

APPROVAL:

ASHLAND PLANNING DEPARTMENT PA-2015-00439 PROPERTY LINE ADJUSTMENT 4/22/2015 DATE

LAND PARTITION SURVEY PARTITION PLAT NO. P-20-2015 In the S.E. 1/4 of Section 4, T.38S., R.1E., W.M. City of Ashland Jackson County, Oregon (ASHLAND PA-2015-00439)

*** RECORDING ***

FILED FOR RECORD THIS 1st DAY OF JUNE 2015 AT 2:56 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-20-2015 OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON. INDEX VOLUME 26, PAGE 20, DOC. #2015-016456, ORJCO.

Christine D. Walker COUNTY CLERK 21725 Carmen D. Helman DEPUTY COUNTY SURVEYOR FILE NO.

APPROVAL:

EXAMINED AND APPROVED THIS 21st DAY OF April, 2015

Bradley F. Barber CITY SURVEYOR

SURVEY FOR:

KATHLEEN KAHLE, ET AL 345 CLINTON STREET ASHLAND, OR 97520

DATE:

APRIL 7, 2015

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS PO BOX 1947 PHOENIX, OR 97535 PHONE: (541) 772-2782 EMAIL: ljfrior@charter.net

*** TAX STATEMENT ***

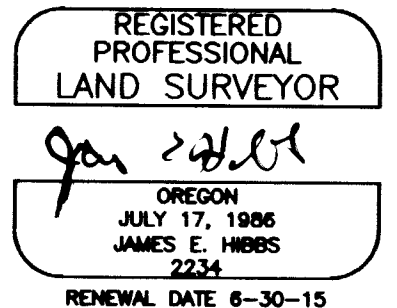
ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF June 1, 2015

Patricia Miller deputy 6-1-15 TAX COLLECTOR Nona Crawford, Deputy 6-1-2015 ASSESSOR

*** 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:

Parcel 1 per Partition Plat No. P-44-2009, according to the official plat thereof, now of record, in Volume 20, Page 44 of "Record of Partition Plats" of Jackson County, Oregon and Document No. 2009-47642, Official Records of Jackson County, Oregon and filed as Survey No. 20570 in the Office of the Jackson County Surveyor AND Parcel 2 per Partition Plat No. P-15-2010, according to the official plat thereof, now of record, in Volume 21, Page 15 of "Record of Partition Plats" of Jackson County, Oregon and Document No. 2010-015463, Official Records of Jackson County, Oregon and filed as Survey No. 20677 in the Office of the Jackson County Surveyor AND Lots 1, 2, 3 & 4 of Block 4, OAK COURT SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon



SURVEY NARRATIVE TO COMPLY WITH O.R.S. 200.250

PURPOSE: TO SURVEY AND MONUMENT CERTAIN CORNERS OF SIX ADJUSTED PARCELS CREATED THROUGH A LAND PARTITION/PROPERTY LINE ADJUSTMENT. SEE ASHLAND PA-2015-00439.

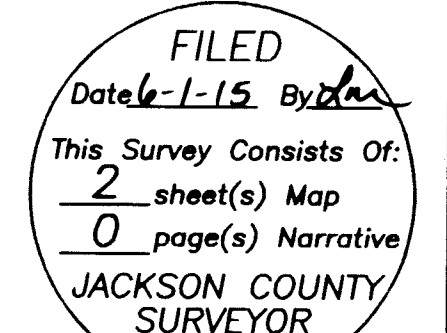
PROCEDURE: MADE TIES TO CERTAIN EXISTING MONUMENTS OF RECORD AS SHOWN ON SHEET 2 TO CONTROL THIS SURVEY. I SET MONUMENTS AT THE ADJUSTED PROPERTY CORNER AS INSTRUCTED BY THE CLIENT. SINCE PARCEL 1 IS LARGER THAN 10 ACRES AND MOST OF THE EXTERIOR HAS BEEN PREVIOUSLY SURVEYED, THE CITY SURVEYOR ALLOWED ME TO SHOW THE RECORD POSITION OF THE MONUMENTS AROUND PARCEL 1 THAT HAD BEEN SET PREVIOUSLY BY OTHER SURVEYS. THE EASEMENTS WITHIN PARCEL 1 ARE SHOWN IN THEIR APPROXIMATE LOCATIONS.

STATE OF OREGON) COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED DAN VANDYKE AND CLAUDIA VANDYKE AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 17th DAY OF April, 2015

Melissa Barney Notary Public - Oregon Commission No. 4741220 My Commission Expires Jan. 09, 2017



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

SURVEYOR

SHEET 1 OF 2

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT WE, PAUL B. MACE, KATHLEEN H. KAHLE, MARTIN DAVID MORLAN, KATHERINE E. LANG, TRUSTEE OF THE KATHERINE E. LANG LIVING TRUST DATED JULY 29, 2014 AND ANY AMENDMENTS THERETO, SEAN B. DE COURCY O'GRADY, SHAWN DE COURCY O'GRADY, DAN VANDYKE AND CLAUDIA VANDYKE, 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.

Paul B. Mace, Kathleen H. Kahle, Marty Morlan (Signatures and names)

Katherine E. Lang, trustee, Sean B. De Courcy O'Grady, Shawn De Courcy O'Grady (Signatures and names)

Dan Vandyke, Claudia Vandyke (Signatures and names)

STATE OF OREGON) COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED PAUL B. MACE AND KATHLEEN H. KAHLE AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 14th DAY OF April, 2015

Melissa Anne Barney Notary Public - Oregon Commission No. 4741220 My Commission Expires Jan 09, 2017

STATE OF OREGON) COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED MARTIN DAVID MORLAN AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 20th DAY OF April, 2015

Melissa Barney Notary Public - Oregon Commission No. 4741220 My Commission Expires Jan 09, 2017

STATE OF OREGON) COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED KATHERINE E. LANG AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

DATED THIS 14th DAY OF April, 2015

Melissa Barney Notary Public - Oregon Commission No. 4741220 My Commission Expires Jan 09, 2017

STATE OF OREGON) COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED SEAN B. DE COURCY O'GRADY AND SHAWN DE COURCY O'GRADY AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 15th DAY OF April, 2015

Melissa Barney Notary Public - Oregon Commission No. 4741220 My Commission Expires Jan 09, 2017

SURVEY FOR:

KATHLEEN KAHLE
345 CLINTON STREET
ASHLAND, OR 97520

SURVEY BY:

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

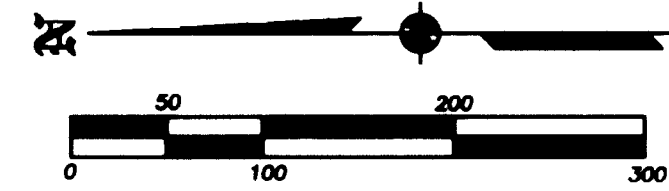
DATE:

APRIL 7, 2015

LAND PARTITION SURVEY
PARTITION PLAT NO. P-20-2015
In the S.E. 1/4 of Section 4, T.39S, R.1E, W.M.
City of Ashland Jackson County, Oregon
(ASHLAND PA-2015-00498)

CURVE & LINE TABLE (DOC. 03-85697, ORJCO)

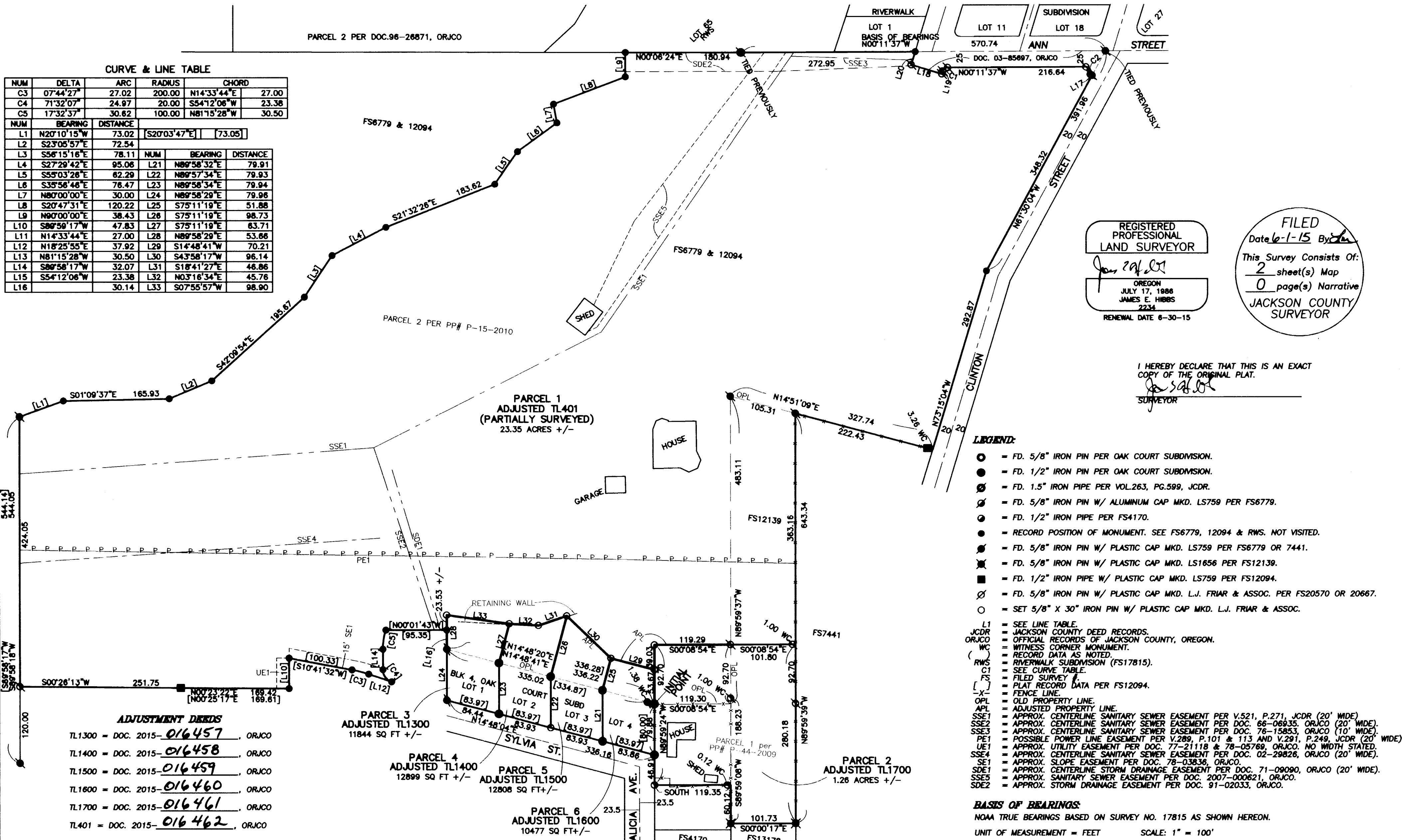
NUM	DELTA	ARC	RADIUS	CHORD
C1	72°54'55"	10.18	8.00	N38°39'05"W 9.51
C2	118°41'33"	16.57	8.00	N59°09'09"E 13.76
NUM	BEARING	DISTANCE		
L17	S28°29'56"W	3.00		
L18	S18°53'27"W	50.00		
L19	S73°06'33"E	4.71		
L20	N73°06'33"W	21.41		



EASEMENTS PER TITLE REPORT
EASEMENT FOR DITCH PER V.140, P.607 & 608, JCDR CANNOT BE LOCATED.
EASEMENT FOR POLELINES PER V.144, P.159, JCDR CANNOT BE LOCATED.
EASEMENT FOR DITCH PER V.163, P.22, JCDR CANNOT BE LOCATED.
EASEMENT FOR CABLE TV LINES PER DOC. 91-28451, ORJCO CANNOT BE LOCATED.

CURVE & LINE TABLE

NUM	DELTA	ARC	RADIUS	CHORD	
C3	07°44'27"	27.02	200.00	N14°33'44"E 27.00	
C4	71°32'07"	24.97	20.00	S54°12'06"W 23.38	
C5	17°32'37"	30.62	100.00	N81°15'28"W 30.50	
NUM	BEARING	DISTANCE			
L1	N20°10'15"W	73.02	S20°03'47"E	73.05	
L2	S23°05'57"E	72.54			
L3	S58°15'18"E	78.11	NUM	BEARING	DISTANCE
L4	S27°29'42"E	95.06	L21	N89°58'32"E	79.91
L5	S55°03'28"E	62.29	L22	N89°57'34"E	79.93
L6	S35°56'48"E	78.47	L23	N89°58'34"E	79.94
L7	N80°00'00"E	30.00	L24	N89°58'29"E	79.96
L8	S20°47'31"E	120.22	L25	S75°11'19"E	51.88
L9	N90°00'00"E	38.43	L26	S75°11'19"E	98.73
L10	S89°59'17"W	47.83	L27	S75°11'19"E	63.71
L11	N14°33'44"E	27.00	L28	N89°58'29"E	53.66
L12	N18°25'55"E	37.92	L29	S14°48'41"W	70.21
L13	N81°15'28"W	30.50	L30	S43°58'17"W	96.14
L14	S89°58'17"W	32.07	L31	S18°41'27"E	46.86
L15	S54°12'06"W	23.38	L32	N03°16'34"E	45.76
L16	30.14	L33	S07°55'57"W	98.90	



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

FILED
Date 6-1-15 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

- LEGEND:**
- = FD. 5/8" IRON PIN PER OAK COURT SUBDIVISION.
 - = FD. 1/2" IRON PIN PER OAK COURT SUBDIVISION.
 - ⊙ = FD. 1.5" IRON PIPE PER VOL.263, PG.599, JCDR.
 - ⊗ = FD. 5/8" IRON PIN W/ ALUMINUM CAP MKD. LS759 PER FS6779.
 - ⊘ = FD. 1/2" IRON PIPE PER FS4170.
 - = RECORD POSITION OF MONUMENT. SEE FS6779, 12094 & RWS. NOT VISITED.
 - ⊗ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. LS759 PER FS6779 OR 7441.
 - ⊘ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. LS1656 PER FS12139.
 - ⊗ = FD. 1/2" IRON PIPE W/ PLASTIC CAP MKD. LS759 PER FS12094.
 - ⊘ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS20570 OR 20667.
 - ⊙ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - L1 = SEE LINE TABLE.
 - JCDR = JACKSON COUNTY DEED RECORDS.
 - ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 - WC = WITNESS CORNER MONUMENT.
 - () = RECORD DATA AS NOTED.
 - RWS = RIVERWALK SUBDIVISION (FS17815).
 - C1 = SEE CURVE TABLE.
 - FS = FILED SURVEY #.
 - [] = PLAT RECORD DATA PER FS12094.
 - X- = FENCE LINE.
 - OPL = OLD PROPERTY LINE.
 - APL = ADJUSTED PROPERTY LINE.
 - SSE1 = APPROX. CENTERLINE SANITARY SEWER EASEMENT PER V.521, P.271, JCDR (20' WIDE).
 - SSE2 = APPROX. CENTERLINE SANITARY SEWER EASEMENT PER DOC. 66-08935, ORJCO (20' WIDE).
 - SSE3 = APPROX. CENTERLINE SANITARY SEWER EASEMENT PER DOC. 76-15853, ORJCO (10' WIDE).
 - PE1 = POSSIBLE POWER LINE EASEMENT PER V.289, P.101 & 113 AND V.291, P.249, JCDR (20' WIDE).
 - UE1 = APPROX. UTILITY EASEMENT PER DOC. 77-21118 & 78-05769, ORJCO. NO WIDTH STATED.
 - SSE4 = APPROX. CENTERLINE SANITARY SEWER EASEMENT PER DOC. 02-29826, ORJCO (20' WIDE).
 - SE1 = APPROX. SLOPE EASEMENT PER DOC. 78-03836, ORJCO.
 - SDE1 = APPROX. CENTERLINE STORM DRAINAGE EASEMENT PER DOC. 71-09090, ORJCO (20' WIDE).
 - SSE5 = APPROX. SANITARY SEWER EASEMENT PER DOC. 2007-000621, ORJCO.
 - SDE2 = APPROX. STORM DRAINAGE EASEMENT PER DOC. 91-02033, ORJCO.

BASIS OF BEARINGS:
NOAA TRUE BEARINGS BASED ON SURVEY NO. 17815 AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 100'

391E04DB TL'S 401,1300,1400,1500,1600 & 1700

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

SHEET 2 OF 2 15120PM