

17135

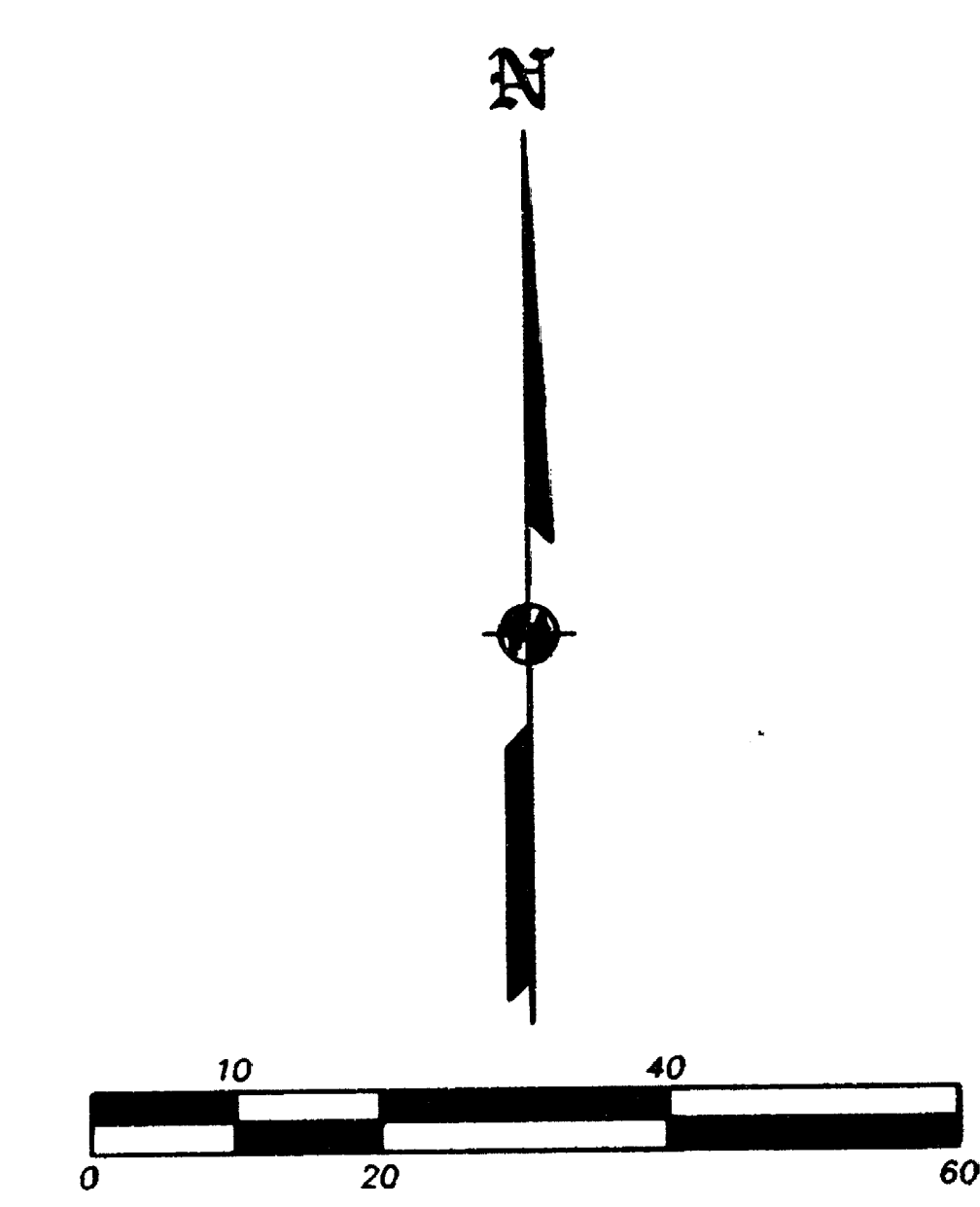
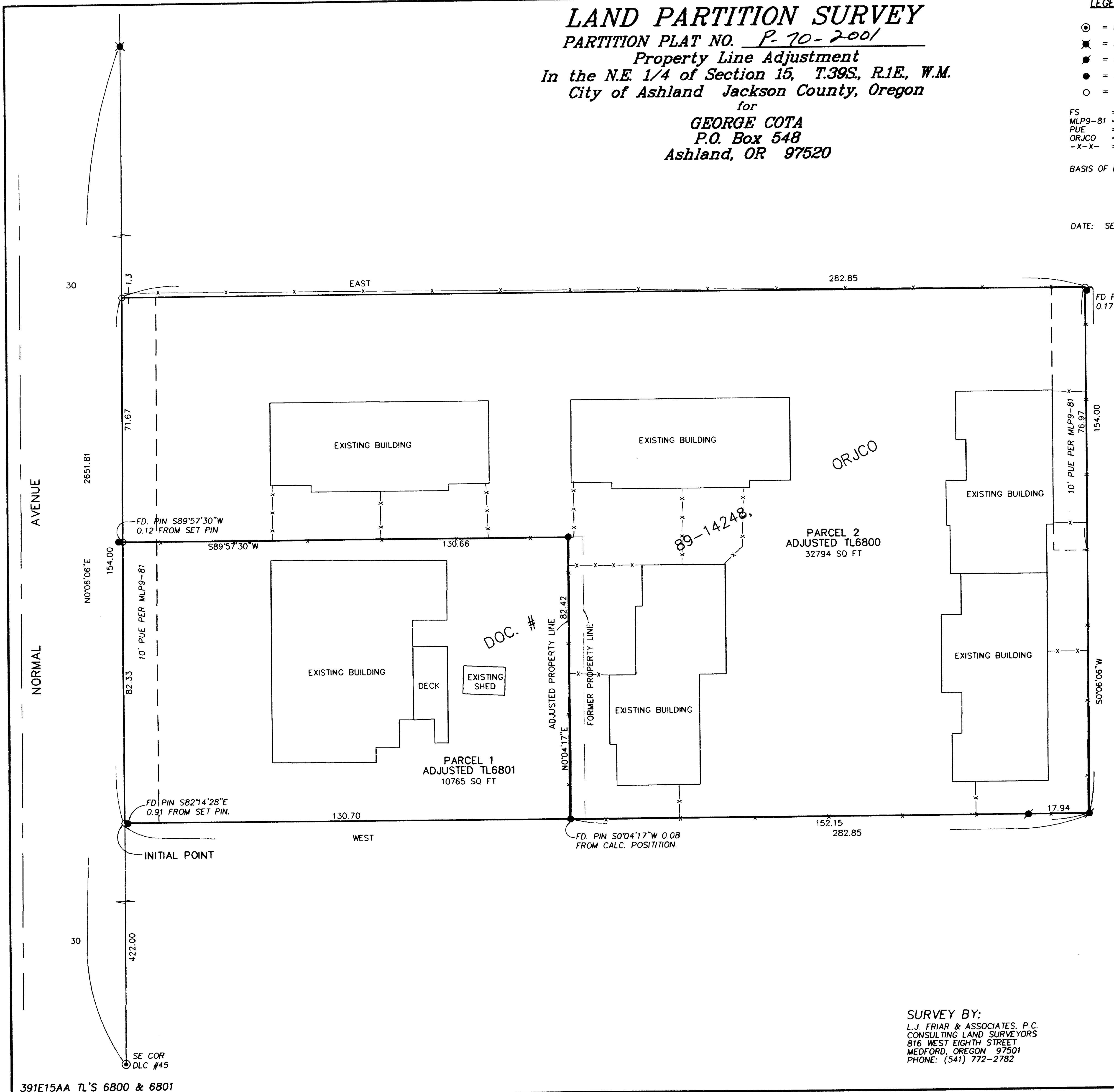
LAND PARTITION SURVEY
PARTITION PLAT NO. P-70-2001
Property Line Adjustment
In the N.E. 1/4 of Section 15, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon
 for
GEORGE COTA
P.O. Box 548
Ashland, OR 97520

LEGEND:

- ⊙ = FD. 2.5" DIA. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT.
- ✱ = FD. 5/8" IRON PIN PER FS7813.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. SWAIN LS759 PER FS8543.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. KAUBLE PLS1822 PER FS11725.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC.
- FS = FILED SURVEY #
- MLP9-81 = MINOR LAND PARTITION V. 9., P.81 (FS11725)
- PUE = PUBLIC UTILITY EASEMENT.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- X-X- = FENCE LINE.

BASIS OF BEARINGS: TRUE BEARING AT N-S- CENTERLINE OF SECTION 15 AS DERIVED FROM THE NOAA NET ESTABLISHED IN 1968 AND ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL IS THE EAST LINE OF DLC #45 AS SHOWN ON FILED SURVEY NO. 8543 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

DATE: SEPTEMBER 14, 2001 UNIT OF MEASUREMENT: FEET SCALE: 1" = 20'



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

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

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

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

SHEET 2 OF 2

391E15AA TL'S 6800 & 6801

17135

17135

APPROVAL:

Bill W. 11/21/2001 DATE
ASHLAND PLANNING DEPARTMENT
PA# 2001-080 PROPERTY LINE ADJUSTMENT

LAND PARTITION SURVEY

PARTITION PLAT NO. P-70-2001
Property Line Adjustment
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 30 DAY OF November, 2001 AT
4:07 O'CLOCK PM, AND RECORDED AS PARTITION PLAT NO. P-70-2001
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 12, PAGE 70

APPROVAL:

EXAMINED AND APPROVED THIS 13th DAY OF November, 2001

James H. Olson
CITY SURVEYOR

for
GEORGE COTA
P.O. Box 548
Ashland, OR 97520

Kathleen S. Beckett Beth Bellamy
COUNTY CLERK DEPUTY
COUNTY SURVEYOR FILE NO. 17135

*** TAX STATEMENT ***

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE
BEEN PAID AS OF NOVEMBER 30, 2001

Carol Deputy, Deputy 11-30-01 Jeffrey Dyer 11-30-01
TAX COLLECTOR DATE ASSESSOR DATE

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT WE, GEORGE G. COTA, STEVEN SHAPIRO AND KAREN VILLA, TRUSTEE OF THE KAREN VILLA LIVING REVOCABLE TRUST ARE THE OWNERS 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.

George G. Cota Steven Shapiro
GEORGE G. COTA STEVEN SHAPIRO

Karen Villa by George G. Cota her attorney in fact
KAREN VILLA, TRUSTEE
KAREN VILLA LIVING REVOCABLE TRUST

*** 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:

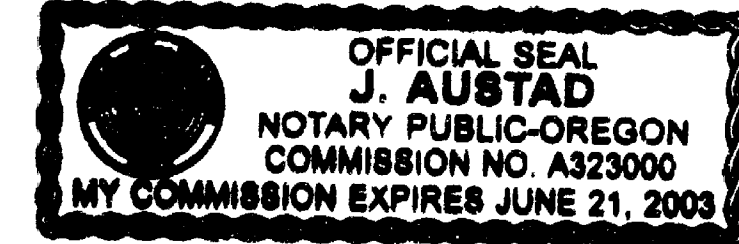
Commencing at the Southeast corner of Donation Land Claim No. 45, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence along the East line of said Claim, North 00°06'06" East, 422.00 feet to the Southwest corner of that tract described in Document No. 89-14248, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence continue along said East line, North 00°06'06" East, 154.00 feet to the Northwest corner of said tract; thence EAST, 282.85 feet to the Northeast corner of said tract; thence South 00°06'06" West, 154.00 feet to the Southeast corner of said tract; thence WEST, 282.85 feet to the INITIAL POINT OF BEGINNING.

STATE OF OREGON))SS.
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED GEORGE G. COTA, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 13th DAY OF Nov, 2001

BEFORE ME: J. AUSTAD
NOTARY PUBLIC OF OREGON.

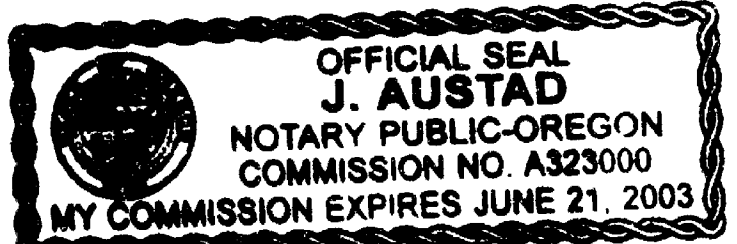


STATE OF OREGON))SS.
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED STEVEN SHAPIRO, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 13th DAY OF Nov, 2001

BEFORE ME: J. AUSTAD
NOTARY PUBLIC OF OREGON.

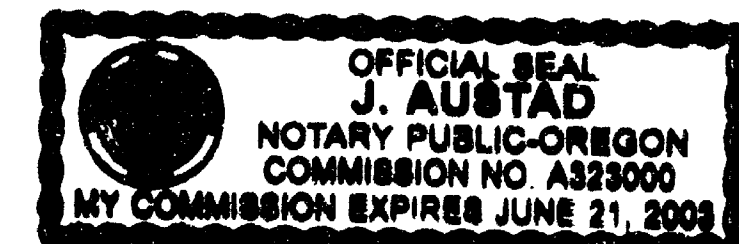


STATE OF OREGON))SS.
COUNTY OF JACKSON)

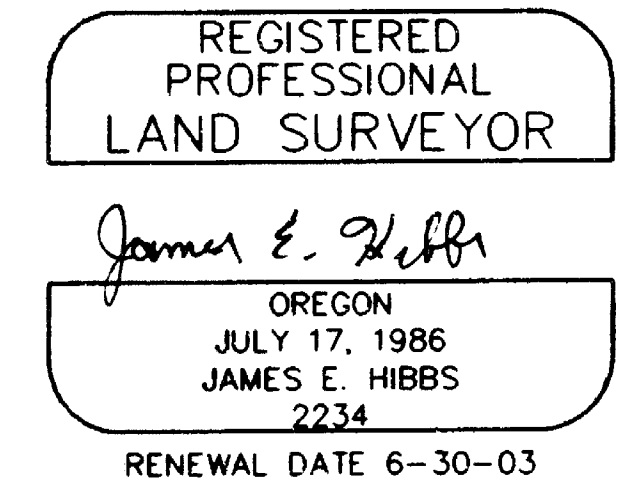
PERSONALLY APPEARED THE ABOVE NAMED KAREN VILLA, TRUSTEE, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

DATED THIS 13th DAY OF Nov, 2001

BEFORE ME: J. AUSTAD
NOTARY PUBLIC OF OREGON.



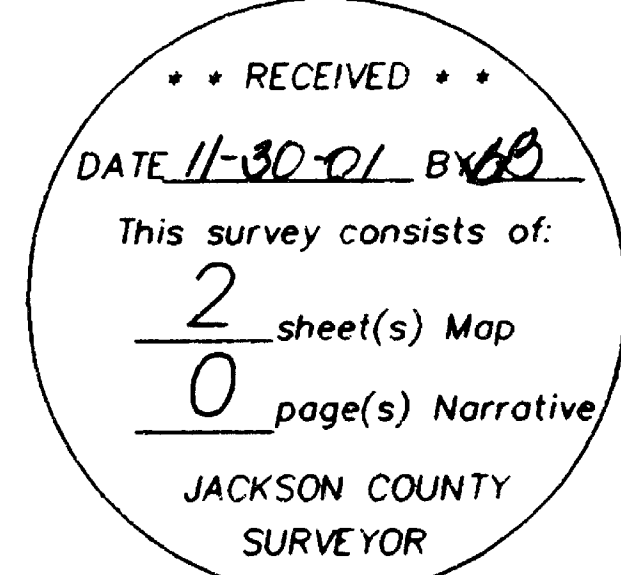
I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR



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

PURPOSE: To survey and monument the corners of two Parcels created through Land Partition (Property Line Adjustment). See Ashland PA #2001-080.

PROCEDURE: Made ties to monuments as shown hereon for bearing control. Used map record per FS8543 to compute the exterior of the subject tract. FS8543 was used, since there is an apparent drafting error on said Survey in the tie from the SE corner of DLC #45 to the Southwest corner of the subject tract. Monuments per FS11725 to position the Nly & Ely. line of Parcel 1. The found pins per FS11725 along the Ely. line of Parcel 1 were set at the positions that were intended by the client in 1989. This position is further substantiated by the location of the fence line and the approved Site Plan from 1989. However, the filed Survey and subsequent conveyances used 135.00 feet for the East-West dimensions. The other found pins per FS11725 were not held for position since the have apparently been disturbed by fence construction. Those monuments found as well as those set are as shown hereon.



SURVEY BY:
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CONSULTING LAND SURVEYORS
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SHEET 1 OF 2