

APPROVAL:

ASHLAND PLANNING DEPARTMENT DATE 11.20.2013
PA #2013-00874 PARTITION & PROPERTY LINE ADJUSTMENT
PA #2013-00875 PARTITION & PROPERTY LINE ADJUSTMENT

APPROVAL:

EXAMINED AND APPROVED THIS 19th DAY OF NOVEMBER, 2013

Bradley F. Basler CITY SURVEYOR

LAND PARTITION SURVEY
REPLAT & PROPERTY LINE ADJUSTMENT

PARTITION PLAT NO. P-32-2013

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

for GEORGE & GLORIA MENEDES 84 West Nevada Street Ashland, OR 97520

\*\*\* RECORDING \*\*\* FILED FOR RECORD THIS 13th DAY OF December, 2013 AT 10:16 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-32-2013

OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON. INDEX VOLUME 24, PAGE 32, DOCUMENT NO. 2013-041617, ORJCO.

Christine D. Walker COUNTY CLERK, Carmen D. Helman DEPUTY

COUNTY SURVEYOR FILE NO. 21382

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

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF DECEMBER 13, 2013

Tax Collector: William Johnson, Deputy, DATE: 12-13-2013

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

KNOW ALL MEN BY THESE PRESENTS THAT WE, GEORGE MENEDES AND GLORIA ROSSI MENEDES, 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 AND DO HEREBY DEDICATE TO THE PUBLIC UNDER THE JURISDICTION OF THE CITY OF ASHLAND THE PUBLIC UTILITY EASEMENT (PUE) AND PUBLIC PEDESTRIAN ACCESS EASEMENT (PPAE). WE DO HEREBY MAKE AND ESTABLISH THE PRIVATE STORM DRAINAGE EASEMENT (PSDE) FOR THE BENEFIT OF PARCELS 3, 4, 5, & 6.

DATE NOVEMBER 2, 2013

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:

Beginning at the Northeast corner of Lot 15 of BENNER SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence South 00°02'40" West, 120.12 feet to the Southeast corner thereof; thence along the North line of Randy Street, South 89°49'12" East, 183.13 feet to the West line of Helman Street set forth in Document No. 69-00575, Official Records of Jackson County, Oregon; thence along said West line, North North 00°24'27" West, 240.73 feet to the South line of Nevada Street; thence along said South line, North 89°49'10" West, 181.19 feet to the Northerly prolongation of the West line of Lot 8, Block 2 of WILLIAMS SUBDIVISION, UNIT NO. 1, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along said prolongation and said West line, South 00°03'48" West, 120.60 feet to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR

JAMES E. HIBBS OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWS: 6-30-15

STATE OF OREGON )
COUNTY OF JACKSON ) SS.

PERSONALLY APPEARED THE ABOVE NAMED GEORGE MENEDES AND GLORIA ROSSI MENEDES AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 19th DAY OF November, 2013

Connie L Adams CONNIE L ADAMS NOTARY PUBLIC - OREGON COMMISSION NO. 4471002 MY COMMISSION EXPIRES APRIL 19, 2014

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

PURPOSE: TO SURVEY AND MONUMENT 8 PARCELS CREATED THROUGH 2 PROPERTY LINE ADJUSTMENT/LAND PARTITIONS & REPLAT AS REQUESTED BY THE CLIENTS. SEE ASHLAND PA# 2013-00874 & 2013-00875. THE 3 EXISTING PROPERTIES ARE DESCRIBED IN DOC.'S 2012-038989, 2012-038990 & 2012-038991, ORJCO. THE REPLAT ALSO SERVES TO EXTINGUISH THE UTILITY EASEMENT (UE) PER WILLIAMS SUBDIVISION, UNIT NO. 1 WHICH IS BEING REPLACED WITH THE PUE SHOWN ON SHEET 2.

PROCEDURE: USING TRIMBLE R6 G.P.S. RECEIVERS MADE TIES TO EXISTING SUBDIVISION LOT CORNERS AND OTHER MONUMENTS AS SHOWN ON SHEET 2 TO CONTROL THIS SURVEY. THE SOUTH RIGHT OF WAY OF WEST NEVADA STREET AND THE WEST RIGHT OF WAY OF HELMAN STREET WAS HELD PER FS16744 AND DOC. 69-00575, ORJCO. THE NORTH RIGHT OF WAY OF RANDY WAS HELD PER BENNER SUBDIVISION AS MONUMENTED. THE WEST LINE OF THE SUBJECT PROPERTY WAS HELD AS MONUMENTED PER BENNER SUBDIVISION AND WILLIAMS SUBDIVISION, UNIT NO. 1. COMPUTED THE POSITION OF THE PARCEL CORNERS AND SET MONUMENTS AS SHOWN ON SHEET 2.

RECEIVED \*\* DATE 12/13/13 BY D.R. 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. SURVEYOR

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

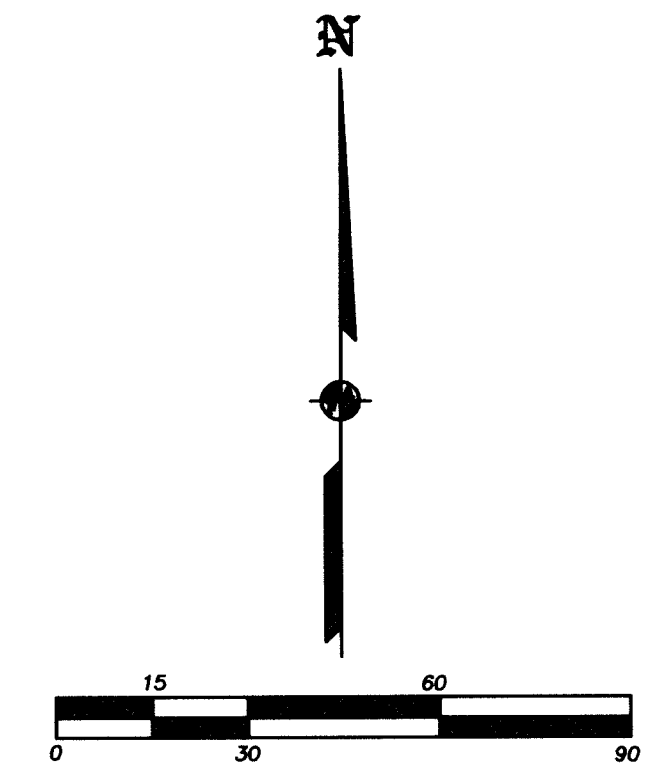
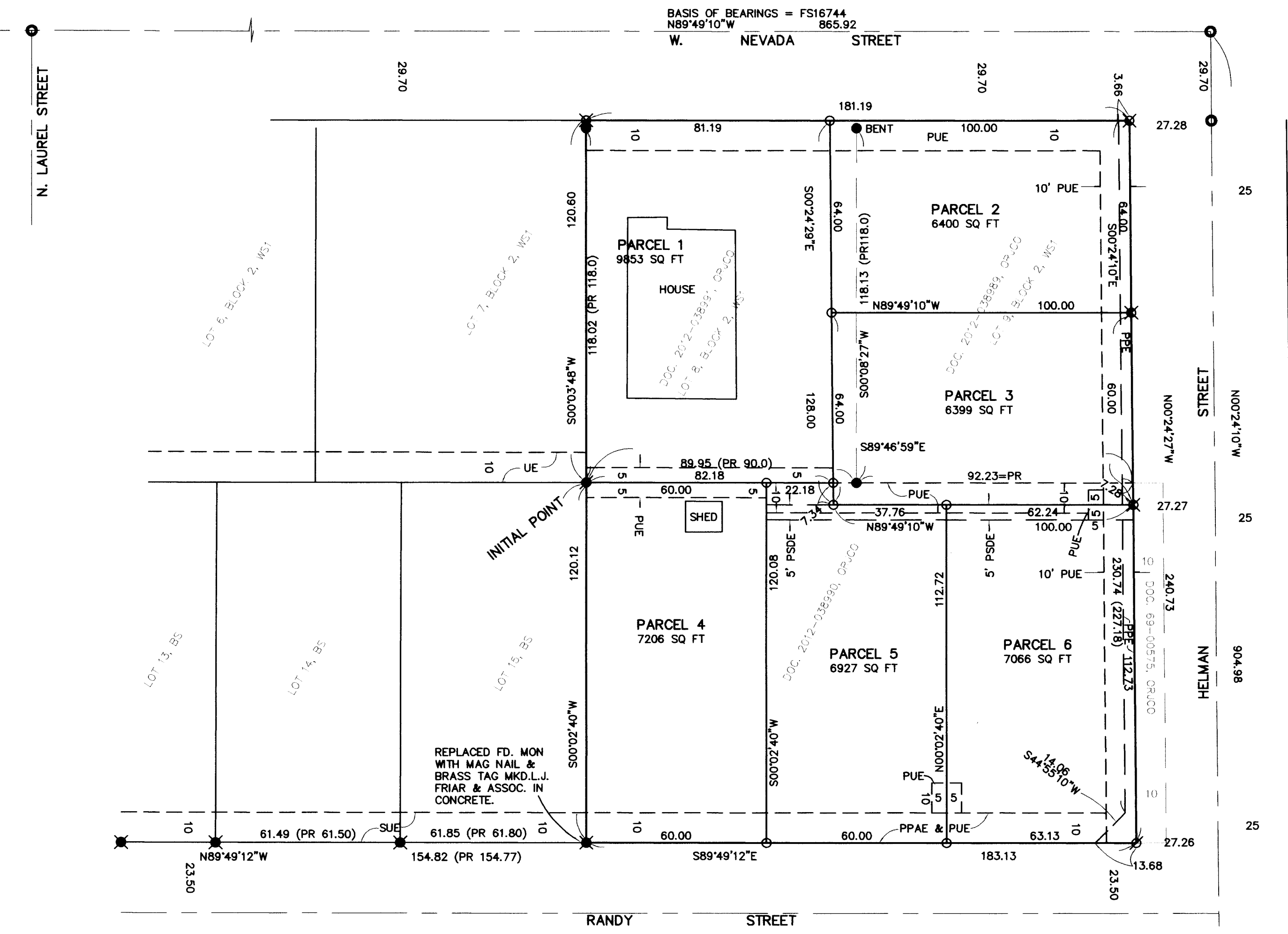
**DATE**  
 NOVEMBER 2, 2013

**LAND PARTITION SURVEY**  
**REPLAT & PROPERTY LINE ADJUSTMENT**  
 PARTITION PLAT NO. P-32-2013  
 Located in the N.W. 1/4 of Section 4,  
 T.39S., R.1E., W.M. City of Ashland  
 Jackson County, Oregon  
 for  
**GEORGE & GLORIA MENEDES**  
 84 West Nevada Street  
 Ashland, OR 97520

- LEGEND:**
- ⊙ = FD. CITY OF ASHLAND BRASS CAP IN MON WELL PER FS6735.
  - = FD. CITY OF ASHLAND BRASS CAP IN MON. WELL PER FS16744.
  - = FD. 1/2" IRON PIN PER WS1.
  - ⦿ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. SWAIN RLS759 PER BS.
  - ⊗ = FD. LEAD PLUG & HOLE IN SIDEWALK PER BENNER SUBDIVISION.
  - = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
  - ⊘ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
  - ⊗ = SET MAG NAIL & BRASS WASHER MKD. L.J. FRIAR & ASSOC IN SIDEWALK.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER.
- ( ) = RECORD DATA AS SHOWN.
- PR = PLAT RECORD DATA.
- FS = FILED SURVEY #.
- UE = UTILITY EASEMENT PER WS1.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- X- = FENCE LINE.
- WS1 = WILLIAMS SUBDIVISION, UNIT NO. 1.
- BS = BENNER SUBDIVISION.
- SUE = SLOPE & UTILITY EASEMENT PER BS.
- PPE = PUBLIC PEDESTRIAN EASEMENT PER DOC. 01-48524, ORJCO.
- PPAE = PUBLIC PEDESTRIAN ACCESS EASEMENT PER THIS PLAT.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT FOR PARCELS 3, 4, 5 & 6.

**BASIS OF BEARINGS:**  
 NOAA TRUE BEARINGS PER SURVEY NO. 16744 AS TAKEN FROM MONUMENTS  
 ALONG THE CENTERLINE OF WEST NEVADA STREET.  
 UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'



**EASEMENTS PER PUBLIC RECORD REPORT**  
 EASEMENT FOR DITCHES SET FORTH IN V.30, P.269, JCDR CANNOT BE DEPICTED.  
 EASEMENT FOR PIPELINE PER V.316, P.67, JCDR CANNOT BE DEPICTED.  
 EASEMENT FOR DITCH PER DOC. 67-018890, ORJCO CANNOT BE DEPICTED.

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

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 [Signature]  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 RENEWS: 6-30-15

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