

Land Partition Survey PARTITION PLAT NO. P-39-1999

RECORDING

APPROVAL:

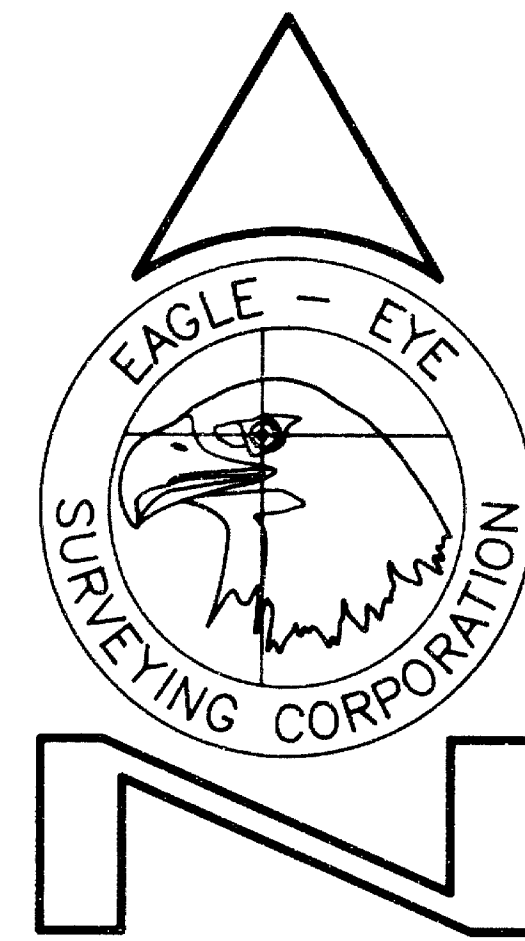
John McLaughlin
CITY OF ASHLAND
PLANNING DEPARTMENT
PA # 99-034
PROPERTY LINE ADJUSTMENT

6/17/99
DATE

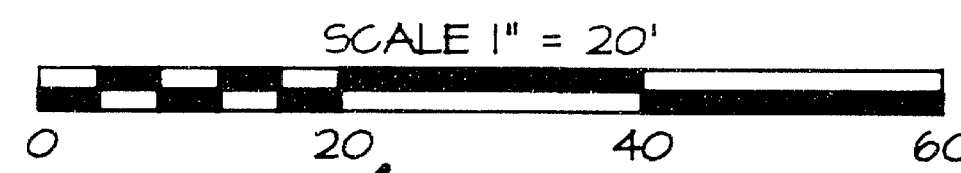
APPROVAL:

EXAMINED AND APPROVED THIS 17th DAY OF June, 1999.

Jane H. Wilson
CITY OF ASHLAND SURVEYOR



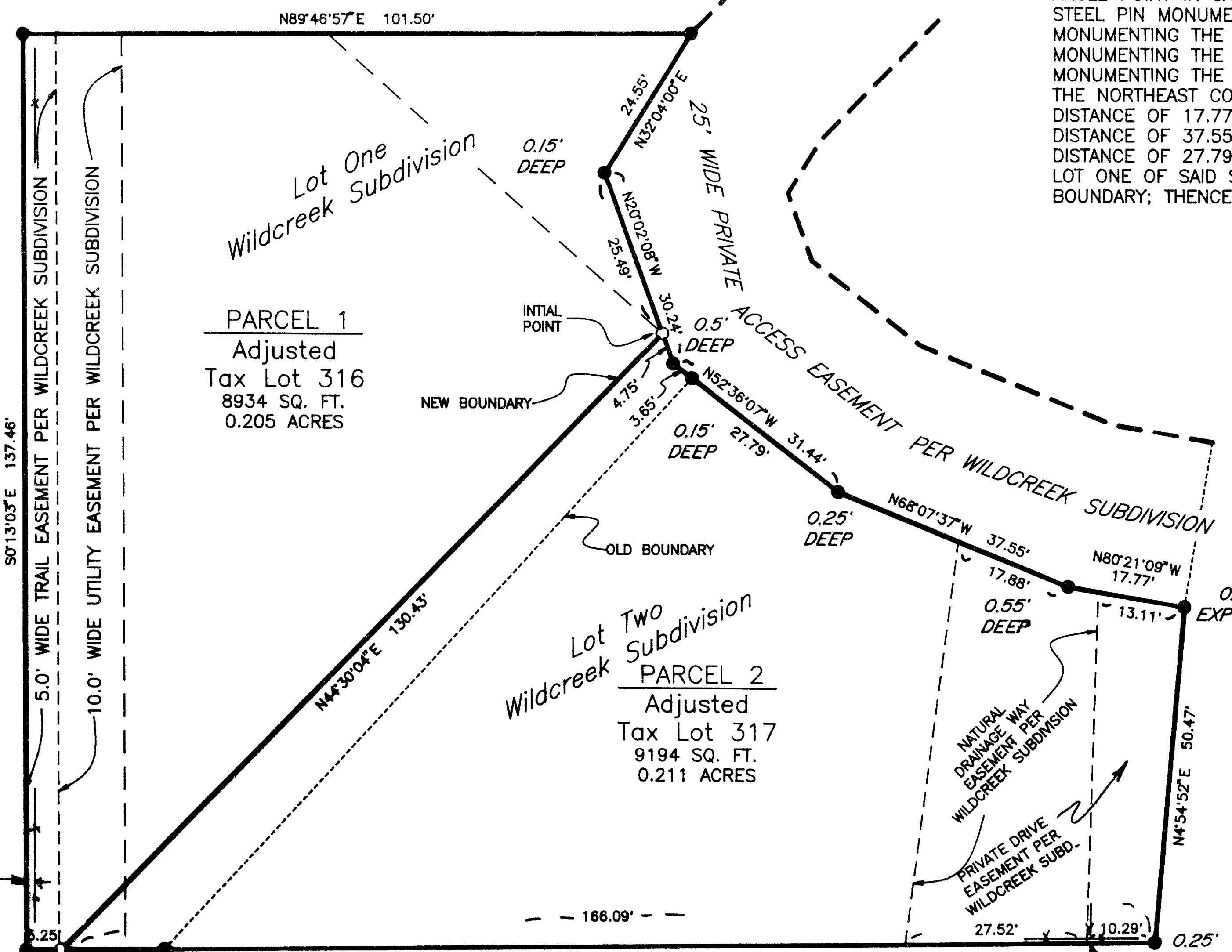
23 North Ivy Street
Medford, OR 97501
(541) 776-2313



NOTES:
OVERHEAD POWER LINE EASEMENTS PER VOLUME 326, PAGE 177 AND VOLUME 332, PAGE 314 DO NOT APPEAR TO AFFECT THESE PROPERTIES DUE TO A LACK OF SAID OVERHEAD LINES ON THE PROPERTY.
THERE IS NO DESCRIPTION OF ANY EASEMENTS FOUND IN VOLUME 393, PAGE 223.

GEODETIC STATION "HELMS" 3" DIAM. B. C. 14" DEEP MKD.
JACKSON CO. S. "HELMS"

1968
(NOT VISITED THIS SURVEY)



LEGEND

- INDICATES A 5/8" DIAM. I. PIN W/CAP MKD. 'D.A. EDWARDS-LS2339' FD. PER WILDCREEK SUBDIVISION.
 - INDICATES A 5/8" X 30" STEEL PIN W/ RED PLASTIC CAP MKD. 'R. BRAUGHTON-LS 2657' SET.
- BASIS OF BEARINGS: TRUE MERIDIAN AT NORTH-SOUTH CENTERLINE OF SECTION 23 AS DERIVED FROM THE 1968 JACKSON COUNTY SURVEYOR N.O.A.A. NET. REFERENCE BEARING FOR THIS SURVEY TAKEN FROM CENTERLINE MONUMENTS IN APPLE WAY PER THE PLAT OF BRIGGS SUBDIVISION, UNIT NO. 3 AND EXISTING CONTROL PER WILDCREEK SUBDIVISION IN THE POSSESSION OF THIS OFFICE.

RECEIVED
Date 6-30-99 By [Signature]
This survey consists of:
1 sheet(s) Map
1 page(s) Narration
JACKSON COUNTY SURVEYOR

A REPLAT OF
Lots One and Two of WILDCREEK SUBDIVISION, A Planned Community,
situated in the NW 1/4 of Section 23,
T. 39 S., R. 1 E., W.M.,
City of Ashland, Jackson County, Oregon.

for
Sherrill Johnston
1405 Tolman Creek Road
Ashland, Oregon 97520

March 19, 1999

Russell D Braughton
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 12/31/99

SURVEYOR'S CERTIFICATE:

I, RUSSELL D BRAUGHTON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS CORRECT REPRESENTATION OF SAID TRACT AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT THE NORTHWEST CORNER OF LOT TWO OF WILDCREEK SUBDIVISION, A PLANNED COMMUNITY, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED FOR RECORD ON APRIL 19, 1996, AND INDEXED IN VOLUME 21 OF PLATS FOR JACKSON COUNTY, OREGON AT PAGE 18 (COUNTY SURVEYOR FILING NUMBER 14939); THENCE ALONG THE EASTERLY BOUNDARY OF LOT ONE OF SAID SUBDIVISION NORTH 52°36'07" WEST, A DISTANCE OF 3.65 FEET TO A 5/8 INCH DIAMETER STEEL PIN MONUMENTING AN ANGLE POINT IN SAID EASTERLY BOUNDARY; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY NORTH 20°02'08" WEST, A DISTANCE OF 4.75 FEET TO THE INITIAL POINT; THENCE CONTINUING NORTH 20°02'08" WEST AND ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 25.49 FEET TO A 5/8 INCH DIAMETER STEEL PIN MONUMENTING AN ANGLE POINT IN SAID EASTERLY BOUNDARY; THENCE NORTH 32°04'00" EAST ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 24.55 FEET TO A 5/8 INCH DIAMETER STEEL PIN MONUMENTING THE NORTHEAST CORNER OF SAID LOT ONE; THENCE SOUTH 89°46'57" WEST, A DISTANCE OF 101.50 FEET TO A 5/8 INCH DIAMETER STEEL PIN MONUMENTING THE NORTHWEST CORNER OF SAID LOT ONE; THENCE SOUTH 00°13'03" EAST, A DISTANCE OF 137.46 FEET TO A 5/8 INCH DIAMETER STEEL PIN MONUMENTING THE SOUTHWEST CORNER OF SAID LOT ONE; THENCE NORTH 89°14'08" EAST, A DISTANCE OF 171.34 FEET TO A 5/8 INCH DIAMETER STEEL PIN MONUMENTING THE SOUTHEAST CORNER OF SAID LOT TWO; THENCE NORTH 04°54'52" EAST, A DISTANCE OF 50.47 FEET TO A 5/8 INCH DIAMETER STEEL PIN MONUMENTING THE NORTHEAST CORNER OF SAID LOT TWO; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT TWO THE FOLLOWING COURSES NORTH 80°21'09" WEST, A DISTANCE OF 17.77 FEET TO A 5/8 INCH DIAMETER STEEL PIN MONUMENTING AN ANGLE POINT IN SAID NORTHEASTERLY BOUNDARY; THENCE NORTH 68°07'37" WEST, A DISTANCE OF 37.55 FEET TO A 5/8 INCH DIAMETER STEEL PIN MONUMENTING AN ANGLE POINT IN SAID NORTHEASTERLY BOUNDARY; THENCE NORTH 52°36'07" WEST, A DISTANCE OF 27.79 FEET TO A 5/8 INCH DIAMETER STEEL PIN MONUMENTING SAID NORTHWEST CORNER OF SAID LOT TWO; THENCE ALONG THE EASTERLY BOUNDARY OF LOT ONE OF SAID SUBDIVISION NORTH 52°36'07" WEST, A DISTANCE OF 3.65 FEET TO A 5/8 INCH DIAMETER STEEL PIN MONUMENTING AN ANGLE POINT IN SAID EASTERLY BOUNDARY; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY NORTH 20°02'08" WEST, A DISTANCE OF 4.75 FEET TO THE INITIAL POINT.

FILED FOR RECORD THIS THE 30 DAY OF June, 1999
AT 12:34 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-39-1999

OF THE RECORDS OF PARTITION PLATS OF JACKSON COUNTY, OREGON.
INDEX VOLUME 10, PAGE 39
Bathleen S. Beckett COUNTY CLERK
[Signature] DEPUTY

COUNTY SURVEYOR FILE NO. 16191

TAX STATEMENT APPROVAL

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF June 24, 1999.
Ron Lindsey ASSESSOR
[Signature] DATE
Candice Applegate TAX COLLECTOR
[Signature] DATE

DECLARATION

* A.K.A. SHERRY T. JOHNSTON, TRUSTEE OF THE SHERRY T. JOHNSTON TRUST, DATED NOVEMBER 1, 1991.
KNOW ALL MEN BY THESE PRESENTS, THAT WE, SHERRILL T. JOHNSTON, AS TO PARCEL 2, AND WILEY M. BURNETT AND MARGUERITE A. BURNETT, HUSBAND AND WIFE, AS TO PARCEL 1, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON IN THE "SURVEYOR'S CERTIFICATE" AND THAT WE HAVE CAUSED THE PROPERTY LINE ADJUSTMENT AS SHOWN HEREON. LET IT ALSO BE KNOWN, THAT ALL EASEMENTS SET FORTH ON THE OFFICIAL PLAT OF WILDCREEK SUBDIVISION, A PLANNED COMMUNITY, ARE STILL IN EFFECT AND ARE NOT AFFECTED BY THIS PROPERTY LINE ADJUSTMENT. LET IT ALSO BE KNOWN, THAT THE SUBJECT PARCELS ARE SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" OF SAID WILDCREEK SUBDIVISION, A PLANNED COMMUNITY.

Sherrill T. Johnston SHERRILL T. JOHNSTON
Wiley M. Burnett WILEY M. BURNETT
Marguerite A. Burnett MARGUERITE A. BURNETT

STATE OF OREGON } ss June 2, 1999.
County of Jackson }

PERSONALLY APPEARED BEFORE ME THE HEREON NAMED, SHERRILL T. JOHNSTON, WHOM DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.
* A.K.A. SHERRY T. JOHNSTON, TRUSTEE OF THE SHERRY T. JOHNSTON TRUST, DATED NOVEMBER 1, 1991.

BEFORE ME: *[Signature]*
NOTARY PUBLIC - OREGON

STATE OF OREGON } ss May 18th, 1999.
County of Jackson }

PERSONALLY APPEARED BEFORE ME THE HEREON NAMED, WILEY M. BURNETTE AND MARGUERITE A. BURNETTE, WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

BEFORE ME: *[Signature]*
NOTARY PUBLIC - OREGON

16191

EAGLE-EYE SURVEYING CORPORATION

23 North Ivy Street, Medford
P.O. Box 4397, Medford, Oregon 97501-0170
Tel. (541) 776-2313 Fax. (541) 776-9978

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,
OREGON REVISED STATUTES

SURVEY FOR: Sherrill Johnston
1405 Tolman Creek Road
Ashland, Oregon 97520

LOCATION: A Replat of Lots One and Two of WILDCREEK
SUBDIVISION, A Planned Community, situated in the
NW 1/4 of Section 23, T. 397 S., R. 1 E., W.M.,
City of Ashland, Jackson County, Oregon.

PURPOSE: PARTITION PLAT; Property Line Adjustment, City of
Ashland P.A. #99-034: To locate and monument the
new boundary between Parcels 1 and 2 as shown on
the accompanying plat and to prepare and record
said plat for the purpose of creating said Parcels
as shown.

PROCEDURE: Utilizing existing control per WILDCREEK
SUBDIVISION, the field notes of which are in the
possession of this office, and the found monuments
as shown, computed the boundaries of Lots One and
Two. The new boundary between Parcels 1 & 2 was
then monumented as shown. Monuments set on this
survey consist of 5/8" x 30" steel pins with red
plastic caps mkd. "R. BRAUGHTON - LS 2657".

BASIS OF
BEARINGS: True Meridian at North-South centerline of Section
23 as derived from the 1968 Jackson County Surveyor
N.O.A.A. net. Reference bearing for this survey
taken from centerline monuments in Apple Way per
the plat of Briggs Subdivision, Unit No. 3 and
existing control per Wildcreek Subdivision in the
possession of this office.

EQUIPMENT: Nikon DTM-A5 Electronic Total Station.

DATE
COMPLETED: March 19, 1999

