

APPROVAL: [Signature] 5/15/2012
ASHLAND PLANNING DEPARTMENT
PA #2012-00325 PROPERTY LINE ADJUSTMENT DATE

LAND PARTITION SURVEY
PROPERTY LINE ADJUSTMENT

PARTITION PLAT NO. P-14-2012

Located in the S.W. 1/4 of Section 4,
T.39S., R.1E., W.M. City of Ashland
Jackson County, Oregon

for
RICK LANDT, ET AL
468 HELMAN STREET
Ashland, OR 97520

*** RECORDING ***

FILED FOR RECORD THIS 31st DAY OF May, 20 12 AT
10:18 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-14-2012
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 23, PAGE 14. DOCUMENT NO. 2012-016890 ORJCO.

Christian D. Walker COUNTY CLERK
Joseph S. Morgan DEPUTY

COUNTY SURVEYOR FILE NO. 21071

APPROVAL: EXAMINED AND APPROVED THIS 11 DAY OF MAY, 20 12

[Signature]
ASSISTANT CITY SURVEYOR

*** TAX STATEMENT ***

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE
BEEN PAID AS OF MAY 31ST, 20 12

[Signature] Deputy 5-31-12 TAX COLLECTOR
[Signature] Deputy 5-31-12 ASSESSOR

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT CITY OF ASHLAND, A MUNICIPAL CORPORATION, BETH L. EVONIUK, WILLIAM B. HERSHMAN AND RICK LANDT AND LYNNE SCIONTI, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE SCIONTI LANDT FAMILY TRUST DATED AUGUST 2, 2006, AND ANY AMENDMENTS THERETO 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.

DATE
APRIL 2, 2012

SURVEY BY:

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

*** 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 A: Parcel 3 per Partition Plat No. P-11-2004, according to the official plat thereof, now of record, in Volume 15, Page 11 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 18168 in the Office of the Jackson County Surveyor.

TRACT B: Parcels 4 and 5 per Partition Plat No. P-06-2011, according to the official plat thereof, now of record, in Volume 22, Page 06 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 20840 in the Office of the Jackson County Surveyor.

TRACT C: Beginning at the Southwest corner of Parcel 5 per Partition Plat No. P-06-2011, according to the official plat thereof, now of record, in Volume 22, Page 06 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 20840 in the Office of the Jackson County Surveyor; thence along the Southerly line thereof, South 63°21'10" East, 163.77 feet to the Westerly line of Parcel No. 4 of said Partition Plat; thence along said Westerly line the following three courses: South 36°53'13" West, 1.24 feet to an angle point; thence South 21°38'08" West, 63.00 feet to an angle point; thence South 04°21'44" East, 11.58 feet to the Northeast corner of that tract described in Document No. 2011-013208, Official Records of Jackson County, Oregon; thence along the Northerly line of said tract, North 63°43'27" West, 173.63 feet to the Easterly line of Helman Street; thence along said Easterly line, North 25°34'58" East, 75.04 feet to the point of beginning.

STATE OF OREGON))SS.
COUNTY OF JACKSON)
PERSONALLY APPEARED THE ABOVE NAMED WILLIAM B. HERSHMAN AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.
DATED THIS 11th DAY OF MAY, 20 2012
[Signature]
NOTARY PUBLIC - OREGON
COMMISSION NO. 457957
MY COMMISSION EXPIRES 6-21-2015

STATE OF OREGON))SS.
COUNTY OF JACKSON)
PERSONALLY APPEARED THE ABOVE NAMED BETH L. EVONIUK AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.
DATED THIS 8th DAY OF MAY, 20 12
[Signature]
NOTARY PUBLIC - OREGON
COMMISSION NO. 457957
MY COMMISSION EXPIRES 6-21-2015

STATE OF OREGON))SS.
COUNTY OF JACKSON)
PERSONALLY APPEARED THE ABOVE NAMED RICK LANDT AND LYNNE SCIONTI, TRUSTEES, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF SAID TRUST.
DATED THIS 11th DAY OF MAY, 20 12
[Signature]
NOTARY PUBLIC - OREGON
COMMISSION NO. 457957
MY COMMISSION EXPIRES 6-21-2015

STATE OF OREGON))SS.
COUNTY OF JACKSON)
PERSONALLY APPEARED THE ABOVE NAMED JOHN STROMBERG, MAYOR, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF THE CITY OF ASHLAND.
DATED THIS 17th DAY OF MAY, 20 12

[Signature] NOTARY PUBLIC - OREGON
COMMISSION NO. 454135
MY COMMISSION EXPIRES November 28, 2014

OFFICIAL SEAL
DIANA R SHIPLEY
NOTARY PUBLIC-OREGON
COMMISSION NO. 454135
MY COMMISSION EXPIRES NOVEMBER 28, 2014

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
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 THE ADJUSTED PROPERTY LINES CREATED THROUGH A PROPERTY LINE ADJUSTMENT/LAND PARTITION AS REQUESTED BY THE CLIENTS. SEE ASHLAND PA# 2012-00325. THE PARENT PROPERTY BEING PARCELS 4 & 5 PER PARTITION PLAT P-06-2011, PARCEL 3 PER PARTITION PLAT P-11-2004 AND THAT TRACT DESCRIBED IN DOC. 01-28406, ORJCO EXCEPTING THEREFROM THAT PORTION WITHIN DOC. 2011-013208, ORJCO.
PROCEDURE: THE CONTROLLING MONUMENTS FOR THIS SURVEY ARE AS SHOWN ON SURVEY 20840. USING TRIMBLE R6 GPS RECEIVERS AND TOPCON GTS6000 TOTAL STATION MADE TIES TO THOSE MONUMENTS NEEDED TO ESTABLISH THE ADJUSTED PROPERTY LINES AND THE NORTHERLY LINE OF DOC. 2011-013208, ORJCO. THE REMAINING MONUMENTS WERE FOUND BUT NOT TIED BY THIS SURVEY AS DESIGNATED BY THE "N" NEXT TO THE MONUMENT. THE AFORESAID NORTHERLY LINE WAS COMPUTED AS SHOWN ON SURVEY 20840 WHICH AGREES WITH THE DEED. BASED ON THE AGREED UPON LOCATIONS OF THE ADJUSTED PROPERTY LINES I COMPUTED THESE POSITIONS AND SET MONUMENTS WHERE PRACTICAL WHICH ARE SHOWN ON SHEET 2.

** RECEIVED **
DATE 5-31-12 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

SURVEY BY:

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

DATE

APRIL 2, 2012

**LAND PARTITION SURVEY
PROPERTY LINE ADJUSTMENT**

PARTITION PLAT NO. P-14-2012

Located in the S.W. 1/4 of Section 4,
T.39S., R.1E., W.M. City of Ashland
Jackson County, Oregon

for
**RICK LANDT, ET AL
468 HELMAN STREET
Ashland, OR 97520**

LEGEND:

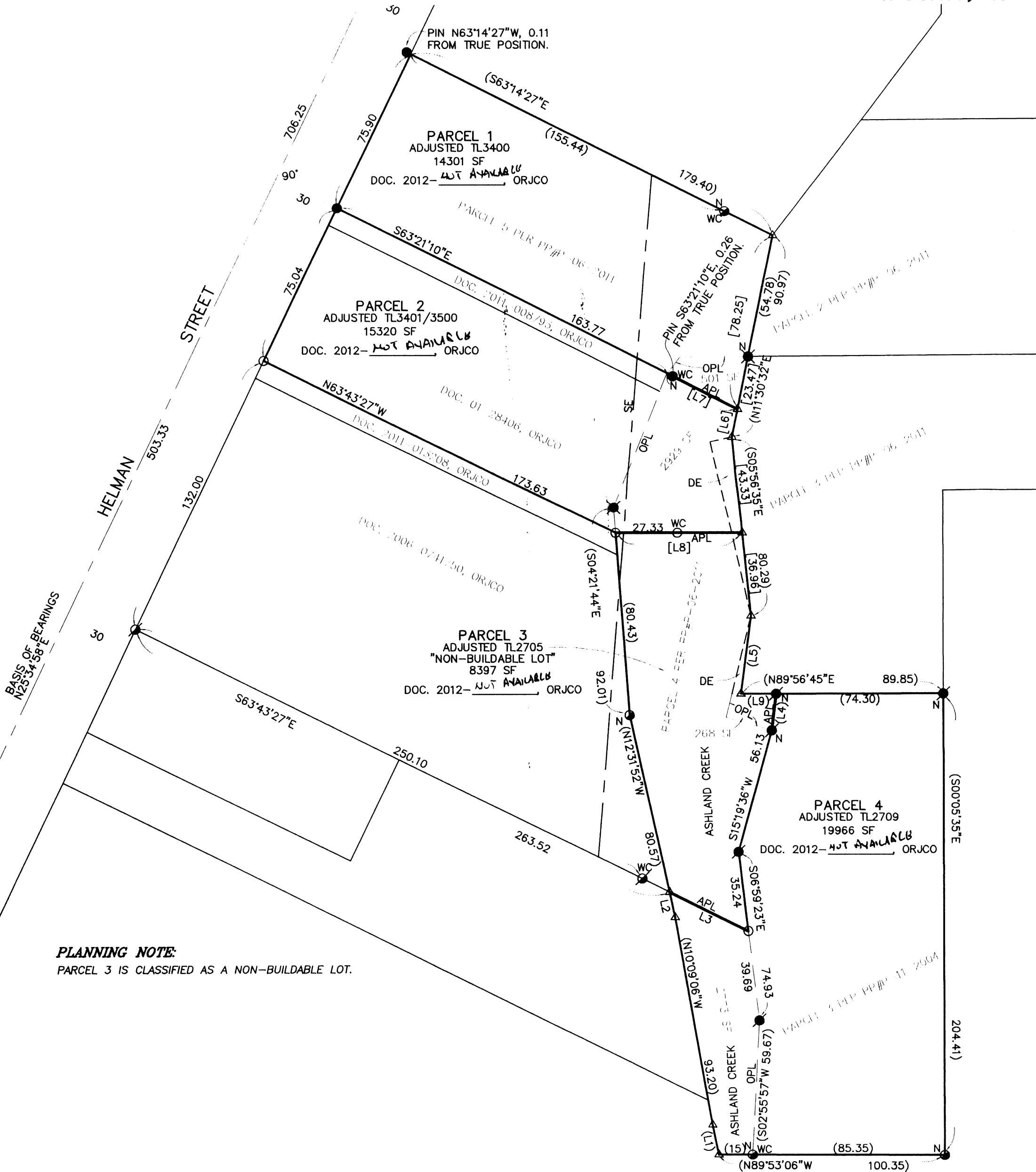
- = FD. 3" BRASS CAP IN MONUMENT WELL MKD. CITY OF ASHLAND SURVEY MARKER.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. FLATEBO RPE7971 PER FS6428.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD SWAIN RLS759 PER FS5770, 8308, 9261, 9266, & 10009.
- = FD. 5/8" IRON PIN PER FS7883.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. OSMUS PLS2464 PER FS18168.
- ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. KAMPMANN PLS2883 PER FS20840.
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- △ = COMPUTED POINT WHICH FALLS IN AREA SUBJECT TO CREEK EROSION. NOTHING SET OR FOUND. SEE ALSO FS20840.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER MONUMENT.
- () = RECORD DATA PER FS20840.
- APL = ADJUSTED PROPERTY LINE.
- FS = FILED SURVEY #.
- OPL = OLD PROPERTY LINE.
- N = MONUMENT NOT TIED TO THIS SURVEY.
- SE = APPROX. @ SANITARY SEWER EASEMENT PER V.57, P.252 & V.63 P.271, JCDR
- DE = DRAINAGE EASEMENT PER FS8308.
- L1 = SEE COURSE DATA TABLE THIS SHEET.
- [] = COMPUTED DATA USING RECORD DATA PER FS20840.

BASIS OF BEARINGS:

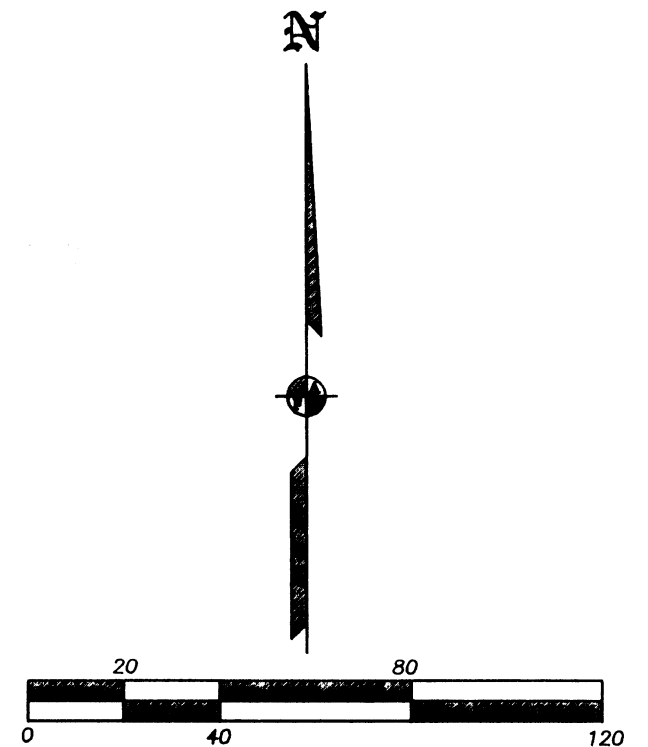
TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 5 AS DERIVED FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (FORMERLY COAST AND GEODETIC SURVEY) SURVEY NET ESTABLISHED IN 1968 AND FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING CONTROL IS THE CENTERLINE OF HELMAN STREET AS SHOWN ON FILED SURVEY NO. 20840 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'



COURSE DATA TABLE

Line	Bearing	Distance (ft)
L1	N11°26'52"W	13.60
L2	N12°31'52"W	11.34
L3	N63°43'27"W	38.82
L4	N06°54'19"E	16.19
L5	N07°29'58"E	34.40
L6	N11°30'32"E	12.71
L7	N63°21'10"W	34.66
L8	EAST	56.02
L9	N89°56'45"E	15.55



PLANNING NOTE:
PARCEL 3 IS CLASSIFIED AS A NON-BUILDABLE LOT.

EASEMENTS PER SUBDIVISION GUARANTEE
EASEMENT FOR DITCHES SET FORTH IN V.31, P.605, JCDR CANNOT BE DEPICTED.
EASEMENT FOR SEWER LINE PER V.63, P.271, JCDR CANNOT BE DEPICTED.
EASEMENT FOR DITCHES PER V.63, P.271, JCDR 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
RENEWAL DATE 6-30-13

*** RECEIVED ***
DATE 5-2-12 BY JEF
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

391E04CA TL'S 2709, 2705, 3400, 3401 & 3500

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

SHEET 2 OF 2 12112FM