

APPROVAL:

[Signature] 7/18/2011  
ASHLAND PLANNING DEPARTMENT DATE  
PA# PL-2011-00817 PROPERTY LINE ADJUSTMENT

LAND PARTITION SURVEY

PARTITION PLAT NO. P-16-2011  
Property Line Adjustment  
In Lot 18 BLOSSOM VIEW ESTATES SUBDIVISION and a portion of Parcel 3 per Partition Plat #P-94-1992 in the S.E. 1/4 of Section 4, T.39S., R.1E., W.M. City of Ashland Jackson County, Oregon (ASHLAND PA# PL-2011-00817)

\*\*\* RECORDING \*\*\*

FILED FOR RECORD THIS 1<sup>st</sup> DAY OF August, 2011 AT 1:58 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-16-2011 OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON. INDEX VOLUME 22, PAGE 16, DOC. # 2011-23142, ORJCO.

Christine J Walker COUNTY CLERK  
James S. Morgan DEPUTY  
COUNTY SURVEYOR FILE NO. 20910

APPROVAL:

EXAMINED AND APPROVED THIS 19<sup>th</sup> DAY OF July, 2011

[Signature]  
CITY SURVEYOR

SURVEY FOR:  
PAULINE M. SULLIVAN TRUST  
12110 NW VALLEVUE PLACE  
PORTLAND, OR 97229

DATE:  
JULY 5, 2011

SURVEY BY:  
L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
P.O. BOX 1947  
PHOENIX, OREGON 97535  
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 AUGUST 1, 2011

Patty Budwig, Deputy 8-1-11 TAX COLLECTOR DATE  
William Johnson, Deputy 8-1-2011 ASSESSOR DATE

\*\*\* DECLARATION \*\*\*

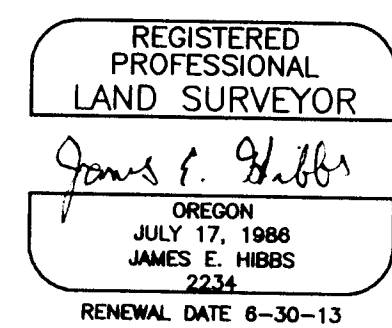
KNOW ALL MEN BY THESE PRESENTS THAT THE PAULINE M. SULLIVAN TRUST U.T.A.D. FEBRUARY 7, 2007 AND THE SULLIVAN FAMILY INVESTMENTS, LLC, ARE THE OWNERS OF THE LAND SHOWN ON THIS PARTITION PLAT, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO THE PARCELS AS SHOWN ON SHEET 2 AND DO HEREBY MAKE AND ESTABLISH THE LANDSCAPE EASEMENT (LE1) AND INGRESS-EGRESS EASEMENT (IEE1) FOR THE BENEFIT OF AND USE BY PARCELS 1 & 2.

[Signature] CHRISTOPHER M. SULLIVAN, CO-TRUSTEE  
PAULINE M. SULLIVAN TRUST  
U.T.A.D. FEBRUARY 7, 2007  
[Signature] DAVID G. SULLIVAN, MANAGER  
SULLIVAN FAMILY INVESTMENTS, LLC

\*\*\* 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:

Lot 18 of BLOSSOM VIEW ESTATES SUBDIVISION, A PLANNED COMMUNITY, according to the official plat thereof, now of record, in Jackson County, Oregon AND Parcel 3 per Partition Plat No. P-94-1992, according to the official plat thereof, now of record, in Volume 3, Page 94 of "Record of Partition Plats" in Jackson County, Oregon and filed as Survey No. 13154 in the Office of the Jackson County Surveyor, excepting from Parcel 3 any portion thereof lying within said BLOSSOM VIEW ESTATES SUBDIVISION, A PLANNED COMMUNITY.



STATE OF OREGON) SS.  
COUNTY OF MULTNOMAH)

PERSONALLY APPEARED THE ABOVE NAMED CHRISTOPHER M. SULLIVAN, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF THE PAULINE M. SULLIVAN TRUST U.T.A.D. FEBRUARY 7, 2007.

DATED THIS 14 DAY OF July, 2011

Jennifer M Backman  
[Signature] NOTARY PUBLIC - OREGON  
COMMISSION NO. 454027  
MY COMMISSION EXPIRES November 14, 2014

STATE OF OREGON) SS.  
COUNTY OF MULTNOMAH)

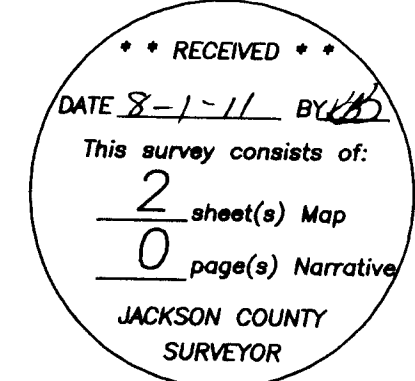
PERSONALLY APPEARED THE ABOVE NAMED DAVID G.. SULLIVAN, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF THE SULLIVAN FAMILY INVESTMENTS, LLC.

DATED THIS 14 DAY OF July, 2011

Jennifer M Backman  
[Signature] NOTARY PUBLIC - OREGON  
COMMISSION NO. 454027  
MY COMMISSION EXPIRES November 14, 2014

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

PURPOSE: To survey and monument the adjusted property line created through a Property Line Adjustment. See Ashland PA# PL-2011-00817.  
PROCEDURE: From control and monuments established by this office during Blossom View Estates Subdivision, computed the position of the adjusted property line as requested and monumented same. Those monuments found as well as those set are as shown on Sheet 2.



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
[Signature]  
SURVEYOR

# LAND PARTITION SURVEY

PARTITION PLAT NO. P-16-2011

Property Line Adjustment

In Lot 18 BLOSSOM VIEW ESTATES SUBDIVISION and a portion of Parcel 3 per Partition Plat #P-94-1992 in the S.E. 1/4 of Section 4, T.39S., R.1E., W.M. City of Ashland Jackson County, Oregon (ASHLAND PA# PL-2011-00817)

**SURVEY FOR:**  
PAULINE M. SULLIVAN TRUST  
12110 NW VALLEUE PLACE  
PORTLAND, OR 97229

**SURVEY BY:**  
L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
P.O. BOX 1947  
PHOENIX, OREGON 97535  
PHONE: (541) 772-2782  
EMAIL: ljfriar@charter.net

**DATE:**  
JULY 5, 2011

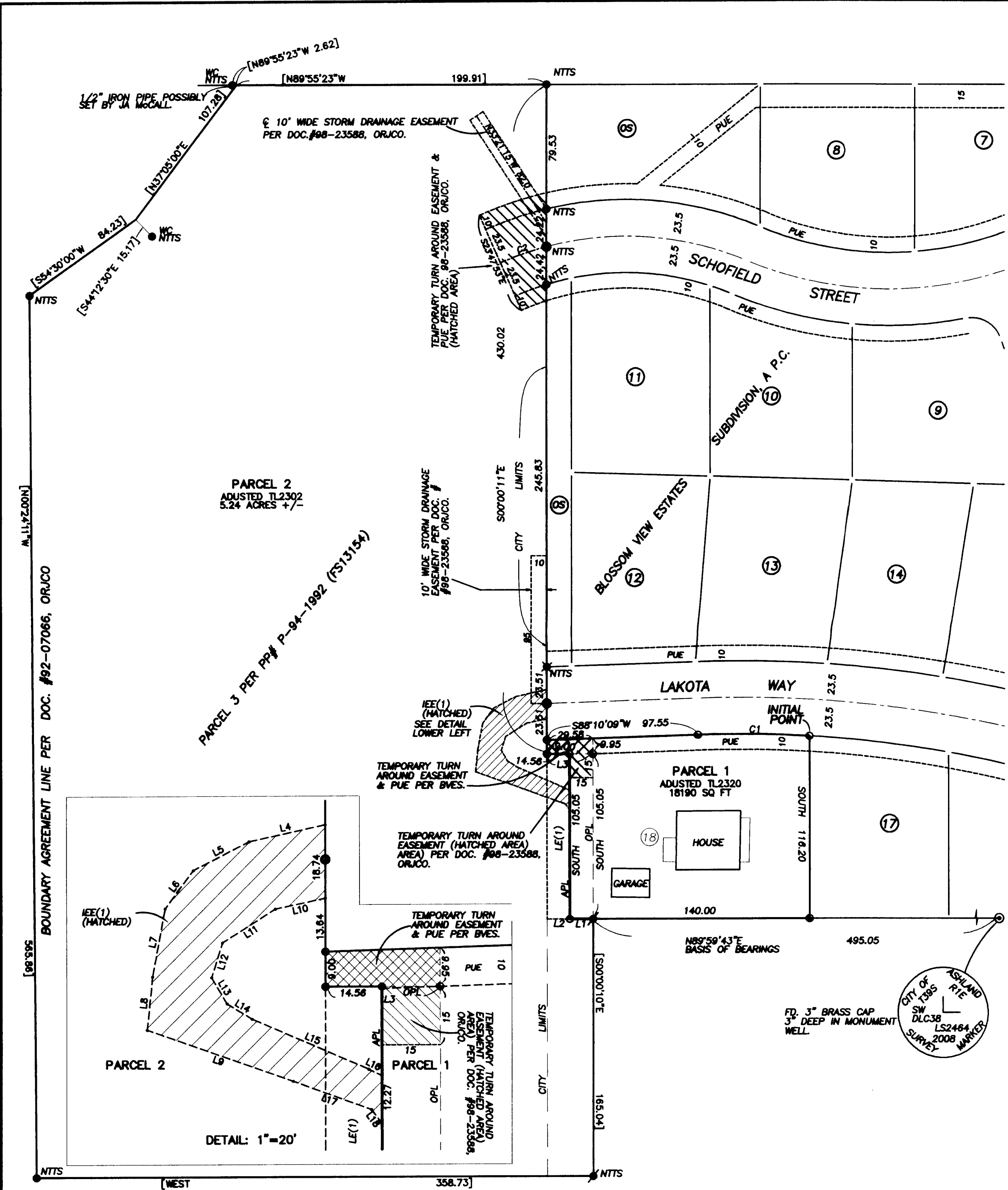
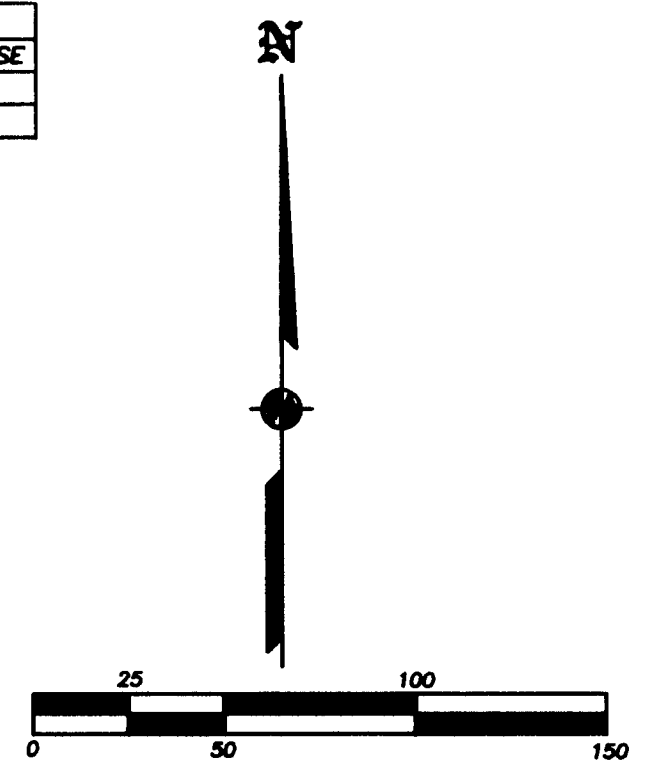
**LEGEND:**

- ⊙ = FD. BRASS CAPPED MONUMENT AS NOTED.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. SWAIN RLS759 PER FS6270.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. R ROBERTS LS1656 PER FS13154.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER BVES.
- ⊠ = FD. BRASS TAG MKD. LS2234 IN LEAG PLUG IN BACK OF SIDEWALK PER BVES.
- ⊙ = FD. 1" IRON PIPE W/ 2.5" BRASS CAP MKD. L.J.FRIAR & ASSOC. IN MON. WELL. PER BVES.
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = RECORD DATA PER FS13154.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT PER BVES.
- NTTS = NOT SEARCHED OR TIED THIS SURVEY.
- OS = OPEN SPACE PER BVES.
- FS = FILED SURVEY.
- PP# = PARTITION PLAT NO. P-94-1992.
- BVES = BLOSSOM VIEW ESTATES SUBDIVISION, A PLANNED COMMUNITY (FS15761).
- WC = WITNESS CORNER MONUMENT.
- APL = ADJUSTED PROPERTY LINE.
- OPL = ORIGINAL PROPERTY LINE.
- LE(1) = LANDSCAPE EASEMENT FOR PARCEL 1 PER THIS PLAT.
- IEE(1) = INGRESS-EGRESS EASEMENT FOR PARCELS 1 PER THIS PLAT.

**BASIS OF BEARINGS:**  
TRUE MERIDIAN AT N-S CENTERLINE SECTION 5, AS DERIVED FROM THE NOAA NET ESTABLISHED IN 1988 AND ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL FOR THIS SURVEY WAS TAKEN FROM MONUMENTS ALONG THE SOUTH LINE OF BVES AS FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AND AS SHOWN HEREON.

SCALE: 1" = 50' UNIT OF MEASUREMENT: FEET.

COURSE DATA TABLE				
NO.	RADIUS	DELTA	LENGTH	LONG CHORD OR COURSE
C1	796.50	05°11'10"	72.09	S89°14'16"E 72.07
C2	200.00	08°50'23"	31.38	S70°41'49"W 31.35
NUM	BEARING	DISTANCE		
L1	WEST	15.00		
L2	WEST	14.56		
L3	S89°59'02"E	29.56		
L4	S77°41'37"W	20.06		
L5	S63°03'05"W	16.11		
L6	S36°52'15"W	12.17		
L7	S10°32'57"W	17.70		
L8	S05°44'58"W	13.81		
L9	S70°36'33"E	39.80		
L10	S78°01'08"W	13.19		
L11	S57°47'17"W	16.12		
L12	S17°28'33"W	9.34		
L13	S30°32'35"E	7.89		
L14	S58°23'16"E	7.52		
L15	S66°41'28"E	32.79		
L16	S62°58'58"E	3.79		
L17	N70°02'42"W	21.46		
L18	N36°20'04"W	4.53		



391E05BD TL'S 2302 & 2320

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

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, 1988  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-13

RECEIVED  
DATE 8-1-11 BY *[Signature]*  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

SHEET 2 OF 2  
111277M