

20677

APPROVAL:

[Signature] 5/11/2010 DATE
ASHLAND PLANNING DEPARTMENT
PA# PL-2010-00474 PROPERTY LINE ADJUSTMENT

LAND PARTITION SURVEY

PARTITION PLAT NO. P-15-2010
Property Line Adjustment
In the S.E. 1/4 of Section 4, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon
(ASHLAND PA# PL-2010-00474)

*** RECORDING ***

FILED FOR RECORD THIS 17th DAY OF MAY, 20 10 AT
3:11 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-15-2010
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 21, PAGE 15, DOC. # 2010-015463, ORJCO.

APPROVAL:

EXAMINED AND APPROVED THIS 10th DAY OF May, 2010

[Signature]
CITY SURVEYOR

SURVEY FOR:

RISA BUCK
798 OAK STREET
ASHLAND, OR 97520

CHRISTINE WALKER COUNTY CLERK
KAREN ALONZO DEPUTY
COUNTY SURVEYOR FILE NO. 20677

*** TAX STATEMENT ***

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE
BEEN PAID AS OF May 17th, 2010

DATE:

APRIL 22, 2010

[Signature] Deputy 5-17-10 Amanda Alamo, deputy 5/17/10
TAX COLLECTOR DATE ASSESSOR DATE

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT WE, PAUL B. MACE, KATHLEEN H. KAHLE AND RISA E. BUCK 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)
[Signature] RISA E. BUCK

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

*** 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-44-2009, according to the official plat thereof, now of record, in Volume 20, Page 44 of "Record of Partition Plats" of Jackson County, Oregon, Oregon and filed as Survey No. 20570 in the Office of the Jackson County Surveyor.

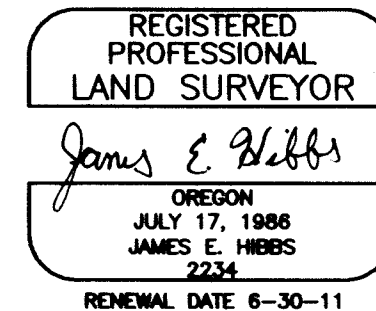
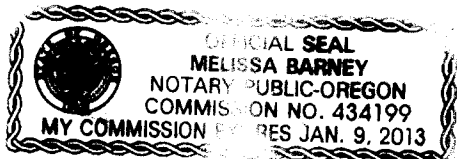
TRACT 2: That tract of land described in Document No. 93-19620, Official Records of Jackson County, Oregon.

STATE OF OREGON)
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 7th DAY OF May, 2010

[Signature] Notary Public - Oregon
Commission No. 434199
My Commission Expires Jan 9, 2013

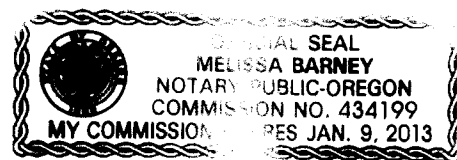


STATE OF OREGON)
COUNTY OF JACKSON)

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

DATED THIS 7th DAY OF May, 2010

[Signature] Notary Public - Oregon
Commission No. 434199
My Commission Expires Jan 9 2013



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-2010-00474.

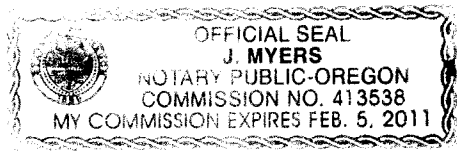
PROCEDURE: MADE TIES TO CERTAIN EXISTING MONUMENTS OF RECORD AS SHOWN ON SHEET 2 TO CONTROL THIS SURVEY. I SET MONUMENTS AT THE ADJUSTED PROPERTY CORNER AS INSTRUCTED BY THE CLIENT. SINCE PARCEL 2 IS LARGER THAN 10 ACRES AND ALL OF THE EXTERIOR OF PARCEL 2 HAS BEEN PREVIOUSLY SURVEYED, THE CITY SURVEYOR ALLOWED ME TO SHOW THE RECORD POSITION OF THE MONUMENTS AROUND PARCEL 2 THAT HAD BEEN SET PREVIOUSLY BY OTHER SURVEYS. THE NORTH LINE OF DOC. 93-19620, ORJCO WAS MONUMENTED BY THIS SURVEY. THE EASEMENTS WITHIN PARCEL 2 ARE SHOWN IN THEIR APPROXIMATE LOCATIONS.

STATE OF OREGON)
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED RISA E. BUCK, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

DATED THIS 10th DAY OF May, 2010

[Signature] Notary Public - Oregon
Commission No. 413538
My Commission Expires 2/5/11



*** RECEIVED ***
DATE 5-17-10 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
10118PM

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	BEARING	DISTANCE
L1	N20°10'15"W	73.02	S20°03'47"E	73.05
L2	S2°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		
L21	S00°25'48"W	48.43		
L22	N00°25'01"E	50.00		

LAND PARTITION SURVEY
 PARTITION PLAT NO. P-15-2010
 Property Line Adjustment
 In the S.E. 1/4 of Sec. 4, T.39S., R.1E., W.M.
 City of Ashland Jackson County, Oregon
 (ASHLAND PA# PL-2010-00474)

SURVEY FOR: RISA BUCK
 798 OAK 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: APRIL 22, 2010

- LEGEND:**
- = FD. 5/8" IRON PIN PER OAK COURT SUBDIVISION.
 - ⊙ = FD. 1.5" IRON PIPE PER VOL.263, PG.599, JCDR.
 - ⊗ = FD. BRASS CAPPED IRON PIPE IN MON. CASE.
 - ⊕ = 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 FS6300, 6779 OR 7441.
 - ⊗ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. LS1656 PER FS12139.
 - ⊕ = FD. 1/2" IRON PIPE W/ PLASTIC CAP MKD. LS759 PER FS12094.
 - ⊖ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. PLS1071 PER FS17110.
 - ⊗ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. RLS638 PER FS8625.
 - ⊕ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS20570.
 - ⊖ = 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. 66-06935, 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).
 SE1 = 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.
 S1 = SEE STRUCTURE TABLE.

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

STRUCTURE TABLE

NUM	STRUCTURE TYPE
S1	HOUSE
S2	GUEST HOUSE
S3	HOUSE
S4	CISTERN
S5	SHED

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,
 & V.289, P.113, JCDR CANNOT BE LOCATED.

REGISTERED PROFESSIONAL LAND SURVEYOR
 James E. Hibbs
 OREGON JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-11

RECEIVED
 DATE 5-17-10 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.
 James E. Hibbs
 SURVEYOR

391E04DB TL401/391E04CA TL600