

P-58-2005

APPROVAL: [Signature]
ASHLAND PLANNING DEPARTMENT
PA # 2005-456 LAND PARTITION

e/1/2005
DATE

LAND PARTITION SURVEY P-58-2005
In Lots 5 & 6 of BARTOWS SUBDIVISION
& in the S.E. 1/4 of Section 5, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon

*** RECORDING ***
FILED FOR RECORD THIS 10th DAY OF August, 2005 AT
3:50 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-58-2005
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 16, PAGE 58, DOC. # 2005-048481, ORJCO.
Kathleen S. Beckett Carmen D. Helmer
COUNTY CLERK DEPUTY
COUNTY SURVEYOR FILE NO. 18851

for
MEDINGER CONSTRUCTION, INC.
P.O. Box 702
Ashland, OR 97520

APPROVAL:
EXAMINED AND APPROVED THIS 21st DAY OF July, 2005.

[Signature]
CITY SURVEYOR

DATE:
JUNE 6, 2005

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT MEDINGER CONSTRUCTION COMPANY, 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 MAKE AND ESTABLISH THE DRIVEWAY EASEMENT, PRIVATE STORM DRAINAGE EASEMENT (PSDE) AND THE PRIVATE SANITARY SEWER EASEMENT (PSSE) FOR THE BENEFIT OF PARCEL 1 AND DOES HEREBY DEDICATE TO THE PUBLIC OF THE CITY OF ASHLAND, THE PUBLIC UTILITY EASEMENT (PUE), THE ROAD SLOPE EASEMENT (RSE) AND THE PUBLIC ACCESS EASEMENT (PAE) SHOWN ON SHEET 2.

[Signature]
LARRY MEDINGER, President/Secretary
Medinger Construction Company, Inc.

SURVEY BY:

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

*** TAX STATEMENT ***

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF August 10, 2005.

Patty Budzong Deputy 8-10-05 Amanda Kirkpatrick Deputy 8/10/05
TAX COLLECTOR DATE ASSESSOR DATE

*** 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:

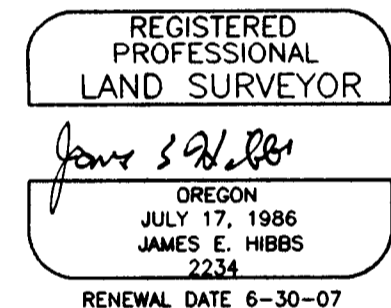
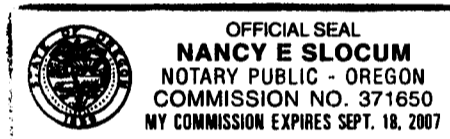
Lots 5 and 6 of BARTOWS SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon.

STATE OF OREGON)
COUNTY OF JACKSON)SS.

PERSONALLY APPEARED THE ABOVE NAMED LARRY MEDINGER OF MEGINDER CONSTRUCTION COMPANY, INC. AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 21st DAY OF July, 2005.

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



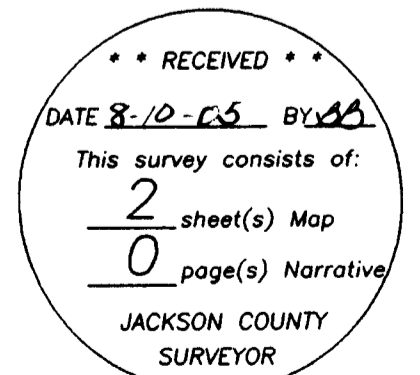
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO PARCELS CREATED THROUGH A LAND PARTITION. SEE ASHLAND PA #2005-456.

PROCEDURE: FROM CONTROL AND MONUMENTS ESTABLISHED BY THIS OFFICE DURING FS16636 MADE TIES TO ADDITIONAL MONUMENTS PER FS10021 AS SHOWN HEREON TO CONTROL THE EXTERIOR OF LOTS 5 & 6 OF BARTOWS SUBDIVISION. COMPUTED THE PARCEL CORNERS ANDSET MONUMENTS AS SHOWN HEREON.

* AFFIDAVIT OF CONSENT *

FROM UMPQUA BANK RECORDED AS DOC. # 2005-048480, ORJCO.



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

[Signature]
SURVEYOR

SHEET 1 OF 2

P-58-2005

SURVEY BY:
 L.J. FRIAR & ASSOCIATES, P.C.
 CONSULTING LAND SURVEYORS
 816 WEST 8TH STREET
 MEDFORD, OR 97501
 PHONE: (541) 772-2782
 EMAIL: LJFRIAR@CHARTER.NET

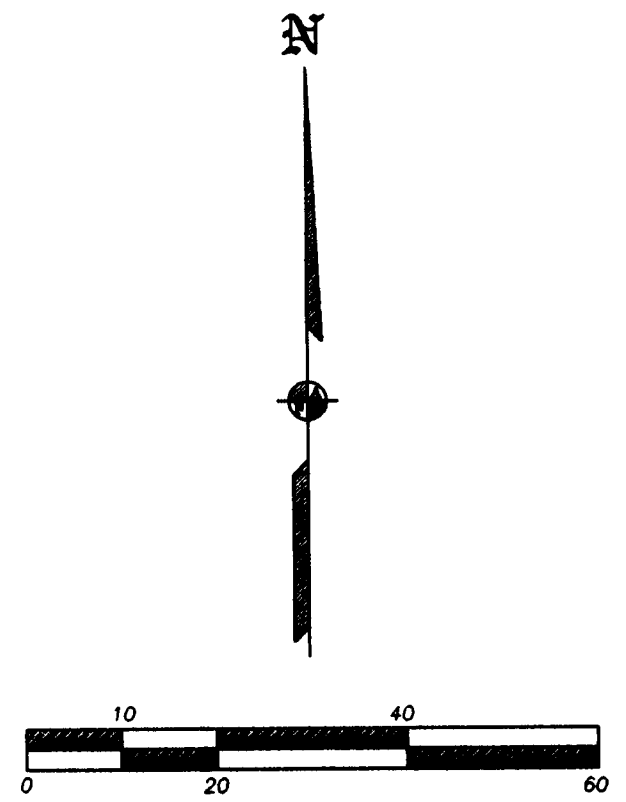
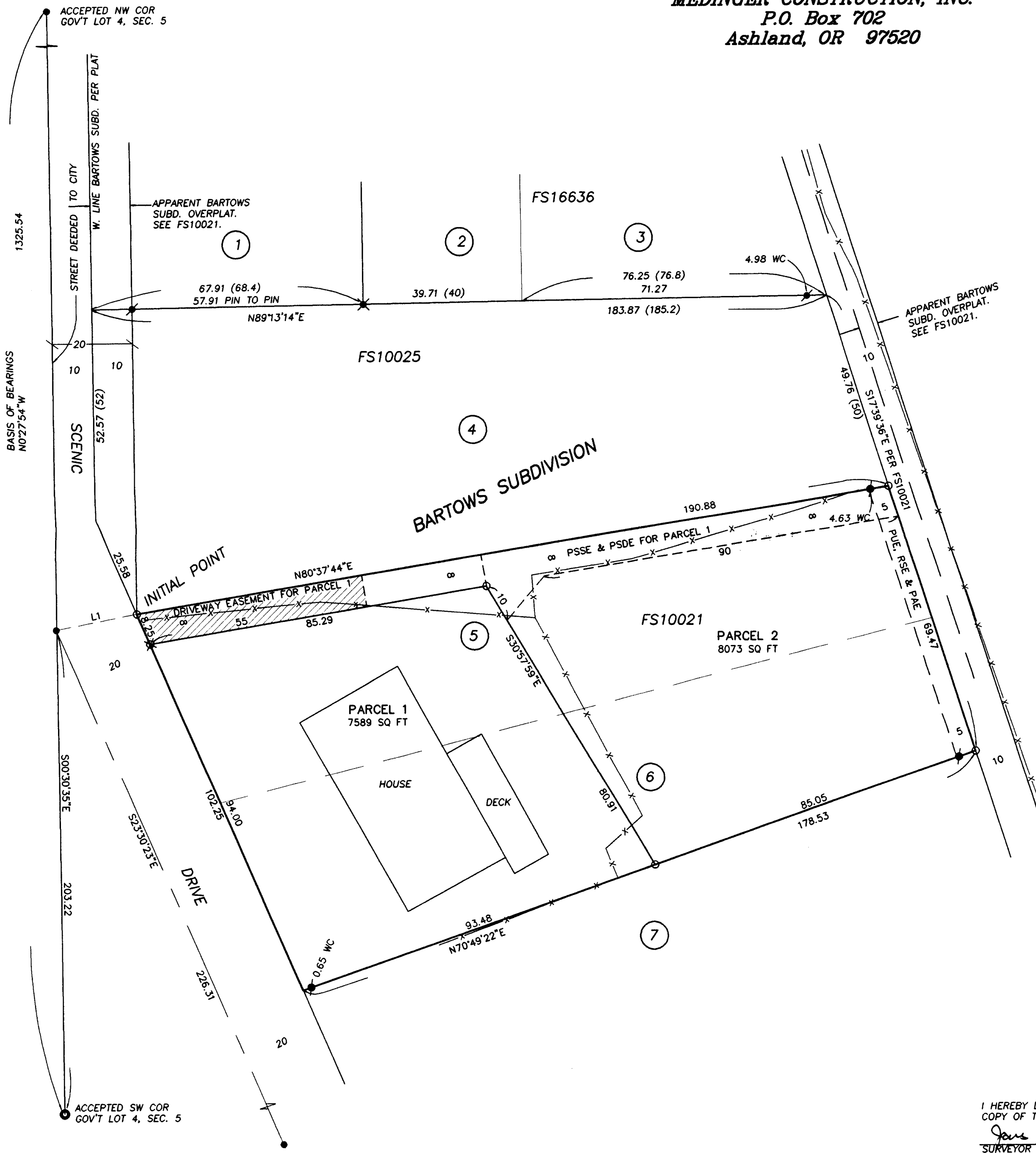
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 In Lots 5 & 6 of BARTOWS SUBDIVISION
 & in the S.E. 1/4 of Section 5, T.39S., R.1E., W.M.
 City of Ashland Jackson County, Oregon
 for
MEDINGER CONSTRUCTION, INC.
 P.O. Box 702
 Ashland, OR 97520

- LEGEND:**
- = FOUND 2" IRON PIPE.
 - = FOUND IRON PIPE W/ BRASS DISK IN MON. CASE, UNLESS NOTED.
 - ⊙ = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. RLS759 PER FS10021 OR 10025.
 - ⊗ = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER FS16636.
 - ⊠ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.
 - = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - () = PLAT RECORD DATA AS SHOWN.
 - FS = FILED SURVEY #.
 - JCDR = JACKSON COUNTY DEED RECORDS.
 - WC = WITNESS CORNER MONUMENT.
 - ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 - L1 = SEE COURSE TABLE.
 - X- = FENCE LINE.
 - PSDE = PRIVATE STORM DRAINAGE EASEMENT.
 - PSSE = PRIVATE SANITARY SEWER EASEMENT.
 - PUE = PUBLIC UTILITY EASEMENT.
 - PAE = PUBLIC ACCES EASEMENT.
 - RSE = ROAD SLOPE EASEMENT.

BASIS OF BEARINGS: NOAA TRUE BEARING AT N-S @ SEC. 5 PER FS10021.
 DATE: AUGUST 1, 2000 UNIT OF MEASUREMENT: FEET SCALE: 1" = 20'

COURSE TABLE

NUM	BEARING	DISTANCE
L1	S79°07'25"W	20.50



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 6-30-07

RECEIVED
 DATE 8-10-05 BY BH
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR