

APPROVAL:

[Signature]  
ASHLAND PLANNING DEPARTMENT  
PA # 2014-00969 LAND PARTITION  
3/3/2015 DATE

LAND PARTITION SURVEY

PARTITION PLAT NO. P-09-2015

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  
SUNCREST HOMES, LLC  
P.O. Box 1313  
Talent, OR 97540  
(ASHLAND PA# 2014-000969)

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

FILED FOR RECORD THIS 10<sup>th</sup> DAY OF March, 2015 AT  
3:34 O'CLOCK P. M., AND RECORDED AS PARTITION PLAT NO. P-09-2015  
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 26, PAGE 09  
Christine D. Walker COUNTY CLERK  
Carmen D. Helman DEPUTY  
COUNTY SURVEYOR FILE NO. 21671

APPROVAL:

EXAMINED AND APPROVED THIS 26<sup>th</sup> DAY OF February, 2015.

[Signature]  
CITY SURVEYOR

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

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE  
BEEN PAID AS OF MARCH 16, 2015.

[Signature] - deputy 3.10.15 TAX COLLECTOR  
William Johnson, Deputy 3-10-2015 ASSESSOR

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

DATE  
FEBRUARY 20, 2015

KNOW ALL MEN BY THESE PRESENTS THAT CHARLIE HAMILTON IS THE OWNER 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. I DO HEREBY DEDICATE TO THE CITY OF ASHLAND  
THE RIGHT OF WAY DEDICATION (R/W TOGETHER WITH THE PUBLIC UTILITY EASEMENT (PUE) SHOWN ON SHEET 2,  
WITH THE CONDITION THAT CHARTER COMMUNICATIONS, ITS SUCCESSORS OR ASSIGNS IN INTEREST SHALL HAVE THE  
RIGHT TO USE SAID PUE FOR THE PLACEMENT AND MAINTENANCE OF CABLE TV LINES, AS LONG AS THEY DO NOT  
INTERFERE WITH THE MAINTENANCE OF CITY OF ASHLAND UTILITIES. I DO HEREBY MAKE AND ESTABLISH THE PRIVATE  
ACCESS EASEMENT FOR PARCELS 1 & 3 (PAE) PROVIDING INGRESS-EGRESS FOR PARCELS 1 AND 3 TO AND FROM  
PRIM STREET, WITH THE CONDITION THAT EMERGENCY VEHICLES MAY USE SAID PAE AT ALL TIMES AND AS NECESSARY.  
I DO HEREBY MAKE AND ESTABLISH THE PRIVATE SANITARY SEWER & STORM DRAINAGE EASEMENT FOR PARCEL 3  
(PSSDE) FOR THE PLACEMENT AND MAINTENANCE OF PRIVATE SANITARY AND STORM SEWER LINES. I DO HEREBY  
MAKE AND ESTABLISH THE PRIVATE WATER LINE EASEMENT FOR PARCEL 1 (WLE) FOR THE PLACEMENT AND  
MAINTENANCE OF PRIVATE WATER LINE.

[Signature]  
CHARLIE HAMILTON

STATE OF OREGON )  
COUNTY OF JACKSON ) SS.

PERSONALLY APPEARED THE ABOVE NAMED CHARLIE HAMILTON ACKNOWLEDGED THE FOREGOING INSTRUMENT TO  
BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 26<sup>th</sup> DAY OF February, 2015.

[Signature]  
Jeannette Marie Rudisill Notary Public - Oregon  
Commission No. 925581  
My Commission Expires 2-26-2018

\*\*\* 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 Southwest corner of Donation Land Claim No. 38, In Section 5, Township 39 South,  
Range 1 East, Willamette Meridian, Jackson County, Oregon; thence South 00°00'25" West (record SOUTH),  
30.00 feet to the Northwest corner of that tract described in Document No. 2014-010463, Official Records  
of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence South 89°49'49" East (record South  
89°53'44" East) along the South line of Sheridan Street, 221.77 (record 221.75 feet) to a 5/8 inch iron  
pin; thence South 03°45'36" West, 272.96 feet (record South 03°45'51" West, 273.19 feet) to a 5/8 inch  
iron pin on the South line of that tract described in Volume 274, Page 479, Jackson County Deed Records;  
thence along said South line, South 89°45'30" West, 203.91 feet (record North 89°58'17" West, 203.84 feet)  
to a 5/8 inch iron pin; thence North 00°00'25" East, 273.89 feet (record NORTH, 272.94 feet) to the initial  
point of beginning.

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

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

PURPOSE: TO SURVEY AND MONUMENT THREE PARCELS CREATED THROUGH A LAND PARTITION AS  
REQUESTED BY THE CLIENT. SEE ASHLAND PA# 2014-00969.

PROCEDURE: MONUMENTS PER FS4972, 6270, & 19187 WERE TIED TO CONTROL THIS SURVEY. HELD  
THE PINS PER FS4972 AS THE CORNERS OF THE SUBJECT TRACT AS THEY ARE CALLED  
FOR IN DOC. 2014-010463, ORJCO. COMPUTED THE PARCEL CORNERS PER THE APPROVED  
TENTATIVE PLAT AND SET MONUMENTS AT THE LOCATIONS AS SHOWN HEREON. THOSE  
MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN HEREON.

\* AFFIDAVIT OF CONSENT \*

FROM YAIR STRAUSS RECORDED AS DOC. #2015-006810, ORJCO.

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  
PO BOX 1947  
PHOENIX, OR 97535  
PH: (541) 772-2782

FILED  
Date 3/10/15 BY [Signature]  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

**LEGEND:**

- = FD. 3/4" IRON PIPE IN WELL PER FS6270.
- ⊙ = FD. CITY OF ASHLAND 3" BRASS DISK IRON PIN IN WELL PER FS19187. (TPD)
- = FD. 5/8" IRON PIN PER FS4972.
- ⊗ = SET 1/2" BRASS TAG MKD. L.J. FRIAR & ASSOC. & MAG NAIL IN CONCRETE.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 1.5" BRASS WASHER MKD L.J. FRIAR & ASSOC. & MAG NAIL IN ASPHALT.

**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 PRIMM STREET AS SHOWN ON FILED SURVEY NO. 18395 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

UNIT OF MEASUREMENT: FEET DATE: FEBRUARY 20, 2015 SCALE: 1" = 20'

**SURVEY BY:**

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

**LAND PARTITION SURVEY**

PARTITION PLAT NO. *P-09-2015*

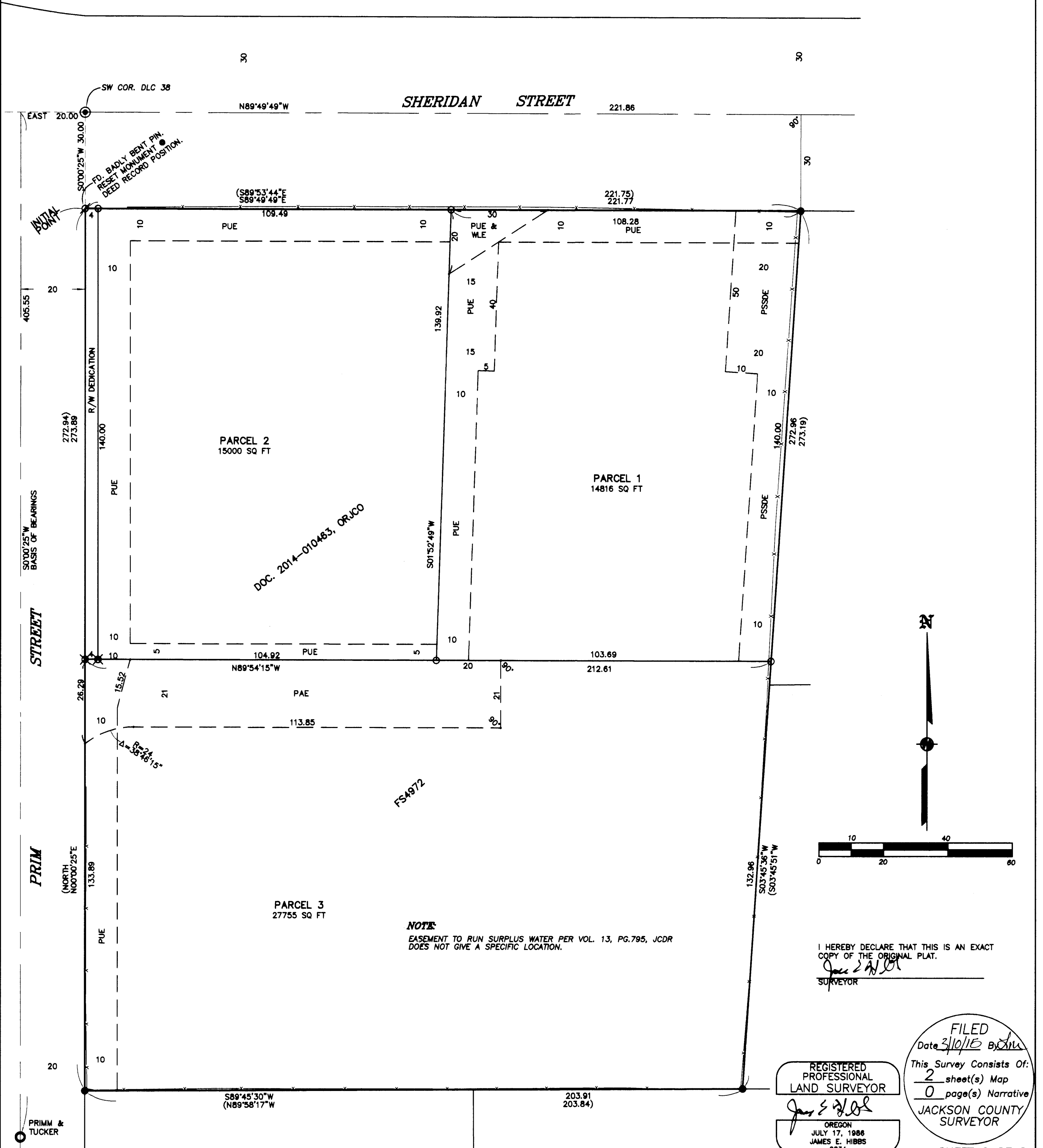
Located in S.E. 1/4 N.W. 1/4 of Sec. 5,  
T.39S., R.1E., W.M. City of Ashland  
Jackson County, Oregon

for  
**SUNCREST HOMES, LLC**  
PO BOX 1313  
TALENT, OR 97540

(ASHLAND PA# 2014-000989)

**LEGEND:**

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- X- = FENCE.
- FS = FILED SURVEY #.
- SQ FT = SQUARE FEET.
- PAE = PRIVATE ACCESS EASEMENT FOR PARCELS 1 & 3.
- WLE = PRIVATE WATER LINE EASEMENT FOR PARCEL 2.
- PSSDE = PRIVATE STORM DRAINAGE & SANITARY SEWER EASEMENT FOR PARCEL 3.
- TPD = TIED PRIOR TO DESTRUCTION.
- R/W = RIGHT OF WAY DEDICATION.



**NOTE:**

EASEMENT TO RUN SURPLUS WATER PER VOL. 13, PG.795, JCDR DOES NOT GIVE A SPECIFIC LOCATION.

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 8-30-15

FILED  
Date *3/10/15* By *[Signature]*  
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JACKSON COUNTY SURVEYOR