

# LAND PARTITION SURVEY

PARTITION PLAT NO. P-22-2005  
Located in the NE 1/4 of Section 16, T39S, R1E, W.M.  
In the City of Ashland, Jackson County, Oregon

SURVEY BY:  
HARDEY ENGINEERING & ASSOC. INC.  
BY: RICHARD L. BATH LS 1069  
P.O. BOX 1625  
MEDFORD, OREGON 97501-0124

## RECORDER'S CERTIFICATE:

Filed for record this 09 day of MAY, 2005 at 11:22 O'Clock A.M.  
and recorded as PARTITION PLAT NO. P-22-2005 in "RECORD OF PARTITION PLATS" in

Jackson County, Oregon. INDEX VOLUME 16 PAGE 22

KATHLEEN S. BECKETT  
County Clerk

CHERYL ANGERIS  
Deputy

Filed in the office of Jackson County Surveyor as Survey No. 18725

## ASSESSOR / TAX COLLECTOR:

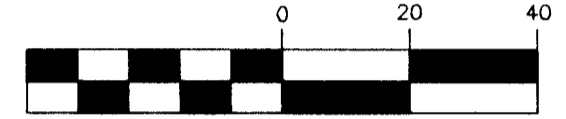
All taxes, fees, assessments or other charges as required by O.R.S. 92.095

have been paid as of MAY 9<sup>th</sup>, 2005.

[Signature] Assessor 5/9/05 Date

[Signature] Tax Collector 5-9-05 Date

## GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

## \*\*\* SURVEYOR'S CERTIFICATE \*\*\*

I, Richard L. Bath, do hereby certify that I am a duly Registered Land Surveyor of the State of Oregon, License No. 1069, and I further do hereby declare that this plat correctly represents a survey made by me or under my direction, and that I have correctly surveyed and marked with proper monuments the tract of land hereon shown, and that said plat and survey conform with the ordinances of the City of Ashland, and the statutes of the State of Oregon, and that the following is an accurate survey and title description of said tract's exterior boundary:

Commencing at the quarter corner common to Sections 15 and 16 in Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon, thence North 89°58'17" West, along the east-west centerline of Section 16, a distance of 349.25 feet (record 350.0 feet), to a found 5/8" iron rod situated on the western right of way line of Mountain Avenue, said monument being the Initial Point of Beginning; thence leaving said east-west centerline of Section 16, North 00°04'36" East (deed record North 160.0 feet), along said western right of way line, 160.00 feet to a found 1/2" iron pipe; thence leaving said western right of way line, North 89°58'17" West (deed record North 89°58' West 85.0 feet) 85.00 feet to a found 1/2" iron pipe; thence North 00°04'36" East (deed record North) 36.16 feet; thence South 89°37'49" West 100.00 feet to a found 1/2" iron pipe situated on the southern right of way line of West Ivy Lane; thence South 89°37'49" West (deed record South 89°58' West), along said southern right of way line, 79.91 feet to a found 5/8" iron rod; thence 50.48 feet along the arc of a 70.00 foot radius curve to the left (the long chord to which bears South 68°58'16" West 49.39 feet) to a found 1/2" iron pipe; thence leaving said southern right of way line, South 00°01'43" West (deed record South) 277.16 feet to a found 1/2" iron pipe situated on the aforesaid east-west centerline of Section 16, said Township and Range; thence South 89°58'17" East (deed record East), along said east-west centerline, 310.75 feet (deed record 310.0 feet) to the Initial Point of Beginning.

Richard L. Bath  
SURVEYOR

## EASEMENTS OF RECORD

1. Street improvement Agreement per Doc. No. 73-04321 O.R.
2. Street improvement Agreement per Doc. No. 77-20859 O.R.
3. Ditch and pipe line easement, 20' wide, per Volume "M" page 77 of Miscellaneous Records, does not appear to affect subject property.
4. Slope easement, 10' wide, per Doc. No. 73-15060 O.R. is being superseded by the slope easement being created hereon as shown.

APPROVAL:  
[Signature] 4/20/2005  
ASHLAND PLANNING DEPARTMENT  
PA # 2004-111  
DATE

APPROVAL:  
EXAMINED AND APPROVED THIS 7<sup>th</sup> DAY OF April, 2005.  
[Signature]  
CITY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
Richard L. Bath  
OREGON  
JULY 30, 1976  
RICHARD L. BATH  
No. 1069  
RENEWS 12/31/05

- ### LEGEND
- ⊗ = SET lead plug, tack & washer in concrete driveway tagged "LS 1069"
  - = SET 5/8" x 24" Rebar with orange plastic cap marked "HARDEY ENG. & ASSOC."
  - ⊚ = SET 5/8" x 30" Rebar with orange plastic cap marked "HARDEY ENG. & ASSOC."
  - = 3" Brass Disc City of Ashland in Mon. Well
  - ⦿ = FD 1/2" iron pipe per FS 10953
  - = FD 5/8" Rebar with plastic cap per FS 10953 (unless otherwise noted)
  - d.r. = deed record measurement
  - FS = Filed Survey No., Jackson County Surveyor's Office.
  - ▨ = Area to be dedicated for street purposes.
  - P.U.E. = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance.

## \*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS, that we, Steven H. Miller and Kimberly K. Miller, as tenants by the entirety, are the owners in fee simple of the lands hereon described in the Surveyors Certificate and shown on this plat and have caused the same to be surveyed and partitioned into two parcels as shown hereon, and the size of all parcels and the course and length of all boundaries are plainly set forth, and that this plat is a correct representation of the partition. We do hereby dedicate to the City of Ashland the 3.50 foot wide strip of land along the entire east boundary as shown; we also dedicate to the City of Ashland a 15.00 foot wide Public Utility Easement (PUE) along the 15 foot wide mutual private access easement which traverses southwesterly from Mountain Avenue through Parcel Nos. 1 and 2 as shown hereon and, also, a 10.00 foot wide public pedestrian and slope easement along the east boundaries of both Parcel No. 1 and 2 as shown. We do further create a 15 foot wide private utility and mutual access easement as shown hereon, for the mutual benefit of both parcels.

For Affidavit of Declaration see Document No. 2005-027145

Steven H. Miller  
by Irvin H. Karl, attorney in fact for Steven H. Miller

Kimberly K. Miller  
by Irvin H. Karl, attorney in fact for Kimberly K. Miller

## NARRATIVE:

PURPOSE:  
To partition the subject property described in Parcel 1 of Doc. No. 2005-000230 O.R. into two parcels as tentatively approved by Planning Action 2004-111

PROCEDURE:  
Used the monuments found per FS 10953 to control the outside boundary of the subject property. Divided the property as shown.

BASIS OF BEARINGS:  
N.O.A.A. true meridian at the N-S centerline of Section 16 as derived from FS 10953. The reference line for this survey is the monumented centerline of as shown.

I HEREBY CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

Richard L. Bath  
RICHARD L. BATH P.L.S. 1069

\*\*\* RECEIVED \*\*\*  
DATE 5-9-05 BY [Signature]  
This survey consists of:  
1 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

