

APPROVAL: [Signature]
ASHLAND PLANNING DEPARTMENT
PA # 2005-00775 LAND PARTITION

2/13/2006
DATE

LAND PARTITION SURVEY
PARTITION PLAT NO. 4-17-2006
In the N.W. 1/4 of Sec. 10, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon

*** RECORDING ***
FILED FOR RECORD THIS 14th DAY OF February 2006 AT
2:55 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 4-17-2006
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 17, PAGE 17. DOC. # 2006-007563, ORJCO.
Kathleen S. Beckett COUNTY CLERK
Carmen D. Helman DEPUTY
COUNTY SURVEYOR FILE NO. 19071

APPROVAL:
EXAMINED AND APPROVED THIS 10th DAY OF February, 2006.
[Signature]
CITY SURVEYOR

for
GLEN FREDRICKSON
1366 EAST MAIN STREET
Ashland, OR 97520

DATE:
JANUARY 24, 2006

MAINTENANCE AGREEMENT FOR SHARED DRIVEWAY RECORDED AS DOC. # 2006-007562
19071, ORJCO.

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT WE, GLEN E. FREDRICKSON AND ESTER E. FREDRICKSON, TRUSTEES OF THE FREDRICKSON FAMILY TRUST DATED AUGUST 23, 2001, 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 AND DO HEREBY DEDICATE TO THE CITY OF ASHLAND FOR PUBLIC USE THE PUBLIC UTILITY EASEMENTS (PUE) AND PIPE LINE EASEMENT (PLE) AS SHOWN ON SHEET 2. WE DO HEREBY MAKE AND ESTABLISH THE SHARED DRIVEWAY EASEMENT (SDE) FOR THE BENEFIT AND USE OF PARCELS 1, 2 AND 3. WE DO HEREBY MAKE AND ESTABLISH THE IRRIGATION EASEMENT FOR THE BENEFIT OF PARCEL 1. WE DO HEREBY MAKE AND ESTABLISH THE IRRIGATION EASEMENT (IE) FOR THE BENEFIT OF THE TALENT IRRIGATION DISTRICT.

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 February 14th, 2006.

Carol A. Juenson 2-14-06 TAX COLLECTOR DATE
Amanda Kirkpatrick deputy 2/14/06 ASSESSOR DATE

[Signature] GLEN E. FREDRICKSON, Trustee
[Signature] ESTER E. FREDRICKSON, Trustee
FREDRICKSON FAMILY TRUST DATED AUGUST 23, 2001

STATE OF OREGON)
COUNTY OF JACKSON)SS.

PERSONALLY APPEARED THE ABOVE NAMED GLEN E. FREDRICKSON AND ESTER E. FREDRICKSON, TRUSTEES OF THE FREDRICKSON FAMILY TRUST DATED AUGUST 23, 2001 AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF SAID TRUST.

DATED THIS 2nd DAY OF February, 2006.

[Signature]
[Signature] Notary Public - Oregon
Commission No. 354244
My Commission Expires March 10, 2006

*** 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 Northwest corner of Parcel 1 per Partition Plat No. P-87-1994, according to the official plat thereof, in Volume 5, Page 87 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 14166 in the Office of the Jackson County Surveyor and the INITIAL POINT OF BEGINNING; thence along the North line of East Main Street, South 79°14'14" West, 131.24 feet to the West line of that tract described in Document No. 01-42200, Official Records of Jackson County, Oregon; thence along said West line, South 00°06'22" West, 227.34 feet to the Northeasterly right of way line of the Central Oregon & Pacific Railroad; thence along said right of way line, South 55°12'43" East, 87.52 feet to the Northwest corner of Parcel 3 per Partition Plat No. P-31-1992, according to the official plat thereof, in Volume 3, Page 31 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 12916 in the Office of the Jackson County Surveyor; thence along the North line thereof, South 89°59'56" East, 53.92 feet to the Southwest corner of Parcel 2 of said Partition Plat No. P-31-1992; thence along the West lines of said Partition Plat No. P-31-1992 and said Partition Plat No. P-87-1994, North 00°06'22" East, 155.09 feet; thence EAST, 3.00 feet; thence North 00°06'22" East, 146.70 feet to the INITIAL POINT OF BEGINNING

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-07

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 #2005-00775.

PROCEDURE: MADE TIES TO MONUMENTS AS SHOWN TO CONTROL THIS SURVEY. THE CENTERLINE OF EAST MAIN WAS COMPUTED PER FS12916. COMPUTED THE POSITION OF THE PARCEL CORNERS AND SET MONUMENTS AS SHOWN HEREON. AT THIS TIME THE SHARED DRIVEWAY IS NOT PAVED. ACCORDINGLY CERTAIN MONUMENTS WILL BE DESTROYED BY THE PAVING AND WILL BE RESET AFTER THE PROCESS IS COMPLETE.

*** AFFIDAVIT OF CONSENT ***

FROM ROGUE FEDERAL CREDIT UNION RECORDED AS DOC. # 2006-007561, ORJCO.

RECEIVED
DATE 2-14-06 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.
[Signature]
SURVEYOR

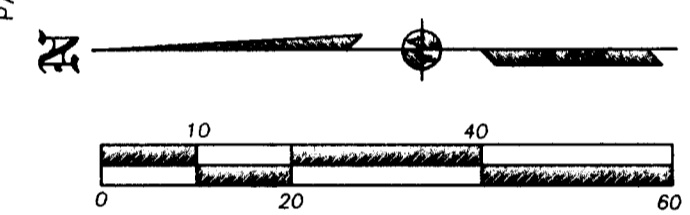
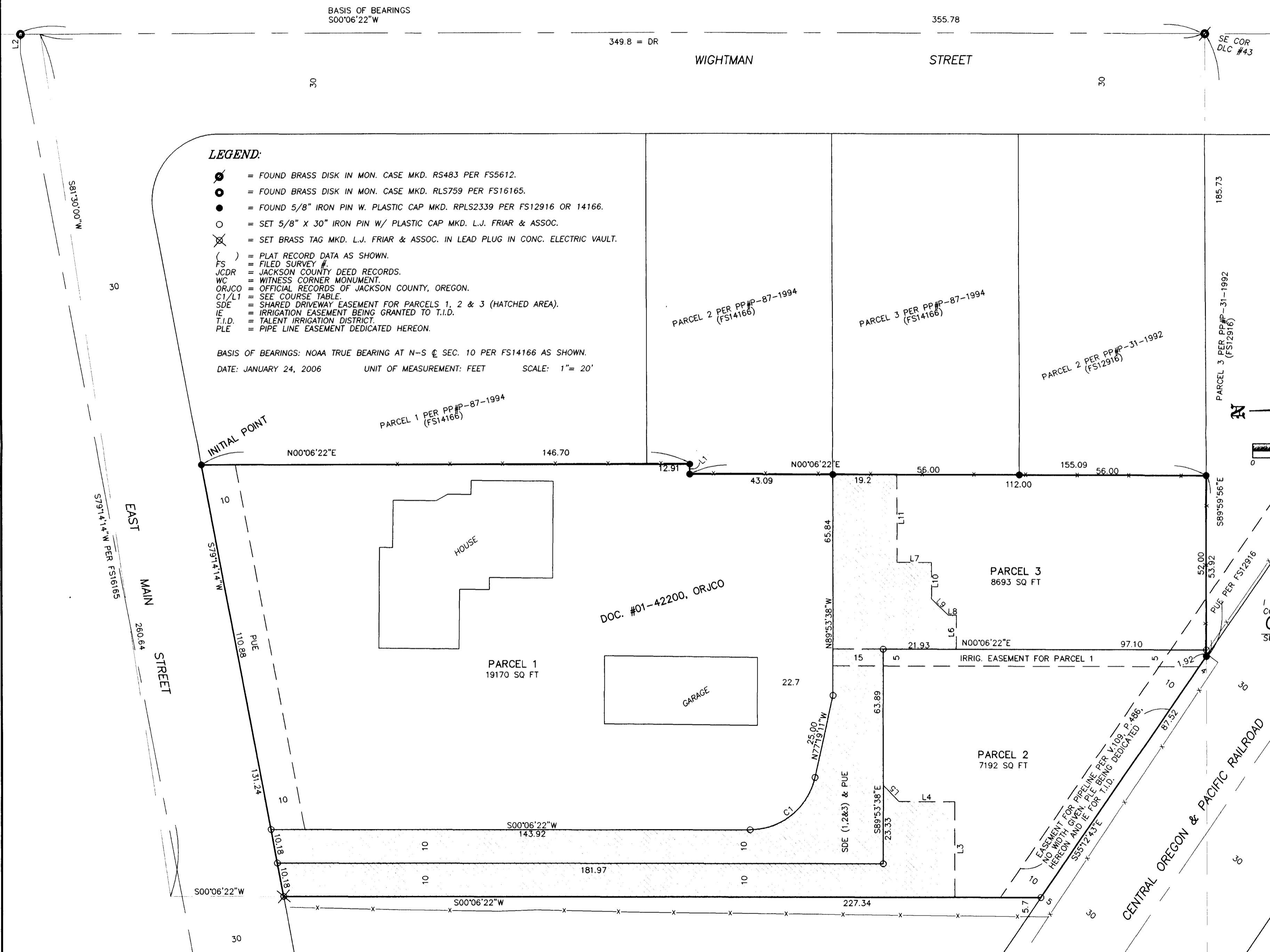
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SURVEY FOR:
GLEN FREDRICKSON
1366 EAST MAIN STREET
ASHLAND, OR 97520

LAND PARTITION SURVEY

PARTITION PLAT NO. 4-17-2006
In the N.W. 1/4 of Sec. 10, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon

COURSE DATA TABLE				
NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	77°25'33"	27.03	20.00	S38°36'24"E 25.02
NUM	BEARING	DISTANCE		
L1	EAST	3.00		
L2	S89°43'26"W	5.66		
L3	S89°53'38"E	28.50		
L4	N00°06'22"E	16.75		
L5	N46°01'50"E	6.73		
L6	N89°53'38"W	10.20		
L7	S00°16'43"W	10.29		
L8	N00°06'22"E	2.44		
L9	N44°35'25"E	6.99		
L10	N89°53'38"W	10.90		
L11	N89°53'38"W	26.00		



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

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