

APPROVAL:

Bill [Signature]
ASHLAND PLANNING DEPARTMENT
PA# 2001-013 PROPERTY LINE ADJUSTMENT

4/11/2001
DATE

APPROVAL:

EXAMINED AND APPROVED THIS 10th DAY OF April, 2001.

James H. Olson
CITY SURVEYOR

LAND PARTITION SURVEY

PARTITION PLAT NO. P-13-2006
A portion of Lots 22, 23 & 24 of PRACTH'S ADDITION
to the City of Ashland & located in the S.E. 1/4 of
Sec. 9, T.39S., R.1E., W.M. Jackson County, Oregon

for
Russ Dale
585 Allison Street
Ashland, OR 97520

*** RECORDER'S CERTIFICATE ***

FILED FOR RECORD THIS 6th DAY OF FEBRUARY, 2006 AT
1:52 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. ~~2006-6147~~
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON. P-13-2006
INDEX VOLUME 17, PAGE 13

Kathleen S. Beckett COUNTY CLERK
Barbara J. Shaw DEPUTY
COUNTY SURVEYOR FILE NO. 19062

*** TAX STATEMENT ***

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE
BEEN PAID AS OF FEBRUARY 6, 2006.

Patty Burdick Deputy 2-6-06 TAX COLLECTOR
Willie [Signature] Deputy 2-6-2006 ASSESSOR

*** 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:

Beginning at the Southwesterly corner of Lot 24 of PRACTH'S ADDITION to the City of Ashland,
according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the
Southerly line thereof, South 56°07'07" East, 50.055 feet to the Southeasterly corner thereof;
thence along the Easterly line thereof, North 33°52'18" East, 67.00 feet to the Northwesterly
corner of that tract described in Document No. 99-21473, Official Records of Jackson County,
Oregon; thence along the Northerly line thereof, South 56°07'07" East, 118.05 feet to the Easterly
line of Lots 22 said ADDITION; thence along said Easterly line, North 00°04'57" East, 90.21 feet
to the Northeasterly corner thereof; thence along the Northerly line of Lots 22, 23 and 24, said
ADDITION, North 56°07'17" West, 117.93 feet to the Northwesterly corner of said Lot 24; thence
along the Westerly line of said Lot 24, South 33°52'26" West, 141.96 feet to the point of beginning.

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT I, RUSSELL E. DALE AM THE OWNER IN FEE OF THE LAND 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. I DO HEREBY DEDICATE TO THE CITY OF ASHLAND THE
PUBLIC UTILITY EASEMENTS (PUE) AND EASEMENT FOR OVERHEAD UTILITY LINES SHOWN ON SHEET 2 WITH THE
CONDITION THAT CHARTER COMMUNICATIONS, ITS SUCCESSORS OR ASSIGNS IN INTEREST SHALL HAVE THE RIGHT TO
USE SAID PUE AND EASEMENT FOR OVERHEAD UTILITY LINES FOR THE PLACEMENT AND MAINTENANCE OF CABLE TV
LINES AS LONG AS THEY DO NOT INTERFERE WITH THE PLACEMENT AND MAINTENANCE OF CITY OF ASHLAND UTILITIES.
I DO HEREBY ESTABLISH THE MUTUAL WALKWAY EASEMENT (MWE) AS SHOWN ON SHEET 2 FOR THE USE BY BOTH
PARCELS.

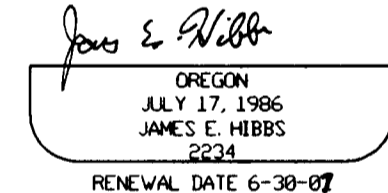
[Signature]
RUSSELL E. DALE

STATE OF OREGON)
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED RUSSELL E. DALE AND ACKNOWLEDGED THE FOREGOING INSTRUMENT
TO BE HIS VOLUNTARY ACT AND DEED.

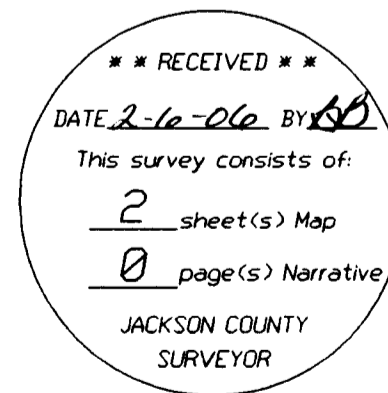
DATED THIS 17th DAY OF April, 2001

BEFORE ME: *[Signature]*
NOTARY PUBLIC OF OREGON.



*** AFFIDAVIT OF CONSENT ***

FROM AMERICA'S WHOLESALE LENDER RECORDED AS DOC. # [unclear] ORJCO.



I HEREBY DECLARE THAT THIS IS AN EXACT
COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

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

PURPOSE: TO SURVEY AND MONUMENT THE TWO PARCELS CREATED THROUGH A LAND
PARTITION (PROPERTY LINE ADJUSTMENT). SEE ASHLAND PA# 2001-013.

PROCEDURE: MADE TIES TO MONUMENTS AS SHOWN. STREET CONSTRUCTION ON ALLISON
HAS APPARENTLY DESTROYED THE CENTERLINE INTERSECTION MONUMENTS
AT UNION & SHERMAN STREETS. THESE INTERSECTIONS WERE COMPUTED USING
MAP RECORD DATA PER FS12230. THIS METHOD FIT THE EXISTING FOUND
MONUMENTS VERY WELL. COMPUTED THE EXTERIOR OF LOT 24 AND THE ALLEY
BY PROPORTIONATE METHOD. DOC. 99-21473, ORJCO CONTROLLED THE SLY. LINE
OF PARCEL 2 AS SHOWN.

SURVEY BY:

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

NUM	DISTANCE	BEARING
L1	3.49	S89°13'46"W
L2	5.05	S0°46'14"E
L3	2.38	N35°57'54"E
L4	2.83	N56°44'56"W
L5	4.22	S77°58'39"W
L6	5.06	N3°54'15"W
L7	3.66	N34°41'49"E
L8	4.60	N56°41'23"E

LAND PARTITION SURVEY

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 to the City of Ashland & located in the S.E. 1/4 of
 Sec. 9, T.39S., R.1E., W.M. Jackson County, Oregon
 for
Russ Dale
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LEGEND:

- ⊙ = F.D. 3" BRONZE CAP IN MONUMENT CASE PER FS4267 OR FS4530.
- = F.D. 3/4" IRON PIPE W/ PLASTIC CAP MKD. SWAIN LS759 PER FS12230.
- ⊗ = F.D. BRASS TAG MKD. LS759 IN LEAD PLUG IN CONC. SIDEWALK PER FS12230.
- ✱ = F.D. R/R SPIKE. NOT OF RECORD.
- ⊗ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET BRASS TAG MKSD. LS2234 IN LEAD PLUG IN CONCRETE SIDEWALK.

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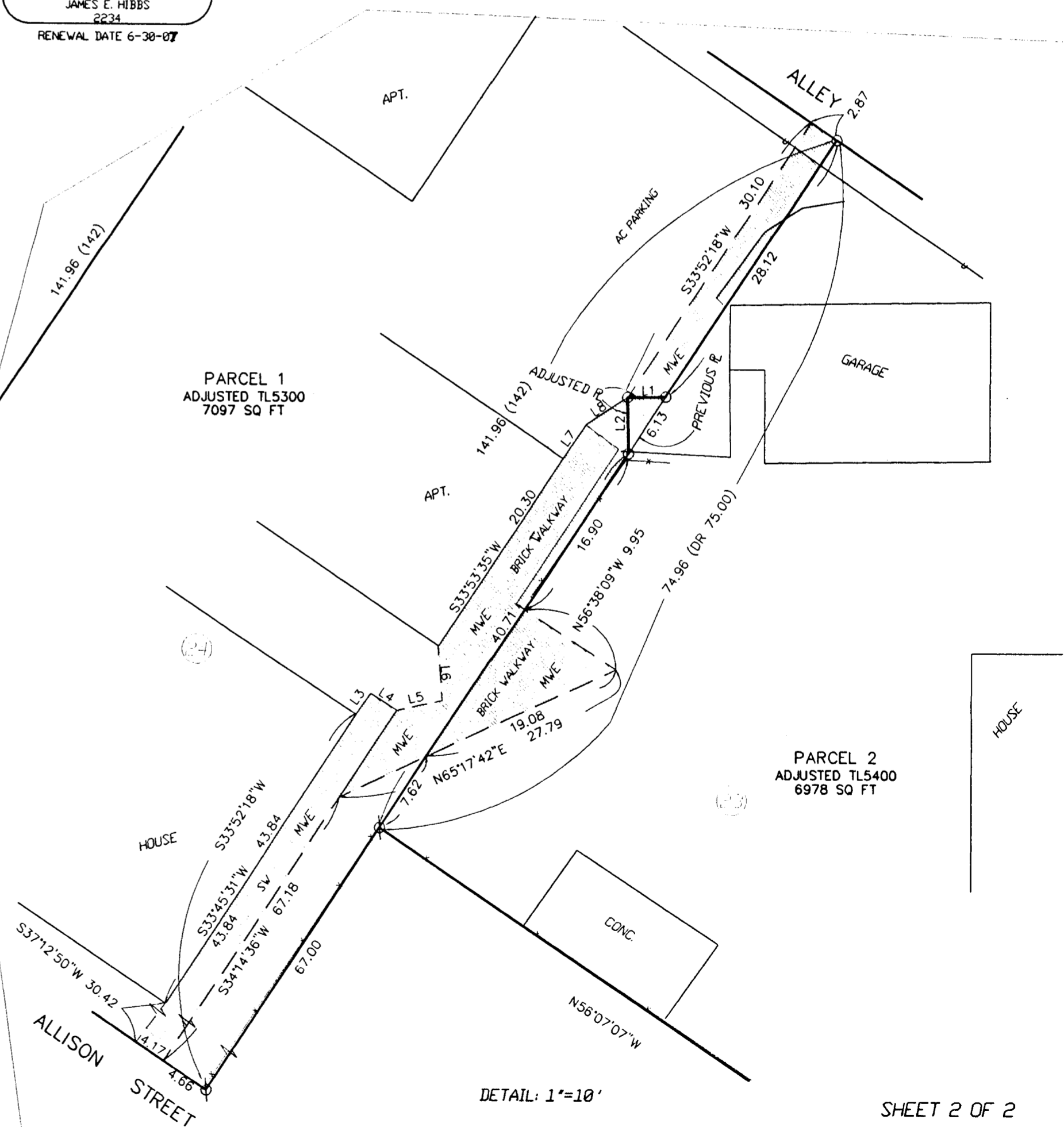
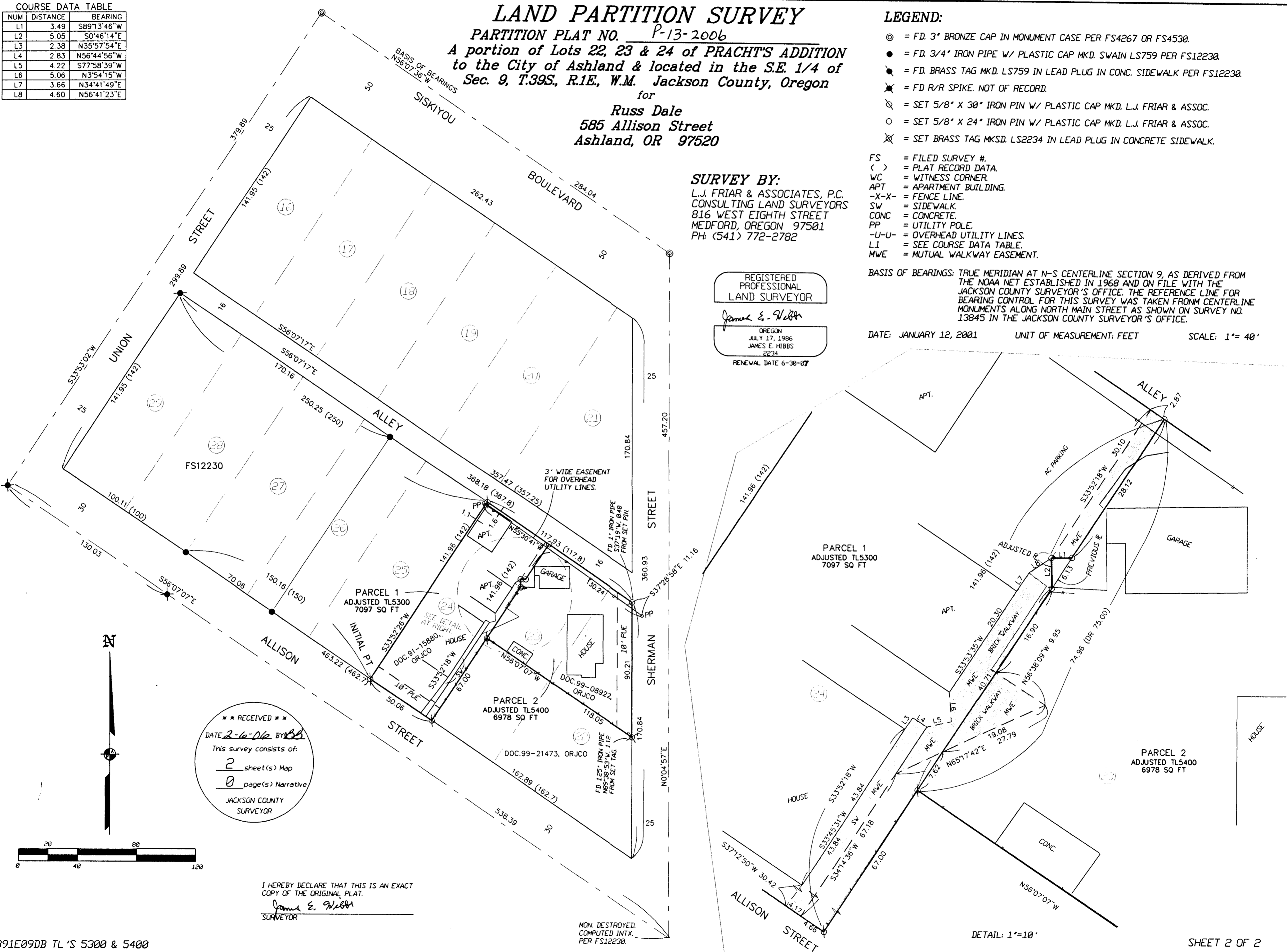
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

James E. Hibbs
 OREGON
 JULY 17, 1966
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-07

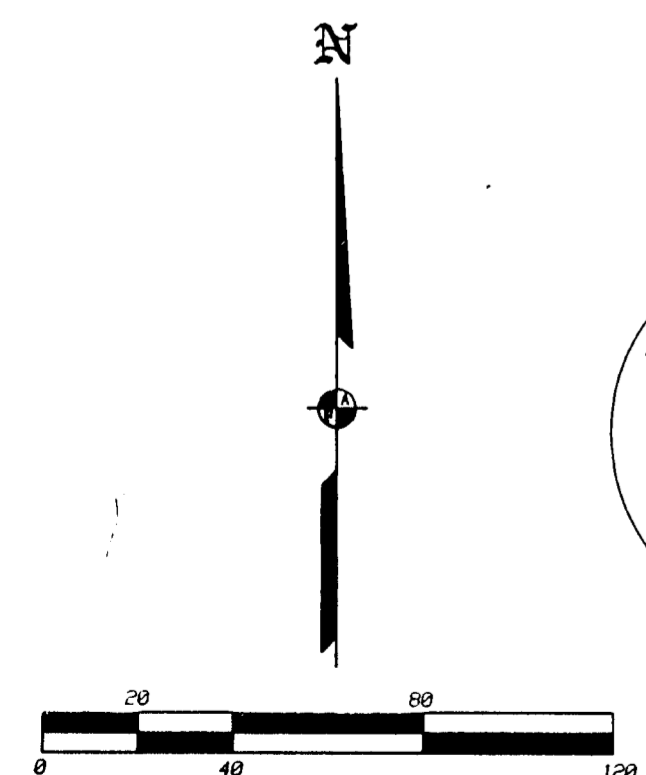
- FS = FILED SURVEY #.
- () = PLAT RECORD DATA.
- WC = WITNESS CORNER.
- APT = APARTMENT BUILDING.
- X-X- = FENCE LINE.
- SW = SIDEWALK.
- CONC = CONCRETE.
- PP = UTILITY POLE.
- U-U- = OVERHEAD UTILITY LINES.
- L1 = SEE COURSE DATA TABLE.
- MWE = MUTUAL WALKWAY EASEMENT.

BASIS OF BEARINGS: TRUE MERIDIAN AT N-S CENTERLINE SECTION 9, AS DERIVED FROM THE NOAA NET ESTABLISHED IN 1968 AND ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL FOR THIS SURVEY WAS TAKEN FROM CENTERLINE MONUMENTS ALONG NORTH MAIN STREET AS SHOWN ON SURVEY NO. 13845 IN THE JACKSON COUNTY SURVEYOR'S OFFICE.

DATE: JANUARY 12, 2001 UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'



*** RECEIVED ***
 DATE *2-6-06* 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

MON. DESTROYED.
 COMPUTED INTX.
 PER FS12230.