

APPROVAL:

[Signature] 10.27.2002  
ASHLAND PLANNING DEPARTMENT DATE  
PA # 2002-079 LAND PARTITION/PROPERTY LINE ADJUSTMENT

LAND PARTITION SURVEY  
PARTITION PLAT NO. P-75-2002

A replat of Parcels 1 & 2 per Partition Plat  
No. P-40-1992 & located in S.E. 1/4 of Sec.5,  
T.39S, R.1E, W.M. City of Ashland  
Jackson County, Oregon  
for  
Mr. and Mrs. Jay Lunt  
145 Manzanita Street  
Ashland, OR 97520

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

FILED FOR RECORD THIS 11 DAY OF December, 2002 AT  
2:23 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-75-2002  
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 13, PAGE 75.

Kathleen S. Beckett Glenda E. Bartlett  
COUNTY CLERK DEPUTY  
COUNTY SURVEYOR FILE NO. 17574

APPROVAL:

EXAMINED AND APPROVED THIS 15th DAY OF October, 2002.

[Signature]  
CITY SURVEYOR

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

DATE  
AUGUST 28, 2002

KNOW ALL MEN BY THESE PRESENTS THAT JAY S. LUNT AND CAROL A. LUNT, ARE THE OWNERS 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 DEDICATE TO THE CITY OF ASHLAND THE STREET DEDICATION TOGETHER WITH THE PUBLIC UTILITY EASEMENT (PUE) 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 DON'T INTERFERE WITH THE MAINTENANCE OF CITY OF ASHLAND UTILITIES. WE DO HEREBY MAKE AND ESTABLISH THE SHARED DRIVEWAY EASEMENT (SDE) FOR THE PURPOSE OF PROVIDING INGRESS-EGRESS FOR PARCELS 1, 2 AND 3 TO AND FROM MANZANITA STREET, WITH THE CONDITION THAT EMERGENCY VEHICLES MAY USE SAID SDE AT ALL TIMES AND AS NECESSARY. ALL EASEMENTS ESTABLISHED BY PARTITION PLAT NO. P-40-1992 WILL BE TERMINATED WITH THIS REPLATTING. WE DO HEREBY MAKE AND ESTABLISH THE PRIVATE UTILITY EASEMENT (UE) FOR THE BENEFIT OF PARCEL 1 FOR THE PLACEMENT AND MAINTENANCE OF PRIVATE SANITARY AND STORM SEWER LINES.

[Signature] [Signature]  
JAY S. LUNT CAROL A. LUNT

STATE OF OREGON)  
)SS.  
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED JAY S. LUNT AND CAROL A. LUNT ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 7th DAY OF October, 2002.

[Signature]  
KAREN L. DARTIE Notary Public - Oregon  
Commission No. 354244  
My Commission Expires March 20, 2006

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

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF December 5, 2002.

[Signature] [Signature]  
TAX COLLECTOR DEPUTY ASSESSOR  
DATE 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:

Parcel Nos. 1 and 2 per Partition Plat No. P-40-1992, according to the official plat thereof, now of record in Volume 3, Page 40 of "Record of Partition Plats" in Jackson County, Oregon and filed as Survey No. 12929 in the Office of the Jackson County Surveyor.

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 THREE PARCELS CREATED THROUGH A LAND PARTITION AS REQUESTED BY THE CLIENT. SEE ASHLAND PA# 2002-079.

PROCEDURE: MONUMENTS PER FS12929, 9938, & 6284 WERE TIED TO CONTROL THIS SURVEY. SET PINS AT THE NEW PARCEL CORNER LOCATIONS AS SHOWN HEREON. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN HEREON.

\*\*\* AFFIDAVIT OF CONSENT \*\*\*

From WASHINGTON MUTUAL BANK, ~~RECORDED~~ recorded as Document No. 02-64978, ORJCO.

Declaration of Right of Access and Maintenance Obligations for Use of Shared Driveway Easement recorded as Doc. # 02-66083, 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 12-11-02 BY [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

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**LAND PARTITION SURVEY**

PARTITION PLAT NO. P-75-2002

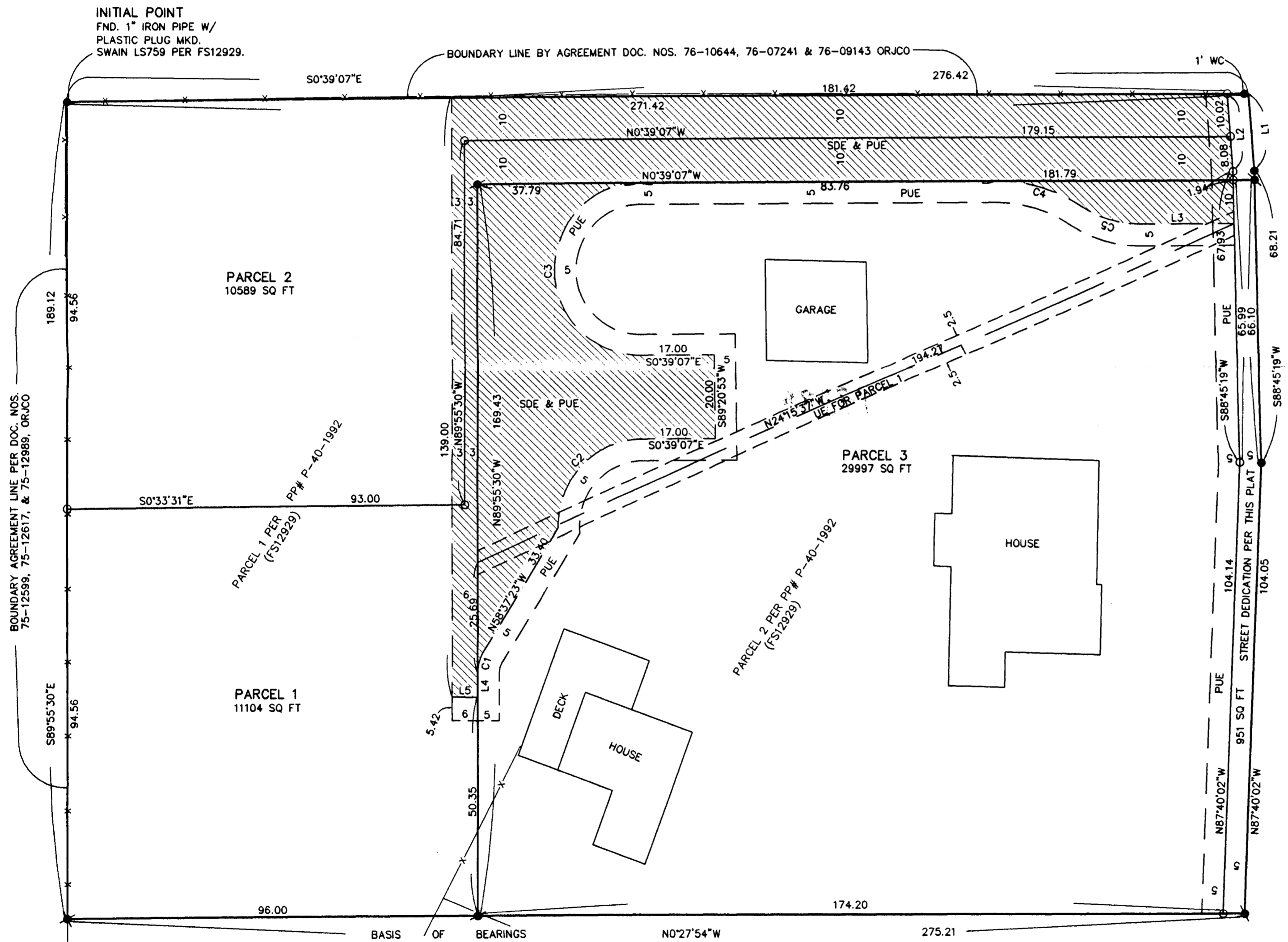
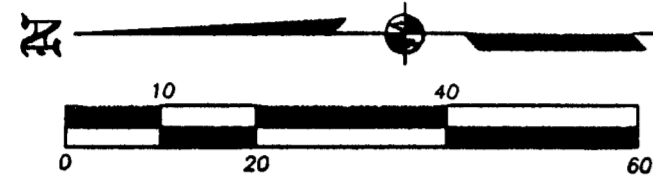
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**LEGEND:**

- = FD. 1/2" IRON PIPE W/ PLASTIC PLUG MKD. SWAIN LS759 PER FS12929.
- = FD. 5/8" IRON PIN W/ ALUM. CAP MKD. PROP. COR 1975 PER FS6284 OR AS NOTED.
- ★ = FD. 5/8" IRON PIPE W/ YELLOW PLASTIC CAP MKD. SWAIN LS759 PER FS9938.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

- UE = PRIVATE UTILITY EASEMENT.
- SDE = SHARED DRIVEWAY EASEMENT.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- C1 L1 = SEE COURSE DATA TABLE.
- JCDR = JACKSON COUNTY DEED RECORDS.
- FS = FILED SURVEY #.
- PP# = PARTITION PLAT NO.
- X- = FENCE LINE.
- PUE = PUBLIC UTILITY EASEMENT.
- IEE = EXISTING INGRESS-EGRESS EASEMENT.



**BASIS OF BEARINGS:** TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 5 AS DERIVED FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (FORMERLY COAST AND GEODETIC SURVEY) SURVEY NET ESTABLISHED IN 1968 AND FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING CONTROL IS THE WEST LINE OF SUBJECT PROPERTY AS SHOWN ON FILED SURVEY NO. 12929 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

**DATE:** AUGUST 28, 2002  
**UNIT OF MEASUREMENT:** FEET  
**SCALE:** 1" = 20'

**NOTE:** PUBLIC UTILITY EASEMENT PER P40-1992 LIES WITH IN PUBLIC UTILITY EASEMENT OR STREET DEDICATIONS AS SHOWN HEREON.

**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	31°18'07"	5.46	10.00	N74°16'26"W 5.40
C2	90°00'00"	31.42	20.00	N45°39'07"W 28.28
C3	180°00'00"	62.83	20.00	S89°20'53"W 40.00
C4	33°33'26"	21.08	36.00	N16°07'36"E 20.78
C5	33°33'26"	14.06	24.00	S16°07'36"W 13.86
NUM	DISTANCE	BEARING		
L1	17.92	S85°51'00"W		
L2	18.10	S85°51'00"W		
L3	22.18	N00°39'07"W		
L4	5.58	N89°58'17"W		
L5	6.00	S00°04'31"W		

REGISTERED PROFESSIONAL LAND SURVEYOR

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

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SURVEYOR