

17072

APPROVAL:

B. Smith
ASHLAND PLANNING DEPARTMENT
PA# 2001-001 LAND PARTITION
9/10/2001 DATE

LAND PARTITION SURVEY

PARTITION PLAT NO. P-54-2001
In the N.E. 1/4 of Section 15,
T.39S., R.1E., W.M. City of Ashland
Jackson County, Oregon

*** RECORDER'S CERTIFICATE ***

FILED FOR RECORD THIS 18 DAY OF September, 2001 AT
1:15 O'CLOCK P. M., AND RECORDED AS PARTITION PLAT NO. P-54-2001
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 12, PAGE 54

Kathleen S. Beckett COUNTY CLERK
John Kelley DEPUTY

COUNTY SURVEYOR FILE NO. 17072

APPROVAL:

EXAMINED AND APPROVED THIS 5th DAY OF September, 2001

for
Jean Jahns
225 Gagnes Drive
Talent, OR 97540

Jane Holman
CITY SURVEYOR

*** TAX STATEMENT ***

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE
BEEN PAID AS OF Sept. 18, 2001

Carol Applegate, Deputy 9-18-01 TAX COLLECTOR DATE
John 9/18/01 ASSESSOR DATE

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT ALLEN J. THOMASHEFSKY IS THE OWNER IN FEE TITLE OF THE REAL PROPERTY SHOWN HEREON, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS PARTITIONED THE SAME INTO THE PARCELS AS SHOWN ON SHEET 2. I DO HEREBY DEDICATE TO THE CITY OF ASHLAND THE PUBLIC UTILITY EASEMENTS (PUE) AS SHOWN ON SHEET 2 WITH THE CONDITION THAT CHARTER COMMUNICATIONS ITS SUCCESSORS OR ASSIGNS 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. I DO HEREBY MAKE AND ESTABLISH THE MUTUAL ACCESS EASEMENT SHOWN ON SHEET 2 FOR THE BENEFIT OF PARCELS 1, 2 AND 3, WITH THE CONDITION THAT EMERGENCY VEHICLES SHALL HAVE THE RIGHT TO USE SAID EASEMENT AT ALL TIMES AND AS NECESSARY. I DO HEREBY MAKE AND ESTABLISH THE SIDEWALK EASEMENT (SWE) AS SHOWN ON SHEET 2.

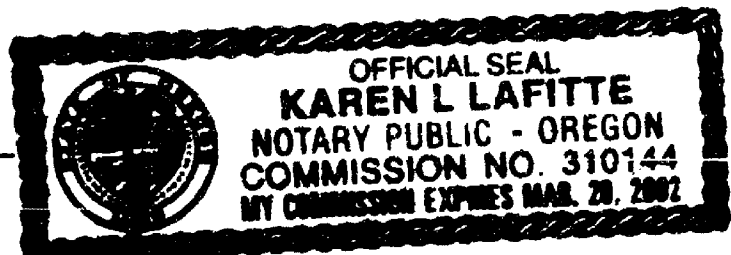
Jean Jahns
ALLEN J. THOMASHEFSKY
JEAN JOHNS, ATTORNEY-IN-FACT

STATE OF OREGON)
COUNTY OF JACKSON)SS.

PERSONALLY APPEARED THE ABOVE NAMED JEAN JOHNS ALLEN J. THOMASHEFSKY, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED, AND WAS SIGNED BY BEHALF OF ALLEN J. THOMASHEFSKY JEAN

DATED THIS 5th DAY OF September, 2001

BEFORE ME: Karen L. Lafitte
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:

Commencing at the Section corner common to Sections 10, 11, 14 and 15, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence along the North line of said Section 15, North 89°29'55" West, 520.16 feet; thence along the East line of Park Street, South 00°05'46" West, 564.81 feet (record 565.00 feet) to the Northwest corner of that tract described in Document No. 00-39240, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence continue along said East line, South 00°05'46" West, 100.00 feet to the Southwest corner of said tract; thence South 89°29'55" East, 200.00 feet to the Southeast corner of said tract; thence North 00°05'46" East, 100.00 feet to the Northeast corner of said tract; thence North 89°29'55" West, 200.00 feet to the INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-03

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

PURPOSE: To survey and monument the corners of three Parcels created through a Land Partition. See Ashland PA #2001-001.

PROCEDURE: Made ties to monuments as shown hereon for bearing control. Held map record bearing per FS8915 from the NE corner of Section 15 to fix the North line of Section 15. Held map record bearing per FS8915 from the found monuments per FS8915 to position the East line of Park Street. Held deed record distance Northerly from the found monuments per FS8915 to position the North line of the subject tract. Held the East line of the subject tract parallel to the West line as per Doc. 00-39240, ORJCO. Computed the position of the Parcel corners per the approved Tentative Plan and set pins as shown hereon.

•• RECEIVED ••
DATE 9-18-01 BY BS
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

SHEET 1 OF 2

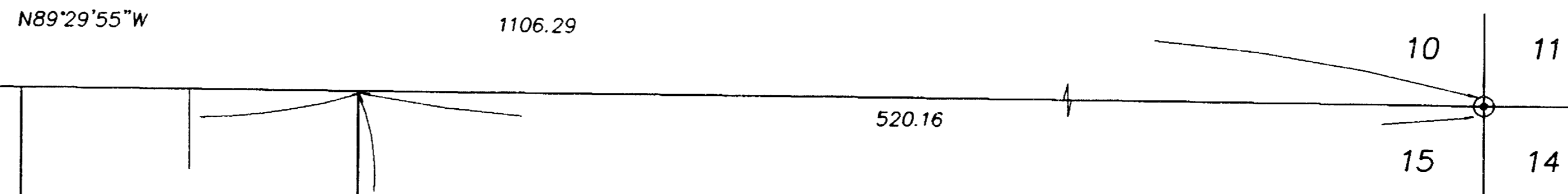
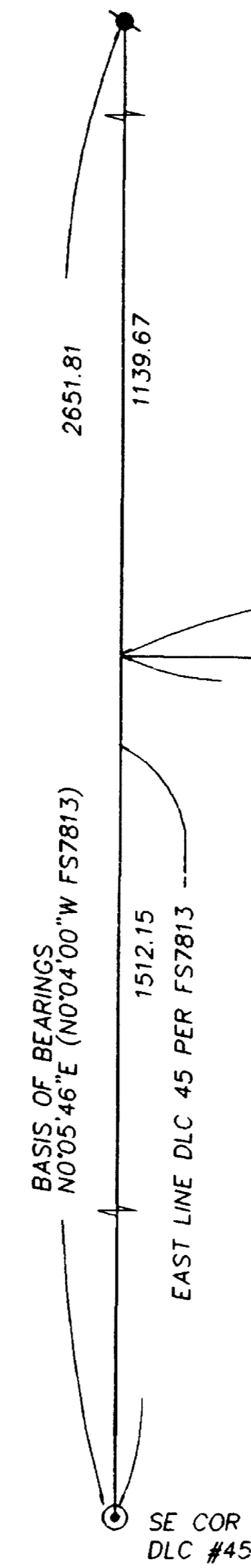
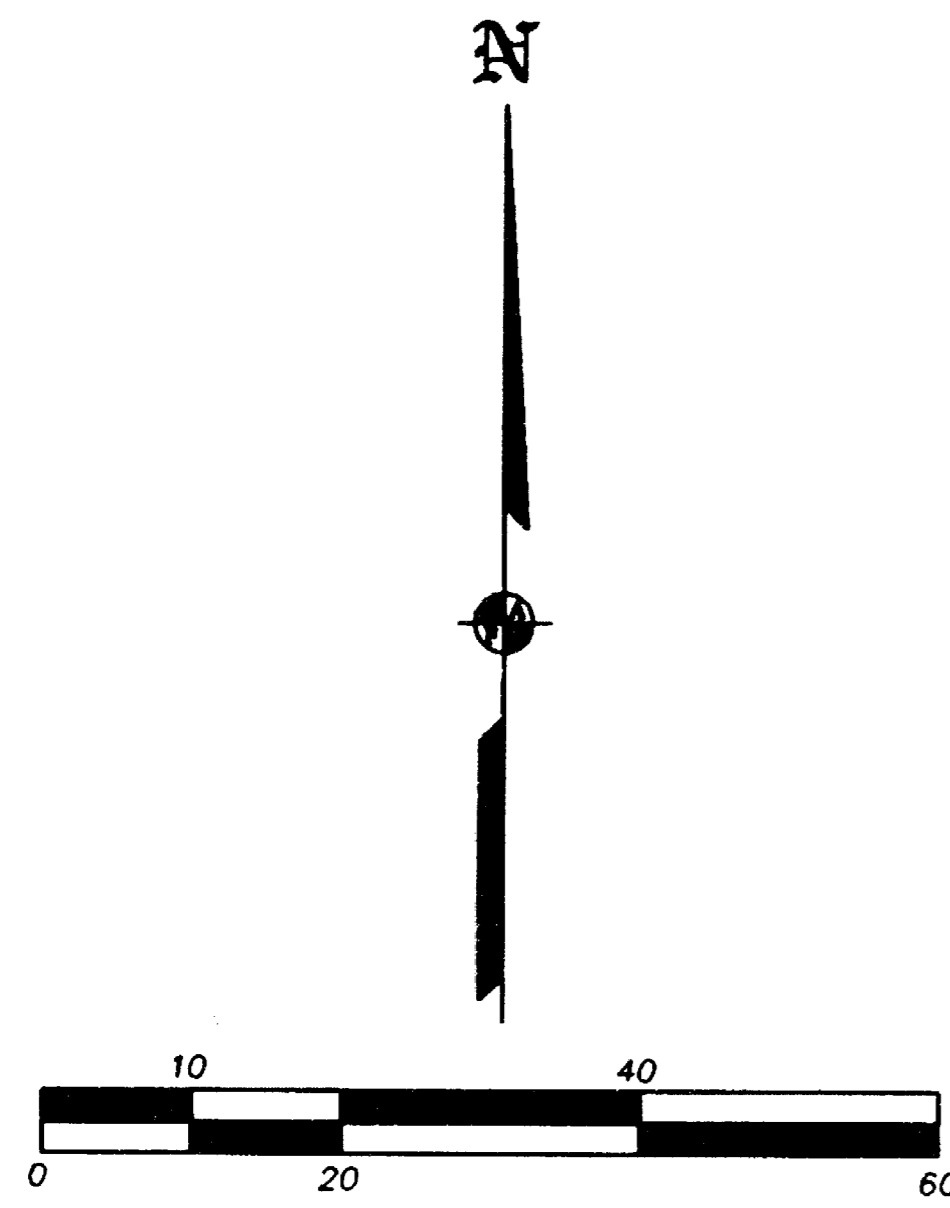
391E15AA TL4000

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LAND PARTITION SURVEY

PARTITION PLAT NO. P-54-2001
 In the N.E. 1/4 of Section 15,
 T.39S., R.1E., W.M. City of Ashland
 Jackson County, Oregon
 for
Jean Jahns
 225 Gagnes Drive
 Talent, OR 97540



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
James E. Hibbs
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-03

RECEIVED
 DATE 9-18-01 BY BB
 This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

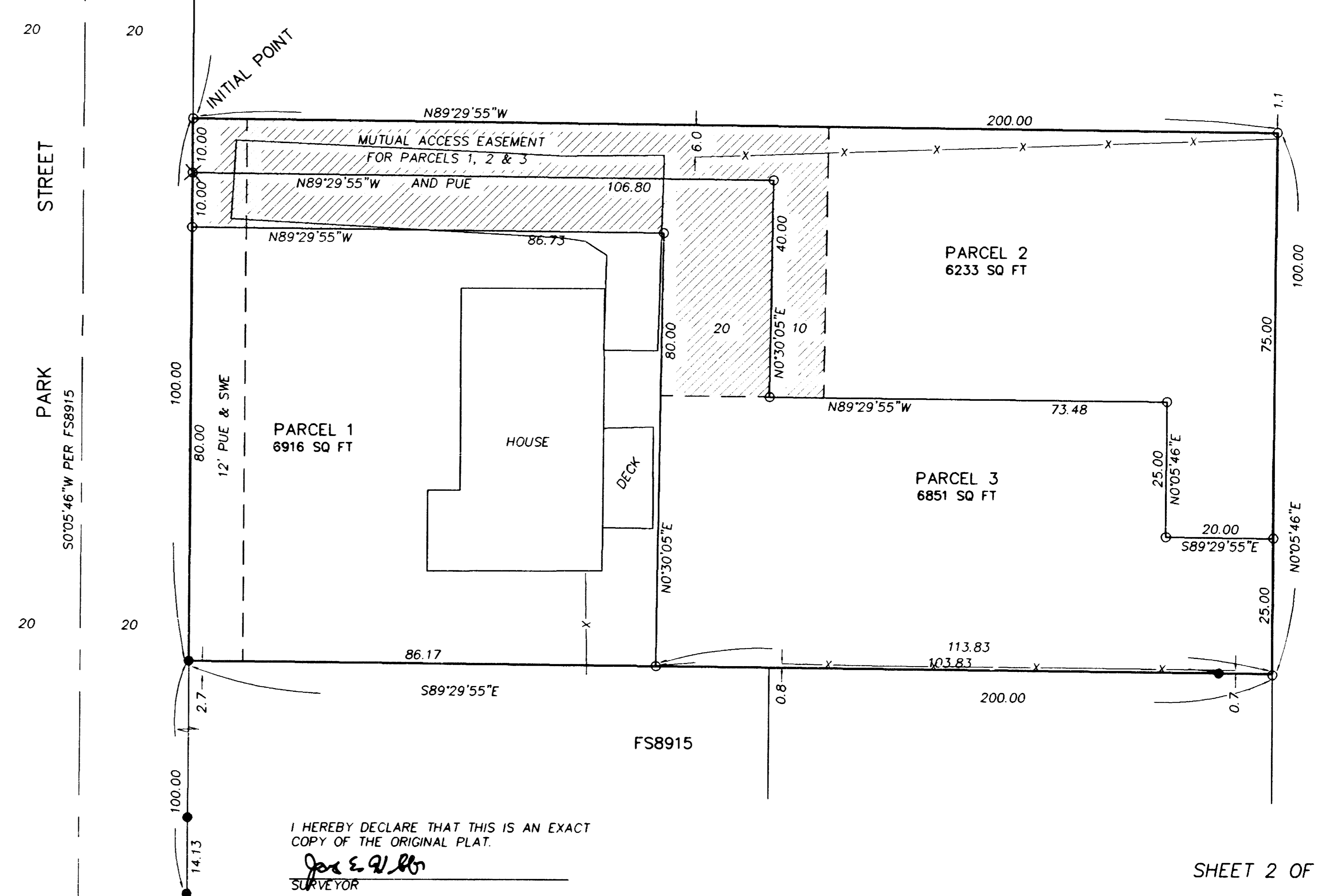
LEGEND:

- ⊙ = FD. COUNTY SURVEYORS BRASS CAPPED MONUMENT.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. THOMAS LS505 PER FS8915.
- ⊙ = FD. 5/8" IRON PIN PER FS7813.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE DRIVEWAY.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- () = RECORD DATA AS SHOWN.
- FS = FILED SURVEY #
- PUE = PUBLIC UTILITY EASEMENT.
- SWE = SIDEWALK EASEMENT.
- RM = REFERENCE MONUMENT.
- DR = DEED RECORD.

BASIS OF BEARINGS:

TRUE BEARING AT THE NORTH-SOUTH CENTERLINE OF SECTION 15 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 EAST LINE OF DLC #45 SHOWN HEREON AND AS SHOWN ON SURVEY NO. 8915 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

DATE: JUNE 19, 2001 UNIT OF MEASUREMENT: FEET SCALE: 1" = 20'



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
 SURVEYOR