

APPROVAL:

ASHLAND PLANNING DEPARTMENT PA #2008-00971 PROPERTY LINE ADJUSTMENT DATE 11/06/2008

LAND PARTITION SURVEY

PARTITION PLAT NO. P-63-2008 PROPERTY LINE ADJUSTMENT In the N.W. 1/4 of Section 16, T.39S., R.1E., W.M. City of Ashland Jackson County, Oregon (PA# 2008-00971)

*** RECORDING ***

FILED FOR RECORD THIS 10th DAY OF NOVEMBER 2008 AT 11:56 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-63-2008 OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON. INDEX VOLUME 19, PAGE 63, DOC. # 2668-40768, ORJCO.

APPROVAL:

EXAMINED AND APPROVED THIS 7th DAY OF November 2008

John H. Olson CITY SURVEYOR

SURVEY FOR:

RHONDA HILDEBRAND 646 ESTATES DRIVE GULF SHORES, AL 36542

Christine D Walker COUNTY CLERK Barbara J Shaw DEPUTY

COUNTY SURVEYOR FILE NO. 20219

*** TAX STATEMENT ***

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF NOVEMBER 10, 2008

Carole Juensen, Deputy 11-10-08 TAX COLLECTOR William Johnson, Deputy 11-10-08 ASSESSOR

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT RHONDA K. HILDEBRAND AND JEAN TANGREN ALEXANDER, THE SUCCESSOR TRUSTEE OF THE FITCH FAMILY TRUST AND THE SUCCESSOR TRUSTEE OF THE CHESTER FITCH TRUST U.T.A.D. FEBRUARY 25, 1997, 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 DO HEREBY MAKE AND ESTABLISH THE NON-EXCLUSIVE PRIVATE SANITARY SEWER EASEMENT (PSSE) FOR PARCEL 2 AS SHOWN ON SHEET 2.

DATE: JUNE 18, 2008

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 a 5/8 inch iron pin marking the Northwest corner of Parcel 2 per Partition Plat No. P-35-1991, according to the official plat thereof, now of record, in Volume 2, Page 35 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 12471 in the Office of the Jackson County Surveyor and the INITIAL POINT OF BEGINNING; thence along the North line thereof, South 72°30'10" East, 306.61 (record South 72°33'25" East, 307.58 feet) to a 5/8 inch iron pin marking the Northeast corner thereof; thence along the East line thereof, South 00°53'13" East, 86.08 feet (record SOUTH, 86.25 feet) to a 3/4 inch square iron pin marking an angle point; thence continue along said East line, South 00°10'08" West (record South 00°14'01" West), 4.49 feet to the North line of that tract described in Document No. 2005-018298, Official Records of Jackson County, Oregon as said North line was found to be monumented and as shown on filed Survey No. 19047 in the Office of the Jackson County Surveyor; thence along the North line thereof, North 89°26'11" East, 240.28 feet to the Westerly line of Terrace Street described in Volume 20, Page 402, Jackson County Deed Records; thence along said Westerly line, South 00°01'18" East, 115.06 feet; thence South 40°02'18" East, 208.31 feet to the Westerly line of Ashland Loop Road described in Volume 319, Page 339 said Deed Records; thence along said Westerly line, South 08°29'52" East, 34.37 feet to the Northerly line of said Ashland Loop Road; thence along said Northerly line, South 82°32'08" West, 199.47 feet to an angle point; thence continue along said Northerly line, South 88°52'08" West, 326.25 feet to a 5/8 inch iron pin per said filed Survey No. 19047 marking the Southwest corner of that tract described in Document No. 2005-018298, said Official Records; thence along the Westerly line thereof, North 00°06'00" West, 118.06 feet to a 5/8 inch iron pin per said filed Survey No. 19047 marking the most Westerly Northwest corner of said tract; thence North 84°07'41" West, 17.49 feet to a 5/8 inch iron pin marking an angle point in the Southerly line of said Parcel 2; thence along said Southerly line the following three (3) courses, South 89°50'49" West, 40.01 feet (record WEST, 40.00 feet) to a 5/8 inch iron pin marking an angle point; thence North 56°35'02" West, 161.33 feet (record North 56°49'08" West, 161.30 feet) to a 5/8 inch iron pin marking an angle point; thence North 38°22'39" West, 58.92 feet (record North 38°11'00" West, 58.84 feet) to a 5/8 inch iron pin marking the Southwest corner of said Parcel 2; thence along the Westerly line thereof the following five (5) courses: along the arc of a 90.00 foot radius curve to the left having a central angle of record 16°00'33", a distance of 25.15 feet (record 25.06 feet) (the long chord of which bears North 19°23'52" East, 25.07) (record North 19°35'09" East, 24.98 feet) to a 5/8 inch iron pin marking an angle point; thence North 15°50'15" East, 1.16 feet (record North 11°36'29" East, 1.15 feet) to a 5/8 inch iron pin marking an angle point; thence along the arc of a 975.00 foot radius curve to the right having a central angle of 07°24'35", a distance of 126.94 feet (record 126.92 feet) (the long chord of which bears North 15°18'06" East, 126.85 feet (record North 15°20'14" East, 126.83 feet)) to a 5/8 inch iron pin marking an angle point; thence North 18°52'23" East, 78.15 feet (record North 19°03'59" East, 78.66 feet) to a 5/8 inch iron pin marking an angle point; thence along the arc of a 375.00 foot radius curve to the left having a central angle of 07°11'43", a distance of 47.09 feet (record 47.18 feet) (the long chord of which bears North 15°08'21" East, 47.06 feet (record North 15°27'43" East, 47.15 feet)) to the initial point of beginning.

Rhonda K. Hildebrand, by Rhonda K. Hildebrand, by

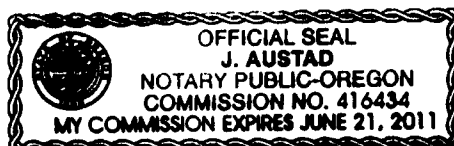
MARK DIRIENZO, her ATTORNEY IN

STATE OF OREGON) FACT COUNTY OF JACKSON) SS.

PERSONALLY APPEARED THE ABOVE NAMED RHONDA K. HILDEBRAND, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

DATED THIS 6th DAY OF November 2008

Mustad Notary Public - Oregon Commission No. 416434 My Commission Expires 6-21-2011

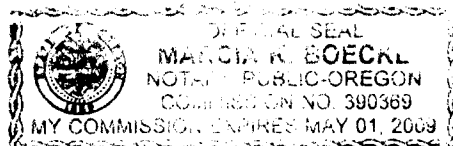


STATE OF OREGON) FACT COUNTY OF JACKSON) SS.

PERSONALLY APPEARED THE ABOVE NAMED JEAN TANGREN ALEXANDER, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF SAID FITCH FAMILY TRUST, AND SAID CHESTER FITCH TRUST.

DATED THIS 6th DAY OF November 2008

Marcia K. Boeckl Notary Public - Oregon Commission No. 390369 My Commission Expires 05/01/2009



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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO ADJUSTED PARCELS CREATED THROUGH A LAND PARTITION (PROPERTY LINE ADJUSTMENT). SEE ASHLAND PA #2008-00971.

PROCEDURE: MADE TIES TO MONUMENTS OF RECORD AS SHOWN TO CONTROL THE EXTERIOR OF THE SUBJECT TRACT COMPUTED THE POSITION OF THE ADJUSTED LINE AND SET A MONUMENT AS SHOWN ON SHEET 2. THIS PARTITION WILL ALSO CORRECT THE APPARENT SURVEY GAPS & OVERLAPS NOTED ON SURVEY NO. 19047 AS THEY RELATE TO THE LINE BETWEEN TL'S 404 & 900. NO ATTEMPT WAS MADE TO ADDRESS THE APPARENT SURVEY OVERLAP SHOWN ON SHEET 2 BETWEEN FS7302 & 19047.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

RECEIVED DATE 11/10/08 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

SHEET 1 OF 2 08123FM

SURVEY FOR:
RHONDA HILDEBRAND
646 ESTATES DRIVE
GULF SHORES, LA 36542

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

DATE:
JUNE 18, 2008

LAND PARTITION SURVEY
PARTITION PLAT NO. P-63-2008
PROPERTY LINE ADJUSTMENT
In the N.W. 1/4 of Section 16, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon
(PA# 2008-00971)

LEGEND:

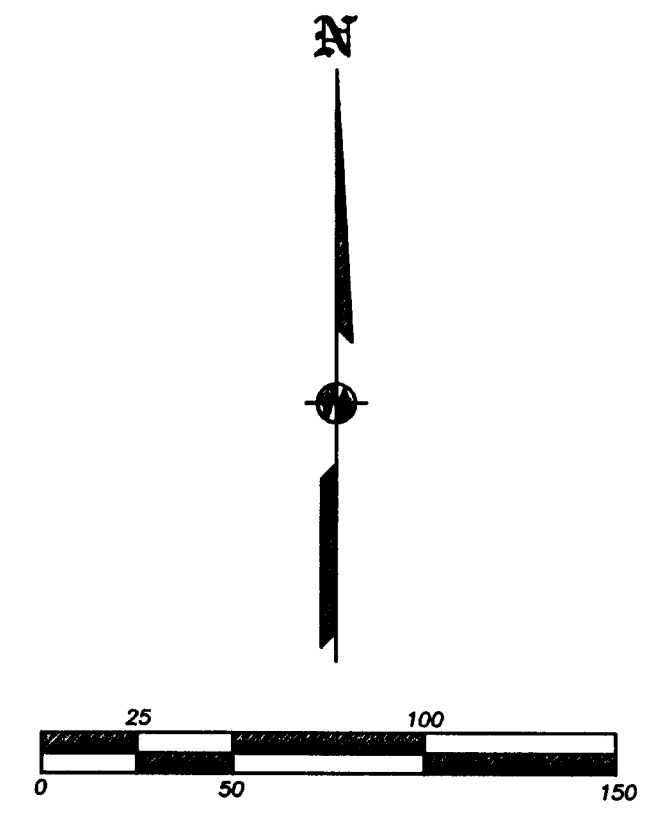
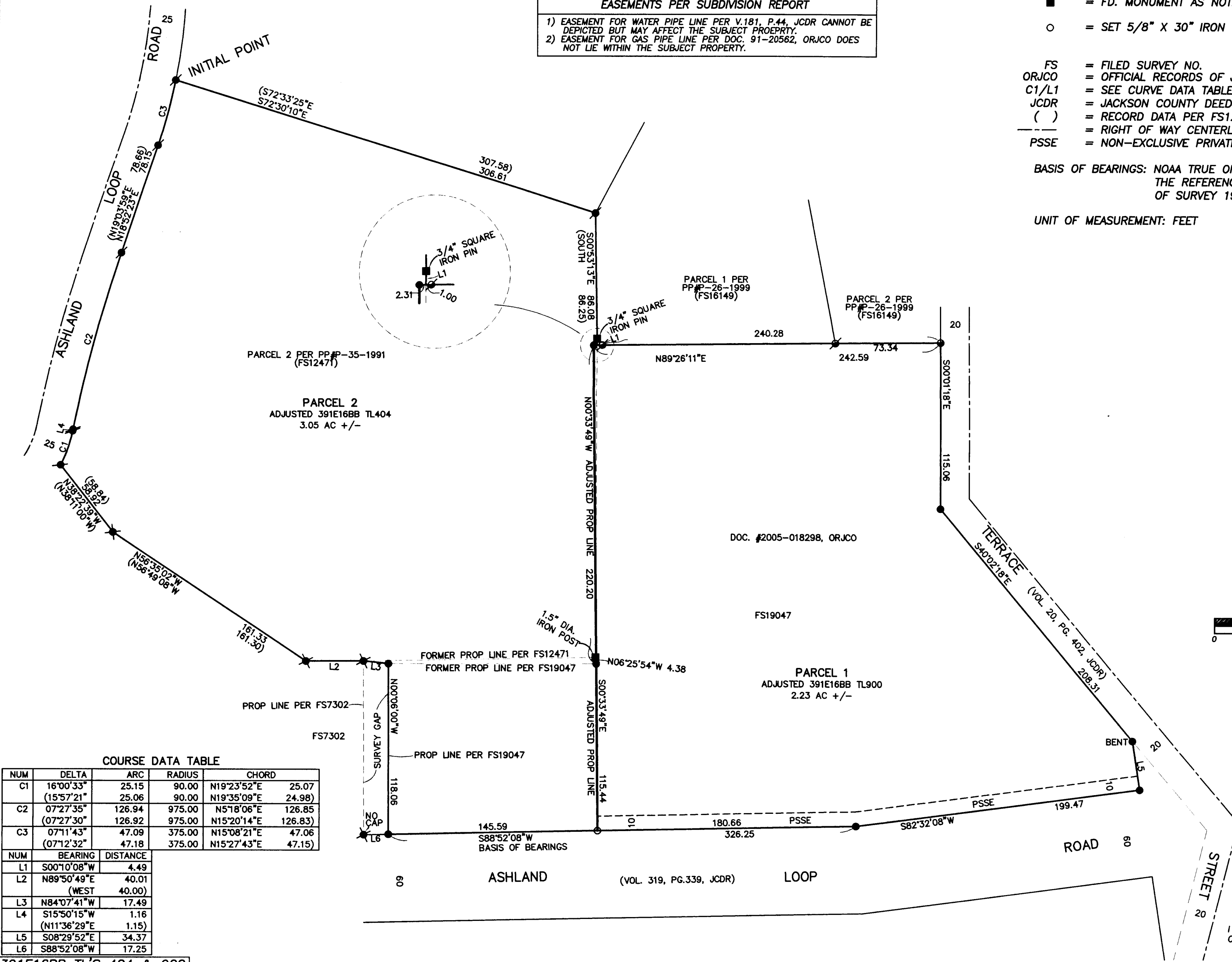
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. PLS2653 PER FS19047.
- ⦿ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. PLS1071 PER FS10764 OR 12471.
- ✕ = FD. 5/8" IRON PIN & METAL CAP MKD. PLS1071 PER FS7302.
- = FD. 1/2" IRON PIN & PLASTIC CAP MKS LS759 PER FS11394.
- ⦿ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS16149.
- = FD. MONUMENT AS NOTED. SEE FS12741.
- = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

- FS = FILED SURVEY NO.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- C1/L1 = SEE CURVE DATA TABLE THIS SHEET.
- JCDR = JACKSON COUNTY DEED RECORDS.
- () = RECORD DATA PER FS12471.
- = RIGHT OF WAY CENTERLINE.
- PSSE = NON-EXCLUSIVE PRIVATE SANITARY SEWER EASEMENT FOR PARCEL 2.

BASIS OF BEARINGS: NOAA TRUE OF THE NORTH-SOUTH CENTERLINE OF SECTION 16.
THE REFERENCE LINE FOR BEARING CONTROL IS THE SOUTH LINE OF SURVEY 19047 AND AS SHOWN HEREON.

UNIT OF MEASUREMENT: FEET **SCALE:** 1" = 50'

EASEMENTS PER SUBMISION REPORT
1) EASEMENT FOR WATER PIPE LINE PER V.181, P.44, JCDR CANNOT BE DEPICTED BUT MAY AFFECT THE SUBJECT PROEPRTY.
2) EASEMENT FOR GAS PIPE LINE PER DOC. 91-20562, ORJCO DOES NOT LIE WITHIN THE SUBJECT PROPERTY.



COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	16°00'33" (15°57'21")	25.15 25.06	90.00 90.00	N19°23'52"E 25.07 N19°35'09"E 24.98)
C2	07°27'35" (07°27'30")	126.94 126.92	975.00 975.00	N5°18'06"E 126.85 N15°20'14"E 126.83)
C3	07°11'43" (07°12'32")	47.09 47.18	375.00 375.00	N15°08'21"E 47.06 N15°27'43"E 47.15)

NUM	BEARING	DISTANCE
L1	S00°10'08"W	4.49
L2	N89°50'49"E (WEST 40.00)	40.01
L3	N84°07'41"W	17.49
L4	S15°50'15"W (N11°36'29"E 1.15)	1.16
L5	S08°29'52"E	34.37
L6	S88°52'08"W	17.25

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

RECEIVED
DATE 10/11/08 BY PER
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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James E. Hibbs
SURVEYOR

SHEET 2 OF 2
08123FM

391E16BB TL'S 404 & 900

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