

APPROVAL:

ASHLAND PLANNING DEPARTMENT
PA#: PL-2010-00923 PROPERTY LINE ADJUSTMENT

9/22/2010
DATE

LAND PARTITION SURVEY

PARTITION PLAT NO. 4-25-2010
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-2010-00923)

*** RECORDING ***

FILED FOR RECORD THIS 17th DAY OF November 2010 AT
2:49 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 4-25-2010
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 21 PAGE 25 DOC. #2010-038290 ORJCO.

Christine D. Walker COUNTY CLERK
Armin D. Helman DEPUTY

COUNTY SURVEYOR FILE NO. 20783

APPROVAL:

EXAMINED AND APPROVED THIS 21st DAY OF September 2010

SURVEY FOR:

RICHARD ALLEN, ET AL
126 S. PIONEER ST.
ASHLAND, OR 97520

DATE:

AUGUST 9, 2010

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 November 17th 2010

Karen W. Meade Deputy 11/17/10 TAX COLLECTOR
Amanda Alama, deputy 11/17/10 ASSESSOR

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT WE, RICHARD ROLLIN ALLEN AND REBECCA JEANNE ALLEN, TRUSTEES OF
THE 1995 ALLEN FAMILY TRUST DATED MAY 19, 1995 AND THOMAS M. DEE AND ELIZABETH M. SCHAEFER 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.

Richard Rollin Allen, Trustee
RICHARD ROLLIN ALLEN, TRUSTEE
1995 ALLEN FAMILY TRUST DATED MAY 19, 1995

Rebecca Jeanne Allen, Trustee
REBECCA JEANNE ALLEN, TRUSTEE
1995 ALLEN FAMILY TRUST DATED MAY 19, 1995

Thomas M. Dee
THOMAS M. DEE

Elizabeth M. Schaefer
ELIZABETH M. SCHAEFER

*** 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 the Southeast corner of Donation Land Claim No. 40, Township 39 South,
Range 1 East, Willamette Meridian, Jackson County, Oregon; thence North 58°40'00" West,
932.03 feet to a 5/8 inch iron pin marking the most Northerly corner of that tract described
in Volume 13, Page 270, Jackson County Deed Records and the INITIAL POINT OF BEGINNING;
thence along the West line of Fork Street, North 00°09'04" West, 75.00 feet to the most
Northerly corner of that tract described in Volume 53, Page 108, said Deed Records; thence
along the Northwesterly line of said tract, South 43°20'53" West, 105.50 feet to the most
Easterly corner of that tract described in Volume 259, Page 363, said Deed Records; thence
along the Northeasterly line of said tract and the Southwesterly line of that tract described in
Volume 217, Page 488, said Deed Records, North 61°48'45" West, 75.78 feet to the
Southeasterly line of South Pioneer Street; thence along said Southeasterly line, South 21°58'23"
West, 87.98 feet (record 91.80 feet) to the most Westerly corner of that tract described in
Document No. 2005-013909, Official Records of Jackson County, Oregon; thence along the
Southerly line thereof, South 73°34'33" East, 100.39 feet to the Northwesterly line of that tract
described in Volume 13, Page 270, said Deed Records; thence along said Northwesterly line,
North 45°03'02" East, 107.43 feet to the initial point of beginning.

STATE OF OREGON) SS.
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED RICHARD ROLLIN ALLEN AND REBECCA JEANNE ALLEN, AND ACKNOWLEDGED
THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF THE 1995 ALLEN
FAMILY TRUST DATED MAY 19, 1995.

DATED THIS 17th DAY OF September 2010

Debra A. Ingram
Debra A. Ingram NOTARY PUBLIC - OREGON
COMMISSION NO. 441496
MY COMMISSION EXPIRES 10/02/2013

STATE OF OREGON) SS.
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED THOMAS M. DEE AND ELIZABETH M. SCHAEFER, AND ACKNOWLEDGED THE
FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 17th DAY OF September 2010

Debra A. Ingram
Debra A. Ingram NOTARY PUBLIC - OREGON
COMMISSION NO. 441496
MY COMMISSION EXPIRES 10/02/2013

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#
PL-2010-00923.

PROCEDURE: FROM CONTROL AND MONUMENTS ESTABLISHED BY THIS OFFICE, MADE TIES TO OTHER
MONUMENTS AS SHOWN ON SHEET 2 TO CONTROL THIS SURVEY. THE MOST SOUTHERLY
CORNER AND MOST EASTERLY CORNERS OF DOC. 00-00265, ORJCO WERE POSITIONED
AT DEED RECORD DISTANCE AS SHOWN. THE MOST WESTERLY & NORTHERLY CORNERS
OF SAID TRACT WAS POSITIONED BY THE FOUND BLACK IRON PIPES. THE ORIGIN OF
THESE PIPES ARE UNKNOWN BUT ARE SHOWN ON FS7902 CIRCA 1979. IN MY OPINION
THESE PIPES ARE THE BEST AVAILABLE EVIDENCE OF THE INTENT OF DOC. 00-00265,
ORJCO. THE N.W. COR OF V.73, P. 583, JCDR IS CALLED TO BE 150.0 FEET FROM THE
S.W. COR OF LOT 14 HT WHICH IS THE DEED CALL IN DOC. 2005-013909, ORJCO. BUT
V.217, P.488 AND V.259, 363, JCDR ADJUSTED THE NELY LINE OF V.73, P.583, JCDR.
PER V.217, P.488, JCDR, THE DEED DISTANCE TO THE ADJUSTED CORNER IS 146.8 FEET
WHICH IS VERY CLOSE TO THE DISTANCE RETURNED BY HOLDING THE FOUND BLACK IRON
PIPE. THEREFORE I ACCEPT THE BLACK IRON PIPES AS BEING ON THE SOUTHERLY AND
NORTHERLY OF DOC. 00-00265, ORJCO. THE SWLY LINE OF DOC. 2005-013909, ORJCO
WAS HELD AS MONUMENTED BY FS15483. I SET MONUMENTS ALONG THE EXTERIOR OF
THE PROPERTIES AND ALONG THE ADJUSTED PROPERTY LINE AS SHOWN ON SHEET 2.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1988
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-11

*** RECEIVED ***

DATE 11-17-10 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

SHEET 1 OF 2
10138FM

LAND PARTITION SURVEY

PARTITION PLAT NO. P-25-2010
 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-2010-00923)

SURVEY FOR: RICHARD ALLEN, ET AL
 126 S. PIONEER ST.
 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: AUGUST 9, 2010

LEGEND:

- = FD. CENTERLINE MONUMENT AS NOTED.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD D. MINNECI LS2349 PER FS15483.
- = FD. 1/2" IRON PIPE & PLASTIC CAP MKD. SWAIN LS759 PER FS12095.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS16382, 18505 OR 20630.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. SWAIN RLS759 PER FS7902.
- = FD. 3/4" BLACK IRON PIPE ORIGIN UNKNOWN. SEE ALSO FS7902.
- ⊗ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET BRASS WASHER MKD. L.J. FRIAR & ASSOC. & MAG NAIL IN CONCRETE WALL.
- () = RECORD DATA AS SHOWN.
- DR = DEED RECORD DATA.
- FS = FILED SURVEY #.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- JCDR = JACKSON COUNTY DEED RECORDS.
- MEAS = MEASURED.
- L1 = SEE COURSE DATA TABLE SHOWN HEREON.
- X- = FENCE LINE.
- TP = POSITION AS TIED PREVIOUSLY. NOT SEARCHED FOR OR RE-TIED DURING THIS SURVEY.
- 2WC = 2.00" WITNESS CORNER MONUMENT.
- HT = HARGADINE TRACT.
- WC = WITNESS CORNER MONUMENT.
- APL = ADJUSTED PROPERTY LINE.
- OPL = ORIGINAL PROPERTY LINE.
- WC = WITNESS CORNER MONUMENT.

BASIS OF BEARINGS: TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 9 AS DERIVED FROM THE NOAA SURVEY NET ESTABLISHED IN 1986 AND FILED IN THE JACKSON COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN FROM THE MONUMENTS ALONG THE CENTERLINE OF VISTA STREET AS SHOWN ON SURVEY NOS. 8803 AND 16382 AS FILED WITH THE JACKSON COUNTY SURVEYOR'S OFFICE.

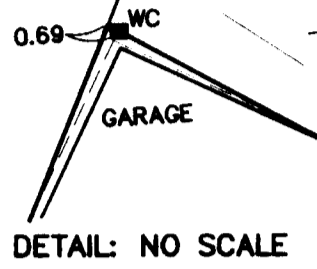
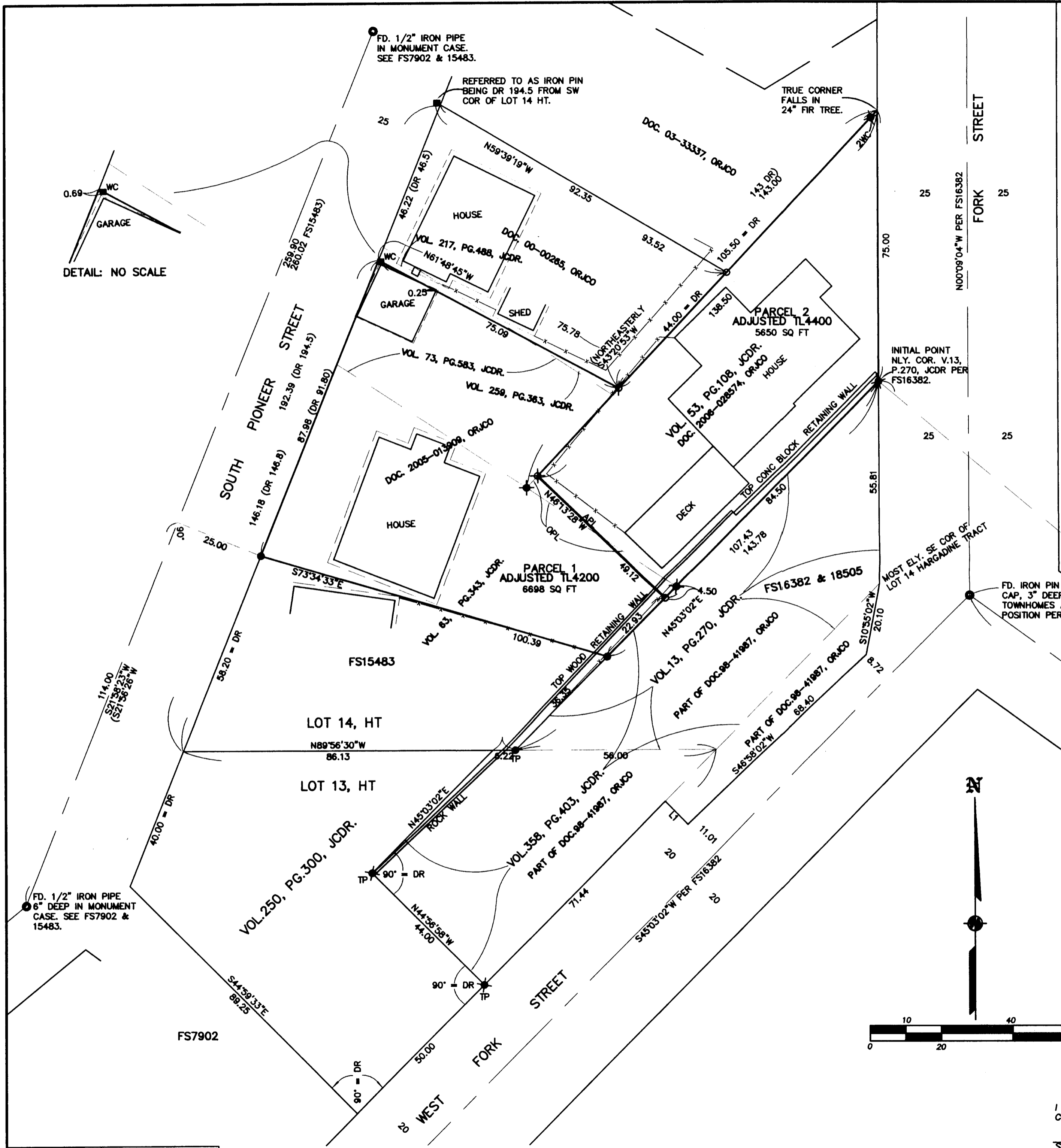
UNIT OF MEASUREMENT: FEET SCALE: 1" = 20'

COURSE TABLE

NUM	DISTANCE	BEARING
L1	8.99 (DR 9.00)	N44°56'58"W N45°00'W

SE COR. D.L.C. NO. 40
 FD. CONCRETE POST
 & BRONZE DISK. RE:
 RAVENWOOD TOWNHOMES.

FD. 1" SQ. IRON BAR IN
 MON. CASE. SEE FS8803.



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 8-30-11

RECEIVED

DATE 11-17-10 BY [Signature]

This survey consists of:
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JACKSON COUNTY SURVEYOR