

20964

APPROVAL:

(ASHLAND) PLANNING DEPARTMENT  
PA #2011-01284 PROPERTY LINE ADJUSTMENT

11/2/2011  
DATE

APPROVAL:

EXAMINED AND APPROVED THIS 1st DAY OF November 2011

James H. Olson  
CITY SURVEYOR

LAND PARTITION SURVEY

PROPERTY LINE ADJUSTMENT

PARTITION PLAT NO. P-25-2011

Parcels 1 & 2 per PP# P-03-2009  
Located in S.E. 1/4 N.W. 1/4 of Sec. 5,  
T.39S., R.1E., W.M. City of Ashland  
Jackson County, Oregon

for  
DAVID OAS  
508 TUCKER STREET  
Ashland, OR 97520

DATE  
OCTOBER 13, 2011

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

FILED FOR RECORD THIS 3rd DAY OF November 2011 AT  
2:05 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-25-2011  
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 22, PAGE 25, DOCUMENT NO. ORJCO.

Christine S. Walker  
COUNTY CLERK  
Carmen D. Helman  
DEPUTY

COUNTY SURVEYOR FILE NO. 20964

\*\*\* TAX STATEMENT \*\*\*

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE  
BEEN PAID AS OF November 3, 2011

Patty Burdick, Deputy 11-3-11  
TAX COLLECTOR DATE  
Dana Craig, Deputy 11/3/2011  
ASSESSOR DATE

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

KNOW ALL MEN BY THESE PRESENTS THAT WE DAVID ALLEN OAS AND CAROLYN M. OWENS ARE THE OWNERS  
IN FEE OF THE LANDS 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.

David Allen Oas  
DAVID ALLEN OAS

Carolyn M. Owens  
CAROLYN M. OWENS

STATE OF OREGON )  
COUNTY OF JACKSON )SS.

PERSONALLY APPEARED THE ABOVE NAMED DAVID ALLEN OAS AND CAROLYN M. OWENS ACKNOWLEDGED THE  
FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS first DAY OF November 2011

Carolyn M. Schwendener  
Carolyn M. Schwendener Notary Public - Oregon  
Commission No. 436232  
My Commission Expires 3-20-2013

\*\*\* 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:

PARCELS 1 AND 2 PER PARTITION PLAT NO. P-03-2009, ACCORDING TO THE OFFICIAL PLAT THEREOF,  
NOW OF RECORD, IN VOLUME 20, PAGE 3 OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY,  
OREGON AND AS DOCUMENT NO. 2009-003801, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND  
FILED AS SURVEY NO. 20309 IN THE JACKSON COUNTY SURVEYOR'S OFFICE.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

James E. Hibbs  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-13

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

PURPOSE: TO SURVEY AND MONUMENT TWO PARCELS CREATED THROUGH A PROPERTY LINE ADJUSTMENT/  
LAND PARTITION AS REQUESTED BY THE CLIENT. SEE ASHLAND PA# 2011-01284. THE PARENT  
PROPERTY BEING PARCELS 1 & 2 PER PARTITION PP#P-03-2009.

PROCEDURE: FROM CONTROL AND MONUMENTS ESTABLISHED BY THIS OFFICE DURING FS20309, SET THE  
ADJUSTED PROPERTY CORNER AS DIRECTED BY THE CLIENT AS SHOWN ON SHEET 2 UTILIZING  
TRIMBLE R6 GPS RECEIVERS.

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

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
P.O. BOX 1947  
PHOENIX, OREGON 97535  
PH: (541) 772-2782

RECEIVED  
DATE 11-3-11 BY [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

**SURVEY BY:**

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**LAND PARTITION SURVEY**  
**PROPERTY LINE ADJUSTMENT**

**PARTITION PLAT NO. P-25-2011**

**Parcels 1 & 2 per PP# P-03-2009**  
**Located in S.E. 1/4 N.W. 1/4 of Sec. 5,**  
**T.39S., R.1E., W.M. City of Ashland**  
**Jackson County, Oregon**

**for**  
**DAVID OAS**  
**508 TUCKER STREET**  
**Ashland, OR 97520**

**LEGEND:**

- = FD. 3" BRASS DISK IN CONCRETE BEING THE INITIAL POINT OF CS. (TP)
- ⊘ = FD. 3/4" IRON PIPE IN MON WELL. SEE FS10505. (TP)
- ⊙ = FD. 5/8" IRON PIN W/PLASTIC CAP MKD SWAIN LS759 PER FS10883. (TP)
- ⊗ = FD. 5/8" IRON PIN W/PLASTIC CAP MKD RLS759 PER FS8462. (TP)
- ⊚ = FD. 5/8" IRON PIN W/PLASTIC CAP MKD RLS759 PER CS. (TP)
- = FD. MONUMENT PER FS10689 AS NOTED. (TP)
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS20309.
- ⊗ = FD. MAG NAIL & BRASS WASHER MKD. L.J. FRIAR & ASSOC. IN CONC. DRIVEWAY. PER F
- ⊘ = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- CS = CHRISTINA SUBDIVISION (FS8559)
- SQ FT = SQUARE FEET.
- PUE = PUBLIC UTILITY EASEMENT PER PP#P-03-2009.
- PPE = PUBLIC PEDESTRIAN EASEMENT PER PP#P-03-2009.
- PSSE = PRIVATE SANITARY SEWER EASEMENT FOR PARCEL 2 PER PP#P-03-2009.
- X- = FENCE LINE.
- PUESE = PUBLIC UTILITY & SLOPE EASEMENT. SEE FS8462.
- FS = FILED SURVEY #.
- PP# = PARTITION PLAT NO.
- OPL = ORIGINAL PROPERTY LINE.
- APL = ADJUSTED PROPERTY LINE.
- TP = TIED PREVIOUSLY.

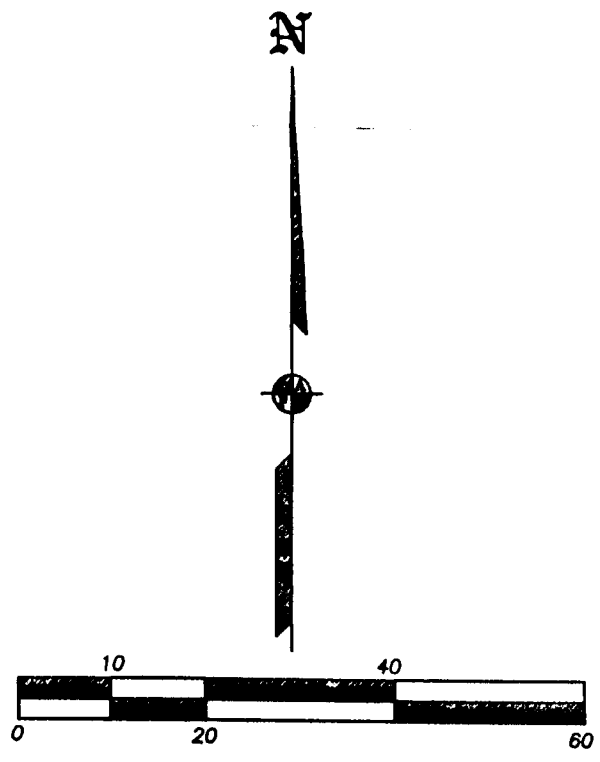
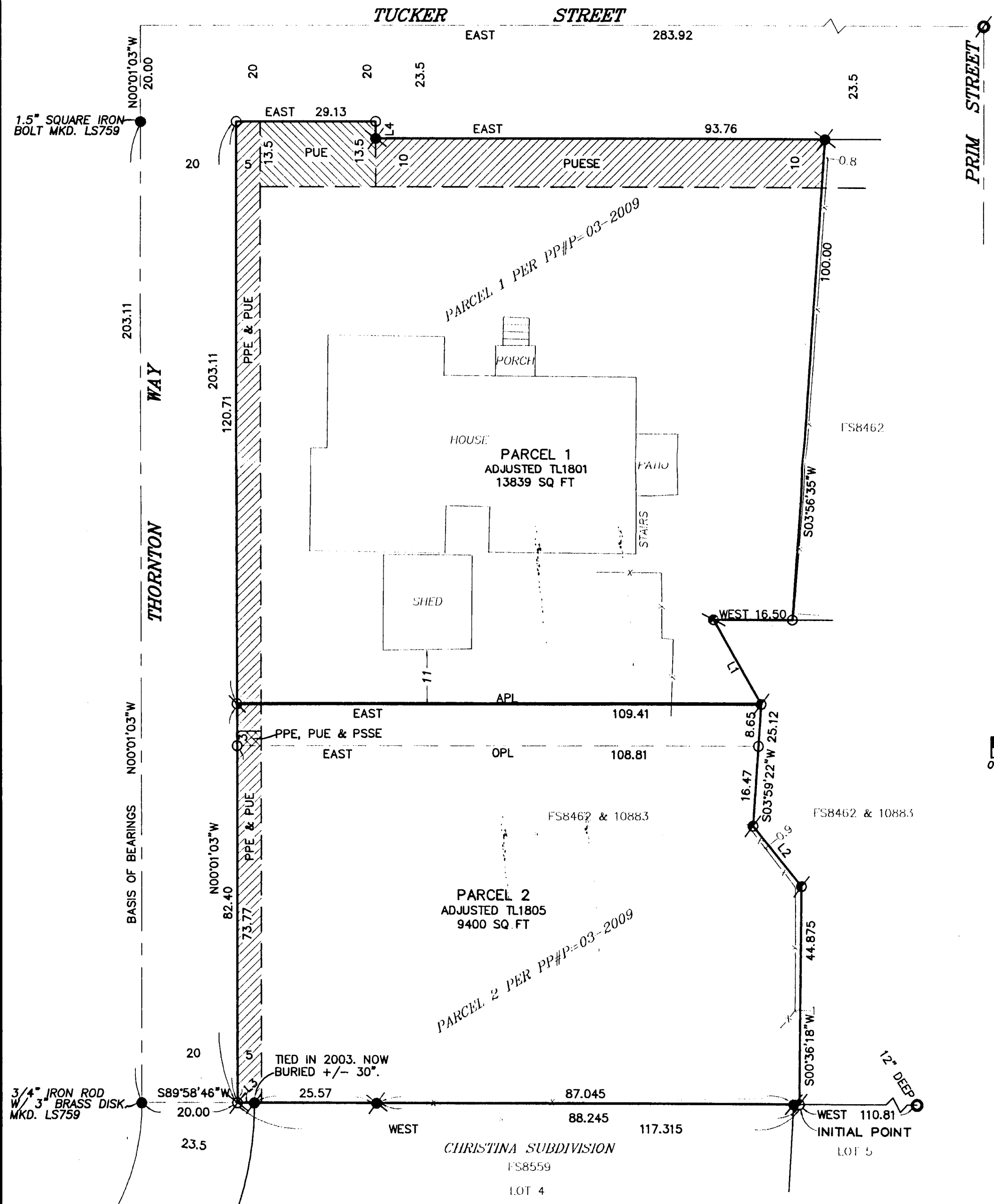
**BASIS OF BEARINGS:**

TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 5 AS DERIVED FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (FORMERLY COAST AND GEODETIC SURVEY) SURVEY NET ESTABLISHED IN 1968 AND FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING CONTROL IS THE CENTERLINE OF THORNTON WAY AS SHOWN ON FILED SURVEY NO. 10883 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

**DATE:** OCTOBER 13, 2011

**UNIT OF MEASUREMENT:** FEET

**SCALE:** 1" = 20'



**LINE TABLE**

NUM	DISTANCE	BEARING
L1	20.075	S29°39'27"E
L2	16.075	S39°09'23"E
L3	3.50	WEST
L4	3.50	SOUTH

**EASEMENTS PER SUBDIVISION GUARANTEE**  
EASEMENT FOR IRRIGATION DITCH SET FORTH IN V.13, P.768 CANNOT BE DEPICTED.

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  
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391E05BD TL'S 1801 & 1805

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

SHEET 2 OF 2 11160P