

APPROVAL  
[Signature]  
ASHLAND PLANNING DEPARTMENT  
PA #2008-00654 LAND PARTITION

12/22/2008  
DATE

# LAND PARTITION SURVEY

PARTITION PLAT NO. 1-03-2009

Located in S.E. 1/4 N.W. 1/4 of Sec. 5,  
T.39S., R.1E., W.M. City of Ashland  
Jackson County, Oregon

for  
**DAVID OAS**  
508 TUCKER STREET  
Ashland, OR 97520

DATE  
NOVEMBER 11, 2008

\*\*\* RECORDING \*\*\*  
FILED FOR RECORD THIS 4<sup>th</sup> DAY OF February, 2009 AT  
12:46 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 1-03-2009  
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 20, PAGE 03, DOCUMENT NO. 2009-003801, ORJCO.

Christine D. Walker COUNTY CLERK  
Carmen D. Helman DEPUTY

COUNTY SURVEYOR FILE NO. 20309

### APPROVAL:

EXAMINED AND APPROVED THIS 15th DAY OF December, 2008

[Signature]  
CITY SURVEYOR

### \*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS THAT WE DAVID ALLEN OAS AND CAROLYN M. OWENS ARE THE OWNERS IN FEE 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. WE DO HEREBY DEDICATE TO THE CITY OF ASHLAND THE PUBLIC UTILITY EASEMENT (PUE) AND PUBLIC PEDESTRIAN EASEMENT (PPE) SHOWN ON SHEET 2. WE DO HEREBY MAKE AND ESTABLISH THE PRIVATE SANITARY SEWER EASEMENT (PSSE) SHOWN ON SHEET 2 FOR THE BENEFIT OF AND USE BY PARCEL 2 FOR THE PLACEMENT AND MAINTENANCE OF A PRIVATE SANITARY SEWER LINE.

[Signature]  
DAVID ALLEN OAS

[Signature]  
CAROLYN M. OWENS

STATE OF OREGON )  
                          )SS.  
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED DAVID ALLEN OAS AND CAROLYN M. OWENS ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 9th DAY OF December, 2008

[Signature]  
Karen L Lafitte Notary Public - Oregon  
Commission No. 402251  
My Commission Expires March 20, 2010

### \*\*\* 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:

COMMENCING AT A BRASS DISK MARKING THE INITIAL POINT OF CHRISTINA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN JACKSON COUNTY, OREGON; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION, WEST, 110.81 FEET TO THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 92-05411, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND THE INITIAL POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE THEREOF, WEST, 117.315 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE ALONG THE EAST LINE OF THORNTON WAY, NORTH 00°01'03" WEST, 203.11 FEET TO THE SOUTH LINE OF TUCKER STREET; THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES: EAST, 29.13 FEET; THENCE SOUTH, 3.50 FEET; THENCE EAST, 93.76 FEET TO THE NORTHEAST CORNER OF THE AFORESAID TRACT; THENCE ALONG SAID EAST LINE THE FOLLOWING SIX (6) COURSES: SOUTH 03°56'35" WEST, 100.00 FEET; THENCE WEST, 16.50 FEET; THENCE SOUTH 29°39'27" EAST, 20.075 FEET; THENCE SOUTH 03°59'22" WEST, 25.12 FEET; THENCE SOUTH 39°09'23" EAST, 16.075 FEET; THENCE SOUTH 00°36'18" WEST, 44.875 FEET TO THE INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR  
[Signature]  
OREGON  
JULY 17, 1988  
JAMES E. HIBBS  
2224  
RENEWAL DATE 6-30-09

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

PURPOSE: TO SURVEY AND MONUMENT TWO PARCELS CREATED THROUGH A LAND PARTITION AS REQUESTED BY THE CLIENT. SEE ASHLAND PA# 2008-00654. THE SUBJECT PROPERTY IS DESCRIBED IN DOC. #92-05411, ORJCO

PROCEDURE: MONUMENTS PER FS10883, 8462, 8559, & 10689 WERE TIED TO CONTROL THIS SURVEY. SET PINS AT THE NEW PARCEL CORNER LOCATIONS. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN ON SHEET 2

### \*\* AFFIDAVIT OF CONSENT \*\*

FROM WELLS FARGO HOME MORTGAGE, INC. RECORDED AS DOC. #2009-003799, ORJCO.  
FROM WELLS FARGO BANK, N.A. RECORDED AS DOC. #2009-003800, ORJCO.

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

[Signature]  
SURVEYOR

### SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PH: (541) 772-2782  
WWW.FRIARANDASSOCIATES.COM

\*\*\* RECEIVED \*\*\*  
DATE 2-4-09 BY [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

**SURVEY BY:**

L.J. FRIAR & ASSOCIATES, P.C.  
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**LAND PARTITION SURVEY**  
PARTITION PLAT NO. 4-03-2009

Located in S.E. 1/4 N.W. 1/4 of Sec. 5,  
T.39S., R.1E., W.M. City of Ashland  
Jackson County, Oregon

for  
**DAVID OAS**  
508 TUCKER STREET  
Ashland, OR 97520

**LEGEND:**

- = FD. 3" BRASS DISK IN CONCRETE BEING THE INITIAL POINT OF CS.
- ∅ = FD. 3/4" IRON PIPE IN MON WELL. SEE FS10505.
- ⊘ = FD. 5/8" IRON PIN W/PLASTIC CAP MKD SWAIN LS759 PER FS10883.
- ⊗ = FD. 5/8" IRON PIN W/PLASTIC CAP MKD RLS759 PER FS8462.
- ⊙ = FD. 5/8" IRON PIN W/PLASTIC CAP MKD RLS759 PER CS.
- = FD. MONUMENT PER FS10689 AS NOTED.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET MAG NAIL & BRASS WASHER MKD. L.J. FRIAR & ASSOC. IN CONC. DRIVEWAY.

- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- CS = CHRISTINA SUBDIVISION (FS8559)
- SQ FT = SQUARE FEET.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- PPE = PUBLIC PEDESTRIAN EASEMENT PER THIS PLAT.
- PSSE = PRIVATE SANITARY SEWER EASEMENT FOR PARCEL 2 PER THIS PLAT.
- X- = FENCE LINE.
- PUESE = PUBLIC UTILITY & SLOPE EASEMENT. SEE FS8462.
- FS = FILED SURVEY #.

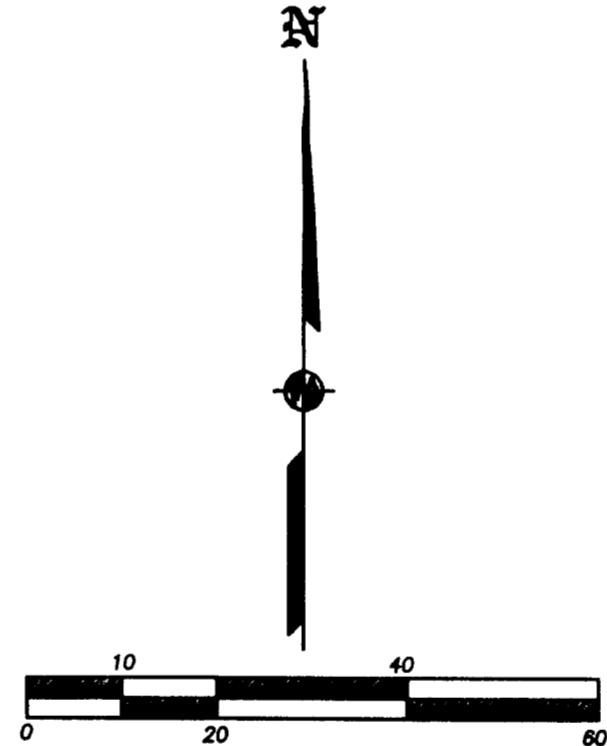
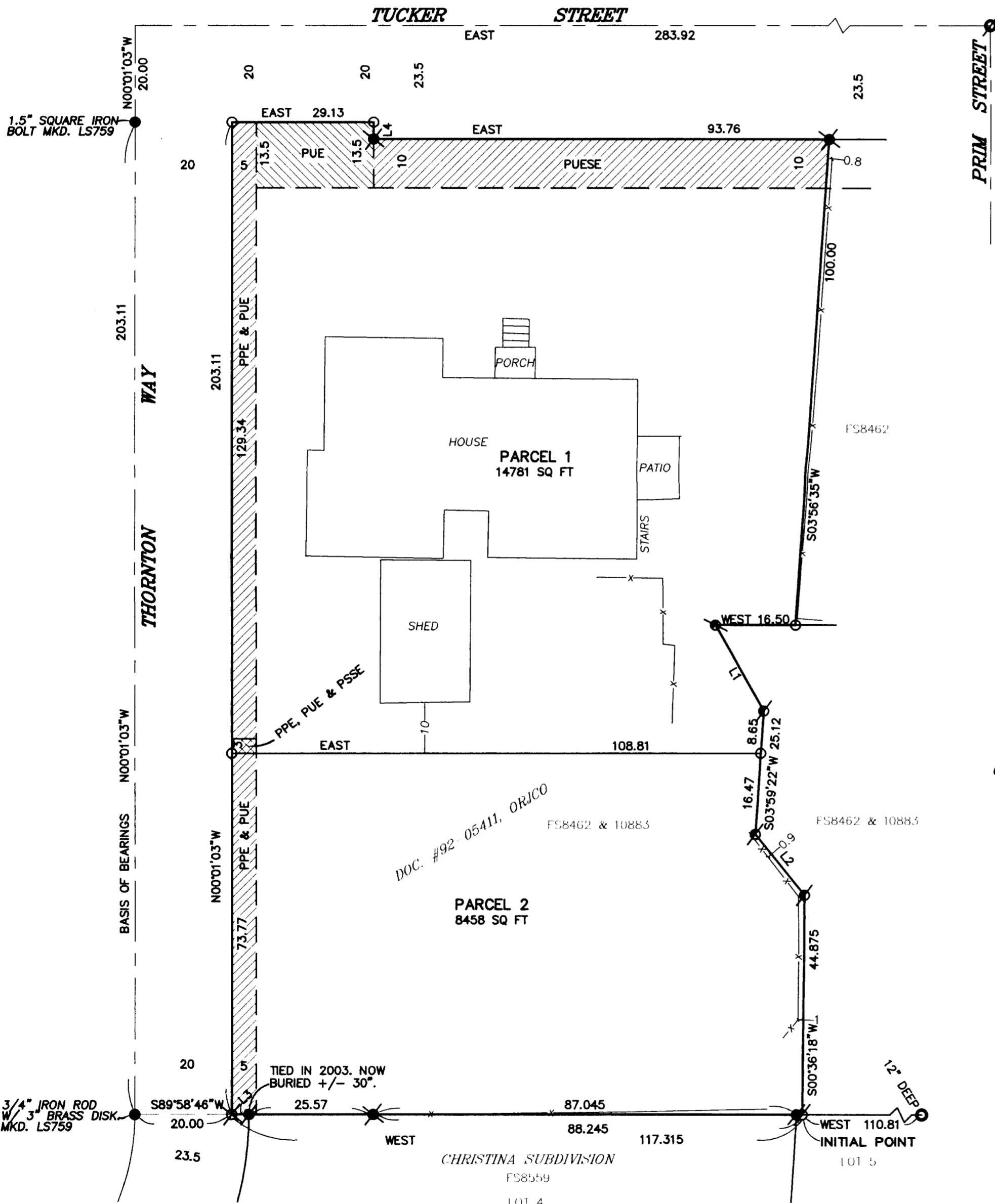
**BASIS OF BEARINGS:**

TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 5 AS DERIVED FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (FORMERLY COAST AND GEODETIC SURVEY) SURVEY NET ESTABLISHED IN 1968 AND FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING CONTROL IS THE CENTERLINE OF THORNTON WAY AS SHOWN ON FILED SURVEY NO. 10883 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

**DATE:** NOVEMBER 11, 2008

**UNIT OF MEASUREMENT:** FEET

**SCALE:** 1" = 20'



**LINE TABLE**

| NUM | DISTANCE | BEARING     |
|-----|----------|-------------|
| L1  | 20.075   | S29°39'27"E |
| L2  | 16.075   | S39°09'23"E |
| L3  | 3.50     | WEST        |
| L4  | 3.50     | SOUTH       |

**EASEMENTS PER SUBDIVISION GUARANTEE**

EASEMENT FOR IRRIGATION DITCH SET FORTH IN V.13, P.768 CANNOT BE DEPICTED.

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 6-30-09

\*\* RECEIVED \*\*  
DATE 2-4-09 BY BWB  
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