

APPROVAL:

[Signature] 1.26.03
ASHLAND PLANNING DEPARTMENT
PA # 2002-148 PROPERTY LINE ADJUSTMENT DATE

LAND PARTITION SURVEY
PARTITION PLAT NO. P-6-2003

Property Line Adjustment
FOR LOTS 58, 59, 60, & 62
OF CLAY CREEK GARDENS SUBDIVISION PHASE 2
Located in the N.E. 1/4, N.W. 1/4 of Section 14,
T.39S., R.1E., W.M. City of Ashland

for
ANDY COCHRANE
1970 ASHLAND STREET, #2
Ashland, OR 97520
(PA-2002-148)

*** RECORDING ***

FILED FOR RECORD THIS 29 DAY OF JANUARY, 2003 AT
9:22 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P-6-2003
OF RECORD OF PARTITION PLATS OF JACKSON COUNTY, OREGON.

INDEX VOLUME 14, PAGE 6

Kathleen S Beckett COUNTY CLERK
Barbara J Show-DEPUTY
COUNTY SURVEYOR FILE NO. 17650

APPROVAL:

EXAMINED AND APPROVED THIS 27th DAY OF January, 2003

[Signature]
CITY SURVEYOR

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT, GREGORY J. ADAMS, CARL HILTON, KIRSTEN BAKKE, CHARLES A. COCHRANE, INDIVIDUALLY AND CHARLES A. COCHRANE, DBA COCHRANE CONSTRUCTION, ARE THE OWNERS IN FEE OF THE LAND 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.

[Signature]
GREGORY J. ADAMS

[Signature]
CARL HILTON

DATE OF SURVEY:
DECEMBER 17, 2002

[Signature]
KIRSTEN BAKKE

[Signature]
CHARLES A. COCHRANE
DBA COCHRANE CONSTRUCTION

*** TAX STATEMENT ***

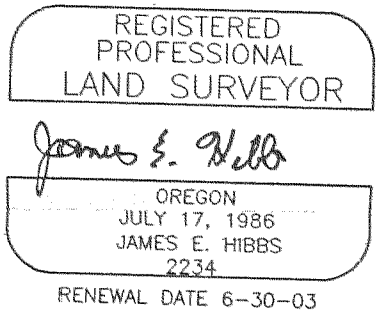
ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF JANUARY 29th, 2003

Carole Applegate, Deputy 1/29/03 TAX COLLECTOR DATE
Scott J. Ruff 1-29-03 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:

Lots 58, 59, 60, & 62 of CLAY CREEK GARDENS SUBDIVISION, PHASE 2, according to the official plat thereof, now of record, in Jackson County, Oregon.



STATE OF OREGON))SS.
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED GREGORY J. ADAMS AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 20th DAY OF JANUARY, 2003

[Signature]
KAREN M. FIEGUTH
COMMISSION NO. 341758 NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES 7-8-2005

STATE OF OREGON))SS.
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED CARL HILTON AND KIRSTEN BAKKE AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 22nd DAY OF JANUARY, 2003

[Signature]
KAREN M. FIEGUTH
COMMISSION NO. 341758 NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES 1-8-2005

STATE OF OREGON))SS.
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED CHARLES A. COCHRANE AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND FURTHER ACKNOWLEDGES THAT IT WAS ALSO SIGNED ON BEHALF OF COCHRANE CONSTRUCTION.

DATED THIS 22nd DAY OF JANUARY, 2003

[Signature]
KAREN M. FIEGUTH
COMMISSION NO. 341758 NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES 1-8-2005

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

PURPOSE: TO SURVEY AND MONUMENT FOUR ADJUSTED TAXLOTS AS REQUESTED BY THE CLIENT. SEE ASHLAND PA# 2002-148.

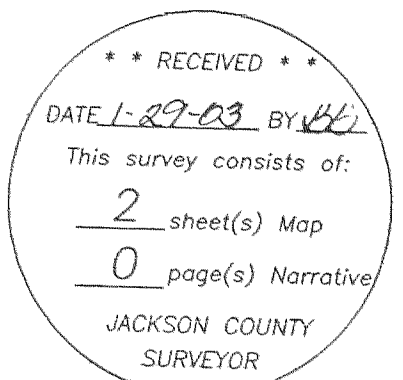
PROCEDURE: LOCATED EXISTING MONUMENTS PER CCGP2 AND MADE TIES TO EXISTING STRUCTURES AS SHOWN HEREON.

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
PH: (541) 772-2782



SHEET 1 OF 2

SURVEY BY:
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 816 WEST EIGHTH STREET
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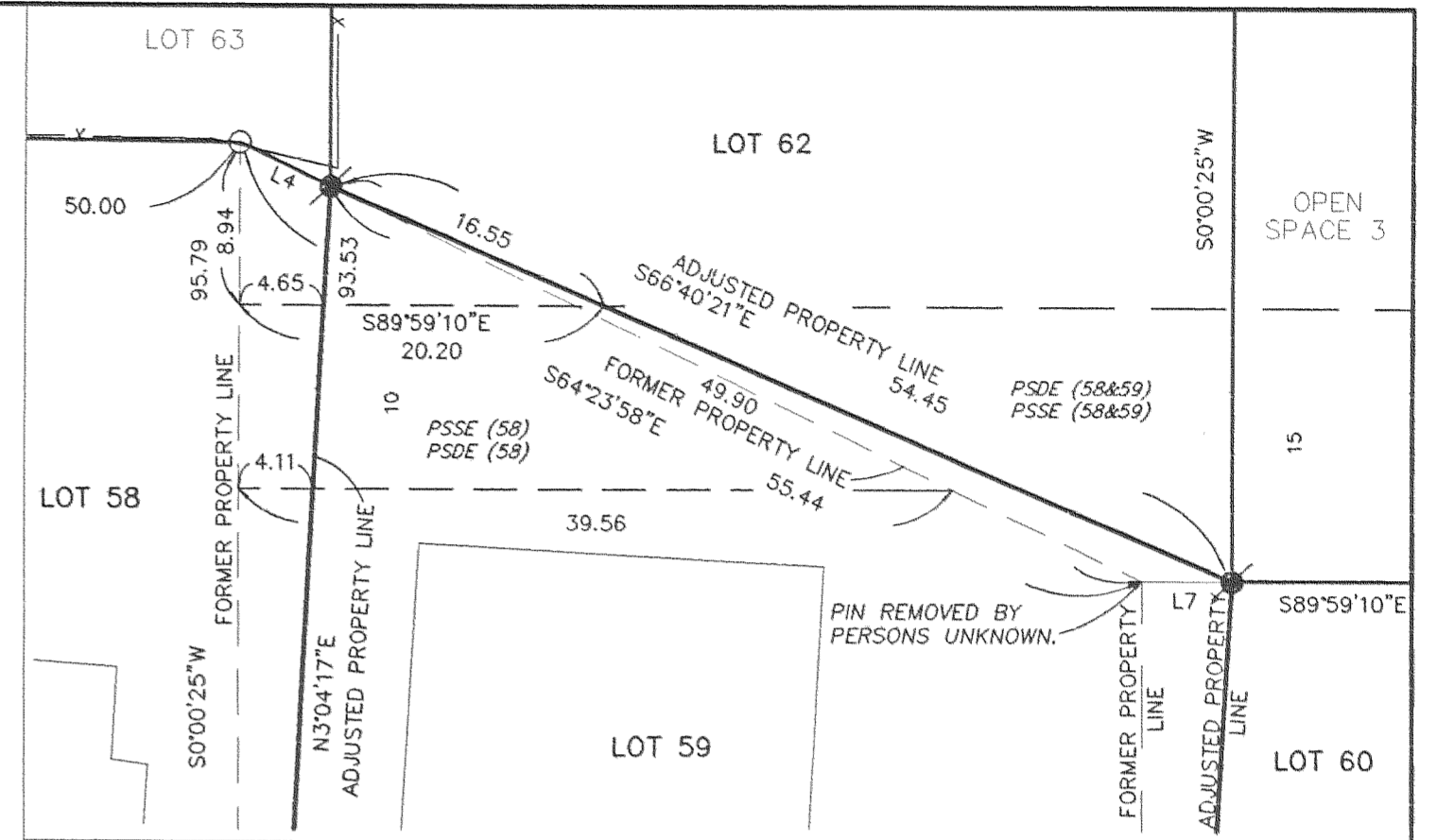
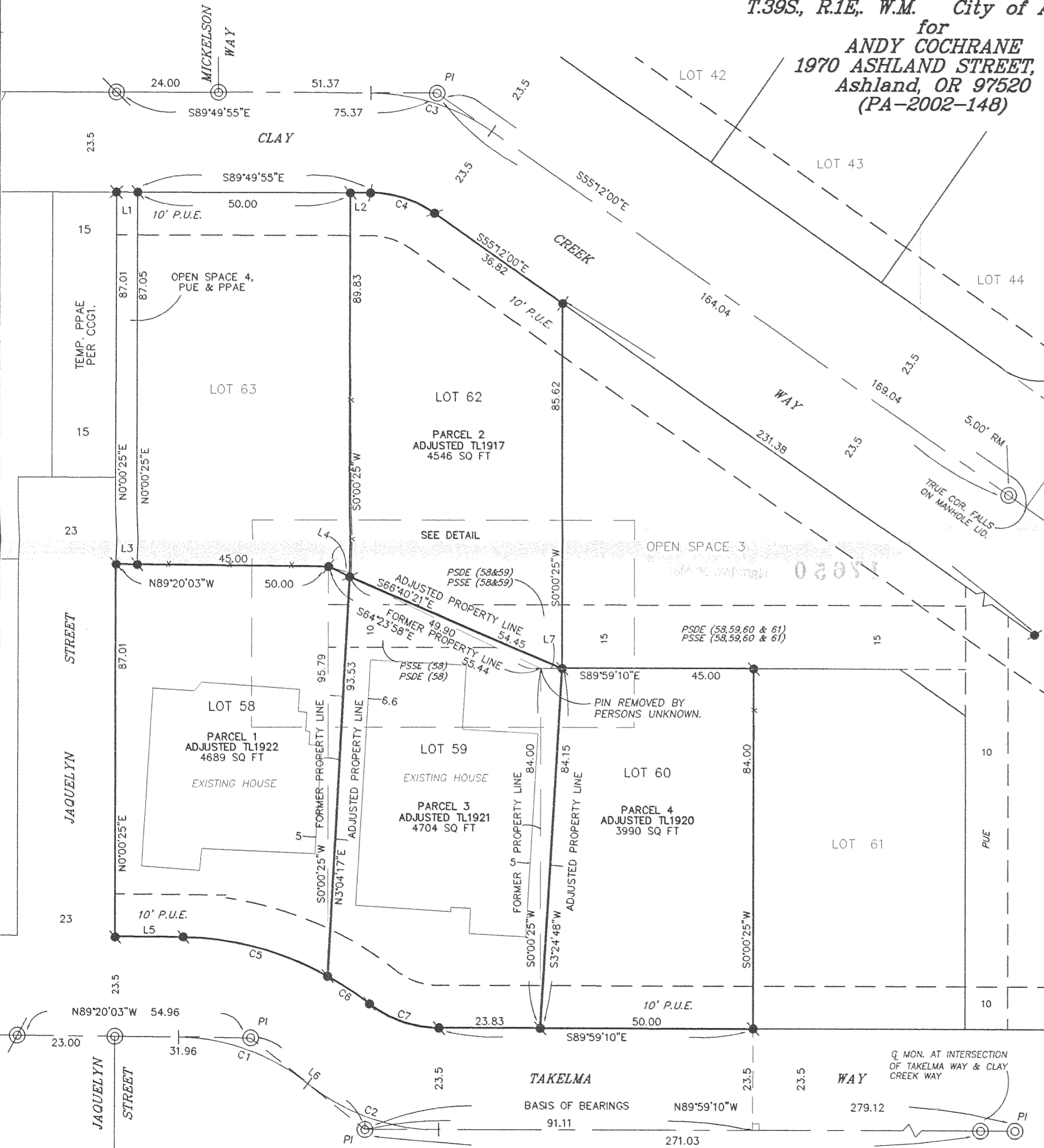
LAND PARTITION SURVEY

PARTITION PLAT NO. P-6-2003

Property Line Adjustment
 A REPLAT OF LOTS 58, 59, 60, & 62,
 CLAY CREEK GARDENS SUBDIVISION PHASE 2
 Located in the N.E. 1/4, N.W. 1/4 of Section 14,
 T.39S., R.1E., W.M. City of Ashland

for
ANDY COCHRANE
 1970 ASHLAND STREET, #2
 Ashland, OR 97520
 (PA-2002-148)

EASEMENTS PER SUBDIVISION GUARANTEE
 1) RIGHT OF WAY FOR ELECTRICITY PER V.367, P.315, JCDR IS NOT LOCATABLE.
 2) PROPERTY IS SUBJECT TO CC&R'S RECORDED AS DOC.02-07407, ORJCO.
 3) PROPERTY IS SUBJECT TO BY-LAWS RECORDED AS DOC.02-09943, ORJCO.



DETAIL 1" = 10"

LEGEND:

- ⊗ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER CCG.
- ⊙ = FD. 3" BRASS DISK IN MON. WELL MKD. L.J.FRIAR & ASSOC. PER CCG.
- ⊕ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER CCG2.
- ⊖ = FD. 2.5" BRASS CAP MKD. L.J. FRIAR & ASSOC IN MON. WELL PER CCG2.

- FS = FILED SURVEY #.
- JCDR = JACKSON COUNTY DEED RECORDS.
- SQ FT = SQUARE FEET.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- C1 L1 = SEE COURSE DATA TABLE ON SHEET 2.
- PUE = PUBLIC UTILITY EASEMENT PER CCG2.
- PI = POINT OF INTERSECTION.
- X-X- = FENCE LINE.
- MLP 1-8 = MINOR LAND PARTITION, V.1, P.8 (FS5851)
- RM = REFERENCE MONUMENT.
- PSDE(1) = PRIVATE STORM DRAINAGE EASEMENT (LOT #) PER CCG2.
- PSSE(1) = PRIVATE SANITARY SEWER EASEMENT (LOT #) PER CCG2.
- PPAE = PUBLIC PEDESTRIAN ACCESS EASEMENT PER CCG2.
- CCG = CLAY CREEK GARDENS SUBDIVISION.
- CCG2 = CLAY CREEK GARDENS SUBDIVISION PHASE 2.

BASIS OF BEARINGS:

TRUE BEARING AT THE NORTH-SOUTH CENTERLINE OF SECTION 14 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 ALONG THE CENTERLINE OF TAKELMA WAY SHOWN HEREON AND AS SHOWN SURVEY NO. 17117 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

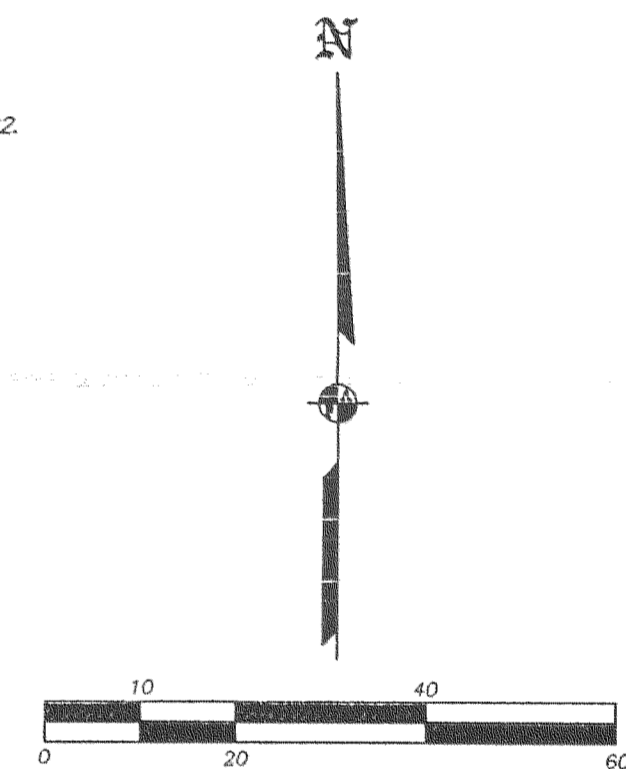
DATE: DECEMBER 17, 2002 UNIT OF MEASUREMENT: FEET SCALE: 1" = 20'

CURVE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	37°28'21"	32.70	50.00	N70°35'53"W 32.12
C2	38°07'27"	33.27	50.00	S70°55'26"E 32.66
C3	34°37'55"	30.22	50.00	N72°30'57"W 29.76
C4	34°37'55"	16.02	26.50	N72°30'57"W 15.77
C5	27°43'15"	35.56	73.50	N74°54'18"W 35.22
C6	09°10'58"	11.78	73.50	N56°27'11"W 11.77
C7	38°07'28"	17.63	26.50	S70°55'26"E 17.31

LINE DATA TABLE

NUM	DISTANCE	BEARING
L1	5.00	S89°49'55"E
L2	4.72	S89°49'55"E
L3	5.00	S89°20'03"E
L4	5.54	S64°23'58"E
L5	16.00	N89°20'03"W
L6	34.24	N51°51'42"W
L7	5.00	S89°59'10"E



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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

** RECEIVED **
 DATE 1-29-03 BY JEB
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

SHEET 2 OF 2