOTARY PUBLIC OF OREGON.

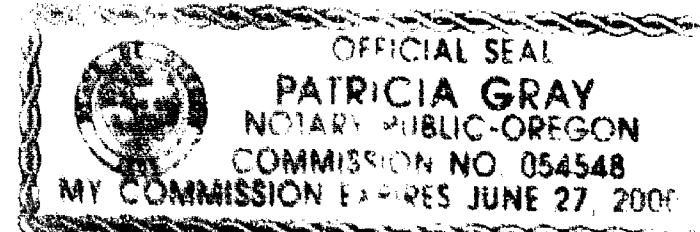


STATE OF OREGON)
)SS.
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED MARGARET JANE SANDROCK, AND ACKNOWLEDGED THE FOREGOING
INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

DATED THIS 14th DAY OF May, 19 99.

BEFORE ME: Patricia Gray
NOTARY PUBLIC OF OREGON.



***** SURVEYOR'S CERTIFICATE *****

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY
CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS
PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, THIS PLAT BEING AN ACCURATE
REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION
OF THE EXTERIOR BOUNDARY LINES:

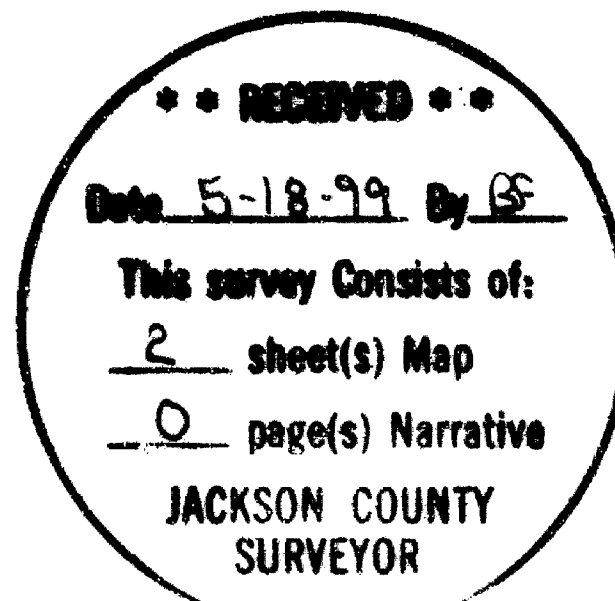
Commencing at the Southwest corner of Donation Land Claim No. 38 in Township 39
South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence along
the West line of said Claim, North 00°02'36" East, 300.00 feet to the Northerly
line of Sheridan Street; thence along said Northerly line, South 89°52'24" East,
105.00 feet to a 5/8 inch iron pin at the South-Southwest corner of that tract
described in Document No. 95-14207, Official Records of Jackson County, Oregon
and the INITIAL POINT OF BEGINNING; thence along the exterior boundary of said
tract, North 00°02'36" East, 110.00 feet to a 5/8 inch iron pin; thence North
89°52'24" West, 105.00 feet to a 5/8 inch iron pin on the West line of said
Claim No. 38; thence along said West line, North 00°02'36" East, 100.00 feet to
a 5/8 inch iron pin at the Northwest corner of said tract; thence along the
North line of said tract and the North line of that tract described in Document
No. 85-13917, said Official Records, South 89°52'24" East, 210.00 feet to a 5/8
inch iron pin at the Northwest corner of the last described tract; thence along
the East line thereof, South 00°02'36" West, 210.00 feet to a 5/8 inch iron pin
on the North line of Sheridan Street; thence along said North line, North
89°52'24" West, 105.00 feet to the INITIAL POINT OF BEGINNING.

James E. Hibbs
SURVEYOR

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

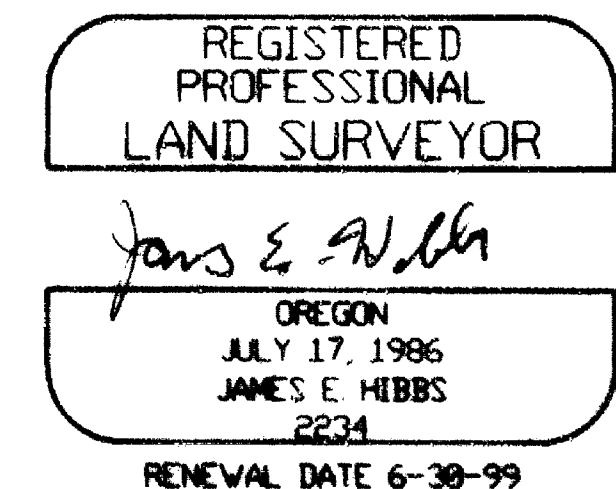
PURPOSE: TO SURVEY AND MONUMENT THE TWO ADJUSTED PARCELS CREATED THROUGH A
PROPERTY LINE ADJUSTMENT. SEE ASHLAND PA# 99-054.

PROCEDURE: FROM EXISTING CONTROL ESTABLISHED BY THIS OFFICE DURING BVES (RS15761) MADE TIES TO
MONUMENTS SET BY RS7333, 8010 & 10330 TO CONTROL THE EXTERIOR OF THIS PARTITION. SET
MONUMENTS AT THE LOCATIONS SPECIFIED BY THE CLIENT. THOSE MONUMENTS FOUND AS WELL
THOSE SET ARE AS SHOWN HEREON.



SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
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I HEREBY DECLARE THAT THIS IS AN EXACT
COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR



SHEET 1 OF 2

391E05BD TL'S 402 & 405

16147