

APPROVAL:

Bill W.  
ASHLAND PLANNING DEPARTMENT  
PA #2003-096 LAND PARTITION

8.26.2003  
DATE

APPROVAL:

EXAMINED AND APPROVED THIS 25th DAY OF August, 2003.

Jan H. Olson  
CITY SURVEYOR

LAND PARTITION SURVEY

PARTITION PLAT NO. P-52-2003

of Parcel No. 3 per Partition Plat P-39-2003  
& in Lots 5, 6, 11, 12 & 13, Block 2 of  
PATTERSON-PHELPS TRACTS & located  
in the S.E. 1/4 of Sec. 4, T.39S, R.1E, W.M.  
City of Ashland Jackson County, Oregon  
for

Medinger Construction, Inc.  
P.O. Box 702  
Ashland, OR 97520  
(PA #2003-096)

DATE:

AUGUST 18, 2003

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PH: (541) 772-2782  
EMAIL: LJFRIAR@CHARTER.NET

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

FILED FOR RECORD THIS 26th DAY OF August, 2003 AT  
2:06 O'CLOCK P. M., AND RECORDED AS PARTITION PLAT NO. P-52-2003  
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 14, PAGE 52.

Kathleen S. Beckett COUNTY CLERK  
Rose A. Craigs DEPUTY

COUNTY SURVEYOR FILE NO. 17881

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

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE  
BEEN PAID AS OF August 26th, 2003.

Gance Clark, Deputy 8/26/03 TAX COLLECTOR  
K. Langford, Deputy 8/26/2003 ASSESSOR

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

KNOW ALL MEN BY THESE PRESENTS THAT MEDINGER CONSTRUCTION, INC. IS THE OWNER 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 AND DOES HEREBY MAKE  
AND ESTABLISH THE PRIVATE STORM DRAINAGE EASEMENT (PSDE) FOR THE BENEFIT OF PARCELS 3, 5 & 6  
PER PARTITION PLAT P-39-2003 AND DO HEREBY MAKE AND ESTABLISH THE SHARED DRIVEWAY EASEMENT  
(SDE) FOR THE BENEFIT OF PARCELS 1, 2 AND 3 PER THIS PLAT.

Larry Medinger  
LARRY MEDINGER, PRESIDENT  
MEDINGER CONSTRUCTION, INC

STATE OF OREGON )  
                          )SS.  
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED LARRY MEDINGER AND ACKNOWLEDGED THE FOREGOING INSTRUMENT  
TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 25th DAY OF August, 2003.

Karen L. Lafitte  
Karen L. Lafitte Notary Public - Oregon  
Commission No. 354244  
My Commission Expires March 20, 2006

\*\*\* 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 NO. 3 PER PARTITION PLAT NO. P-39-2003, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW  
OF RECORD, IN VOLUME 14, PAGE 39 OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON  
AND FILED AS SURVEY NO. 17826 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

James E. Hibbs  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-05

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF THREE PARCELS CREATED THROUGH A  
LAND PARTITION AS REQUESTED BY THE CLIENT. SEE ASHLAND PA #2003-096.  
PROCEDURE: FROM MONUMENTS AND CONTROL ESTABLISHED BY THIS OFFICE DURING FS17786 &  
17820, COMPUTED THE PARCEL PROPERTY CORNERS PER THE APPROVED TENTATIVE  
PLAT AND SET MONUMENTS AS SHOWN HEREON.

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

James E. Hibbs  
SURVEYOR

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

\*\*\* RECEIVED \*\*\*  
DATE 8-26-03 BY AB  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

**EASEMENTS PER SUBDIVISION GUARANTEE**

- 1) RIGHT OF WAY FOR TELEPHONE LINES PER V.144, P.159, JCDR CANNOT BE LOCATED BUT MAY AFFECT THE SUBJECT TRACT.
- 2) ROADWAY SLOPE EASEMENT PER DOC. 81-19971, ORJCO DOES NOT LIE WITHIN THE SUBJECT TRACT.

**LAND PARTITION SURVEY**  
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 of Parcel No. 3 per Partition Plat P-39-2003  
 & in Lots 5, 6, 11, 12 & 13, Block 2 of  
 PATTERSON-PHELPS TRACTS & located  
 in the S.E. 1/4 of Sec. 4, T.39S., R.1E., W.M.  
 City of Ashland Jackson County, Oregon  
 for

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**SURVEY BY:**

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 816 WEST EIGHTH STREET  
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 PH: (541) 772-2782  
 EMAIL: LJFRIAR@CHARTER.NET

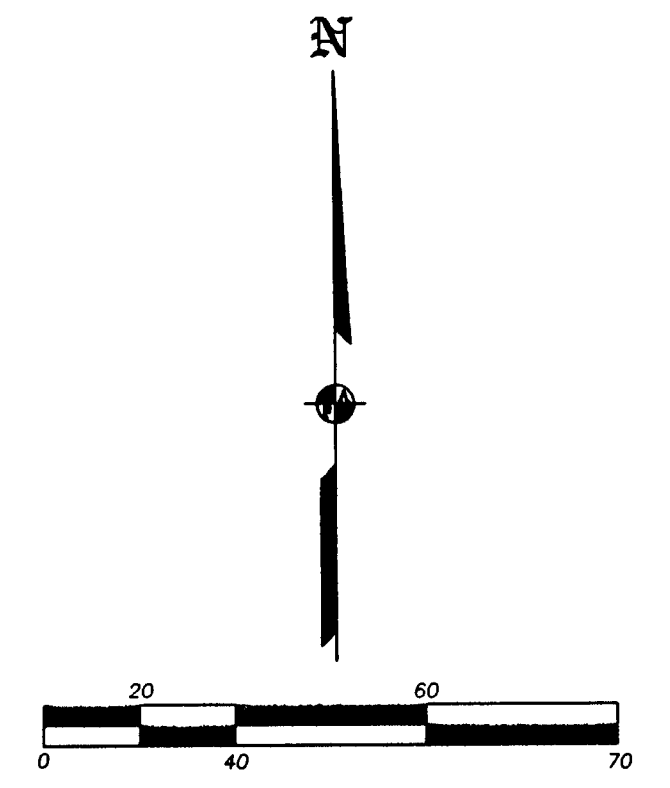
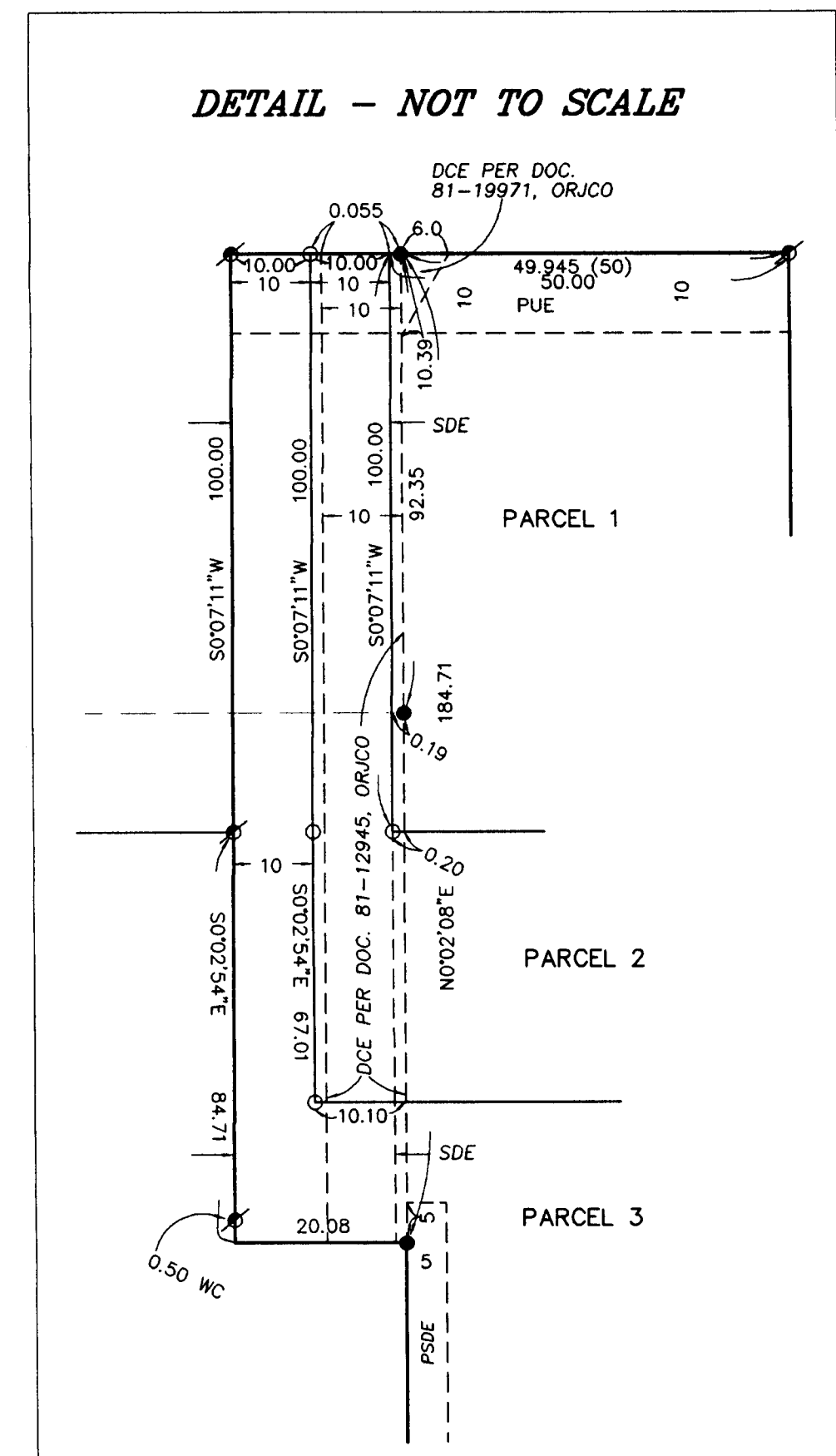
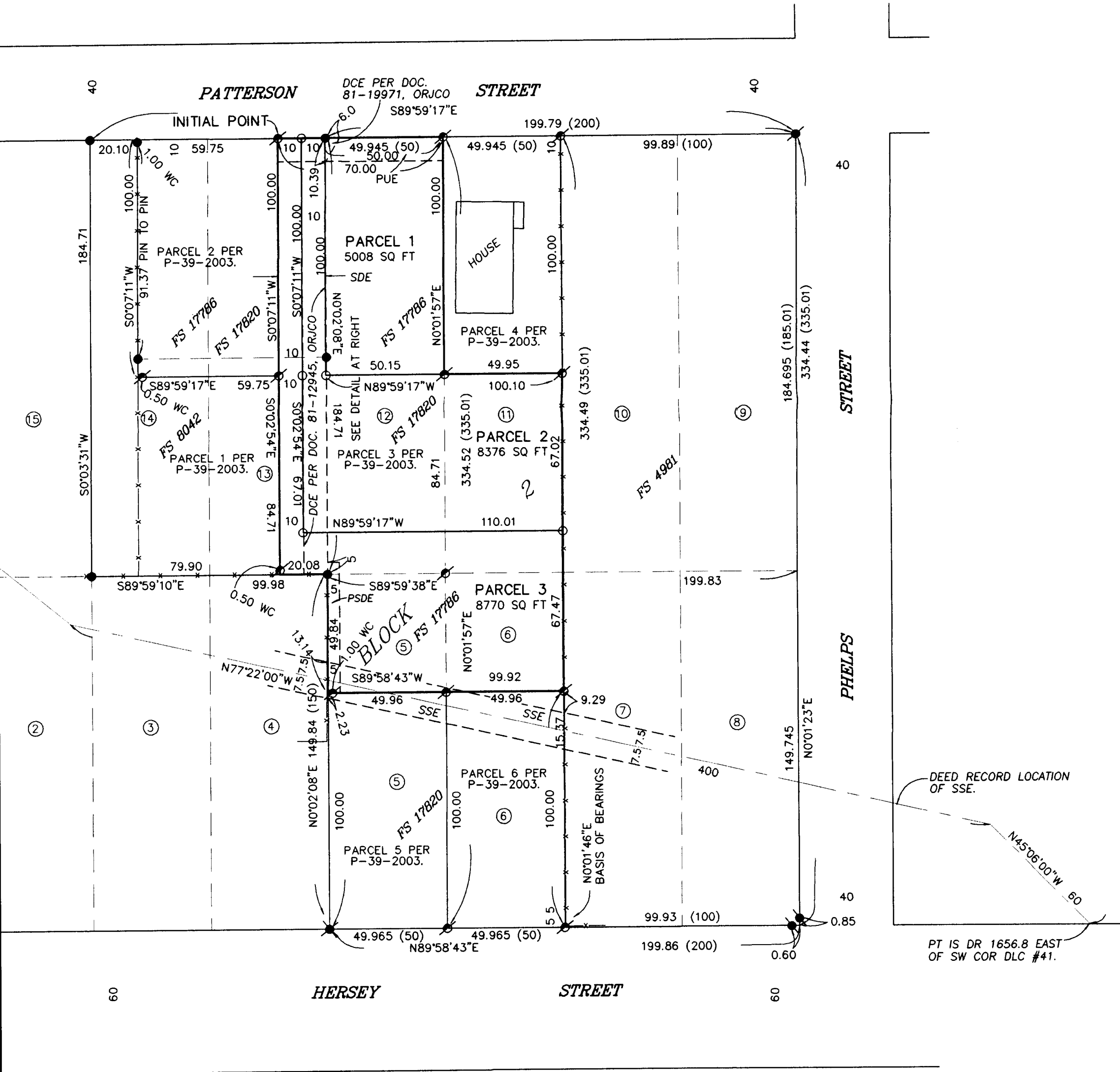
**LEGEND:**

- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD RLS759 PER FS8042.
- ⦿ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD RLS638 PER FS9518.
- ✕ = FD. 1/2" IRON PIPE W/ PLASTIC CAP MKD RLS759 PER FS12749.
- ⊙ = FD 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC. PER FS17786 OR 17826.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC.
- ( ) = PLAT RECORD DATA.
- FS = FILED SURVEY #.
- X- = FENCE LINE.
- SSCO = SANITARY SEWER CLEANOUT.
- RSE = ROAD SLOPE EASEMENT PER DOC. 81-19971, ORJCO.
- PUE = PUBLIC UTILITY EASEMENT PER PP# P-39-2003
- DCE = DRAINAGE CULVERT EASEMENT.
- SSE = SANITARY SEWER EASEMENT PER V.205, P.141, JCDR.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT.
- TAE = TURN AROUND EASEMENT.
- PP# = PARTITION PLAT NO.
- SDE = SHARED DRIVEWAY EASEMENT FOR PARCELS 1, 2 & 3 PER THIS PLAT.

**BASIS OF BEARINGS:**

TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 4 AS DERIVED FROM THE NOAA SURVEY NET ESTABLISHED IN 1968 AND FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN ALONG THE WEST LINE OF LOTS 5 & 12 AS SHOWN ON SURVEY NO. 12749 FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AND AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET DATE: AUGUST 18, 2003 SCALE: 1" = 40'



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

*Jan 2 2004*  
 SURVEYOR

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Jan E. Hibbs*  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 RENEWAL DATE 6-30-05

\*\*\* RECEIVED \*\*\*  
 DATE 8-24-03 BY ES  
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2 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

SHEET 2 OF 2