

APPROVAL: [Signature]  
ASHLAND PLANNING DEPARTMENT  
PA # 2004-029 LAND PARTITION

7/8/2004  
DATE

# LAND PARTITION SURVEY

PARTITION PLAT NO. P-43-2004  
Of Parcel 2 per Partition Plat No. P-1-1999 &  
located in the S.W. 1/4 of Sec. 4, T.39S., R.1E., W.M.  
City of Ashland Jackson County, Oregon

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

FILED FOR RECORD THIS 12 DAY OF July, 2004 AT  
1:30 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-43-2004  
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.  
INDEX VOLUME 15, PAGE 43.

APPROVAL:  
EXAMINED AND APPROVED THIS 30th DAY OF June, 2004.

for  
**Medinger Construction**  
P.O. Box 702  
Ashland, OR 97520

Kathleen J. Beckett COUNTY CLERK  
Geraldine Cutting DEPUTY  
COUNTY SURVEYOR FILE NO. 18338

[Signature]  
CITY SURVEYOR

MAINTENANCE AGREEMENT FOR PRIVATE ACCESS WAY: DOC. # 04-39576, ORJCO

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

KNOW ALL MEN BY THESE PRESENTS THAT MEDINGER CONSTRUCTION CO., INC. IS THE OWNER 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 AND DOES HEREBY DEDICATE TO THE CITY OF ASHLAND THE CONSERVATION EASEMENT AND 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 ASHLAND UTILITIES AND DOES HEREBY MAKE AND ESTABLISH THE PRIVATE ACCESS WAY (PAW) SHOWN ON SHEET 2 PROVIDING JOINT ACCESS FOR PARCELS 1 AND 2 TO AND FROM OAK STREET.

DATE:  
JUNE 16, 2004

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

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF JULY 12<sup>TH</sup>, 2004.

James Clark, Deputy 7/12/04 TAX COLLECTOR DATE  
Christopher Francis Deputy 7/11/04 ASSESSOR DATE

[Signature]  
LARRY MEDINGER, PRESIDENT  
MEDINGER CONSTRUCTION CO., INC

\*\*\* 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:

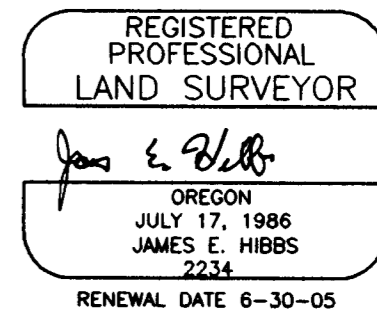
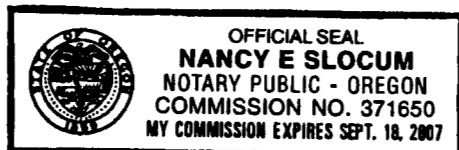
Parcel No. 2 per Partition Plat No. P-1-1999, according to the official plat thereof, now of record, Volume 10, Page 1 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 16002 inf the Office of the Jackson County Surveyor.

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 30th DAY OF June, 2004.

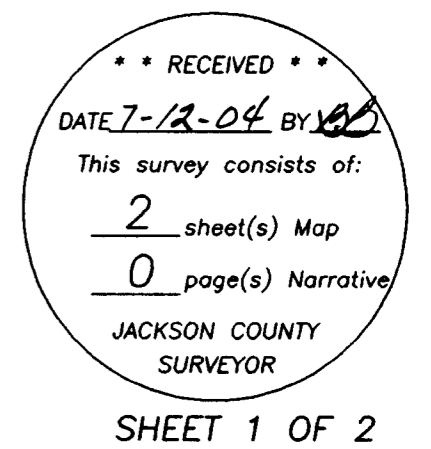
Nancy E Slocum  
Nancy E Slocum Notary Public - Oregon  
Commission No. 371650  
My Commission Expires 9-18-07



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

[Signature]  
SURVEYOR

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



**SURVEY BY:**

L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PHONE: (541) 772-2782  
EMAIL: ljfriar@charter.net

**LAND PARTITION SURVEY**  
**PARTITION PLAT NO. P-43-2004**  
**Of Parcel 2 per Partition Plat No. P-1-1999,**  
**& located in the S.W. 1/4 of Sec. 4, T.39S., R.1E., W.M.**  
**City of Ashland Jackson County, Oregon**

for  
**Medinger Construction**  
**P.O. Box 702**  
**Ashland, OR 97520**

**LEGEND:**

- = FD. 1/2" IRON PIPE W/ PLASTIC CAP MKD RLS759 PER FS9234, 10315 OR 12094.
- ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD EDWARDS RPLS2339 PER FS11918.
- ⊗ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD RLS759 PER FS7441.
- ⊘ = FD 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC. PER FS17786.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC.
- MPA = MUTUAL PRIVATE ACCESS.
- FS = FILED SURVEY #.
- X- = FENCE LINE.
- PAW = PRIVATE ACCESS WAY.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- PP# = PARTITION PLAT NO.

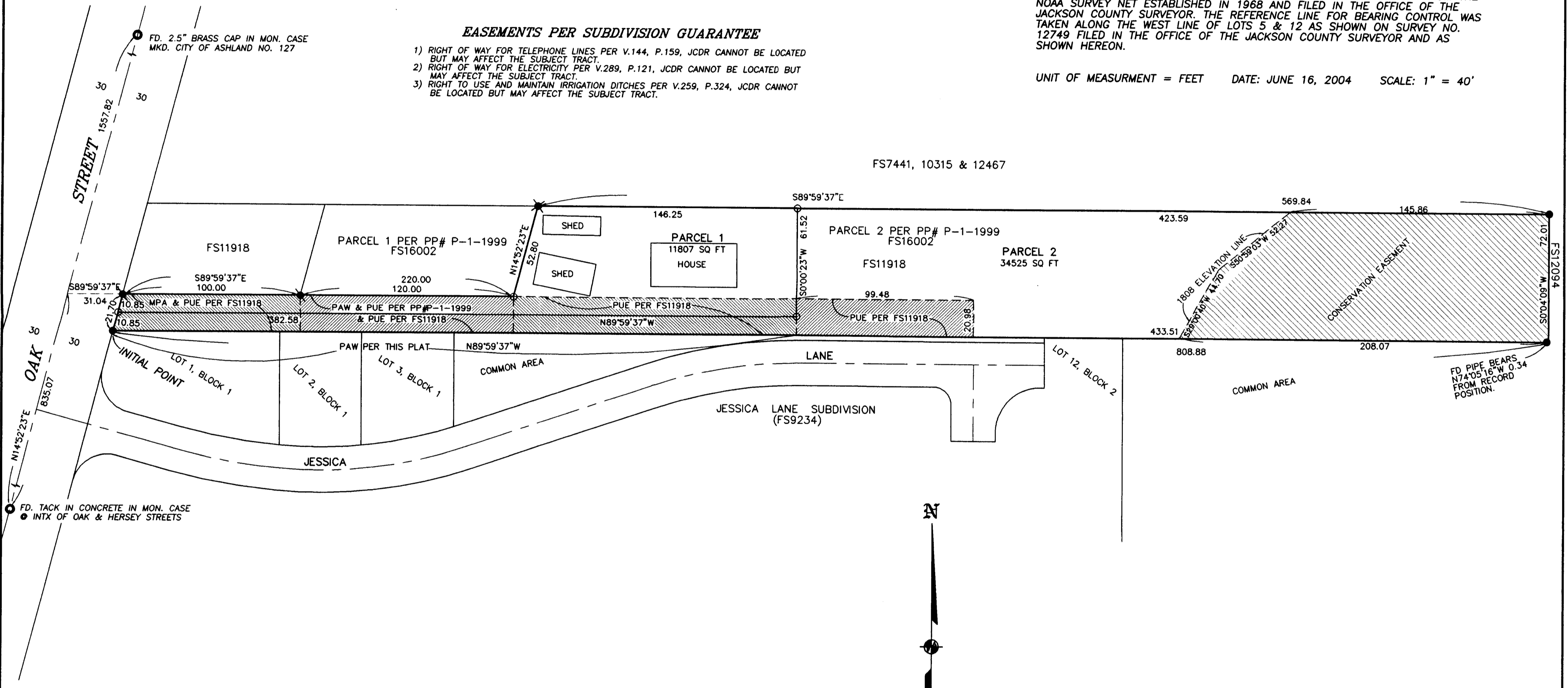
**BASIS OF BEARINGS:**

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: JUNE 16, 2004    SCALE: 1" = 40'

**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) RIGHT OF WAY FOR ELECTRICITY PER V.289, P.121, JCDR CANNOT BE LOCATED BUT MAY AFFECT THE SUBJECT TRACT.
- 3) RIGHT TO USE AND MAINTAIN IRRIGATION DITCHES PER V.259, P.324, JCDR CANNOT BE LOCATED BUT MAY AFFECT THE SUBJECT TRACT.



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

**PURPOSE:** TO SURVEY AND MONUMENT THE CORNERS OF TWO TRACTS AS REQUESTED BY THE CLIENT CREATED THROUGH A LAND PARTITION. SEE ASHLAND PA #2004-029.

**PROCEDURE:** MADE TIES TO MONUMENTS SHOWN TO CONTROL THIS SURVEY. COMPUTED THE PARCEL CORNER LOCATIONS AND SET PINS AS SHOWN HEREON.

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 7-12-04 BY *KS*  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR  
SHEET 2 OF 2