

APPROVAL:

[Signature]
ASHLAND PLANNING DEPARTMENT
PA #2006-00086 PARTITION
8/13/2008
DATE

LAND PARTITION SURVEY
PARTITION PLAT NO. P-54-2008
In the S.W. 1/4 of Section 14, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon
(PA# 2006-00086)

*** RECORDING ***
FILED FOR RECORD THIS 11th DAY OF September, 2008 AT
1:31 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-54-2008
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 19, PAGE 54, DOC. #2008-034283, ORJCO.
Christine D. Walker Carnea S. Helman
COUNTY CLERK DEPUTY
COUNTY SURVEYOR FILE NO. 20164

APPROVAL:

EXAMINED AND APPROVED THIS 7th DAY OF August, 2008.

[Signature]
CITY SURVEYOR

SURVEY FOR:
LIVNI INVESTMENT CO., LLC
2532 OLD MILL WAY
ASHLAND, OR 97520

DATE:
JUNE 25, 2008

*** TAX STATEMENT ***

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE
BEEN PAID AS OF September 11, 2008.

Karen L. Meade, Deputy 9-11-08 Nathan C. McAlary, Deputy 9/11/08
TAX COLLECTOR DATE ASSESSOR DATE

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
www.friarandassociates.com

*** 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 SOUTHEAST CORNER OF WHISTLE SUBDIVISION, IN 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 SOUTH LINE THEREOF, SOUTH 89°55'33" WEST, 207.91 FEET TO THE NORTHWEST CORNER
OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2005-045721, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON;
THENCE ALONG THE WEST LINE OF SAID TRACT, SOUTH 00°02'50" WEST, 207.26 FEET (RECORD SOUTH, 207.3
FEET) TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF SAID TRACT, NORTH 89°55'33"
EAST (RECORD EAST), 83.08 FEET TO THE SOUTH-SOUTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE
OF SAID TRACT, NORTH 00°02'50" EAST (RECORD NORTH), 91.555 FEET TO THE INTERIOR ELL CORNER THEREOF;
THENCE ALONG THE SOUTH LINE OF SAID TRACT, NORTH 89°55'33" EAST (RECORD EAST), 124.82 FEET TO THE
WEST LINE OF TOLMAN CREEK ROAD; THENCE ALONG SAID WEST LINE, NORTH 00°02'50" EAST (RECORD NORTH),
115.705 FEET TO THE INITIAL POINT OF BEGINNING.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-09

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF THREE PARCELS CREATED THROUGH A LAND PARTITION.
SEE ASHLAND PA #2006-00086.
PROCEDURE: MADE TIES TO MONUMENTS OF RECORD AS SHOWN TO CONTROL THE EXTERIOR OF THE SUBJECT
TRACT. TO COMPUTE THE POSITION OF THE MISSING PINS PER FS7924, THE NORTH-SOUTH LINES
WERE HELD PARALLEL TO TOLMAN CREEK ROAD AND THE EAST WEST LINES WERE HELD PARALLEL
TO THE MONUMENTED NORTH LINE OF FS7924. COMPUTED THE POSITION OF THE PARCEL CORNERS
AND SET MONUMENTS AS SHOWN ON SHEET 2.

*** RECEIVED ***
DATE 9-11-08 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

SURVEY FOR:

LVINI INVESTMENT CO., LLC
2532 OLD MILL WAY
ASHLAND, OR 97520

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
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MEDFORD, OREGON 97501
PHONE: (541) 772-2782
EMAIL: ljfriar@charter.net
www.friarandassociates.com

DATE:

JUNE 25, 2008

LAND PARTITION SURVEY

PARTITION PLAT NO. P-54-2008
In the S.W. 1/4 of Section 14, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon
(PA# 2006-00086)

LEGEND:

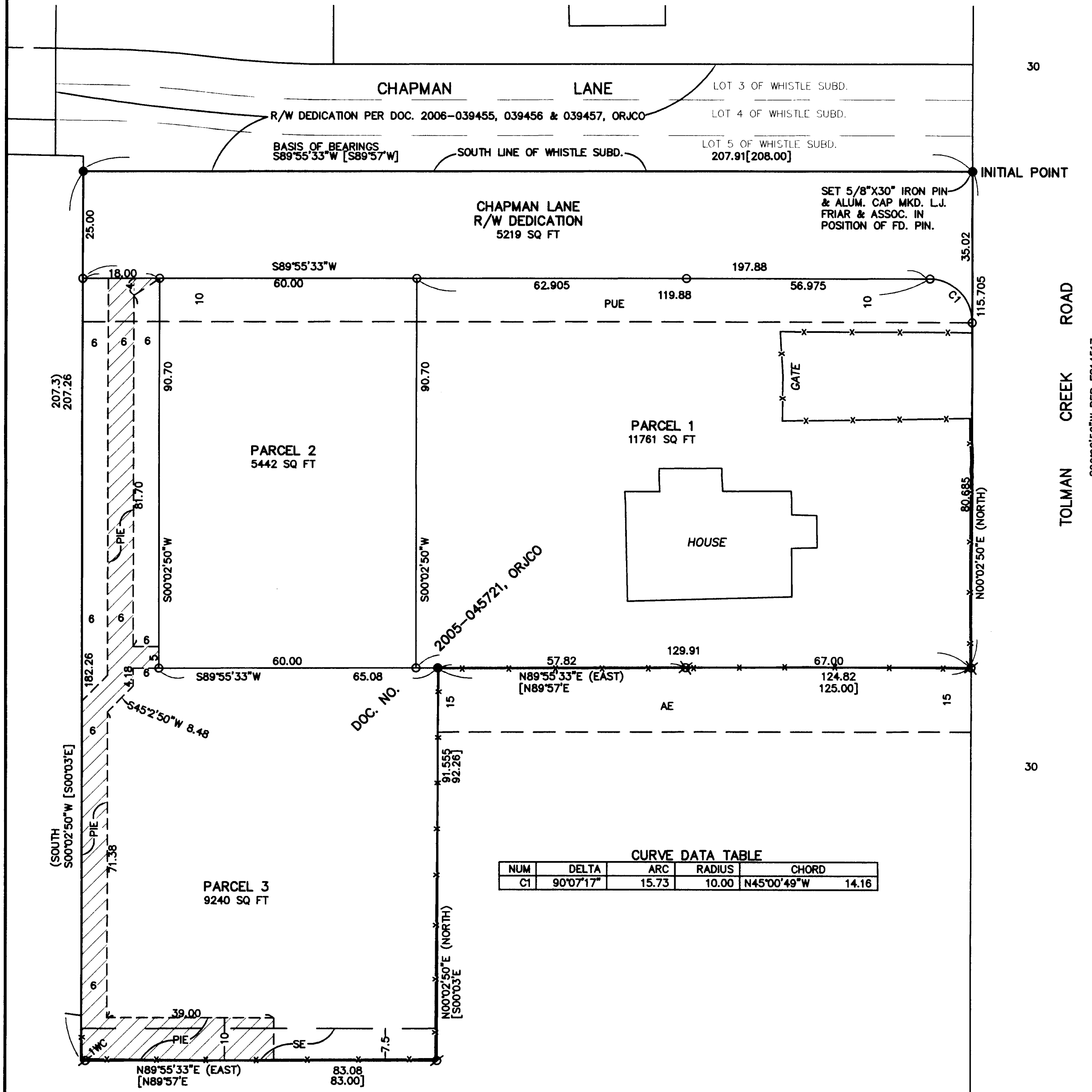
- = FD. 5/8" IRON PIN PER FS7924.
- ∅ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.

- AE = ACCESS EASEMENT SHOWN ON PER FS7924.
- FS = FILED SURVEY NO.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- C1 = SEE CURVE DATA TABLE THIS SHEET.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- SE = SEWER EASEMENT PER DOC. 78-03455, ORJCO & SHOWN ON FS7924.
- PIE = PRIVATE IRRIGATION EASEMENT PER THIS PLAT.
- JCDR = JACKSON COUNTY DEED RECORDS.
- 1WC = ONE FOOT WITNESS CORNER MONUMENT.

BASIS OF BEARINGS: NOAA TRUE BEARING ALONG THE SOUTH LINE OF WHISTLE SUBDIVISION AS SHOWN ON SURVEY NO. 14517.

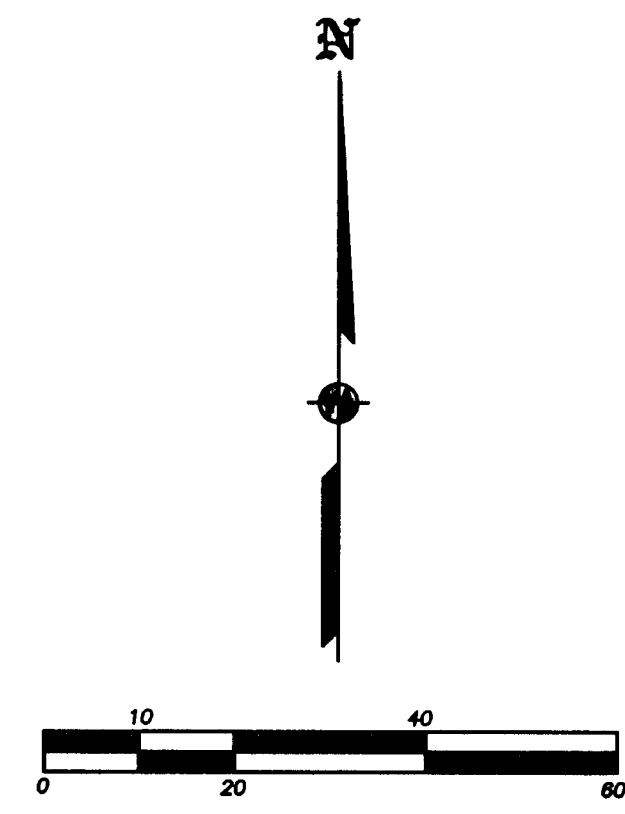
UNIT OF MEASUREMENT: FEET **SCALE:** 1" = 20'

EASEMENTS PER SUBDIVISION REPORT
1) EASEMENT FOR IRRIGATION DITCH PER V.270, P.437, JCDR CANNOT BE DEPICTED BUT MAY AFFECT THE SUBJECT PROEPRTY.



CURVE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	90°07'17"	15.73	10.00	N45°00'49"W 14.16



REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-09

RECEIVED
DATE 9-11-08 BY *BB*
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