

LAND PARTITION SURVEY

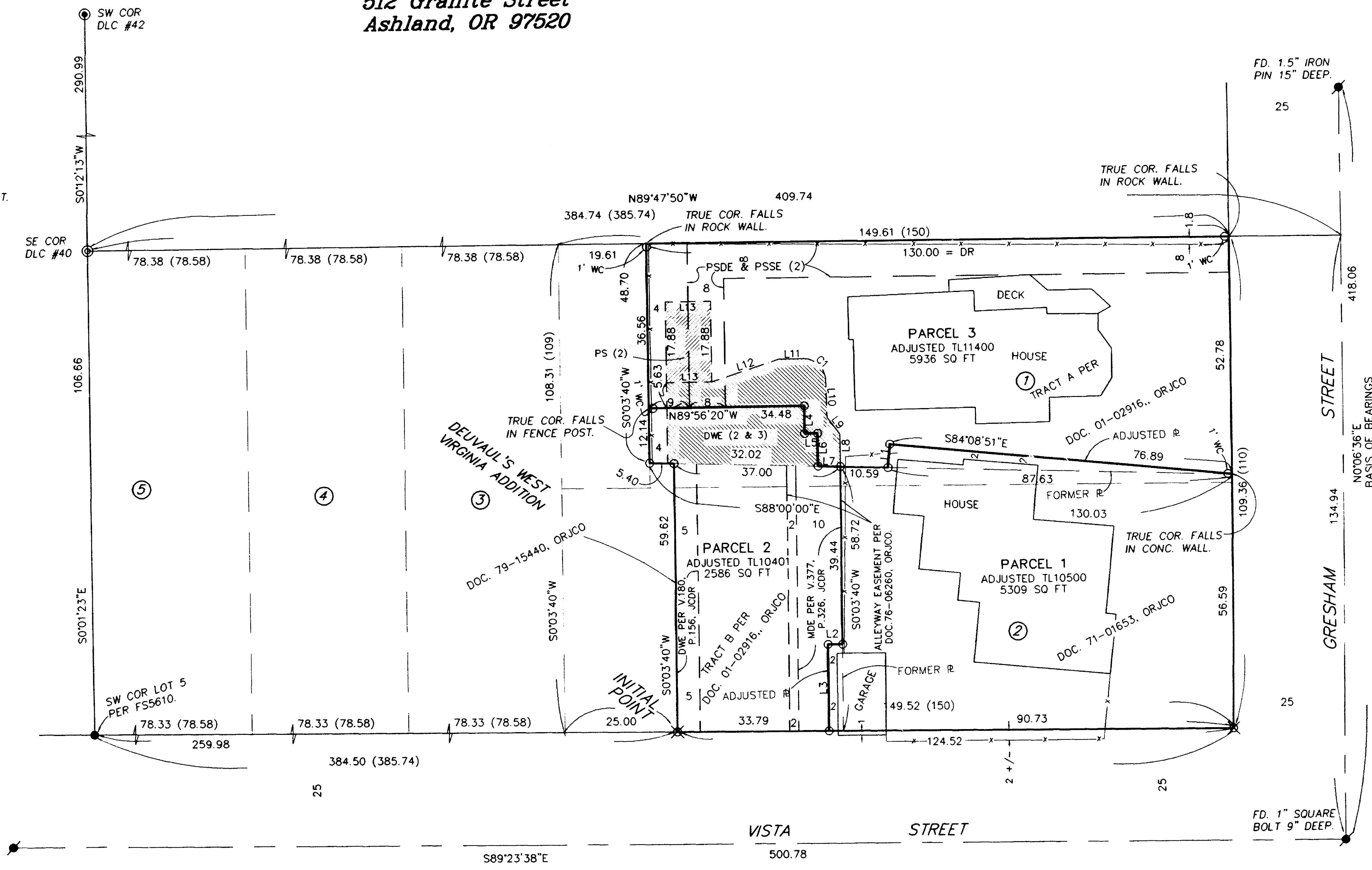
PARTITION PLAT NO. P-63-2001
Property Line Adjustment
Located in Lots 1 & 2 DEUVAUL'S WEST VIRGINIA
ADDITION & in the N.W. 1/4 of Section 9,
T.39S, R.1E, W.M. City of Ashland
Jackson County, Oregon

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

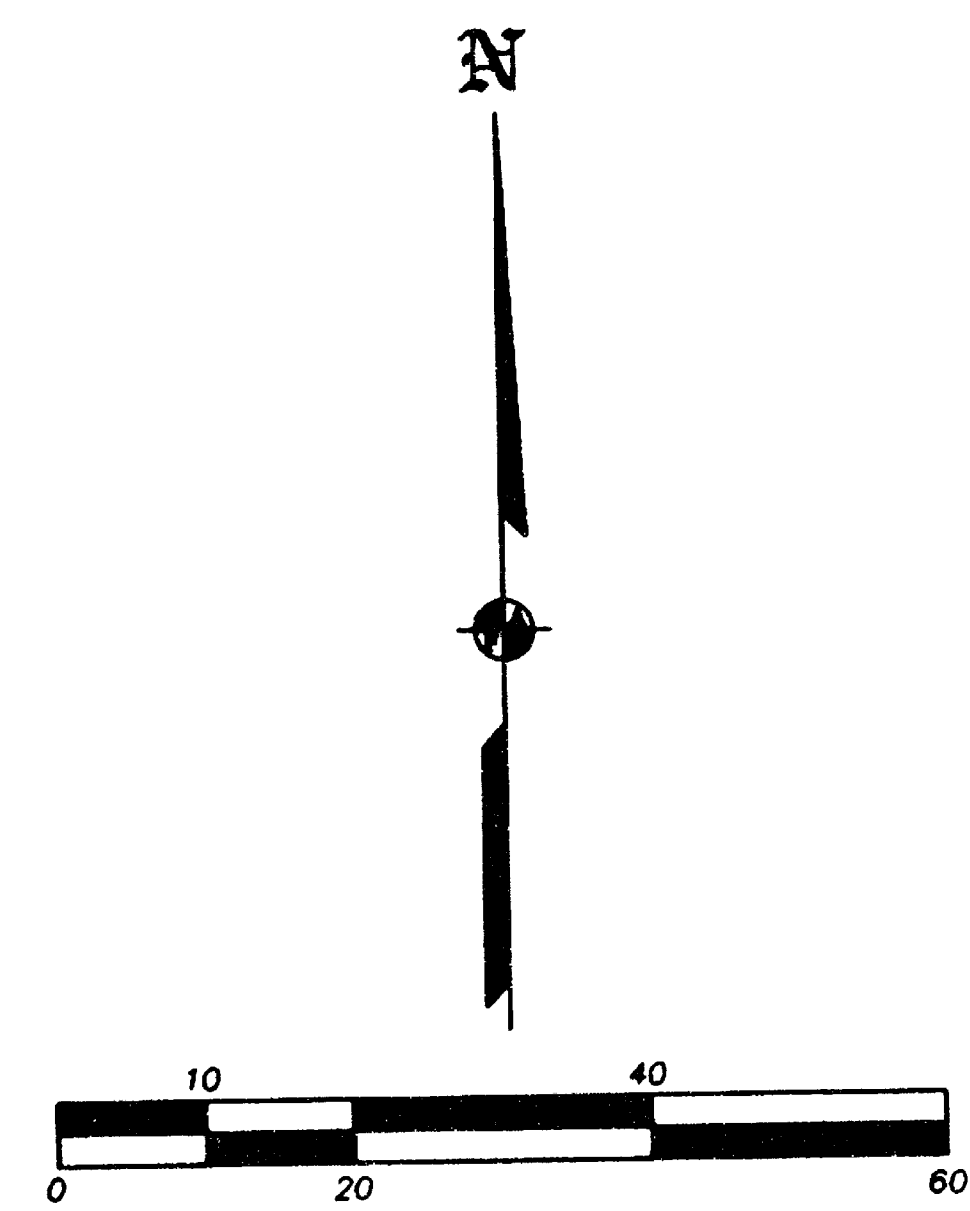
- LEGEND:**
- ⊙ = FOUND COUNTY SURVEYOR'S BRASS CAPPED MONUMENT & ACCESSORIES.
 - ⊙ = FOUND BRASS CAP IN CONCRETE PER RAVENWOOD TOWNHOMES PUD.
 - = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. RLS759 PER FS5610.
 - ⊙ = FOUND MONUMENT AS NOTED.
 - = SET 5/8" x 30" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC.
 - ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC IN LEAD PLUG IN CONCRETE.
 - PUE = PUBLIC UTILITY EASEMENT.
 - FS = FILED SURVEY #.
 - L1 C1 = SEE COURSE DATA TABLE.
 - () = RECORD DATA PER DEUVAULS WEST VIRGINIA ADDITION.
 - X- = FENCE.
 - DR = DEED RECORD DATA.
 - PSDE(2) = PRIVATE STORM DRAINAGE EASEMENT FOR PARCEL #.
 - PSSE(2) = PRIVATE SANITARY SEWER EASEMENT FOR PARCEL #.
 - DWE(2) = DRIVEWAY EASEMENT FOR PARCEL #.
 - PS(2) = PARKING SPACE EASEMENT FOR PARCEL #.
 - MDE = MUTUAL DRIVEWAY EASEMENT.

BASIS OF BEARINGS:
 TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 9 AS DERIVED FROM THE NOAA NET ESTABLISHED IN 1988 AND ON FILE WITH JACKSON COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN FROM MONUMENTS ALONG THE CENTERLINE OF GRESHAM STREET AS SHOWN ON SURVEY NO. 8106 IN THE JACKSON COUNTY SURVEYOR'S OFFICE AND AS SHOWN HEREON.

DATE: OCTOBER 3, 2001 SCALE: 1" = 20' UNIT OF MEASUREMENT: FEET.



EASEMENTS OF RECORD PER SUBDIVISION REPORT
 1) PARCEL 3 IS SUBJECT TO SOLAR ACCESS & WAIVER AGREEMENT RECORDED IN DOC. 01-46875, ORJCO.



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	88°46'04"	7.75	5.00	N45°33'17"W	6.99

NUM	DISTANCE	BEARING
L1	5.18	N5°35'58"E
L2	3.26	N89°50'43"E
L3	19.24	N0°09'17"W
L4	6.14	S0°03'40"W
L5	2.91	N89°56'20"W
L6	7.27	N0°03'40"E
L7	4.99	N88°00'00"W
L8	7.19	N0°03'40"E
L9	4.59	N37°42'52"W
L10	8.34	N1°10'15"W
L11	5.38	N89°56'20"W
L12	15.77	S72°07'33"W
L13	10.00	N89°56'20"W

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

RECEIVED
 DATE 11-21-01 BY CB
 This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

391E09BD TL'S 10400, 10401 & 10500

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

Sheet 2 of 2

01269PP

17123

APPROVAL:

[Signature] 11/5/2001 DATE
ASHLAND PLANNING DEPARTMENT PA #2001-093 PROPERTY LINE ADJUSTMENT

APPROVAL:

EXAMINED AND APPROVED THIS 29th DAY OF October 20 01

[Signature]
CITY SURVEYOR

LAND PARTITION SURVEY
PARTITION PLAT NO. P-63-2001
Property Line Adjustment
Located in Lots 1 & 2 DEUVAULS WEST VIRGINIA
ADDITION & in the N.W. 1/4 of Section 9,
T.39S., R.1E., W.M. City of Ashland
Jackson County, Oregon
for
ZAN NIX
512 Granite Street
Ashland, OR 97520

DATE:
SEPTEMBER 13, 2001

*** RECORDING ***

FILED FOR RECORD THIS 21 DAY OF NOVEMBER 20 01 AT
1:49 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-63-2001

INDEX VOLUME 12 PAGE 63

[Signature] [Signature]
COUNTY CLERK DEPUTY
COUNTY SURVEYOR FILE NO. 17123

*** TAX STATEMENT ***

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE
BEEN PAID AS OF November 21 20 01

[Signature] [Signature] 11/21/01
TAX COLLECTOR DEPUTY ASSESSOR DATE

***** DECLARATION *****

KNOW ALL MEN BY THESE PRESENTS THAT WE, ZAN E. NIX AND SANTINA ASHCRAFT, ARE THE OWNERS 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 ON SHEET 2. WE DO HEREBY
MAKE AND ESTABLISH THOSE EASEMENTS SHOWN ON SHEET 2 LABELED PRIVATE STORM DRAINAGE EASEMENT
(PSDE), PRIVATE SANITARY SEWER EASEMENT (PSSE), DRIVEWAY EASEMENT (DWE) AND PARKING SPACE EASEMENT
(PS) FOR THE BENEFIT OF THE PARCELS SHOWN.

[Signature] [Signature]
ZAN E. NIX SANTINA ASHCRAFT

STATE OF OREGON)
COUNTY OF JACKSON)SS.

PERSONALLY APPEARED THE ABOVE NAMED ZAN E. NIX AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE
HER VOLUNTARY ACT AND DEED.

DATED THIS 23rd DAY OF October 20 01

BEFORE ME: [Signature]
NOTARY PUBLIC OF OREGON.

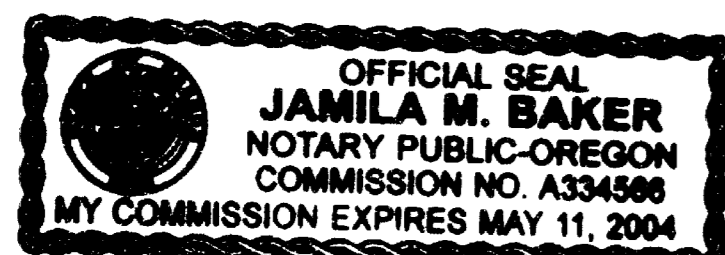


STATE OF OREGON)
COUNTY OF JACKSON)SS.

PERSONALLY APPEARED THE ABOVE NAMED SANTINA ASHCRAFT AND ACKNOWLEDGED THE FOREGOING INSTRUMENT
TO BE HER VOLUNTARY ACT AND DEED.

DATED THIS 26th DAY OF October 20 01

BEFORE ME: [Signature]
NOTARY PUBLIC OF OREGON.



•• RECEIVED ••
DATE 11-21-01 BY [Signature]
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.
[Signature]
SURVEYOR

*** 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:

Commencing at the Southwest corner of DEUVAULS WEST VIRGINIA ADDITION, to the City of
Ashland, according to the official plat thereof, now of record, in Jackson County, Oregon;
thence along the South line thereof, South 89°23'38" East, 259.98 feet to the Southwest
corner of Tract B described in Document No. 01-02916, Official Records of Jackson County,
Oregon, and the INITIAL POINT OF BEGINNING; thence continue along said South line, South
89°23'38" East, 124.52 feet to the Southeast corner of Lot 1 of said ADDITION; thence North
00°06'36" East, 109.36 feet to the Northeast corner of Lot 1 of said ADDITION; thence along
the North line thereof, North 89°47'50" West, 130.00 feet to the Northwest corner of Tract A
described in Document No. 01-02916, said Official Records; thence South 00°03'40" West,
48.70 feet to the Southwest corner thereof; thence along the South line of said Tract A,
South 88°00'00" East, 5.40 feet to the Northwest corner of said Tract B; thence along the
West line thereof, South 00°03'40" West, 59.62 feet to the INITIAL POINT OF BEGINNING.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
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 TWO PARCELS CREATED THROUGH A LAND PARTITION
(PROPERTY LINE ADJUSTMENT). SEE ASHLAND PA# 2001-093.

PROCEDURE: MADE TIES TO MONUMENTS SHOWN HEREON. COMPUTED POSITIONS OF THE LOT CORNERS
OF DEUVAULS WEST VIRGINIA ADDITION BY PROPORTION AS SHOWN. HELD DEED RECORD
ALONG THE NORTH LINE OF LOT 1 TO POSITION THE NW CORNER OF TRACT A PER DOC.
01-02916, ORJCO. HELD DEED RECORD SOUTHERLY FROM THIS CORNER TO POSITION THE
SW CORNER OF SAID TRACT A. HELD DEED RECORD BEARING FOR THE SOUTH LINE OF
TRACT A. HELD DEED RECORD DISTANCE FROM THE SW CORNER OF LOT 2 TO POSITION
THE SW CORNER OF TRACT B OF SAID DOCUMENT. HELD THE WEST LINE OF TRACT B
PARALLEL TO THE WEST LINE OF LOT 2 PER DEED. THE EXISTING STRUCTURES WERE
LOCATED AND ADJUSTED PROPERTY LINES WERE LAID OUT AROUND THEM AS DIRECTED
BY THE TWO PROPERTY OWNERS. THE ADJUSTED PROPERTY LINE BETWEEN TRACTS A
& B PER DOC. 01-02916, ORJCO WAS LAID OUT AS REQUESTED BY THE CLIENT. SET
MONUMENTS AT THE LOCATIONS SHOWN ON SHEET 2.

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