

LAND PARTITION SURVEY  
PARTITION PLAT NO. P-40-2009

LOCATED IN:  
LOTS 60, 61 & 62 of BILLINGS RANCH SUBDIVISION  
in the N.E. 1/4 of SECTION 05, T39S., R1E., WM.  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
GREG WALLACE  
29 Willamette Avenue  
Medford, Or., 97504

RECORDING

Filed for record this the 14<sup>th</sup> day of December, 2009 at  
10:30 o'clock A.M. and recorded in Volume 20, of Plats  
at page 40 of the Records of Jackson County, Oregon.

Christine S. Walker County Clerk  
Carmen D. Helman Deputy

COUNTY SURVEYOR FILE NO. 20553

All taxes, fees, assessments or other charges as required by  
O.R.S. 92.095 have been paid as of DECEMBER 14, 2009.

Carol Swanson Deputy Tax Collector 10/14/09 Date

Nena Crawford Deputy Assessor 12/14/09 Date

SURVEYOR'S CERTIFICATE:

I Darrell L. Huck, a duly Registered Surveyor of the State of Oregon, do hereby certify that the tract of land shown hereon was correctly surveyed by me or under my direction and was marked with proper monuments as provided by law and the plat is a correct representation of the same and the following is an accurate description of the tract.

LOTS 60, 61 AND 62 OF BILLINGS RANCH SUBDIVISION, A PLANNED COMMUNITY, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON

Darrell L. Huck Surveyor

HOFFBUHR & ASSOCIATES, INC.  
880 GOLFVIEW DRIVE, SUITE 201  
MEDFORD, OREGON 97504  
(541)779-4641

BY: DARRELL L. HUCK PLS No. 2023  
SCALE: 1 inch = 50' AUGUST 27, 2009

BASIS OF BEARING: Billings Ranch Subdivision which is based on Filed Survey No. 17770. The basis of bearing for Survey No. 17770 is Geodetic North as derived from Global Positioning System observations at the National Geodetic Survey High Accuracy Reference Network point "ASH".

- = Set 5/8"x24" Iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- = Found lead plug & tack with brass washer stamped L.S. 2023
- = Found 5/8" Iron pin per Billings Ranch Subdivision unless noted otherwise.
- = Found 2" Brass Disc in Mon. case per Billings Ranch Subdivision unless noted otherwise.

D.R. = Deed Records, Jackson County, Oregon

PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance

S.F. = Square Feet

CURVE TABLE

	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	00°44'12"	3499.87'	45.00'	45.00'	N 53°40'54" W
C2	00°44'24"	3499.87'	45.21'	45.21'	N 52°56'36" W
C3	00°29'40"	3499.87'	30.21'	30.21'	N 53°48'10" W
C4	00°29'28"	3499.87'	30.00'	30.00'	N 52°49'08" W
C5	11°26'03"	75.00'	14.97'	14.94'	S 15°17'22" E
C6	10°04'21"	75.00'	13.185'	13.17'	S 04°32'10" E
C7	54°30'00"	50.00'	47.56'	45.79'	S 26°45'00" E

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck

I certify this plat to be an exact copy of the original  
Darrell L. Huck SURVEYOR

OREGON  
FEBRUARY 4, 1983  
DARRELL L. HUCK  
2023

Expires 6/30/2011

SHEET 1 OF 1  
09092-11a.dwg

APPROVAL:

ASHLAND PLANNING DEPARTMENT  
PA # 2009-00470  
PROPERTY LINE ADJUSTMENT

EXAMINED AND APPROVED THIS 20<sup>th</sup> DAY OF OCT, 2009

Jan Holton City Surveyor

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT, GREG L. WALLACE, RADAWNA D. WALLACE AND ALSO MITCHEL C. WALLACE, AND THERESA M. WALLACE, AS TRUSTEE OF THE WALLACE FAMILY TRUST, ARE THE OWNERS OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON.

IN WITNESS WHEREOF, signed this 15 day of October, 2009.

Greg L. Wallace Radawna D. Wallace

STATE OF OREGON }  
COUNTY OF JACKSON } SS.

PERSONALLY APPEARED THE ABOVE NAMED GREG L. WALLACE AND RADAWNA D. WALLACE, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

BEFORE ME: Linda Marley Fern  
DATE: 10-15-09



IN WITNESS WHEREOF, signed this 8<sup>th</sup> day of October, 2009.

Mitchell C. Wallace, Trustee Theresa M. Wallace, Trustee

STATE OF OREGON }  
COUNTY OF JACKSON } SS.

PERSONALLY APPEARED THE ABOVE NAMED MITCHELL C. WALLACE AND THERESA M. WALLACE, AS TRUSTEES OF THE WALLACE FAMILY TRUST, DATED 11/14/2003, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

BEFORE ME: Shilpa Dhir Shilpa Dhir  
DATE: 10/08/09



- NOTES:
- EASEMENT OF RECORD FOR 9 POLES WITH WIRES & FIXTURES TO BENEFIT PACIFIC TELEPHONE & TELEGRAPH COMPANY PER VOLUME 194, PAGE 123 D.R.
  - THIS PROPERTY IS SUBJECT TO THE TERMS OF A LOCAL IMPROVEMENT DISTRICT PER DOCUMENTS NO. 2004-052870 AND 2005-013775, D.R.
  - THIS PROPERTY IS SUBJECT TO "DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS OF BILLINGS RANCH, A PLANNED COMMUNITY" PER DOCUMENT NO. 2004-016356 AND AMENDED PER DOCUMENTS NO. 2004-058601, 2005-016840, 2006-019699 & 2006-019700, D.R.
  - EASEMENT AND MAINTENANCE AGREEMENT PER DOCUMENT NO. 2004-02066, D.R.

40' P.U.E. PER BILLINGS RANCH SUBDIVISION  
& 40' PIPELINE EASEMENT PER VOL. 544 PG. 336  
& PER INSTRUMENT NO. 91-23665 D.R.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT AS APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT (FILE NO. PA-2009-00470)

PROCEDURE: THIS PROPERTY LINE ADJUSTMENT INVOLVES LOTS 60, 61 AND 62 OF THE BILLINGS RANCH SUBDIVISION. THE RESULTING ADJUSTMENT WILL CREATE 2 TAX LOTS, PARCELS 1 AND 2, AS SHOWN ON THE PLAT.

THE BOUNDARY OF THE LOTS 60, 61 AND 62 HAVE BEEN PREVIOUSLY MONUMENTED PER THE BILLINGS RANCH SUBDIVISION PLAT. MONUMENTS PER THE PLAT WERE LOCATED AND VERIFIED FOR CORRECT POSITION. THE LOCATION OF THE NEW ADJUSTED PROPERTY LINE WAS COMPUTED ACCORDING TO CLIENTS DIRECTION AND MONUMENTS WERE SET AS SHOWN.

EQUIPMENT USED: LEICA T1600 TOTAL STATION.

