

LAND PARTITION SURVEY

PARTITION PLAT NO. P-71-2004
PROPERTY LINE ADJUSTMENT

In the N.E. 1/4 of Section 16, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon

for
JOHN ROSS
3240 PARKVIEW COURT
Medford, OR 97501

*** RECORDING ***

FILED FOR RECORD THIS 27 DAY OF October, 2004 AT
3:11 O'CLOCK P M., AND RECORDED AS PARTITION PLAT NO. P-71-2004
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 15, PAGE 71

Kathleen E. Beckett COUNTY CLERK
Christy Wilke DEPUTY

COUNTY SURVEYOR FILE NO. 18483

APPROVAL:

[Signature] 10.25.2004 DATE
ASHLAND PLANNING DEPARTMENT
PA # 2004-046 PROPERTY LINE ADJUSTMENT
SITE ADDRESS: 725 BEACH STREET

APPROVAL:

EXAMINED AND APPROVED THIS 22nd DAY OF October, 2004

[Signature]
CITY SURVEYOR

DATE:

SEPTEMBER 11, 2004

*** TAX STATEMENT ***

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE
BEEN PAID AS OF October 27th, 2004

Carol Johnson, Deputy 10-27-04 DATE
TAX COLLECTOR ASSESSOR
[Signature] 10/27/04 DATE
ASSESSOR

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT I, KAREN BATES (AKA KAREN BATES WILLING) IS THE OWNER, IN FEE OF THE LAND SHOWN ON THIS PARTITION PLAT, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED INTO THE PARCELS AS SHOWN ON SHEET 2 AND DO HEREBY MAKE AND ESTABLISH THE LANDSCAPE EASEMENT FOR THE BENEFIT OF PARCEL 2.

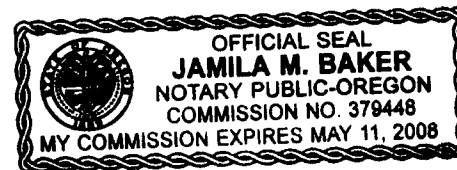
[Signature]
KAREN BATES
(AKA KAREN BATES WILLING)

STATE OF OREGON)
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED KAREN BATES, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

DATED THIS 25th DAY OF October, 2004

[Signature]
Jamila M Baker Notary Public - Oregon
Commission No. 379448
My Commission Expires May 11, 2008



*** 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:

Commencing at the Southwest corner of the Northeast quarter of the Northeast quarter of Section 16, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence along the West line of said quarter-quarter, North 00°00'39" West, 160.00 feet; thence North 89°59'45" East (record North 89°54' East), 333.16 feet to the West line of Beach Street and the INITIAL POINT OF BEGINNING; thence along said West line, North 05°25'14" East, 86.44 feet to the Northeast corner of that tract described in Document No. 94-24223, Official Records of Jackson County, Oregon; thence along the North line of said tract, South 89°59'45" West, 148.17 feet to the Northwest corner thereof; thence along the West line of said tract and the West line of that tract described in Document No. 02-20566, said Official Records, SOUTH, 166.01 feet to the Southwest corner of that tract described in Document No. 02-20566, said Official Records; thence along the South line thereof, South 89°59'20" East, 132.41 feet to the West line of Beach Street; thence along said West line, North 05°25'14" East, 80.35 feet to the INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
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 TWO ADJUSTED TAXLOTS AS REQUESTED BY THE CLIENT. SEE ASHLAND PA# 2004-046.

PROCEDURE: FROM CONTROL ESTABLISHED BY THIS OFFICE DURING SURVEY NO. 17991 SET PINS AT THE ADJUSTED PROPERTY LINE LOCATIONS AS SHOWN HEREON.

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

[Signature]
SURVEYOR

SURVEY BY:

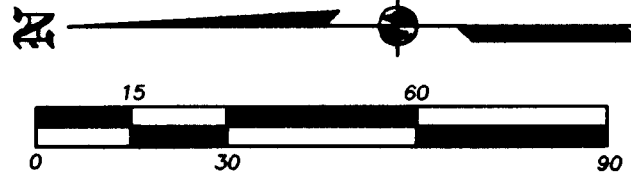
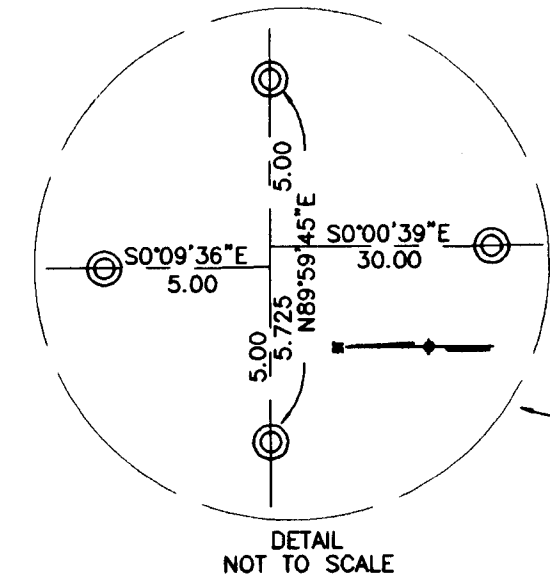
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PH: (541) 772-2782

RECEIVED
DATE 10-27-04 BY [Signature]
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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MEDFORD, OREGON 97501
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LJFRIAR@CHARTER.NET



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City of Ashland Jackson County, Oregon

for
JOHN ROSS
3240 PARKVIEW COURT
MEDFORD, OR 97504

LEGEND:

- ⊙ = FD. 3" CITY OF ASHLAND BRASS CAPPED IRON PIPE IN MONUMENT CASE PER FS4998 OR FS14605.
- ⊙ = FD. 2.5" JACKSON COUNTY BRASS CAP IN MONUMENT CASE. SEE FS15763.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. LS483 PER FS9292.
- ✦ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS17991.
- ✦ = FD. BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE PER FS17991.
- = 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.

- JCDR = JACKSON COUNTY DEED RECORDS.
- DR = DEED RECORD.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- C1 L1 = SEE COURSE DATA TABLE.
- PSSE = 5' WIDE PRIVATE SANITARY SEWER EASEMENT PER V.418, P.284, JCDR.
- SSE = 10' WIDE SANITARY SEWER EASEMENT PER DOC. 96-31773, ORJCO & FS14605.
- LE = 2' WIDE LANDSCAPE EASEMENT FOR PARCEL 2.

BASIS OF BEARINGS:

NOAA TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 16 AS DERIVED FROM THE 1968 NOAA NET ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN FROM MONUMENTS ALONG CENTERLINE OF BEACH STREET AS SHOWN ON FS14605 AND AS SHOWN HEREON.

DATE: AUGUST 25, 2003

UNIT OF MEASUREMENT: FEET

SCALE: 1" = 30'

COURSE DATA TABLE					
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	15°41'54"	63.83	232.98	S82°08'48"W	63.63
C2	8°11'00"	39.93	279.58	N4°49'18"E	39.90
NUM	BEARING	DISTANCE			
L1	S74°17'51"W	27.05			
L2	S0°43'48"W	19.84			
L3	S8°54'48"W	22.67			
L4	S89°59'45"W	3.48			

EASEMENTS PER SUBDIVISION GUARANTEE

RIGHT OF WAY FOR SPRING & PIPE LINE PER V.31, P.201, JCDR CANNOT BE DEPICTED.

RECEIVED
DATE 10-27-04 BY JB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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James E. Hibbs
SURVEYOR

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

391E16AA TL'S 5100 & 5200

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



SW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SEC. 16 PER FS14605.
193.13 (DR 193.0)
SOUTH BOUNDARY OF THE NE 1/4 OF SECTION 16 PER FS14605
S89°59'20"E

SHEET 2 OF 2