

16260

APPROVAL: *[Signature]* 6/7/99
ASHLAND PLANNING DEPARTMENT
PA #98-087 LAND PARTITION

APPROVAL: *[Signature]*
EXAMINED AND APPROVED THIS 5th DAY OF May 1999

[Signature]
CITY SURVEYOR

LAND PARTITION SURVEY

PARTITION PLAT NO. P-51-1999

A replat of Parcel 4 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
Melanie Mindlin
1338 Seena Lane
Ashland, OR 97502

RECORDING
FILED FOR RECORD THIS 01 DAY OF September 1999 AT 11:45 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-51-1999 IN "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON. INDEX VOLUME 10 PAGE 51

Kathleen S. Beckett COUNTY CLERK
Glennda E. Bartlett DEPUTY
COUNTY SURVEYOR FILE NO. 16260

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# 98-087.

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.

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

TAX STATEMENT
ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF 9-1-1999
[Signature] TAX COLLECTOR, Deputy 9-1-99
[Signature] ASSESSOR, Deputy 9-1-99

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT I, MELANIE MINDLIN, AM THE OWNER 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. I DO HEREBY DEDICATE TO THE CITY OF ASHLAND THAT AREA SHOWN HEREON LABELED AS ONE-FOOT STREET DEDICATION AS WELL AS THOSE EASEMENTS SHOWN HEREON LABELED AS PUBLIC PEDESTRIAN ACCESS EASEMENT (PPAE), SLOPE EASEMENT AND PUBLIC UTILITY EASEMENT (PUE) WITH THE CONDITION THAT FALCON CABLE TV, 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.

[Signature]
MELANIE MINDLIN

STATE OF OREGON))
COUNTY OF JACKSON))
PERSONALLY APPEARED THE ABOVE NAMED MELANIE MINDLIN AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.
DATED THIS 22nd DAY OF April 1999

BEFORE ME: *[Signature]*
NOTARY PUBLIC OF OREGON.

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. 1/2" IRON PIPE W/ PLASTIC CAP MKD. SWAIN LS759 PER MILL POND SUBD. PHASE III.
- - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER RS15407 OR RS15856.
- ⊗ - FD. BRASS TAG MKD. LS2234 IN LEAD PLUG IN CONCRETE CURB PER RS15856.
- ⊗ - 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
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.

BASIS OF BEARINGS: NOAA TRUE BEARING OF THE N-S CL SECTION 10 AS DERIVED FROM THE 1988 NOAA NET ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN FROM MONUMENTS ALONG THE EAST LINE OF THIS PARTITION AND AS SHOWN ON RECORDED SURVEY NO. 15407 AND AS SHOWN HEREON.

DATE: FEBRUARY 19, 1998 UNIT OF MEASUREMENT: FEET SCALE: 1" = 20'

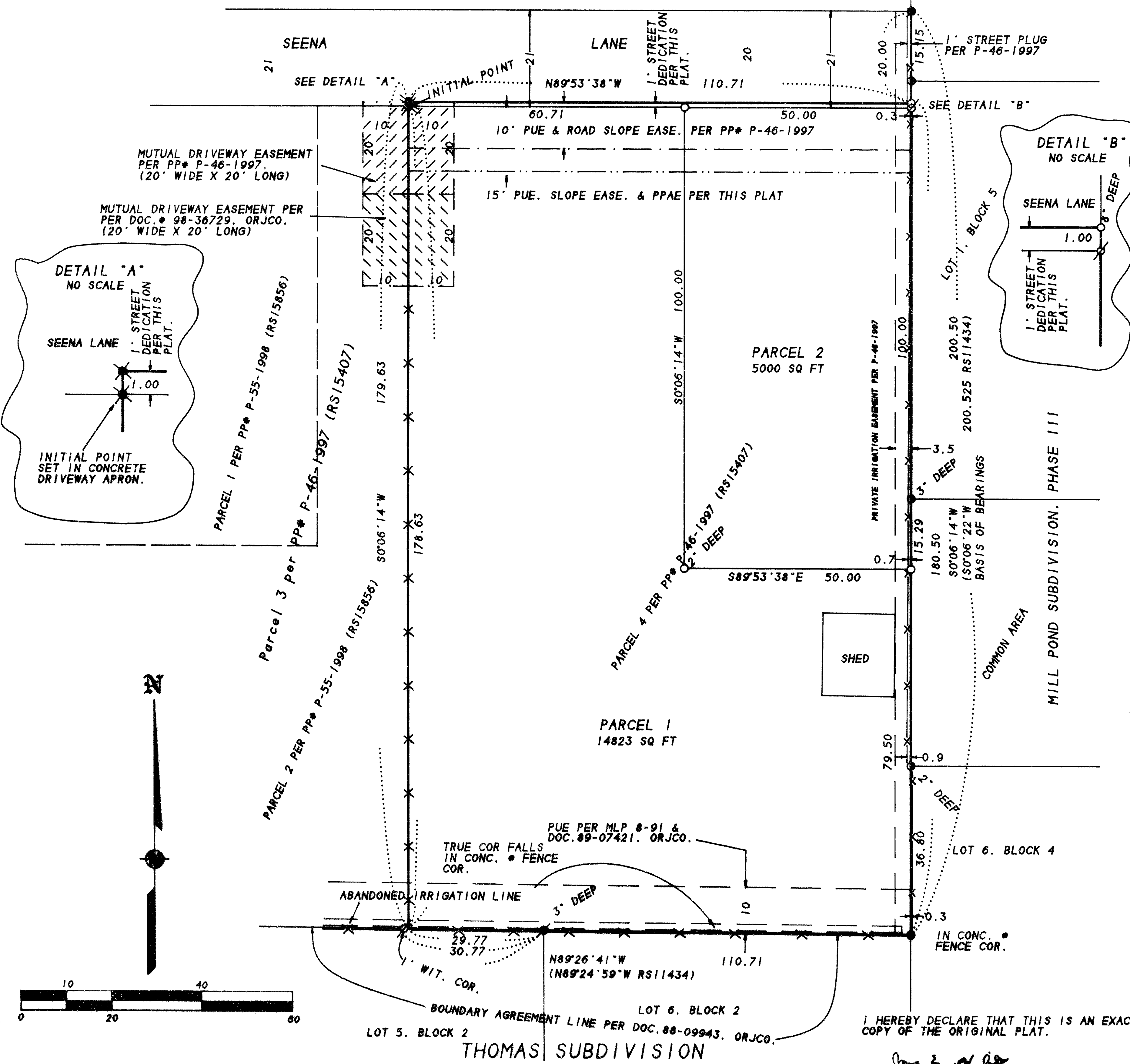
SURVEYOR'S CERTIFICATE

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. 4 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.

- #### EASEMENTS PER SUBDIVISION GUARANTEE
- EASEMENT FOR TELEPHONE, TELEGRAPH AND COMMUNICATIONS LINES PER V.144, P.160. JCDR CANNOT BE LOCATED.
 - EASEMENT FOR DISTRIBUTION OF ELECTRICITY PER V.174, P.78 IS NOT SITUATED ON THIS PROPERTY.
 - EASEMENT FOR DISTRIBUTION OF ELECTRICITY PER V.369, P.7. JCDR CANNOT BE LOCATED.
 - IRRIGATION RIGHT-OF-WAYS PER V.243, P.178 & V.239, P.47 CANNOT BE LOCATED.
 - SEWER EASEMENT PER V.321, P.161 NOT SITUATED ON THIS PROPERTY.
 - INGRESS-EGRESS EASEMENT PER DOC. 88-07438, ORJCO IS NOT SITUATED ON THIS PROPERTY.
 - PROPERTY IS SUBJECT TO SOLAR ACCESS WAIVER AGREEMENT PER DOC. 92-23176, ORJCO.

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
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.
[Signature]
SURVEYOR

391E10BB TL400

SHEET 1 OF 1

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