

APPROVAL:

[Signature]
ASHLAND PLANNING DEPARTMENT
PL# 2003-01204 PROPERTY LINE ADJUSTMENT
DATE 7/24/2006

PARTITION PLAT NO P-71-2006

*** RECORDING ***

Property Line Adjustment
A replat of a portion of Lots 12, 15, 16, 17 & 18,
Block "Y" of RAILROAD 2ND ADDITION to the City
of Ashland & located in the N.E. 1/4 of Sec. 9
T.39S, R.1E, W.M. Jackson County, Oregon

FILED FOR RECORD THIS 28th DAY OF JULY, 2006
AT 3:01 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-71-2006
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON AND DOC. # 2006-38401.
ORJCO. INDEX VOLUME 17, PAGE 71.

APPROVAL:

EXAMINED AND APPROVED THIS 14th DAY OF July, 2006.

[Signature]
CITY SURVEYOR

SURVEY FOR:

RICHARD LOVETT
139 GRANITE STREET
ASHLAND, OR 97520

[Signature] COUNTY CLERK
[Signature] DEPUTY
COUNTY SURVEYOR FILE NO. 19268

*** TAX STATEMENT ***

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN
PAID AS OF July 28, 2006.

[Signature] Deputy Tax Collector
[Signature] Deputy Assessor

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT THE LOVETT TRUST DATED MAY 7, 2002, IS 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 HEREON.

SURVEY BY:

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

DATE:

JULY 5, 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 Southwest corner of Lot 15, Block "Y" of RAILROAD 2ND ADDITION to the City of
Ashland, according to the official plat thereof, now of record in Jackson County, Oregon and the
INITIAL POINT OF BEGINNING; thence along the West line and its Northerly prolongation, North 15°49'31"
East, 124.80 feet to the North line of Lot 12 of said Block "Y"; thence along said North line, South
74°08'55" East, 72.67 feet to the East line of said Block "Y"; thence along said East line, South
00°07'01" West, 129.60 feet to the Southeast corner of said Block "Y"; thence along the South line
thereof, North 74°10'29" West, 107.76 feet to the initial point of beginning.

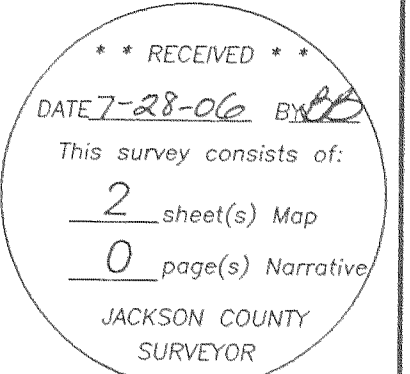
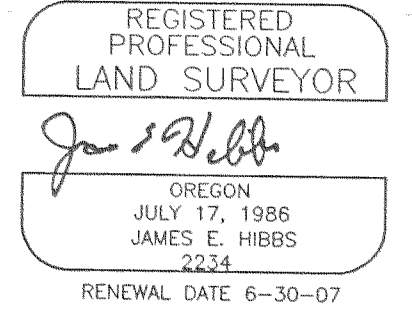
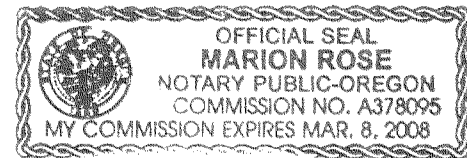
[Signature] RICHARD PAUL LOVETT, TRUSTEE
[Signature] LESLIE ANNE LOVETT, TRUSTEE
THE LOVETT TRUST DATED MAY 7, 2002

STATE OF OREGON))SS.
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED RICHARD PAUL LOVETT AND LESLIE ANNE LOVETT AND
ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED AND WAS SIGNED
ON BEHALF OF THE LOVETT TRUST DATED MAY 7, 2002.

DATED THIS 13 DAY OF JULY, 2006.

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



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

[Signature]
SURVEYOR

SHEET 1 OF 2

PARTITION PLAT NO P-71-2008

Property Line Adjustment

A replat of a portion of Lots 12, 15, 16, 17 & 18, Block "Y" of RAILROAD 2ND ADDITION to the City of Ashland & located in the N.E. 1/4 of Sec. 9 T.39S., R.1E., W.M. Jackson County, Oregon

SURVEY FOR:

RICHARD LOVETT
139 GRANITE STREET
ASHLAND, OR 97520

SURVEY BY:

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

LEGEND:

- = Found re-established Gov't corner as noted.
- ⊙ = Found street centerline monument as noted.
- = Set 5/8" X 30" iron pin w/ plastic cap mkd. L.J.FRIAR & ASSOC.
- ⊗ = Set brass tag mkd. L.J.FRIAR & ASSOC. in lead plug in concrete.

- ORJCO = Official Records of Jackson County, Oregon.
- FS = Filed Survey #.
- () = Plat record data per Railroad 2nd Addition.
- PUE = Public Utility Easement.
- DR = Deed record data.
- [] = Lot number per Railroad 2nd Addition.
- WC = Witness corner monument.

BASIS OF BEARINGS:

True Meridian of the N-S- centerline of Section 9 as derived from the NOAA net established in 1968 & on file with the Jackson County Surveyor. The reference line for bearing control is the East line of DLC #42 as shown on Survey No. 11856 in the Office of the Jackson County Surveyor.

DATE: JULY 5, 2006 UNIT OF MEASUREMENT: FEET SCALE: 1" = 20'

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

PURPOSE: To survey and monument the corners of two adjusted tracts created through a property line adjustment. See City File PL-2003-01204.

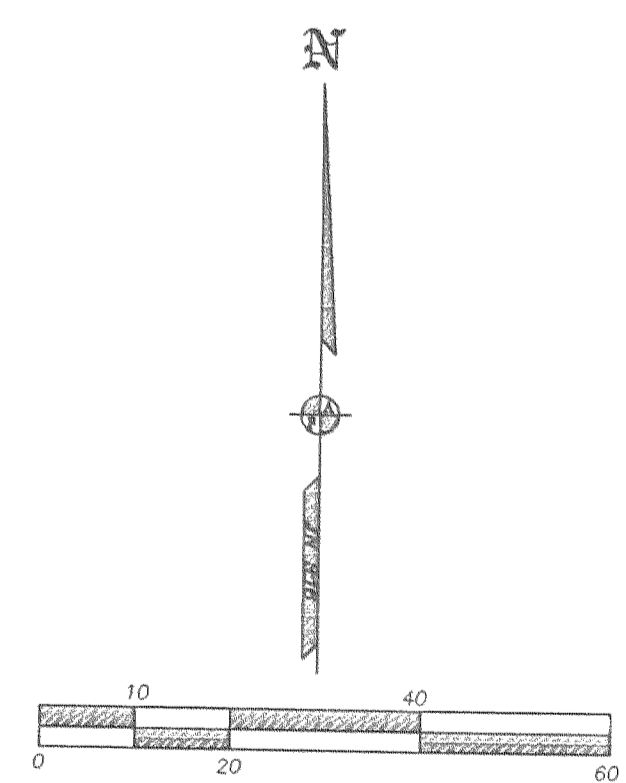
PROCEDURE: From control and monuments established by this office during FS13415, 15102 & 16443 the exterior of Block "Y" was computed as shown. The lot corner positions along 8th & "B" Streets were computed by proportion method. The east-west lines were held perpendicular to 8th street & the north-south line perpendicular to "B" Street since there were no plat distances to proportion against along the East line of the Block & the North line of Lot 12. The Northerly portion of the West line of the subject tract was held as the prolongation of the lot line. It is my opinion that although the deed excepts the Westerly 50 feet of Lot 12, the intent is to prolong the Lot line. My rationale for this is that the only Survey of record for these lots & deeds in the area is the original plat of Railroad 2nd Addition. The lots to the South of Lot 12, being lots 13 & 14 were platted at 25 feet each with the two up to the 50 feet which I believe is the intent of the call "Westerly 50 of Lot 12" being excepted from the subject property.

REGISTERED PROFESSIONAL LAND SURVEYOR

J. E. Friar

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234

RENEWAL DATE 6-30-07



FD. 3" BRASS DISK IN CONC. MKD.:
CITY OF ASHLAND
T39S R1E
DLC41
DLC42 | DLC 43
1993
LS759
SURVEY MARKER

FD. 2.5" BRASS DISK 6" DEEP MKD.:
T39S R1E
SE |
42 |
DLC
CS
1988

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

J. E. Friar
SURVEYOR

** RECEIVED **
DATE 7-28-06 BY BB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR