

APPROVAL: Bill Hoh
ASHLAND PLANNING DEPARTMENT
PA # 2004-137 LAND PARTITION

5/9/2005
DATE

LAND PARTITION SURVEY
PARTITION PLAT NO. P-24-2005
Of Lot 37 of CLAY CREEK GARDENS SUBDIVISION
& in the S.W. 1/4 of Section 14, T.39S, R.1E, W.M.
City of Ashland Jackson County, Oregon

*** RECORDING ***

FILED FOR RECORD THIS 11th DAY OF MAY, 2005 AT
11:33 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-24-2005
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 16, PAGE 24. DOC. # _____, ORJCO.

APPROVAL:
EXAMINED AND APPROVED THIS 12th DAY OF April, 2005.

for
Jon Nelson
806 W. Valley View Rd.
Ashland, OR 97520

KATHLEEN S. BECKETT COUNTY CLERK
CHERYL AUGERIS DEPUTY
COUNTY SURVEYOR FILE NO. 18729

Jan Olson
CITY SURVEYOR

DATE:
JANUARY 27, 2005

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT WE, JON C. NELSON, RODNEY A. NELSON AND SUSAN F. NELSON, ARE THE OWNERS 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. WE DO HEREBY MAKE AND ESTABLISH THE ACCESS EASEMENT (AE) SHOWN ON SHEET 2 FOR THE BENEFIT OF PARCEL 2 PROVIDING ACCESS TO AND FROM CLAY STREET.

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

*** TAX STATEMENT ***

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF May 11, 2005.

Jon C. Nelson JON C. NELSON
Rodney A. Nelson RODNEY A. NELSON
Susan F. Nelson SUSAN F. NELSON

Carol A. Johnson Deputy 5/11/05 DATE
TAX COLLECTOR
Amanda Kirkpatrick Deputy 5/11/05 DATE
ASSESSOR

STATE OF OREGON)
COUNTY OF JACKSON)

*** SURVEYOR'S CERTIFICATE ***

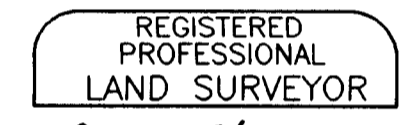
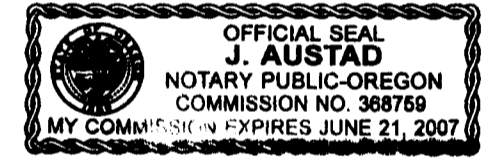
I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY DECLARE THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND COMPLIES WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

PERSONALLY APPEARED THE ABOVE NAMED JON C. NELSON, RODNEY A. NELSON AND SUSAN F. NELSON AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Lot 37 of CLAY CREEK GARDENS SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon.

DATED THIS 4th DAY OF April 2005.

Janstad
Notary Public - Oregon



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

Commission No. _____
My Commission Expires 6-21-07

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO PARCELS CREATED THROUGH A LAND PARTITION. SEE ASHLAND PA #2004-137.
PROCEDURE: FROM CONTROL AND MONUMENTS ESTABLISHED BY THIS OFFICE DURING CLAY CREEK GARDENS SUBDIVISION, COMPUTED THE POSITION OF THE PARCEL CORNERS PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AS SHOWN ON SHEET 2. EASEMENTS SHOWN HEREON TAKEN FROM LAND AMERICA SUBDIVISION REPORT #49G0481956.

*** RECEIVED ***
DATE 5-11-05 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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
PHONE: (541) 772-2782
EMAIL: ljfriar@charter.net

LAND PARTITION SURVEY
PARTITION PLAT NO. *P-24-2005*
Of Lot 37 of CLAY CREEK GARDENS SUBDIVISION
& in the S.W. 1/4 of Section 14, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon

for
Jon Nelson
806 W. Valley View Rd.
Ashland, OR 97520

LEGEND:

- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER CCG.
- ⦿ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS13586.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC.
- CGA = CLAY CREEK GARDENS SUBDIVISION (FS16451)
- FS = FILED SURVEY #.
- X- = FENCE LINE.
- WC = WITNESS CORNER MONUMENT.
- PUE = PUBLIC UTILITY EASEMENT PER CCG.
- PPAE = PUBLIC PEDESTRIAN ACCESS EASEMENT.
- PP# = PARTITION PLAT NO.
- AE = ACCESS EASEMENT FOR PARCEL 2.

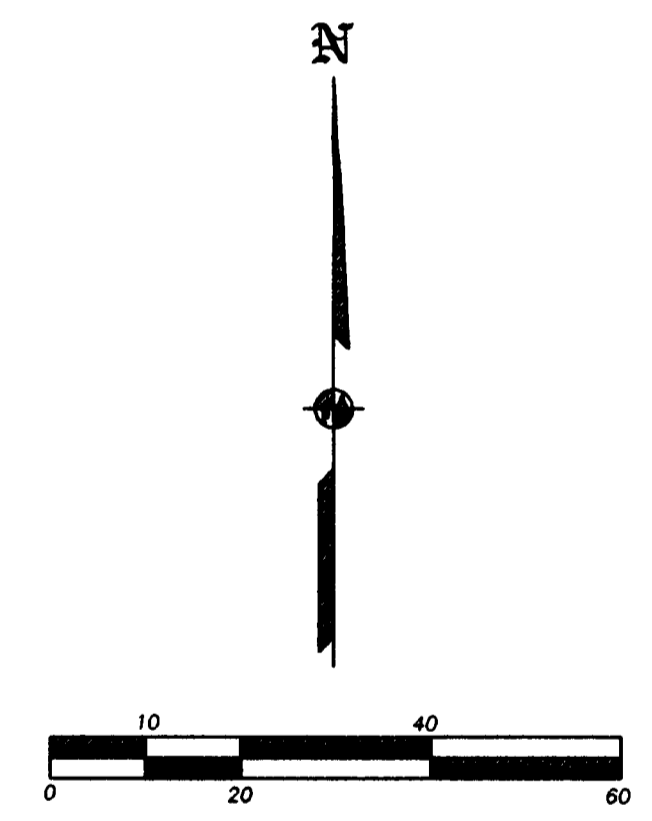
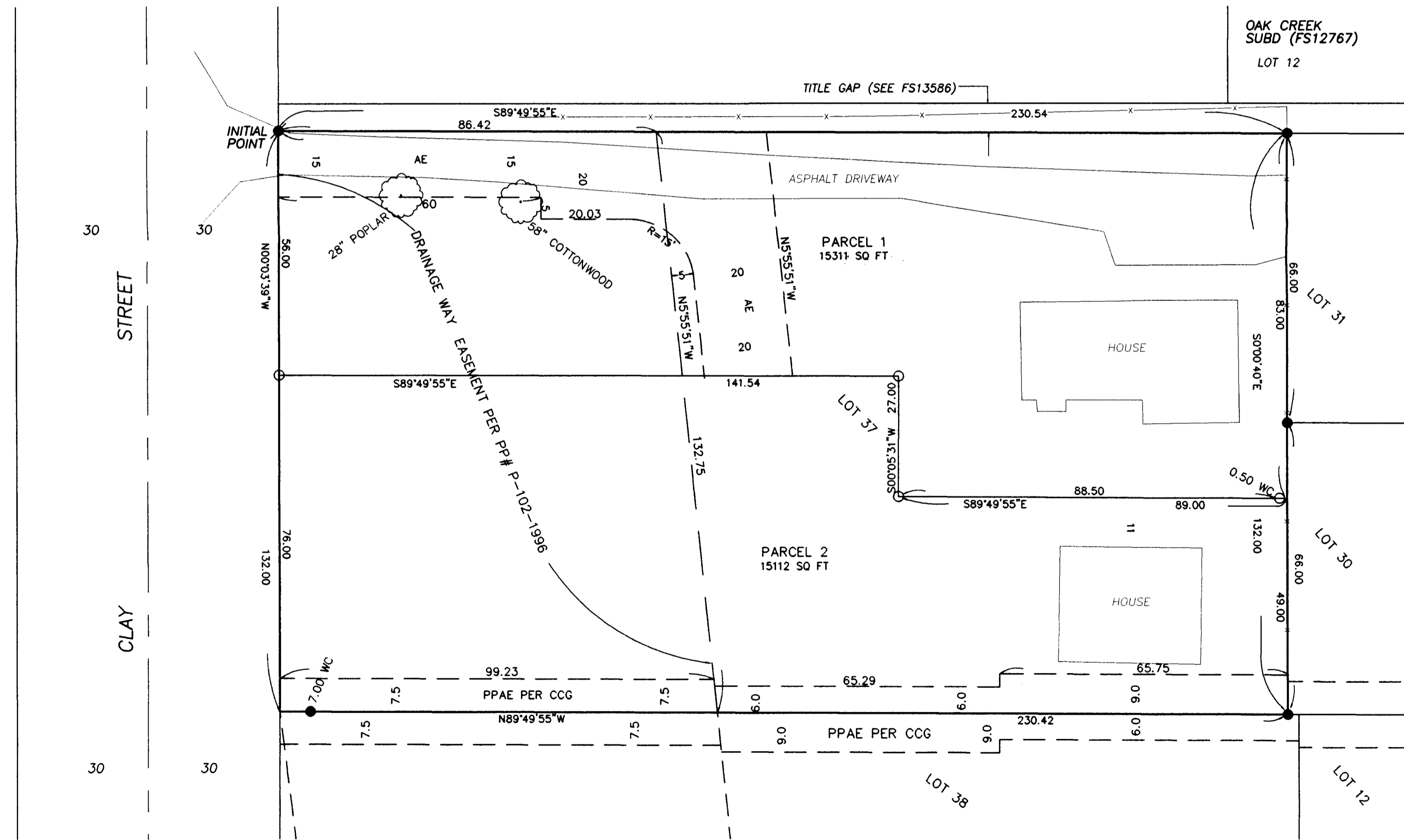
BASIS OF BEARINGS:

TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 14 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 NORTH LINE OF LOT 37 OF CLAY CREEK GARDENS SUBDIVISION FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AND AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET DATE: JANUARY 27, 2005 SCALE: 1" = 20'

EASEMENTS PER SUBDIVISION GUARANTEE

1) RIGHTS OF WAY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER V.244, P.51 & V.502, P.445, JCDR ARE GENERAL AREA DESCRIPTIONS AND CANNOT BE DEPICTED.



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

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

•• RECEIVED ••
DATE: *5-11-05* BY: *JEB*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 2 OF 2
05101FM