

APPROVAL: *[Signature]*  
ASHLAND PLANNING DEPARTMENT  
PA #2000-063 PARTITION & PROPERTY LINE ADJUSTMENT DATE 1/15/01

APPROVAL:  
EXAMINED AND APPROVED THIS 3rd DAY OF January, 2001

*[Signature]*  
CITY SURVEYOR

# LAND PARTITION SURVEY

PARTITION PLAT NO. P-11-2001  
A replat of Lot 1 & Open Space of SAM'S COURT,  
A P.C. & located in the N.E. 1/4 of Section 15,  
T.39S., R.1E., W.M. City of Ashland  
Jackson County, Oregon  
for  
Greenwood Homes  
P.O. Box 516  
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

\*\*\* RECORDING \*\*\*  
FILED FOR RECORD THIS 27 DAY OF February, 2001 AT  
3:42 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-11-2001  
OF 'RECORD OF PARTITION PLATS' OF JACKSON COUNTY, OREGON.  
INDEX VOLUME 12, PAGE 11.

*[Signature]* *[Signature]*  
COUNTY CLERK DEPUTY  
COUNTY SURVEYOR FILE NO. 16808

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

KNOW ALL MEN BY THESE PRESENTS THAT WE, LYNETTE A. KELLY AND KELLY GREENE, A JOINT VENTURE CONSISTING OF MARK A. KELLY AND DON L. GREENE, ARE THE OWNERS 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 AND DO HEREBY ESTABLISH THE STORM DRAINAGE EASEMENT (SDE) SHOWN HEREON AND DO HEREBY DECLARE THAT THIS REPLAT WILL NOT VACATE ANY EASEMENTS CREATED BY SAM'S COURT, A PLANNED COMMUNITY, WITH THE EXCEPTION OF THE STORM DRAIN EASEMENT LYING WITHIN LOT 1, THEREOF. PARCELS 1, 2 AND OPEN SPACE SHALL BE SUBJECT TO THE DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS SETTING FORTH THE CONDITIONS FOR OPEN SPACE AS WELL AS OTHER PROVISIONS RECORDED AS DOCUMENT NO. 95-02107, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

- LEGEND:
- = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. DA. EDWARDS LS2239 PER FS14285.
  - ◆ = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. DA. EDWARDS LS2239 PER SAM'S COURT.
  - = SET 5/8" x 38" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
  - PUE = PUBLIC UTILITY EASEMENT.
  - FS = FILED SURVEY #.
  - CJ = SEE COURSE DATA TABLE.
  - X-X- = FENCE.
  - SDE = STORM DRAINAGE EASEMENT.
  - SCPC = SAM'S COURT, A PLANNED COMMUNITY (FS14374).
  - OHE = OVERHEAD UTILITY EASEMENT.
  - ( ) = RECORD DATA PER SCPC.

BASIS OF BEARINGS:  
TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 15 AS DERIVED FROM THE JACKSON COUNTY SURVEYOR'S 1968 NOAA NETT. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN FROM THE SOUTH LINE OF SAM'S COURT, A P.C. AND AS SHOWN HEREON.  
DATE: OCTOBER 16, 2000 SCALE: 1" = 20' UNIT OF MEASUREMENT: FEET.

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

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF FEBRUARY 27<sup>th</sup>, 2001.  
*[Signature]* *[Signature]*  
TAX COLLECTOR DEPUTY ASSESSOR DATE 2-27-01

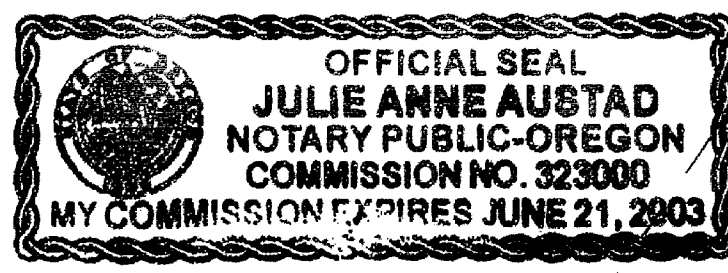
\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

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:  
LOT 1 AND OPEN SPACE OF SAM'S COURT, A PLANNED COMMUNITY, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN JACKSON COUNTY, OREGON.

STATE OF OREGON) )SS.  
COUNTY OF JACKSON) )  
*[Signature]*  
LYNETTE A. KELLY

DATED THIS 2nd DAY OF January, 2001

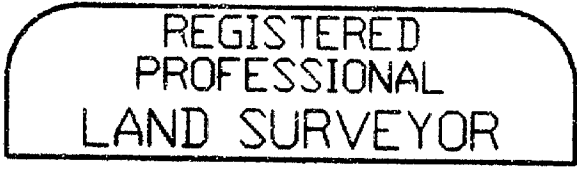
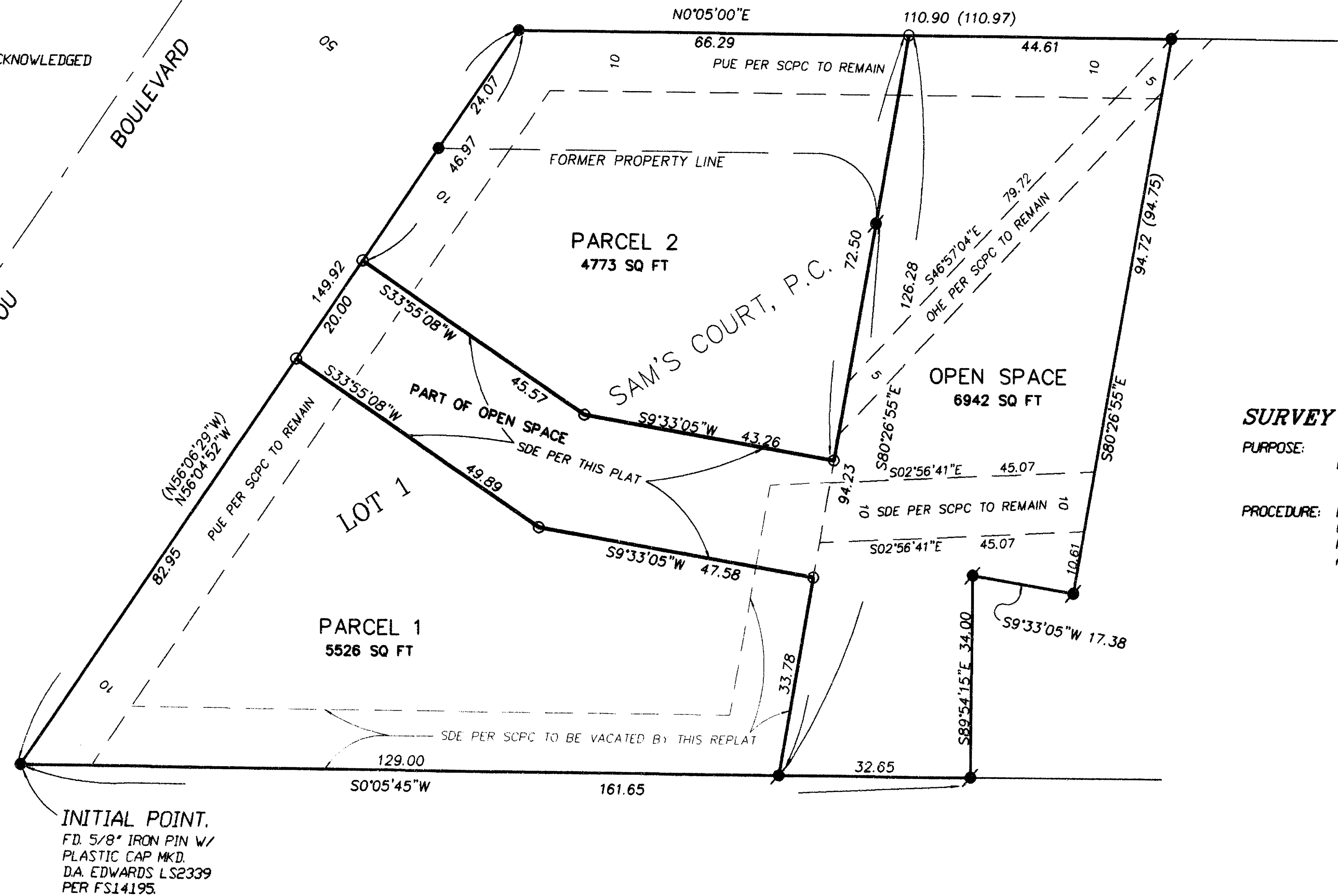
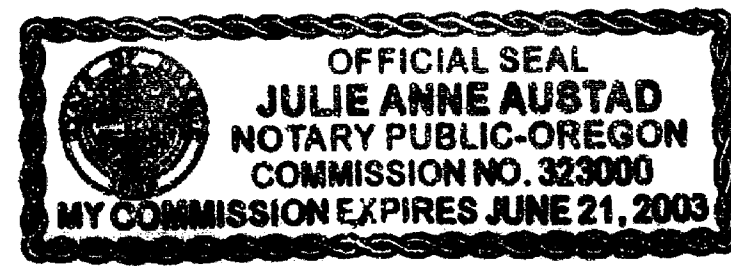
BEFORE ME: *[Signature]*  
NOTARY PUBLIC OF OREGON



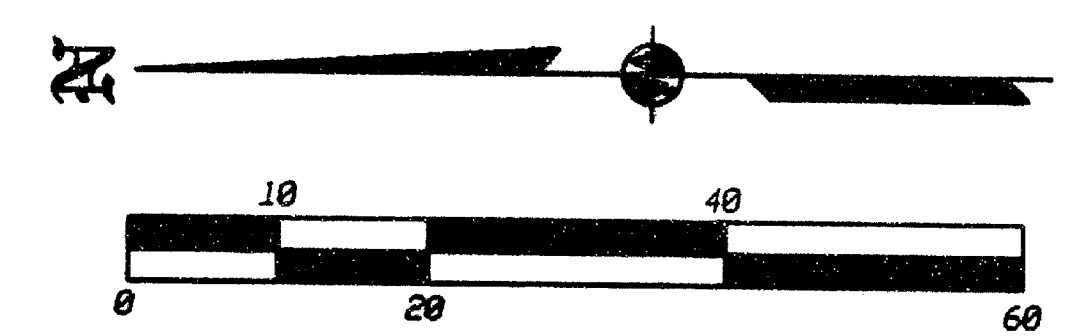
STATE OF OREGON) )SS.  
COUNTY OF JACKSON) )  
PERSONALLY APPEARED THE ABOVE NAMED MARK A. KELLY AND LYNETTE A. KELLY AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 2nd DAY OF January, 2001

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



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



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

PURPOSE: TO SURVEY AND MONUMENT THE THREE PARCELS CREATED THROUGH A LAND PARTITION & PROPERTY LINE ADJUSTMENT. SEE ASHLAND PAR 2000-063.  
PROCEDURE: MADE TIES TO EXISTING MONUMENTS PER SAM'S COURT, A P.C. FOR CONTROL. COMPUTED THE CORNERS OF THE NEW PARCELS PER THE APPROVED TENTATIVE PLAT AND SET SAME. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN HEREON.

\*\*\* RECEIVED \*\*\*  
DATE 2/27/01 BY *[Signature]*  
This survey consists of:  
1 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*[Signature]*  
SURVEYOR