

20570

APPROVAL:

[Signature] 12/22/2009
ASHLAND PLANNING DEPARTMENT DATE
PA# PL-2009-01416 PROPERTY LINE ADJUSTMENT

LAND PARTITION SURVEY
PARTITION PLAT NO. P-44-2009
In the S.E. 1/4 of Section 4, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon
(ASHLAND PA# PL-2009-01416)

*** RECORDING ***

FILED FOR RECORD THIS 28TH DAY OF December 20 09 AT
9:49 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-44-2009
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 20, PAGE 44, DOC. # 2009-47642 ORJCO.

Christine D. Walker COUNTY CLERK
Sonya S. Morgan DEPUTY
COUNTY SURVEYOR FILE NO. 20570

APPROVAL:

EXAMINED AND APPROVED THIS 17th DAY OF December 20 09

[Signature]
CITY SURVEYOR

SURVEY FOR:

KATHLEEN KAHLE
345 CLINTON STREET
ASHLAND, OR 97520

DATE:
NOVEMBER 20, 2009

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 December 28th 20 09

Karen W. Meade Deputy 12/28/09 TAX COLLECTOR
[Signature] Deputy 12/28/09 ASSESSOR

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT WE, PAUL B. MACE AND KATHLEEN H. KAHLE 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.

[Signature] PAUL B. MACE (A.K.A. PAUL MACE)
[Signature] KATHLEEN H. KAHLE (A.K.A. KATHLEEN KAHLE)

*** 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:

TRACT 1: Parcel No. 2 per Partition Plat No. P-57-1990, according to the official plat thereof,
now of record, in Volume 1, Page 57 of "Record of Partition Plats" of Jackson County, Oregon,
Oregon and filed as Survey No. 12094 in the Office of the Jackson County Surveyor. EXCEPTING
THEREFROM that portion deeded to the City of Ashland by Document No. 03-85697, Official
Records of Jackson County, Oregon.

TRACT 2: That tract of land described in Document No. 90-13900, Official Records of Jackson
County, Oregon.

STATE OF OREGON) SS.
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED PAUL B. MACE, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT
TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 17 DAY OF DECEMBER 20 09

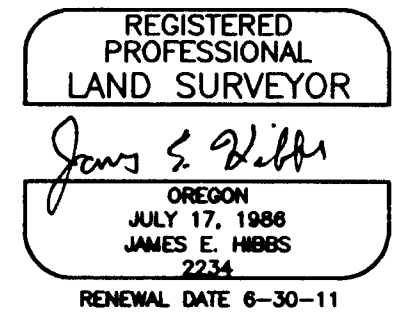
Annie Driver Notary Public - Oregon
Commission No. 421905
My Commission Expires 10/1/2011

STATE OF OREGON) SS.
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED KATHLEEN H. KAHLE, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT
TO BE HER VOLUNTARY ACT AND DEED.
COUNTY.

DATED THIS 17 DAY OF DECEMBER 20 09

Annie Driver Notary Public - Oregon
Commission No. 421905
My Commission Expires 10/1/2011



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

PURPOSE: TO SURVEY AND MONUMENT CERTAIN CORNERS OF TWO ADJUSTED PARCELS CREATED THROUGH A
LAND PARTITION/PROPERTY LINE ADJUSTMENT. SEE ASHLAND PA# PL-2009-01416.

PROCEDURE: MADE TIES TO CERTAIN EXISTING MONUMENTS OF RECORD AS SHOWN ON SHEET 2 TO CONTROL THIS
SURVEY. I SET MONUMENTS AT THE ADJUSTED PROPERTY CORNER AS INSTRUCTED BY THE CLIENT.
SINCE PARCEL 2 IS LARGER THAN 10 ACRES AND MOST OF THE EXTERIOR HAS BEEN PREVIOUSLY
SURVEYED, THE CITY SURVEYOR ALLOWED ME TO SHOW THE RECORD POSITION OF THE MONUMENTS
AROUND PARCEL 2 THAT HAD BEEN SET PREVIOUSLY BY OTHER SURVEYS. THE WEST LINE OF DOC.
03-85697, ORJCO WAS MONUMENTED BY THIS SURVEY. THE EASEMENTS WITHIN PARCEL 2 ARE SHOWN
IN THEIR APPROXIMATE LOCATIONS.

*** RECEIVED ***
DATE 12-28-09 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

SHEET 1 OF 2
09146FM

20570

SURVEY FOR:

KATHLEEN KAHLE
345 CLINTON STREET
ASHLAND, OR 97520

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

DATE:

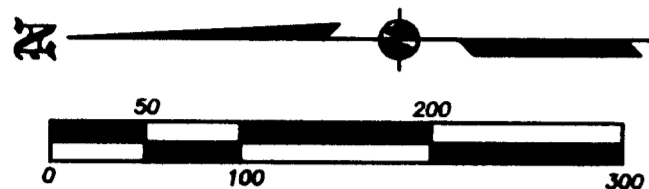
NOVEMBER 20, 2009

LAND PARTITION SURVEY

PARTITION PLAT NO. P-44-2009
In the S.E. 1/4 of Section 4, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon
(ASHLAND PA# PL-2009-01416)

CURVE & LINE TABLE (DOC. 03-85697, ORJCO)

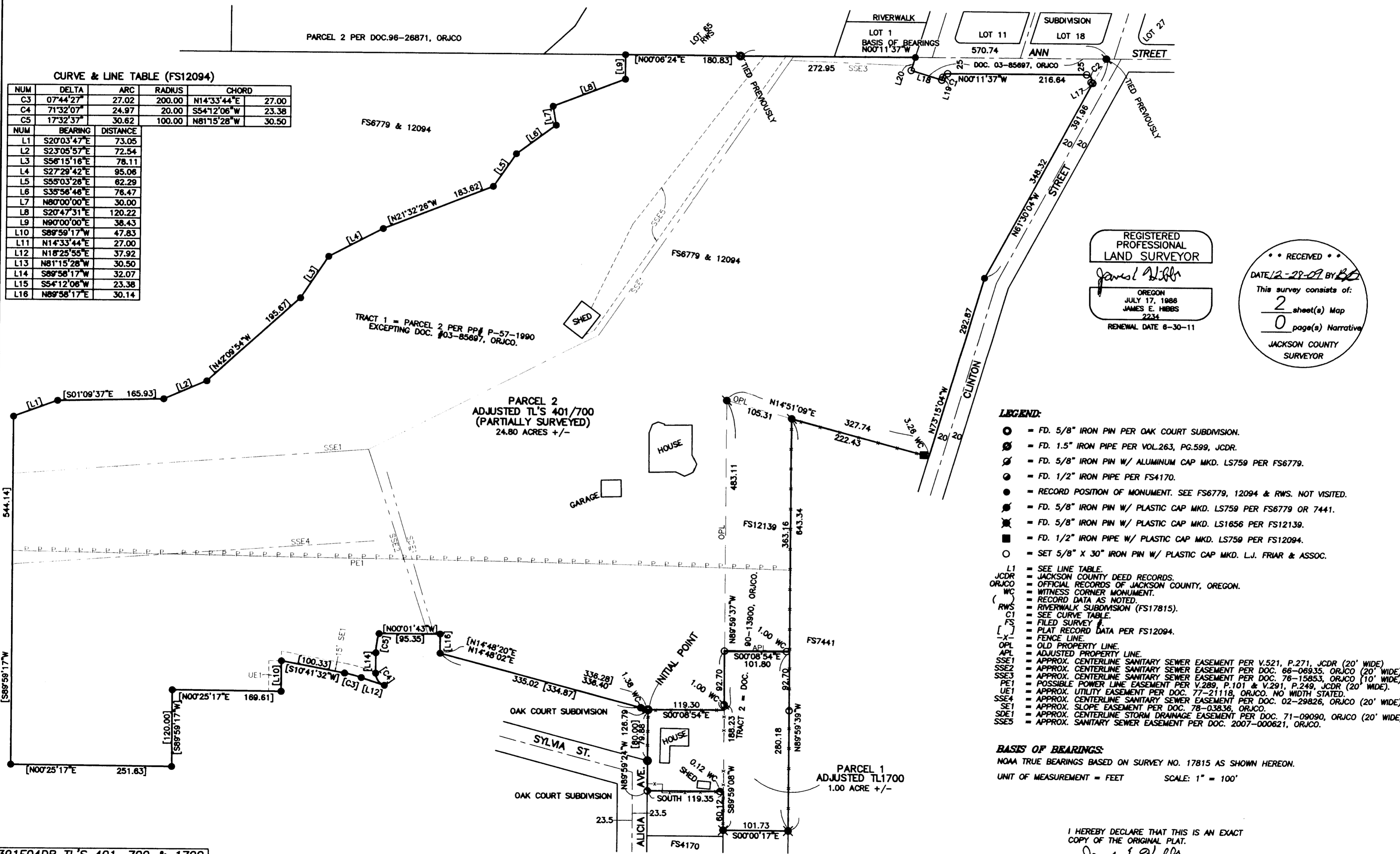
NUM	DELTA	ARC	RADIUS	CHORD
C1	72°54'55"	10.18	8.00	N36°39'05"W 9.51
C2	118°41'33"	16.57	8.00	N59°09'09"E 13.76
NUM	BEARING	DISTANCE		
L17	S28°29'56"W	3.00		
L18	S16°53'27"W	50.00		
L19	S73°06'33"E	4.71		
L20	N73°06'33"W	21.41		



EASEMENTS PER TITLE REPORT
EASEMENT FOR POLELINES PER V.144, P.159, JCDR CANNOT BE LOCATED.

CURVE & LINE TABLE (FS12094)

NUM	DELTA	ARC	RADIUS	CHORD
C3	07°44'27"	27.02	200.00	N14°33'44"E 27.00
C4	71°32'07"	24.97	20.00	S54°12'06"W 23.38
C5	17°32'37"	30.62	100.00	N81°15'28"W 30.50
NUM	BEARING	DISTANCE		
L1	S20°03'47"E	73.05		
L2	S23°05'57"E	72.54		
L3	S56°15'16"E	78.11		
L4	S27°29'42"E	95.06		
L5	S55°03'26"E	62.29		
L6	S35°56'46"E	76.47		
L7	N80°00'00"E	30.00		
L8	S20°47'31"E	120.22		
L9	N90°00'00"E	38.43		
L10	S89°59'17"W	47.83		
L11	N14°33'44"E	27.00		
L12	N18°25'55"E	37.92		
L13	N81°15'28"W	30.50		
L14	S89°58'17"W	32.07		
L15	S54°12'06"W	23.38		
L16	N89°58'17"E	30.14		



REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON JULY 17, 1986
JAMES E. HIBBS 2234
RENEWAL DATE 8-30-11

RECEIVED
DATE 12-28-09 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

- LEGEND:**
- = FD. 5/8" IRON PIN PER OAK COURT SUBDIVISION.
 - ⊙ = FD. 1.5" IRON PIPE PER VOL.263, PG.599, JCDR.
 - ⊘ = FD. 5/8" IRON PIN W/ ALUMINUM CAP MKD. LS759 PER FS6779.
 - ⊚ = FD. 1/2" IRON PIPE PER FS4170.
 - = RECORD POSITION OF MONUMENT. SEE FS6779, 12094 & RWS. NOT VISITED.
 - ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. LS759 PER FS6779 OR 7441.
 - ⊘ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. LS1856 PER FS12139.
 - ⊚ = FD. 1/2" IRON PIPE W/ PLASTIC CAP MKD. LS759 PER FS12094.
 - = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - L1 = SEE LINE TABLE.
 - JCDR = JACKSON COUNTY DEED RECORDS.
 - ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 - WC = WITNESS CORNER MONUMENT.
 - () = RECORD DATA AS NOTED.
 - RWS = RIVERWALK SUBDIVISION (FS17815).
 - C1 = SEE CURVE TABLE.
 - FS = FILED SURVEY #.
 - [] = PLAT RECORD DATA PER FS12094.
 - X- = FENCE LINE.
 - OPL = OLD PROPERTY LINE.
 - APL = ADJUSTED PROPERTY LINE.
 - SSE1 = APPROX. CENTERLINE SANITARY SEWER EASEMENT PER V.521, P.271, JCDR (20' WIDE).
 - SSE2 = APPROX. CENTERLINE SANITARY SEWER EASEMENT PER DOC. 66-08935, ORJCO (20' WIDE).
 - SSE3 = APPROX. CENTERLINE SANITARY SEWER EASEMENT PER DOC. 76-15853, ORJCO (10' WIDE).
 - PE1 = POSSIBLE POWER LINE EASEMENT PER V.289, P.101 & V.291, P.249, JCDR (20' WIDE).
 - UE1 = APPROX. UTILITY EASEMENT PER DOC. 77-21118, ORJCO. NO WIDTH STATED.
 - SSE4 = APPROX. CENTERLINE SANITARY SEWER EASEMENT PER DOC. 02-29826, ORJCO (20' WIDE).
 - SSE1 = APPROX. SLOPE EASEMENT PER DOC. 78-03836, ORJCO.
 - SDE1 = APPROX. CENTERLINE STORM DRAINAGE EASEMENT PER DOC. 71-09090, ORJCO (20' WIDE).
 - SSE5 = APPROX. SANITARY SEWER EASEMENT PER DOC. 2007-000621, ORJCO.

BASIS OF BEARINGS:
NOAA TRUE BEARINGS BASED ON SURVEY NO. 17815 AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 100'

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

391E04DB TL'S 401, 700 & 1700

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