

APPROVAL:

[Signature]
ASHLAND PLANNING DEPARTMENT
PA #2015-00825 PARTITION
DATE 9.04.2015

LAND PARTITION SURVEY

PARTITION PLAT NO. P-32-2015

Located in the N.W. 1/4 of Section 4,
T.39S, R.1E, W.M. City of Ashland
Jackson County, Oregon
(PA#2015-00825)

*** RECORDING ***

FILED FOR RECORD THIS 9th DAY OF September, 2015 AT
9:37 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-32-15
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 26, PAGE 32. DOCUMENT NO. 2015-030293, ORJCO.

Christine N. Walker COUNTY CLERK
Carmen H. DeLeon DEPUTY

COUNTY SURVEYOR FILE NO. 121797

*** TAX STATEMENT ***

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE
BEEN PAID AS OF September 9, 2015.

Deputy Wilber - deputy 9.9.15 TAX COLLECTOR DATE
[Signature] deputy 9/9/15 ASSESSOR DATE

APPROVAL:

EXAMINED AND APPROVED THIS 3rd DAY OF September, 2015.

Bradley T. Barber
CITY SURVEYOR

SURVEY FOR:

SUNCREST HOMES, LLC
PO BOX 1313
TALENT, OR 97540

DATE

AUGUST 25, 2015

SURVEY BY:

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

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT WILMA, LLC, IS THE OWNER IN FEE OF THE LANDS SHOWN ON
THIS PARTITION PLAT, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED
THE SAME TO BE PARTITIONED INTO THE PARCELS AS SHOWN ON SHEET 2 AND DOES HEREBY DEDICATE
TO THE PUBLIC UNDER THE JURISDICTION OF THE CITY OF ASHLAND THE PUBLIC UTILITY EASEMENT (PUE)
SHOWN ON SHEET 2.

Valri Williams
VALRI WILLIAMS, MANAGER
WILMA, LLC

Greg Williams
GREG WILLIAMS, MANAGER
WILMA, LLC

STATE OF OREGON)
COUNTY OF JACKSON)SS.

PERSONALLY APPEARED THE ABOVE NAMED VALRI WILLIAMS AND GREG WILLIAMS AND ACKNOWLEDGED THE
FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED ON BEHALF OF WILMA, LLC.

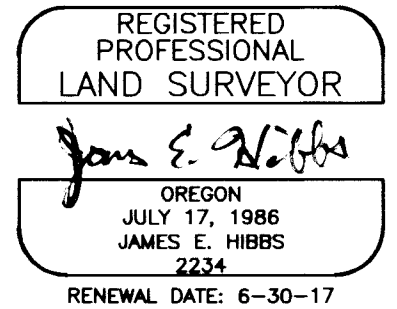
DATED THIS 13th DAY OF September, 2015.

Jula Anne Schumann
NOTARY PUBLIC - OREGON
COMMISSION NO. 037938
MY COMMISSION EXPIRES 4.20.2019

*** 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-66-2008, recorded November 18, 2008, in Record of Partition Plats
in Jackson County, Oregon and filed as Survey No. 20231 in the Office of the Jackson County
Surveyor. EXCEPTING THEREFROM that portion conveyed to the City of Ashland for Almeda Drive/Perozzi
Street by Instrument No. 2009-023392, Official Records of Jackson County, Oregon.



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

PURPOSE: TO SURVEY AND MONUMENT 3 PARCELS CREATED THROUGH A LAND PARTITION AS REQUESTED BY THE CLIENT.
SEE ASHLAND PA# 2015-00825.

PROCEDURE: USING TRIMBLE R6 & R8 G.P.S. RECEIVERS AND TOPCON GPT-60003C TOTAL STATION, MADE TIES TO EXISTING
MONUMENTS AS SHOWN ON SHEET 2 TO CONTROL THIS SURVEY. THE DESTROYED MONUMENTS ALONG THE EAST
OF THE NORTHERLY PORTION OF PARCEL 1 PER PP#P-66-2008 WERE RESET AT PLAT RECORD POSITION AS
MOST OF THE EXTERIOR BOUNDARY MONUMENTS OF RICE PARK SUBDIVISION HAVE ALSO BEEN DESTROYED.
ALMEDA DRIVE & PAROZZI STREET WERE POSITIONED USING DEED RECORD DATA PER DOC. 2009-23392, ORJCO.
THE PARCEL LINE BETWEEN PARCELS 2 & 3 WAS POSITIONED AT THE FUTURE RIGHT OF WAY LINE OF THE
EXTENSION OF ALMEDA DRIVE. SET MONUMENTS AT THE LOCATIONS AS SHOWN ON SHEET 2.

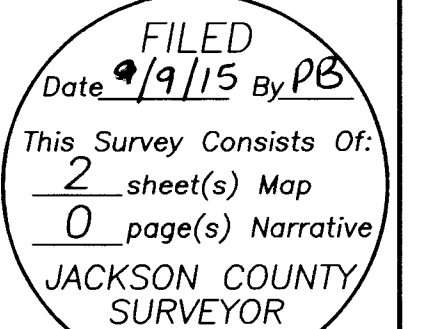
*** AFFIDAVIT OF CONSENT ***

FROM ROGUE RIVER FAMILY PRACTICE CLINIC PROFIT SHARING PLAN RECORDED AS DOC. #2015-030291, ORJCO.
FROM SUNWEST TRUST, FBO HOWARD FREIMAN, IRA RECORDED AS DOC. #2015-030292, ORJCO.
FROM ASHLAND FLOWER SHOP AND GREENHOUSES, INC. RECORDED AS DOC. #2015-030290, ORJCO.

~~FROM [unclear] RECORDED AS DOC. #2015-030293, ORJCO.~~

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

James E. Hibbs
SURVEYOR



SURVEY BY:
SUNCREST HOMES, LLC
PO BOX 1313
TALENT, OR 97540

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

DATE
AUGUST 25, 2015

LAND PARTITION SURVEY

PARTITION PLAT NO. P-32-2015
Located in the N.W. 1/4 of Section 4,
T.39S., R.1E., W.M. City of Ashland
Jackson County, Oregon
(PA#2015-00825)

LEGEND:

- = FD. CITY OF ASHLAND BRASS CAP IN MON. WELL PER FS16744.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. OSMUS PLS2464 PER FS20189 OR 20231.
- = FD. 5/8" IRON PIN. SEE FS20231.
- = FD. 5/8" IRON PIN PER OHRS.
- = 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 & 1" BRASS WASHER MKD. L.J. FRIAR & ASSOC. IN CURB
- ⊗ = SET MAG NAIL & 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. IN ASPHALT.
- PUE- = PUBLIC UTILITY EASEMENT AND PUBLIC PEDESTRIAN AND BICYCLE ACCESS EASEMENT PER PP# P-66-2008.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- SSE2 = CENTERLINE 10' WIDE SANITARY SEWER EASEMENT, V.444, P.301, JCDR.
- PUE = 10' WIDE PUBLIC UTILITY EASEMENT PER THIS PLAT.
- X- = FENCE LINE.
- OHRS = THE OLD HELMAN RANCH SUBDIVISION.
- SSE1 = CENTERLINE 15' WIDE SANITARY SEWER EASEMENT, V.208, P.584, JCDR.
- C1/L1 = SEE COURSE DATA TABLE.
- PP# = PARTITION PLAT NO.
- WC = WITNESS CORNER MONUMENT.
- FS = FILED SURVEY #.
- SE = SLOPE EASEMENT.

BASIS OF BEARINGS:

NOAA TRUE BEARINGS PER SURVEY NO. 20189 AS TAKEN FROM MONUMENTS ALONG THE CENTERLINE OF WEST NEVADA STREET.

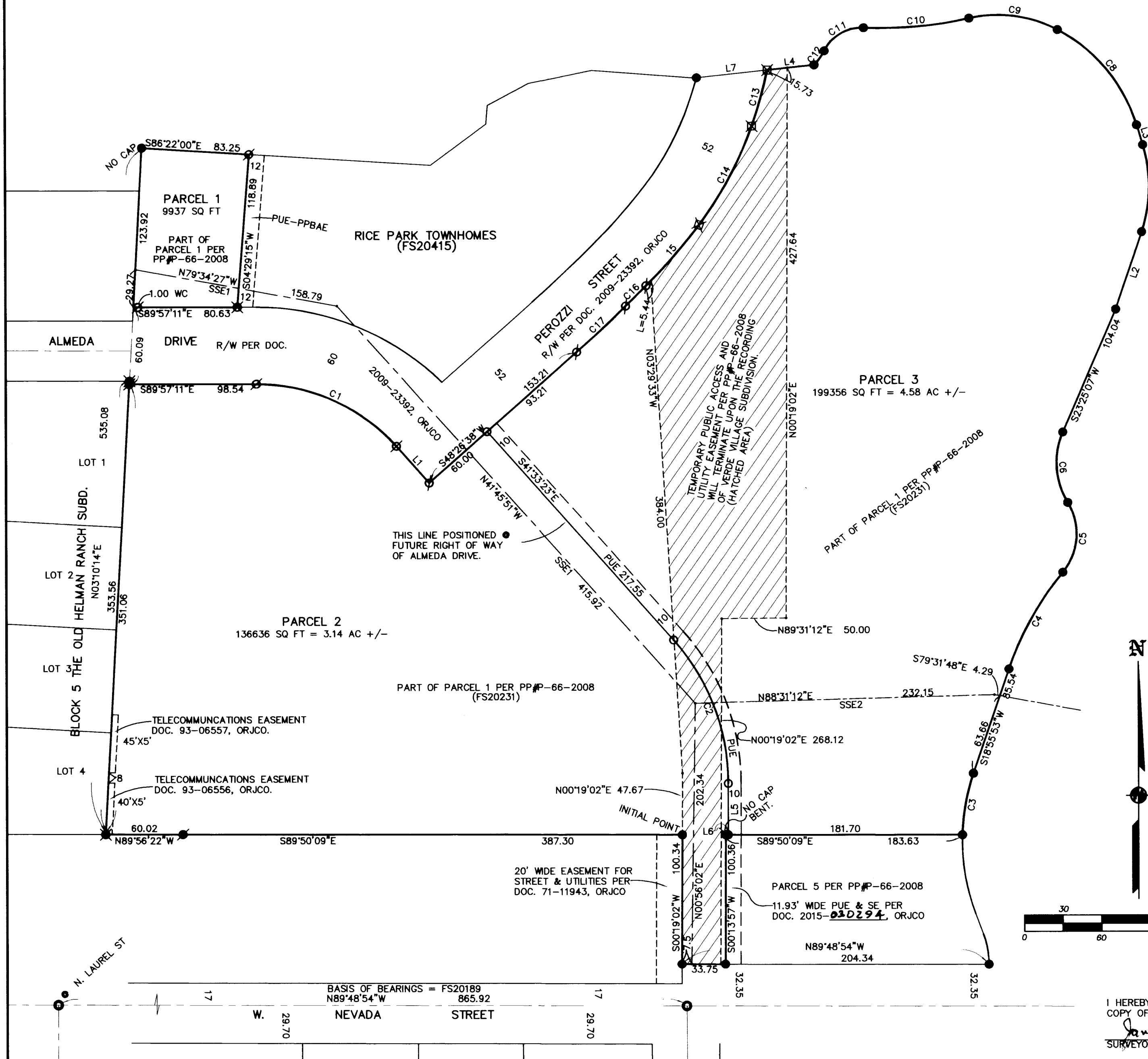
UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	48°23'48"	122.48	145.00	N65°45'17"W 118.87
C2	41°47'20"	121.80	167.00	N20°39'43"W 119.12
C3	17°15'58"	48.53	161.04	S10°17'54"W 48.35
C4	20°41'39"	86.68	240.00	S29°16'42"W 86.21
C5	70°49'53"	58.10	47.00	N04°12'35"E 54.47
C6	54°37'28"	57.20	60.00	S03°53'37"E 55.06
C7	35°35'56"	68.34	110.00	N00°53'22"E 67.25
C8	45°12'09"	98.62	125.00	N39°30'41"W 96.08
C9	40°29'07"	70.66	100.00	N82°21'19"W 69.20
C10	15°21'20"	82.41	307.50	N85°04'48"E 82.17
C11	66°00'42"	37.44	32.50	S59°45'07"W 35.41
C12	18°12'20"	13.50	42.50	N35°50'56"E 13.45
C13	7°29'36"	45.28	346.20	N15°42'39"E 45.24
C14	17°44'55"	87.05	281.00	N28°19'55"E 86.70
C15	7°54'30"	62.66	454.00	N41°09'37"E 62.61
C16	0°15'59"	22.31	4798.42	N45°14'52"E 22.31
C17	3°03'47"	52.18	976.00	N46°54'45"E 52.17

COURSE DATA TABLE

NUM	BEARING	DISTANCE
L1	S41°33'23"E	38.33
L2	N18°41'20"E	63.29
L3	S16°54'36"E	16.05
L4	N84°03'01"E	36.57
L5	S00°13'57"W	39.76
L6	N89°50'09"W	1.93
L7	N84°03'01"E	55.16



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: 6-30-17

FILED
Date 9/9/15 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR