

# LAND PARTITION SURVEY

PARTITION PLAT NO. P-68-2001  
 Of Parcel 2 per Partition Plat No. P-25-2001  
 & located in the N.W. 1/4 of Section 5,  
 T.39S., R.1E., W.M. City of Ashland  
 Jackson County, Oregon

for  
**Richard Lovett**  
 139 Granite Street  
 Ashland, OR 97520

**SURVEY BY:**

L.J. Friar & Associates, P.C.  
 Consulting Land Surveyors  
 816 West Eighth Street  
 Medford, Oregon 97501  
 Phone: (541) 772-2782

**PLANNING NOTE:**

CONDITION # 12 STATES THAT THE FLAG DRIVE SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED DRIVEWAY PLAN.

**LEGEND:**

- = Found monument as shown.
  - ⊙ = Found 5/8" iron pin with plastic cap mkd. RLS 759 per FS 6204.
  - ⊗ = Found 5/8" iron pin with plastic cap mkd. L.J.FRIAR & ASSOC. per FS 14863.
  - = Found 5/8" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC. per FS16635 or FS16905.
  - ⊕ = Found brass washer mkd. LS2234 in concrete footing per FS16635.
  - ⊖ = Set 5/8" X 30" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
  - ▭ = MAE & PUE.
- JCDR = Jackson County Deed Records.  
 ( ) = Record data as shown.  
 ORJCO = Official Records of Jackson County, Oregon.  
 DR = Deed Record.  
 FS = Filed Survey #.  
 C1 L1 = See course data table.  
 -X-X- = Fence Line.  
 MAE = Mutual Access Easement for Parcels 1, 2 & 3.  
 PUE = Public Utility Easement.  
 PSDE = Private Storm Drainage Easement.

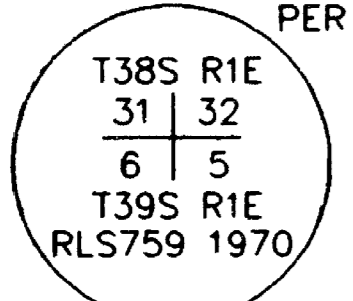
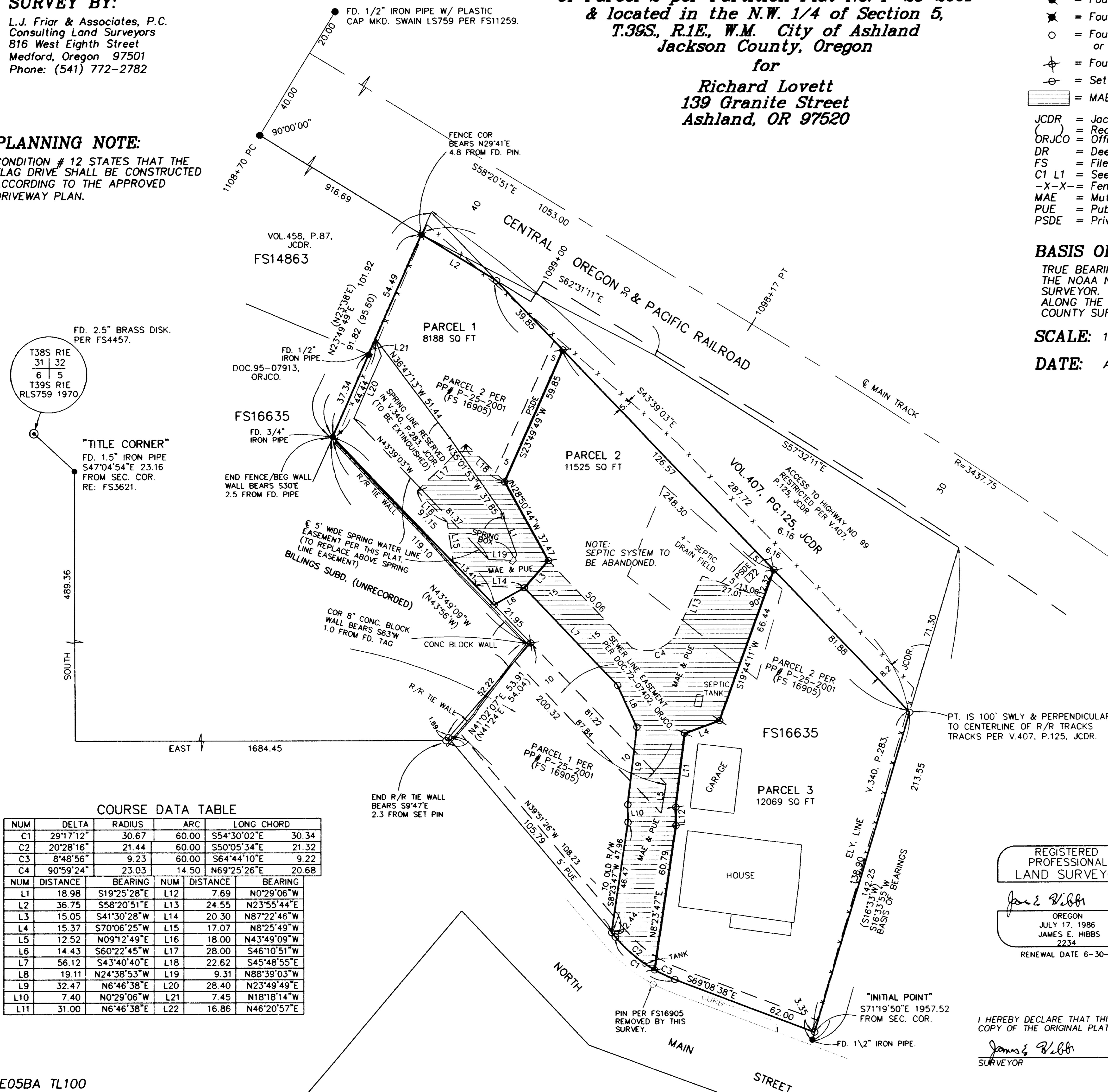
**BASIS OF BEARINGS:**

TRUE BEARING AT THE NORTH-SOUTH CENTERLINE OF SECTION 5 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 FROM MONUMENTS ALONG THE EASTERLY LINE OF SURVEY NO. 16905 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AND AS SHOWN HEREON.

**SCALE:** 1" = 30'

**UNIT OF MEASUREMENT:** FEET

**DATE:** AUGUST 21, 2001



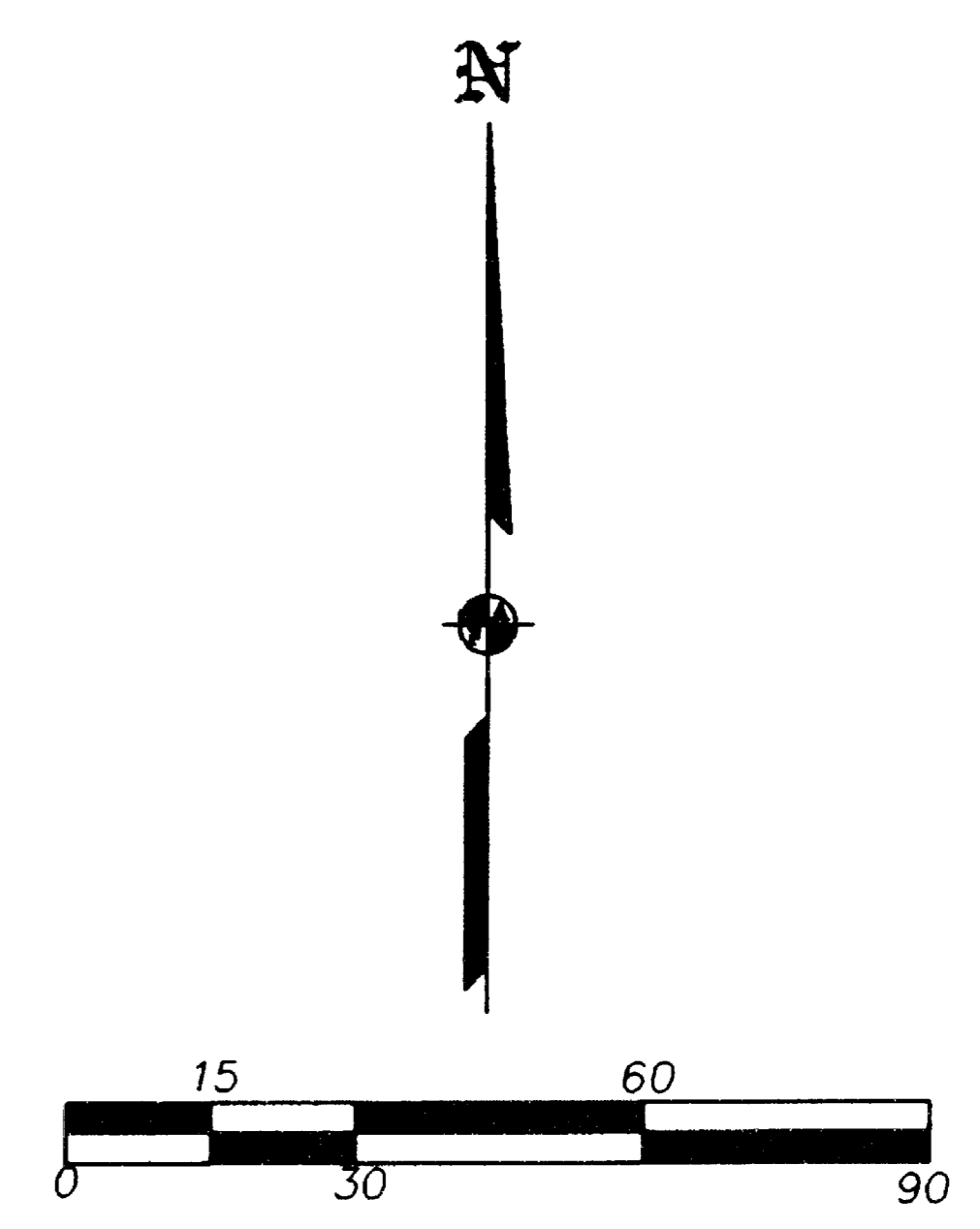
"TITLE CORNER"  
 FD. 1.5" IRON PIPE  
 S47°04'54"E 23.16  
 FROM SEC. COR.  
 RE: FS3621.

**COURSE DATA TABLE**

NUM	DELTA	RADIUS	ARC	LONG CHORD
C1	29°17'12"	30.67	60.00	S54°30'02"E 30.34
C2	20°28'16"	21.44	60.00	S50°05'34"E 21.32
C3	8°48'56"	9.23	60.00	S64°44'10"E 9.22
C4	90°59'24"	23.03	14.50	N69°25'26"E 20.68

NUM	DISTANCE	BEARING	NUM	DISTANCE	BEARING
L1	18.98	S19°25'28"E	L12	7.69	N0°29'06"W
L2	36.75	S58°20'51"E	L13	24.55	N23°55'44"E
L3	15.05	S41°30'28"W	L14	20.30	N87°22'46"W
L4	15.37	S70°06'25"W	L15	17.07	N8°25'49"W
L5	12.52	N09°12'49"E	L16	18.00	N43°49'09"W
L6	14.43	S60°22'45"W	L17	28.00	S46°10'51"W
L7	56.12	S43°40'40"E	L18	22.62	S45°48'55"E
L8	19.11	N24°38'53"W	L19	9.31	N88°39'03"W
L9	32.47	N6°46'38"E	L20	28.40	N23°49'49"E
L10	7.40	N0°29'06"W	L21	7.45	N18°18'14"W
L11	31.00	N6°46'38"E	L22	16.86	N46°20'57"E



**EASEMENTS PER SUBDIVISION GUARANTEE**  
 RIGHT OF WAY FOR ROAD PER V.296, P.290, JCDR DOES NOT LIE WITHIN THE SUBJECT TRACT.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

*James E. Hibbs*  
 SURVEYOR

RECEIVED  
 DATE 11-30-01 BY OB  
 This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

17132

APPROVAL:

*[Signature]*  
Ashland Planning Department  
PA #2000-113 Partition  
11/26/2001 Date

LAND PARTITION SURVEY  
PARTITION PLAT NO. P-68-2001  
Of Parcel 2 per Partition Plat No. P-25-2001  
& located in the N.W. 1/4 of Section 5,  
T.39S., R.1E., W.M. City of Ashland  
Jackson County, Oregon

\*\*\*\*\* RECORDING \*\*\*\*\*

Filed for record this 30 day of NOVEMBER, 2001 at  
1:32 o'clock PM m., and recorded as Partition Plat No. P-68-2001  
in "Record of Partition Plats" of Jackson County, Oregon.  
Index Volume 12, Page 68

APPROVAL:

EXAMINED AND APPROVED this 19th day of November, 2001  
*[Signature]*  
City Surveyor

for  
Richard Lovett  
139 Granite Street  
Ashland, OR 97520

Kathleen S Beckett  
County Clerk  
Barbara J Shaw  
Deputy  
County Surveyor File No. 17132

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

Know all men by these presents that BUILDING EXCHANGE COMPANY, RICHARD P. LOVETT and LESLIE A. LOVETT, (1) are the owners as tenants by the entirety 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 and (2) do hereby dedicate to the City of Ashland the Public Utility Easement (PUE) as shown on Sheet 2, with the condition that Charter Communications, its assigns and/or successors in interest are hereby granted the right to install and maintain TV cable service over, across and through said PUE, as long as it does not interfere with the installation and maintenance of the City of Ashland's utilities; (3) do hereby make and establish the Spring Water Line Easement shown on Sheet 2 to replace the Spring Line reserved in Vol. 340, Pg. 283, JCDR; (4) do hereby make and establish the Mutual Access Easement (MAE) for the benefit of Parcels 1, 2 & 3; (5) do hereby make and establish the Private Storm Drainage Easements (PSDE) shown on Sheet 2.

DATE OF SURVEY:  
AUGUST 21, 2001

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

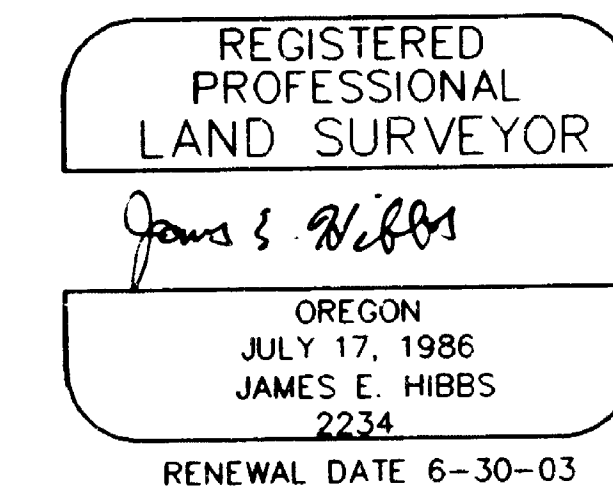
ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 92.095 have  
been paid as of November 30, 2001

*[Signature]* Deputy Tax Collector  
*[Signature]* Deputy Assessor

\*\*\*\*\* 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. 2 per Partition Plat No. P-25-2001, according to the official plat thereof, now of record, in Volume 12, Page 25 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 16905 in the Office of the Jackson County Surveyor.



*[Signature]*  
CHERYL SPRINGER, VICE-PRESIDENT  
BUILDING EXCHANGE COMPANY

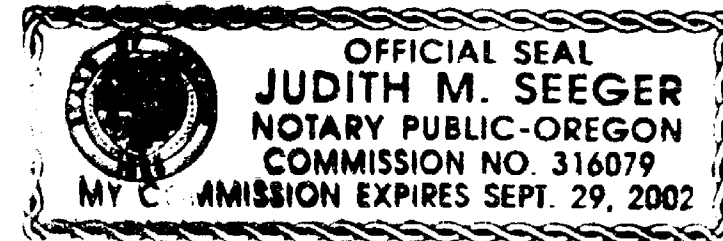
*[Signature]* RICHARD P. LOVETT  
*[Signature]* LESLIE A. LOVETT

STATE OF OREGON  
COUNTY OF JACKSON

PERSONALLY appeared the above named Cheryl Springer, and acknowledged the foregoing instrument to be her voluntary act and deed and further acknowledges that the foregoing instrument was signed on behalf of Building Exchange Company.

Dated this 27th day of August, 2001

Before me: *[Signature]*  
Notary Public of Oregon.



STATE OF OREGON  
COUNTY OF JACKSON

PERSONALLY appeared the above named Richard P. Lovett and Leslie A. Lovett, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 24th day of August, 2001

Before me: *[Signature]*  
Notary Public of Oregon.



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

PURPOSE: To survey and monument three Parcels created by a Land Partition. See Ashland PA# 2000-113.

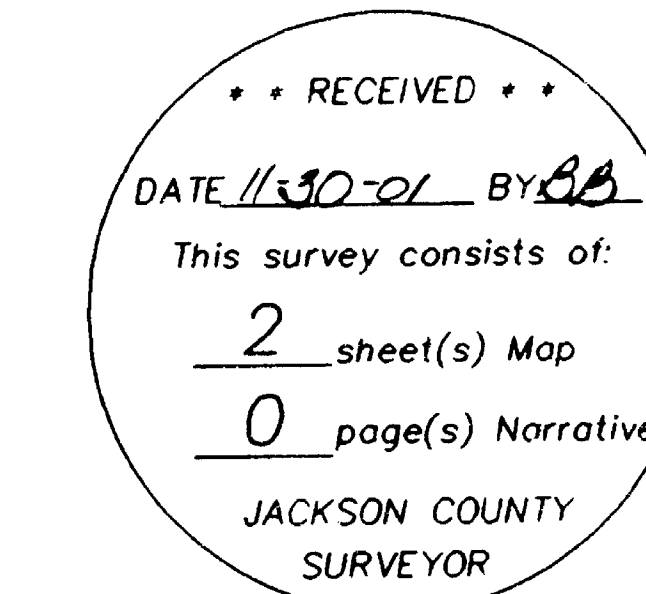
PROCEDURE: The exterior of the subject tract was monumented by this office during the course of completing FS16635 and FS16905. From this control, set pins at the positions computed from the approved Tentative Plat.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

*[Signature]*  
SURVEYOR

SURVEY BY:

L.J. Friar & Associates, P.C.  
Consulting Land Surveyors  
816 West Eighth Street  
Medford, Oregon 97501  
Phone: (541) 772-2782



Sheet 1 of 2