

APPROVAL:

Bill White 8.25.2003
ASHLAND PLANNING DEPARTMENT DATE
PA # 2003-078 PROPERTY LINE ADJUSTMENT

LAND PARTITION SURVEY

PARTITION PLAT NO. P-53-2003

Property Line Adjustment
Located in the N.E. 1/4 of Section 16,
T.39S., R.1E., W.M. City of Ashland
JACKSON COUNTY, OREGON

*** RECORDING ***

FILED FOR RECORD THIS 28 DAY OF August, 20 03 AT
11:22 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-53-2003
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 14, PAGE 53

APPROVAL:

EXAMINED AND APPROVED THIS 19th DAY OF August, 20 03

James Holan
CITY SURVEYOR

for
JEAN STALLMAN
789 SOUTH MOUNTAIN AVENUE
Ashland, OR 97520
(PA-2003-078)

Kathleen J. Beckett Geraldine Cutting
COUNTY CLERK DEPUTY
COUNTY SURVEYOR FILE NO. 17889

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT WE, ^{JEANNE} JEAN MARIE STALLMAN, ANDREW MICHAEL STALLMAN AND ISAAC WALKER ARE THE OWNERS IN FEE OF THE LANDS SHOWN ON THIS PARTITION PLAT MORE PARTICULARLY DESCRIBED IN THE SURVEYORS CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO THE PARCELS AS SHOWN ON SHEET 2.

Jean Marie Stallman Andrew Michael Stallman Isaac Walker
JEANNE ANDREW MICHAEL STALLMAN ISAAC WALKER

*** TAX STATEMENT ***

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF August 28th, 2003

Lynnda Adsett Deputy 8/28/03 K. Thompson Deputy 8/28/03
TAX COLLECTOR DATE ASSESSOR DATE

STATE OF OREGON))SS.
COUNTY OF JACKSON)

DATE:
JULY 30, 2003

*** 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:

PERSONALLY APPEARED THE ABOVE NAMED JEANNE ^{JEANNE} JEAN MARIE STALLMAN AND ANDREW MICHAEL STALLMAN AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Commencing at the Northeast corner of the West one-half (W 1/2) of the East one-half (E 1/2) of the Southeast one-quarter (SE 1/4) of the Northeast one-quarter (NE 1/4) of Section 16, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence North 89°59'22" West, 20.00 feet; thence South 00°04'36" West, 297.00 feet to the Southwest corner of that tract described in Document No. 93-13805, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the South line of said tract and the South line of that tract described in Document No. 88-04989, Official Records of Jackson County, Oregon, North 89°59'22" West, 215.68 feet to an angle point in the exterior of that tract described in Document No. 88-04989, said Official Records; thence along the East line of said tract, South 00°02'51" West, 45.65 feet to the centerline of the Ashland Ditch; thence along said centerline, North 68°46'00" West, 8.68 feet to the Southwest corner of that tract described in Document No. 88-04989, said Official Records; thence along the Northerly and Westerly lines of said tract the following six (6) courses: North 01°24'05" East, 54.035 feet to an angle point; thence South 89°59'22" East, 52.73 feet to an angle point; thence North 00°02'51" East, 123.80 feet to an angle point; thence South 89°59'22" East, 10.00 feet to an angle point; thence North 00°02'51" East, 52.60 feet to an angle point; thence South 83°06'11" East, 161.00 feet to the West line of South Mountain Avenue; thence along said West line, South 00°04'36" West, 168.60 feet to the INITIAL POINT OF BEGINNING.

DATED THIS 26th DAY OF August, 20 03

Karen L. Lafitte
KAREN L. LAFITTE NOTARY PUBLIC - OREGON
COMMISSION NO. 354244
MY COMMISSION EXPIRES March 20, 2006

STATE OF OREGON))SS.
COUNTY OF JACKSON)

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

DATED THIS 26th DAY OF August, 2003

Karen L. Lafitte
KAREN L. LAFITTE NOTARY PUBLIC - OREGON
COMMISSION NO. 354244
MY COMMISSION EXPIRES March 20, 2006

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON JULY 17, 1988
JAMES E. HIBBS 2234
RENEWAL DATE 6-30-05

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

PURPOSE: TO SURVEY AND MONUMENT 2 ADJUSTED TAXLOTS AS REQUESTED BY THE CLIENT. SEE ASHLAND PA# 2003-078.

PROCEDURE: MADE TIES TO EXISTING MONUMENTS AS SHOWN ON SHEET 2. HELD DEED RECORD DISTANCE TO THE SW CORNER OF DOC. #01-17345, ORJCO FROM THE NW CORNER OF THE W1/2 OF THE E1/2 OF THE SE1/4 OF THE NE1/4 PER FS6615 & 6867. HELD NORTH-SOUTH LINES (DEED RECORD NORTH) PARALLEL TO THE WEST LINE OF THE W1/2 OF THE E1/2 OF THE SE1/4 OF THE NE1/4 (DEED RECORD NORTH). HELD THE EAST-WEST LINES (DEED RECORD WEST) PARALLEL TO THE NORTH LINE OF THE W1/2 OF THE E1/2 OF THE SE 1/4 OF THE NE1/4 (DEED RECORD WEST). THE MOST ELY SE CORNER OF DOC. #01-17345, ORJCO WAS COMPUTED AT DEED RECORD DISTANCE FROM THE NE CORNER OF THE W1/2 OF THE E1/2 OF THE SE1/4 OF THE NE1/4 PER FS6615 & 6867. THE SE CORNER OF DOC. #88-04989, ORJCO WAS COMPUTED AT DEED RECORD DISTANCE FROM THE LAST COMPUTED CORNER. THE CENTERLINE OF THE ASHLAND DITCH WAS COMPUTED FROM FS14612 & DOC. #87-06618, ORJCO. THIS PROCEDURE WAS USED AS THE BEST POSSIBLE LOCATION OF THE CENTERLINE AS ALSO WAS USED AND DISCUSSED ON FS14612. TIED EXISTING FENCES AND SET PINS AT THE LOCATIONS AGREED UPON BY BOTH LANDOWNERS. THE REFERENCE MONUMENTS (RM) SHOWN ON SHEET 2 WERE SET DUE TO A PROPERTY LINE ADJUSTMENT THAT IS IN PROGRESS ON THE ADJOINING PROPERTY TO THE WEST.

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

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

RECEIVED
DATE 8-28-03 BY LB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

SURVEY BY:

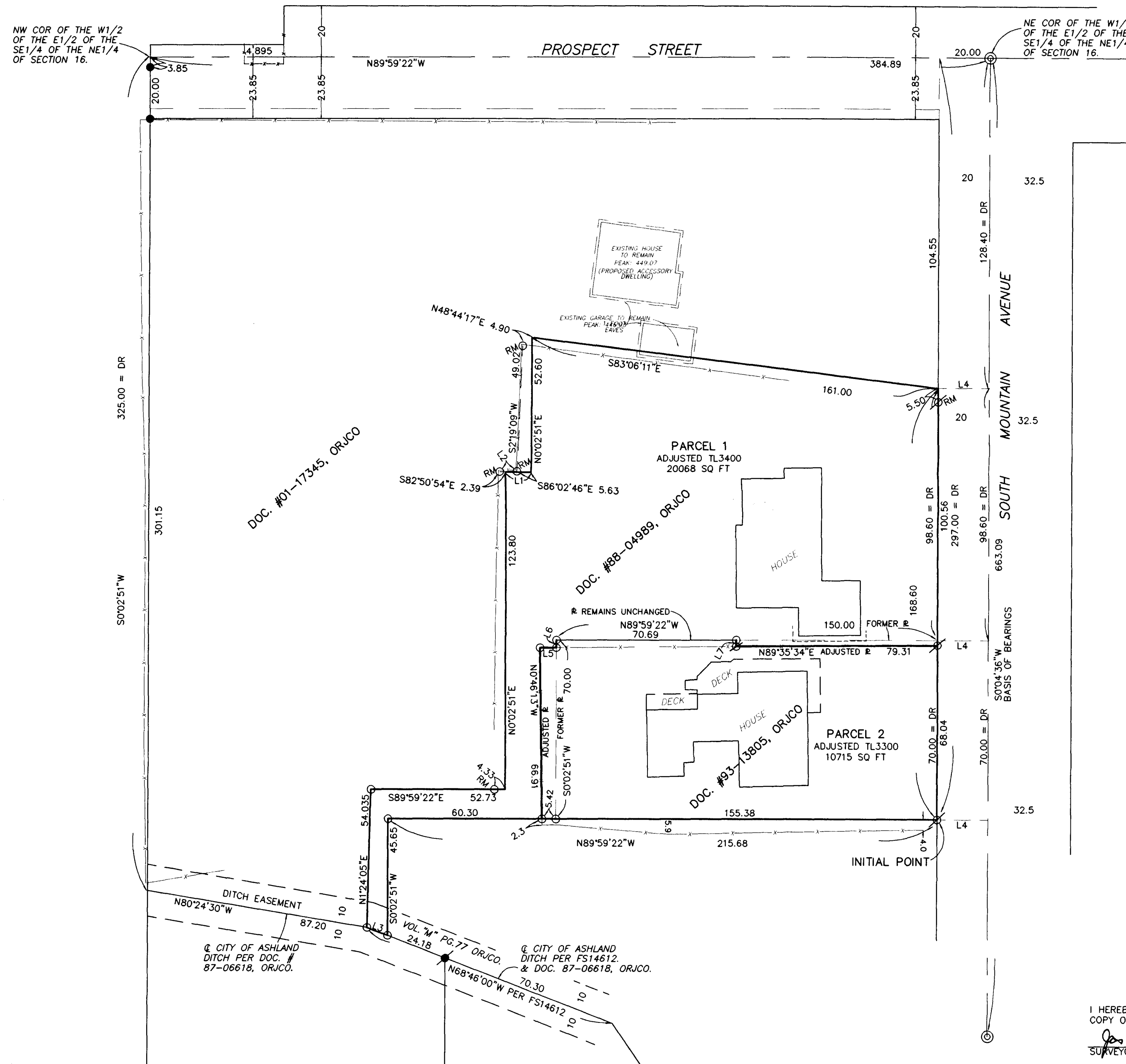
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LAND PARTITION SURVEY

PARTITION PLAT NO. P-53-2003

Property Line Adjustment
 Located in the N.E. 1/4 of Section 16,
 T.39S., R.1E., W.M. City of Ashland
 JACKSON COUNTY, OREGON

for
JEAN STALLMAN
 789 SOUTH MOUNTAIN AVENUE
 Ashland, OR 97520
 (PA-2003-078)



LEGEND:

- = FD. 5/8" IRON PIN W. PLASTIC CAP MKD. RLS 759 PER FS6867.
- ⊙ = FD. 5/8" IRON PIN W. PLASTIC CAP MKD. PLS 638 PER FS14612.
- ⊙ = FD. CITY OF ASHLAND CENTERLINE MON. IN WELL. SEE FS15659.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.
- FS = FILED SURVEY #.
- JCDR = JACKSON COUNTY DEED RECORDS.
- SQ FT = SQUARE FEET.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- L1 = SEE COURSE DATA TABLE.
- X-X- = FENCE LINE.
- DR = DEED RECORD.
- RM = REFERENCE MONUMENT.
- R = PROPERTY LINE.

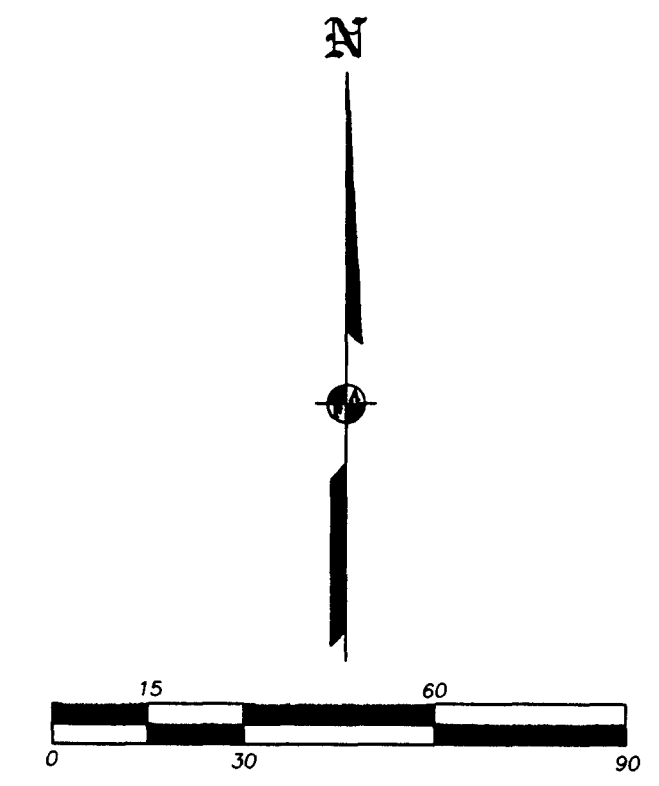
BASIS OF BEARINGS:

TRUE BEARING AT THE NORTH-SOUTH CENTERLINE OF SECTION 16 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 SOUTH MOUNTAIN AVE. SHOWN HEREON AND AS SHOWN ON SURVEY NO. 14612 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

DATE: JULY 30, 2003 UNIT OF MEASUREMENT: FEET SCALE: 1" = 30'

COURSE DATA TABLE

NUM	DISTANCE	BEARING
L1	10.00	N89°59'22"W
L2	6.75	N89°14'32"E
L3	8.68	S68°46'00"E
L4	20.00	N89°57'24"W
L5	6.38	N89°35'33"E
L6	3.05	N00°02'50"E
L7	2.54	S00°00'38"W



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

James E. Hibbs
 SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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

RECEIVED
 DATE 8-28-03 BY JH
 This survey consists of:
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 SHEET 2 OF 2