

19639

P-34-2007

APPROVAL:

[Signature]
ASHLAND PLANNING DEPARTMENT
PA #2005-01830 PARTITION
4/25/2007
DATE

LAND PARTITION SURVEY

A REPLAT OF
Parcel 1 per Partition Plat No. P-14-1991
& in the S.W. 1/4 of Section 5, T.39S, R.1E, W.M.
City of Ashland Jackson County, Oregon

*** RECORDING ***

FILED FOR RECORD THIS 23rd DAY OF MAY, 2007 AT
1:27 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-34-2007
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 18, PAGE 34, DOC. #2007-024707, ORJCO.

KATHLEEN S. BECKETT COUNTY CLERK
KAREN ALONZO DEPUTY
COUNTY SURVEYOR FILE NO. 19639

APPROVAL:

EXAMINED AND APPROVED THIS 23rd DAY OF April, 2007

[Signature]
CITY SURVEYOR

SURVEY FOR:

ROD & BARBARA HINDS
309 ALTA STREET
ASHLAND, OR 97520

DATE:

JANUARY 10, 2007

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT WE, RODNEY A. HINDS AND BARBARA D. HINDS ARE THE OWNERS 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 AND WE DO HEREBY DEDICATE TO THE CITY OF ASHLAND THE PUBLIC UTILITY EASEMENT (PUE) AS SHOWN ON SHEET 2.

[Signature] RODNEY A. HINDS
[Signature] BARBARA D. HINDS

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 ***

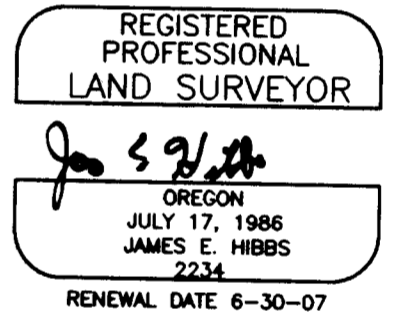
ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF May 23, 2007

[Signature] Deputy 5-23-07 TAX COLLECTOR
[Signature] Deputy 5-23-07 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:

PARCEL 1 PER PARTITION PLAT NO. P-14-1991, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN VOLUME 2, PAGE 14 OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON AND FILED AS SURVEY NO. 12387 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.



STATE OF OREGON)
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED RODNEY A. HINDS AND BARBARA D. HINDS, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 8th DAY OF February, 2007

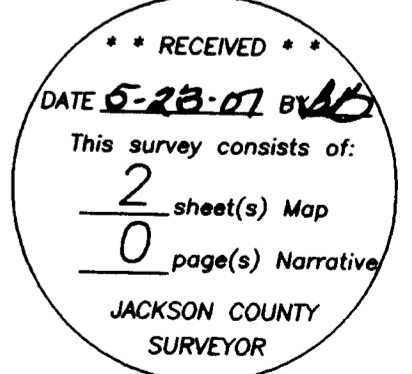
[Signature]
[Signature] Notary Public - Oregon
Commission No. 4022-51
My Commission Expires March 20, 2010

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 200.250

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF THREE PARCELS CREATED THROUGH A LAND PARTITION. SEE ASHLAND PA #2005-01830.
PROCEDURE: MADE TIES TO MONUMENTS OF RECORD AS SHOWN TO CONTROL THE EXTERIOR OF THE SUBJECT TRACT. COMPUTED THE POSITION OF THE PARCEL CORNERS AND SET MONUMENTS AS SHOWN ON SHEET 2.

* AFFIDAVIT OF CONSENT *

FROM KEYBANK NATIONAL ASSOCIATION RECORDED AS DOC. #2007-024706, orjco



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

[Signature]
SURVEYOR

SHEET 1 OF 2

391E05DC TL1502

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

05239FM

19639

SURVEY FOR:
ROD & BARBARA HINDS
309 ALTA STREET
ASHLAND, OR 97520

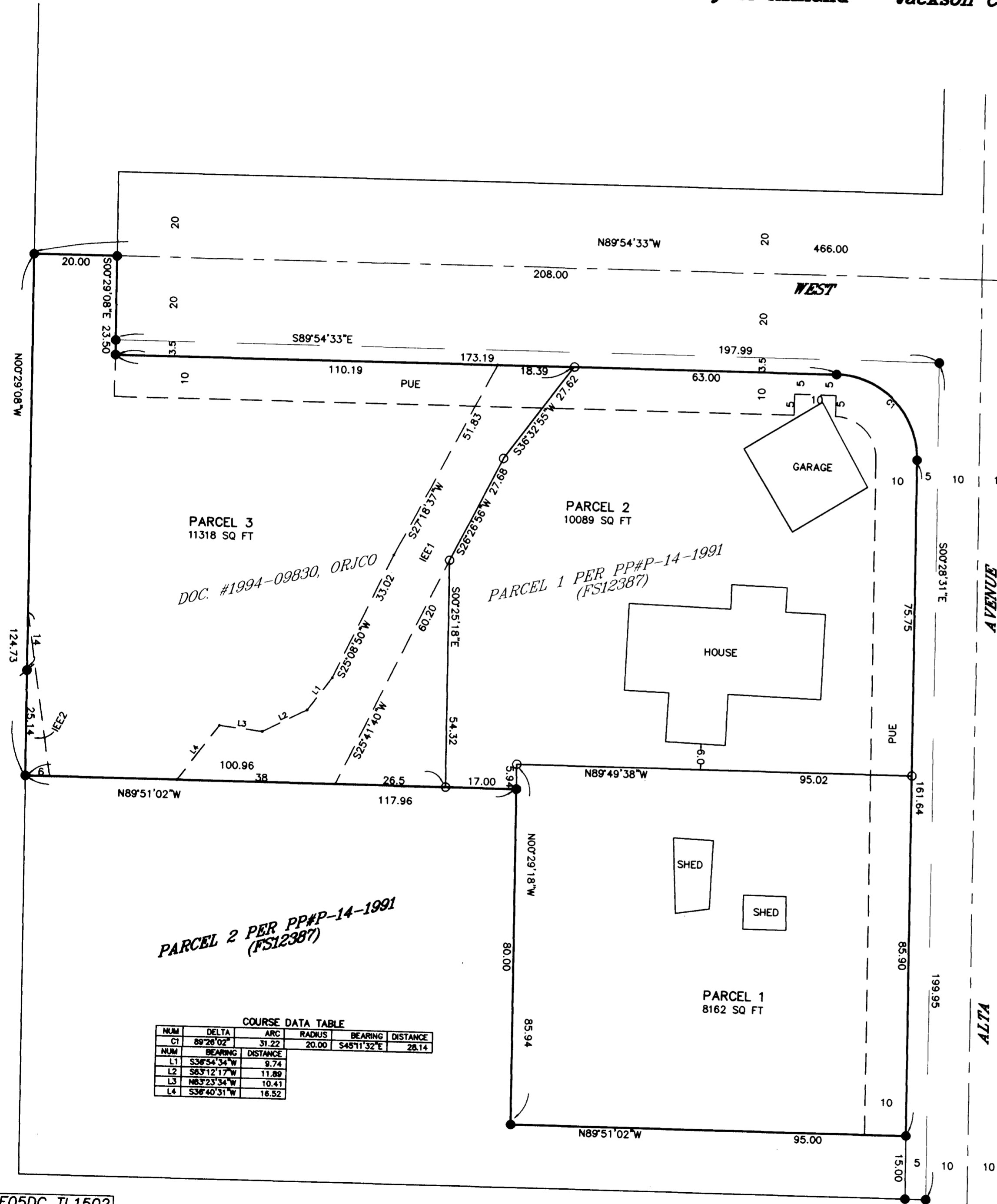
DATE:
JANUARY 10, 2007

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

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City of Ashland Jackson County, Oregon

WIMER STREET
FD. 3" BRASS CAP MKD.
CITY OF ASHLAND NO. 24.



LEGEND:

- ⊙ = FD. CENTERLINE MONUMENT IN MONUMENT WELL AS NOTED.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD LS505 PER FS10271.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD EDWARDS LS741 PER FS12387.
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- PP# = PARTITION PLAT NO.
- FS = FILED SURVEY NO.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- C1 = SEE COURSE DATA TABLE THIS SHEET.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- IEE1 = INGRESS-EGRESS EASEMENT PER DOC. 94-40812, ORJCO.
- IEE2 = INGRESS-EGRESS EASEMENT PER DOC. 98-31145, ORJCO.
- JCDR = JACKSON COUNTY DEED RECORDS.

BASIS OF BEARINGS: NOAA TRUE BEARING ALONG THE CENTERLINE OF SCENIC AVENUE AS SHOWN ON SURVEY NO. 12387.

UNIT OF MEASUREMENT: FEET SCALE: 1" = 20'

EASEMENTS OF RECORD
1) EASEMENT FOR PIPES OR FLUMES PER V.21, P.149, JCDR CANNOT BE DEPICTED BUT MAY AFFECT THE SUBJECT PROPERTY.

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	89°28'02"	31.22	20.00	S45°11'32"E	26.14
NUM	BEARING	DISTANCE			
L1	S36°54'34"W	9.74			
L2	S6°12'17"W	11.88			
L3	N8°23'34"W	10.41			
L4	S36°40'31"W	16.52			

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

RECEIVED
DATE 5-23-07 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

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

391E05DC TL1502