

17174

APPROVAL:

[Signature]
ASHLAND PLANNING DEPARTMENT
PA# 2001-078 PARTITION

1/11/2002
DATE

LAND PARTITION SURVEY

PARTITION PLAT NO. P-2-2002
in the S.E. 1/4 of Sec. 5, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon

for
Casey Mitchell
124 Manzanita Street
Ashland, OR 97520

*** RECORDER'S CERTIFICATE ***

FILED FOR RECORD THIS 15 DAY OF January, 2002 AT
9:29 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-2-2002
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 13, PAGE 2

[Signature] *[Signature]*
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 17174

APPROVAL:

EXAMINED AND APPROVED THIS 2nd DAY OF January, 2002

[Signature]
CITY SURVEYOR

*** TAX STATEMENT ***

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE
BEEN PAID AS OF January 15, 2002

[Signature] *[Signature]*
TAX COLLECTOR DATE ASSESSOR DATE

*** 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 A 1" SQUARE IRON BAR MARKING THE ACCEPTED NORTHEAST CORNER OF GOVERNMENT
LOT 4 IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, JACKSON COUNTY,
OREGON; THENCE ALONG THE WEST LINE OF DONATION LAND CLAIM NO. 40, SAID TOWNSHIP AND RANGE,
SOUTH 00°04'43" WEST, 581.34 FEET; THENCE NORTH 66°09'13" EAST, 25.71 FEET TO THE SOUTHWEST
CORNER OF HESTIA ARMS, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF,
NOW OF RECORD, IN JACKSON COUNTY, OREGON AND THE INITIAL POINT OF BEGINNING; THENCE ALONG
THE SOUTH LINE OF SAID HESTIA ARMS, NORTH 66°09'13" EAST, 68.63 FEET TO THE NORTHWEST CORNER
OF BELLE FOREST VILLA CONDOMINIUM, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD,
IN JACKSON COUNTY, OREGON; THENCE ALONG THE WESTERLY LINE OF SAID CONDOMINIUM AND ITS
SOUTHEASTERLY PROLONGATION, SOUTH 23°51'01" EAST, 200.05 FEET TO THE NORTHWESTERLY LINE OF
MANZANITA STREET; THENCE ALONG SAID NORTHWESTERLY LINE, SOUTH 66°09'13" WEST, 166.70 FEET TO
THE EAST LINE OF HIGH STREET; THENCE ALONG SAID EAST LINE, NORTH 00°04'43" EAST, 218.86 FEET
TO A POINT WHICH BEARS SOUTH 66°09'13" WEST FROM THE INITIAL POINT OF BEGINNING; THENCE NORTH
66°09'13" EAST, 9.30 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 CORNERS OF TWO PARCELS CREATED THROUGH
A LAND PARTITION. SEE ASHLAND PA # 2001-078.

PROCEDURE: MADE TIES TO EXISTING MONUMENTS AS SHOWN HEREON TO CONTROL THE EXTERIOR
OF THIS PARTITION. COMPUTED THE POSITION OF THE MISSING EXTERIOR CORNERS AS
SHOWN AS WELL AS THE PARCEL CORNERS AND SET SAME.

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT KATHLEEN K. MITCHELL, IS THE OWNER IN FEE OF THE
REAL PROPERTY SHOWN HEREON, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE
CERTIFICATE, AND HAS PARTITIONED THE SAME INTO THE PARCELS AS SHOWN HEREON AND DOES
HEREBY DEDICATE TO THE CITY OF ASHLAND THE STREET EXTENSION AS WELL AS THE PUBLIC
UTILITY EASEMENT (PUE) 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 (1) THE
PUBLIC PEDESTRIAN ACCESS EASEMENT (PPAE) SHOWN HEREON AND (2) THE PRIVATE SANITARY
SEWER EASEMENT (PSSE) FOR THE BENEFIT OF PARCEL 1 AS SHOWN HEREON.

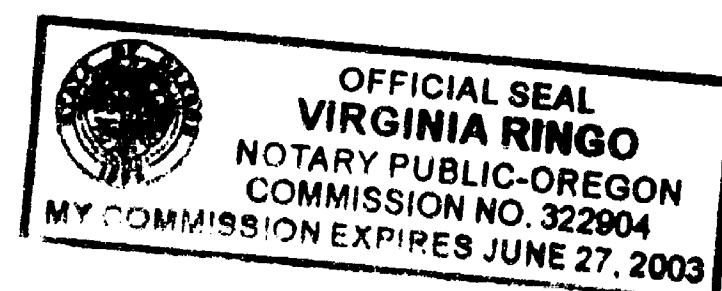
[Signature]
KATHLEEN K. MITCHELL

STATE OF OREGON)
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED KATHLEEN K. MITCHELL AND ACKNOWLEDGED THE FOREGOING
INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

DATED THIS 28th DAY OF December, 2001

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



LEGEND:

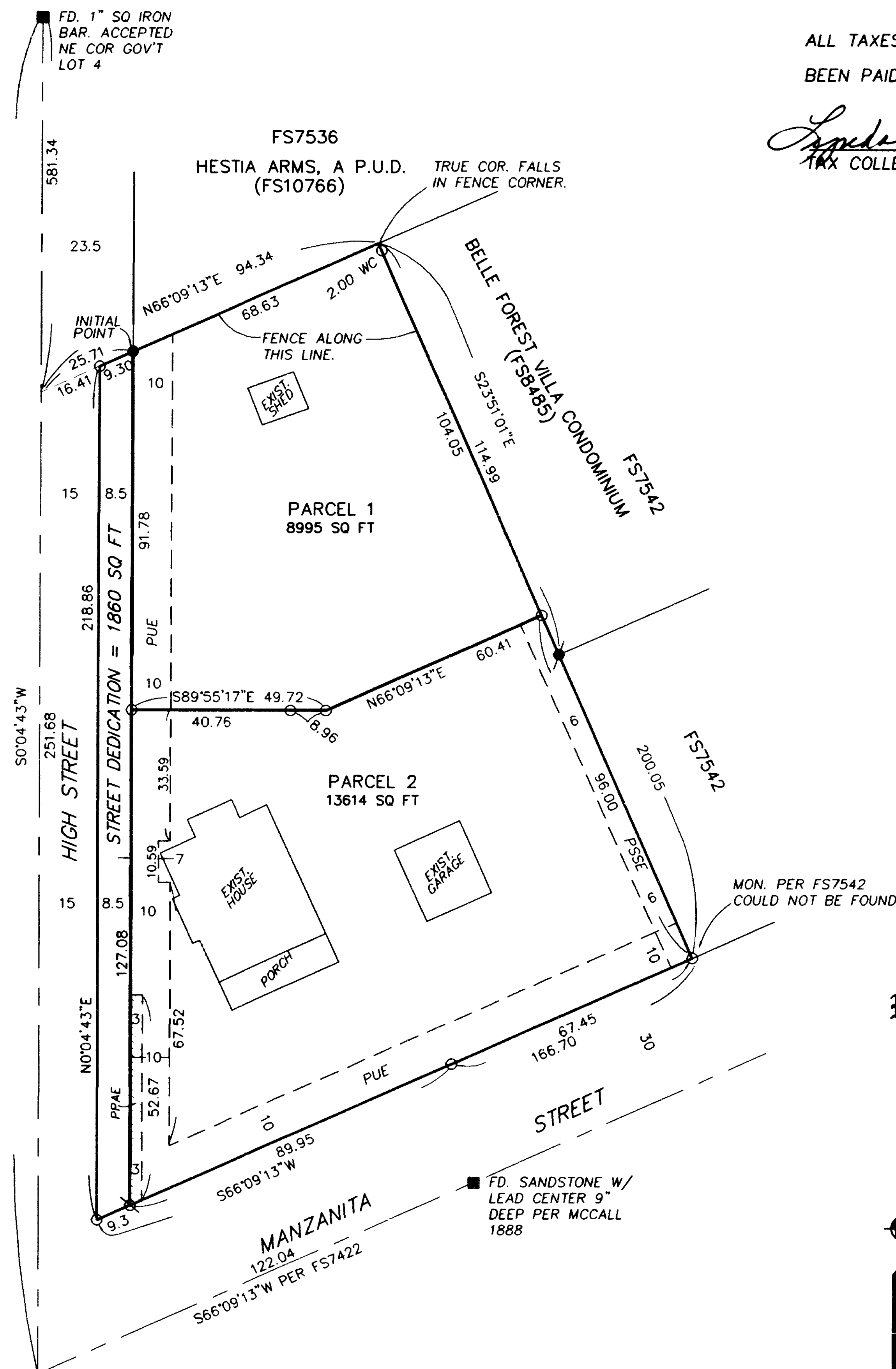
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. EL SWAIN LS759 PER FS7536.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. EL SWAIN LS759 PER FS7542.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. FLUSH W/ GROUND.
- ⊗ = SET BRASS TAG MKD. LS2234 IN LEAD PLUG IN CONCRETE SIDEWALK.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT, INCLUDING TCI CABLEVISION.
- JCDR = JACKSON COUNTY DEED RECORDS.
- WC = WITNESS CORNER.
- PPAE = PUBLIC PEDESTRIAN ACCESS EASEMENT.
- PSSE = PRIVATE SANITARY SEWER EASEMENT.

BASIS OF BEARINGS: NAD83 TRUE BEARING FROM STATION "ASH" TO STATION "TALENT" AS
AS PUBLISHED BY THE NGS AND ON FILE WITH THE OFFICE OF THE
JACKSON COUNTY SURVEYOR.

DATE: DECEMBER 24, 2001 SCALE: 1" = 30' UNIT OF MEASUREMENT: FEET

*** AFFIDAVITS OF CONSENT ***

FROM UMPQUA BANK RECORDED AS DOC.# 02-02264 ORJCO.



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

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

• • RECEIVED • •
DATE 1-15-02 BY AB
This survey consists of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SHEET 1 OF 1

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17174