



16149

APPROVAL:

*Bill Noel*  
ASHLAND PLANNING DEPARTMENT  
PA #99-050 PROPERTY LINE ADJUSTMENT

5/19/99  
DATE

LAND PARTITION SURVEY

PARTITION PLAT NO. P-26-1999  
In the Northwest one-quarter of Section 16, T.39S., R.1E., W.M.  
City of Ashland Jackson County, Oregon

\*\*\*\*\* RECORDING \*\*\*\*\*

FILED FOR RECORD THIS 20 DAY OF MAY, 1999 AT  
9:34 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P-26-1999  
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 10, PAGE 26

APPROVAL:

EXAMINED AND APPROVED THIS 17th DAY OF MAY, 1999

*Ernest L. Skinn*  
ASST. CITY SURVEYOR

for  
Andrew & Sandy Fletcher, et al  
609 Terrace Street  
Ashland, OR 97520

*Kathleen S. Beckett*  
COUNTY CLERK  
*Jahn Kelling*  
DEPUTY

COUNTY SURVEYOR FILE NO. 16149

\*\*\*\*\* TAX STATEMENT \*\*\*\*\*

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE  
BEEN PAID AS OF MAY 20, 1999

*Carol Applegate*, Deputy 5/20/99 TAX COLLECTOR DATE  
*William A. Johnson*, Deputy 5-20-99 ASSESSOR DATE

\*\*\*\*\* DECLARATION \*\*\*\*\*

KNOW ALL MEN BY THESE PRESENTS THAT WE, ANDREW FLETCHER, III AND SANDRA E. FLETCHER AND  
JON P. JOOS AND JILL R. JOOS, ARE THE OWNERS IN FEE OF THE LAND 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 AND WE HEREBY DEDICATE TO THE  
CITY OF ASHLAND THE ROAD SLOPE EASEMENT AND PUBLIC UTILITY EASEMENT (PUE) SHOWN ON  
SHEET 2 WITH THE CONDITION THE FALCON CABLEVISION SHALL HAVE THE RIGHT TO USE SAID PUE  
FOR THE PLACEMENT AND MAINTENANCE OF CABLE TV LINES AS LONG THEY DO NOT INTERFERE WITH  
THE PLACEMENT AND MAINTENANCE OF CITY OF ASHLAND UTILITIES.

*Andrew Fletcher, III*  
ANDREW FLETCHER, III

*Sandra E. Fletcher*  
SANDRA E. FLETCHER

*Jon P. Joos*  
JON P. JOOS

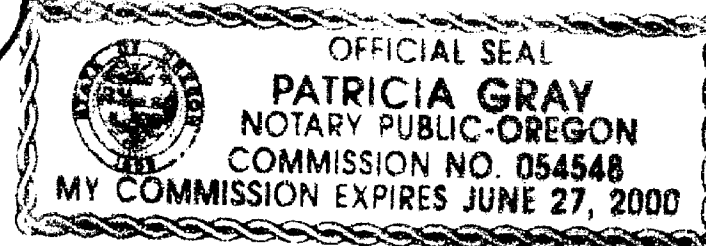
*Jill R. Joos*  
JILL R. JOOS

STATE OF OREGON) )  
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED ANDREW FLETCHER, III AND SANDRA E. FLETCHER, AND  
ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 17th DAY OF May, 1999

BEFORE ME: *Patricia Gray*  
NOTARY PUBLIC OF OREGON

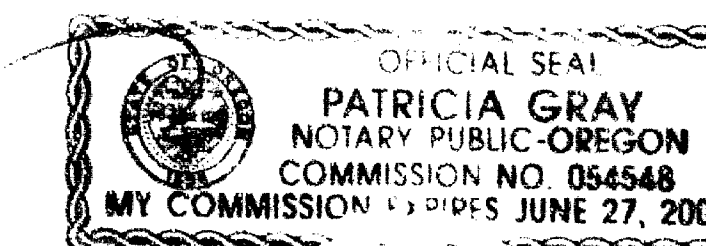


STATE OF OREGON) )  
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED JON P. JOOS AND JILL R. JOOS, AND ACKNOWLEDGED THE  
FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 15th DAY OF May, 1999

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 Northeast corner of the Northwest one-quarter of the Northwest one  
-quarter of Section 16, Township 39 South, Range 1 East, Willamette Meridian, Jackson  
County, Oregon; thence South 00°34'09" East (record SOUTH), 704.00 feet to the  
Northeast corner of that tract described in Volume 402, Page 335, Jackson County Deed  
Records; thence along the North line thereof, South 89°25'51" West (record WEST), 26.66  
feet to a 1/2 inch iron pin on the West line of Terrace Street, also being the Southeast  
corner of Parcel II described in Document No. 69-06988, Official Records of Jackson  
County, Oregon and the INITIAL POINT OF BEGINNING; thence continue along said North line  
and its Westerly prolongation, South 89°25'51" West, 240.30 feet to the East line of  
Parcel No. 2 per Partition Plat No. P-35-1991, according to the official plat thereof,  
now of record, in Volume 2, Page 35 of "Record of Partition Plats" of Jackson County,  
Oregon and filed as Survey No. 12471 in the Office of the Jackson County Surveyor; thence  
along said East line, North 00°39'12" West (record North 00°14'01" East), 4.25 feet to a  
3/4 inch square iron pin; thence North 00°53'13" West, 86.08 feet (record NORTH, 86.25  
feet) to a 5/8 inch iron pin at the Northeast corner thereof; thence along the South-  
easterly line of Parcel No. 1 of said Partition Plat, North 28°09'55" East, 71.55 feet  
(record North 27°35'48" East, 70.86 feet) to a 3/4 inch pinch top iron pipe; thence North  
50°21'31" East, 54.18 feet (record North 50°27'59" East, 54.17 feet) to a 3/4 inch pinch  
top iron pipe; thence North 58°40'17" East, 61.45 feet (record North 58°48'50" East, 61.39  
feet) to a 5/8 inch iron pin; thence North 89°49'34" East, 113.57 feet (record EAST, 113.50  
feet) to a 5/8 inch iron pin on the West line of Terrace Street; thence along said West  
line, South 00°01'38" East, 217.87 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# 99-050.

PROCEDURE: MADE TIES TO MONUMENTS SET OR FOUND BY RS10764 & 11394 AS SHOWN. THE TRACTS OF LAND  
INVOLVED IN THE ADJUSTMENT AS WELL AS THE TRACT TO THE SOUTH ARE DESCRIBED AS BEING  
SOUTH AND WEST FROM THE NE CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 OF SEC.16. USING THE  
PROCEDURE USED BY RS11394, I HELD THE FRACTIONAL SECTION LINE AS "SOUTH" AND RIGHT  
ANGLES TO SAID LINE AS "WEST". RS12471 PROCEEDED TO PARTITION THE LAND THAT WAS  
SURVEYED BY RS10764. THIS SURVEY LEFT A GAP BETWEEN THE PARTITION BOUNDARY AND THE  
LINES COMPUTED BY ME. THE ORIGINAL OWNER OF THE PARENT TRACT, MR. CHESTER FITCH, WAS  
CONTACTED AND AGREED TO SIGN QUIT-CLAIM DEEDS TO CLEAR UP THE GAP. THESE WERE THEN  
RECORDED AS DOC'S 99-06050 & 99-19489. ORJCO TO COMPLETE THE EXTERIOR BOUNDARY OF  
THIS PARTITION, ESTABLISHED THE BOUNDARY LINE AT THE LOCATION AGREED UPON BY BOTH  
PARTIES AND MONUMENTED SAME. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS  
SHOWN HEREON.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*James E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
223A  
RENEWAL DATE 6-30-99

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

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

*James E. Hibbs*  
SURVEYOR

SHEET 1 OF 2

391E16BB TL'S 401 & 402

16149