

LAND PARTITION SURVEY

PARTITION PLAT NO. P-28-2000

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

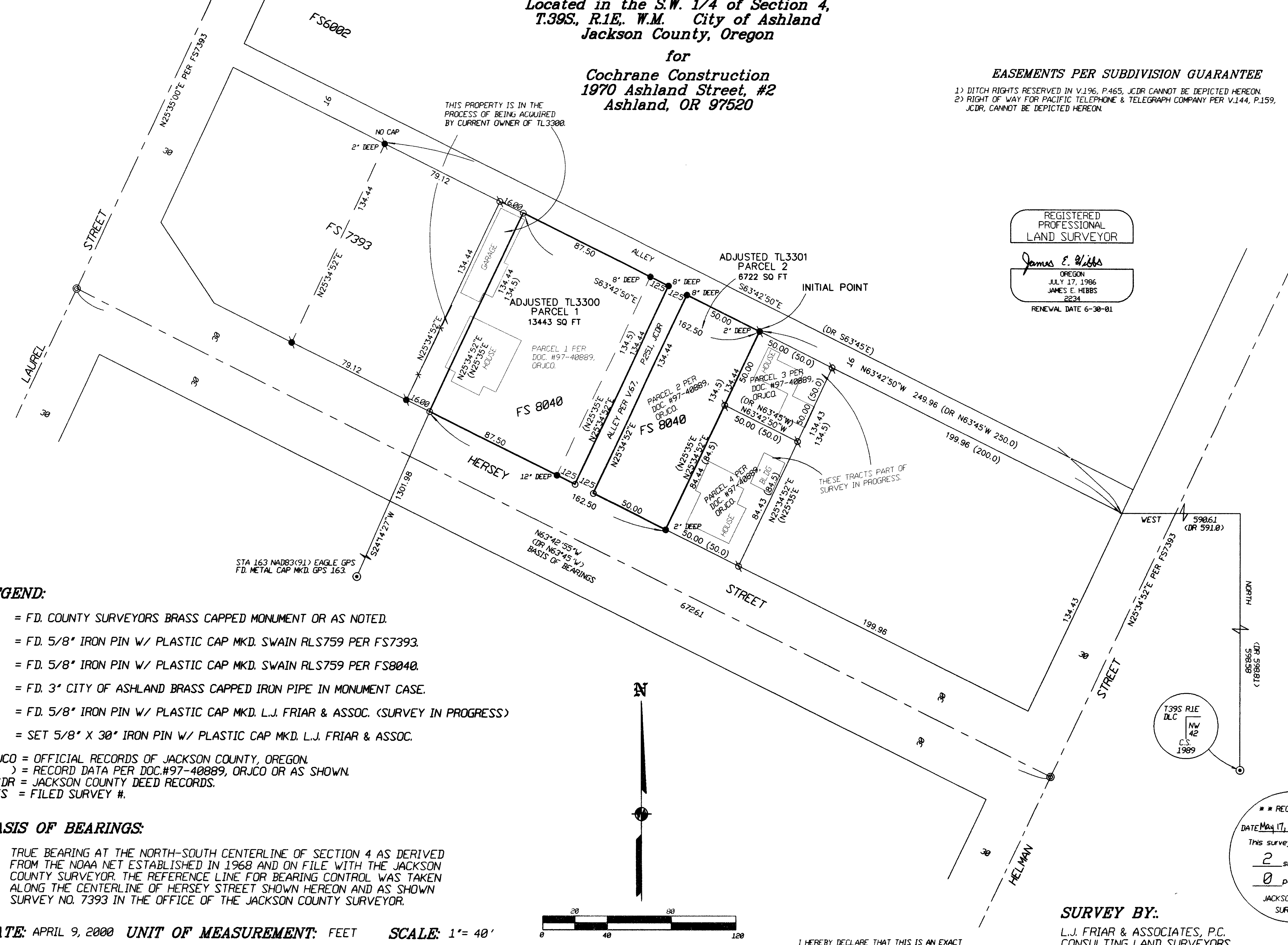
for
Cochrane Construction
1970 Ashland Street, #2
Ashland, OR 97520

EASEMENTS PER SUBDIVISION GUARANTEE

- 1) DITCH RIGHTS RESERVED IN V.196, P.465, JCDR CANNOT BE DEPICTED HEREON.
- 2) RIGHT OF WAY FOR PACIFIC TELEPHONE & TELEGRAPH COMPANY PER V.144, P.159, JCDR, CANNOT BE DEPICTED HEREON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-01



LEGEND:

- ⊙ = FD. COUNTY SURVEYORS BRASS CAPPED MONUMENT OR AS NOTED.
- ⦿ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. SWAIN RLS759 PER FS7393.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. SWAIN RLS759 PER FS8040.
- ⊙ = FD. 3" CITY OF ASHLAND BRASS CAPPED IRON PIPE IN MONUMENT CASE.
- ⦿ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (SURVEY IN PROGRESS)
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 () = RECORD DATA PER DOC.#97-40889, ORJCO OR AS SHOWN.
 JCDR = JACKSON COUNTY DEED RECORDS.
 FS = FILED SURVEY #.

BASIS OF BEARINGS:

TRUE BEARING AT THE NORTH-SOUTH CENTERLINE OF SECTION 4 AS DERIVED FROM THE NOAA NET ESTABLISHED IN 1968 AND ON FILE WITH THE JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN ALONG THE CENTERLINE OF HERSEY STREET SHOWN HEREON AND AS SHOWN SURVEY NO. 7393 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

DATE: APRIL 9, 2000 UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'



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
 PH: (541) 772-2782

*** RECEIVED ***
 DATE May 17, 2000 BY CJD
 This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

APPROVAL:

[Signature]
ASHLAND PLANNING DEPARTMENT
PA # 2000-055 PROPERTY LINE ADJUSTMENT
5/15/2000 DATE

APPROVAL:

EXAMINED AND APPROVED THIS 15th DAY OF May, 2000.

[Signature]
CITY SURVEYOR

LAND PARTITION SURVEY

PARTITION PLAT NO. P-28-2000

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T.39S., R.1E., W.M. City of Ashland
Jackson County, Oregon

for
Cochrane Construction
1970 Ashland Street, #2
Ashland, OR 97520

*** RECORDING ***

FILED FOR RECORD THIS 17 DAY OF May, 2000 AT
11:01 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P-28-2000
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 11, PAGE 28.

[Signature] COUNTY CLERK
[Signature] DEPUTY
COUNTY SURVEYOR FILE NO. 16507

*** TAX STATEMENT ***

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE
BEEN PAID AS OF May 17, 2000.

[Signature] TAX COLLECTOR, *[Signature]* DEPUTY 5/17/00 DATE, *[Signature]* ASSESSOR, *[Signature]* DEPUTY 5-17-00 DATE

***** DECLARATION *****

KNOW ALL MEN BY THESE PRESENTS THAT WE, ROBERT J. GARDINER AND BRENDA J. GARDINER, HUSBAND AND WIFE, 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 ON SHEET 2.

[Signature] Robert J. Gardiner by
[Signature] Brenda J. Gardiner by
[Signature] Alice Ross, Attorney-in-fact
ROBERT J. GARDINER BY: ALICE ROSS, ATTORNEY-IN-FACT
[Signature] Alice Ross, Attorney-in-fact
BRENDA J. GARDINER BY: ALICE ROSS, ATTORNEY-IN-FACT

STATE OF OREGON
COUNTY OF JACKSON

PERSONALLY APPEARED THE ABOVE NAMED ALICE ROSS, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF ROBERT J. GARDINER AND BRENDA J. GARDINER.

DATED THIS 15th DAY OF May, 2000.

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



*** SURVEYOR'S CERTIFICATE ***

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY DECLARE 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:

Beginning at a 5/8 inch iron pin situated North 63°42'50" West, 249.96 feet (record North 63°45' West, 250.0 feet) from another point on the Westerly side line of Helman Street in the City of Ashland, Jackson County, Oregon, which is 598.58 feet, NORTH (record 598.0 feet, NORTH) and 590.61 feet, WEST (record 591.0 feet, WEST) of the Northwest corner of Donation Land Claim No. 42, in Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the Easterly line of Parcel 2 described in Document No. 97-40889, Official Records of Jackson County, Oregon, South 25°34'52" West, 134.44 feet (record South 25°35' West, 134.5 feet) to a 5/8 inch iron pin at the Southeasterly corner thereof; thence along the Northerly line of Hersey Street, North 63°42'55" West (record North 63°45' West), 162.50 feet to a 5/8 inch iron pin at the Southwesterly corner of Parcel 1 described in Document No. 97-40889, Official Records of Jackson County, Oregon, thence along the Westerly line thereof, North 25°34'52" East, 134.44 feet (record North 25°35' East, 134.5 feet) to the Northwesterly corner thereof; thence along the Northerly line thereof and the Southeasterly prolongation, South 63°42'50" East, 162.50 feet (record South 63°45' East) to the INITIAL POINT OF BEGINNING.

EXCEPTING THEREFROM that tract conveyed to the City of Ashland in Volume 67, Page 251, Jackson County Deed Records.

[Signature]
SURVEYOR

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

PURPOSE: TO SURVEY AND MONUMENT TWO ADJUSTED TAXLOTS AS REQUESTED BY THE CLIENT. SEE ASHLAND PA# 2000-055.

PROCEDURE: MONUMENTS PER FS7393 AND/OR 8040 WERE TIED TO CONTROL THIS SURVEY. SET PIN AT THE LOCATIONS SHOWN PER DEED RECORD. THE NE COR OF FS7393 HAS BEEN DESTROYED. RESET PIN AT MAP RECORD LOCATION PER FS7393. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN HEREON.

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2224
RENEWAL DATE 6-30-01

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