21 892				
APPROVAL: / /	LAND PA	ARTITION SURV	<i>EY</i> ***1	RECORDING * * *
1.25.16		AT NO. 9-5-2016	20th	F January, 20/6 AT
ASHLAND PLANNING DEPARTMENT DATE PA # 2015-00794 LAND PARTITION		TTERSON STREET SUBDIV	ISION, 8:54 O'CLOCK A M. AND RE	
PA # 2015-00794 LAND FARITION	and in S.W. 1/ City of Ashla	'4 of Sec. 4, T.39S., R.1E,. nd Jackson County, Ore	OF "RECORD OF PARTITION PLATS" OF JACK	
APPROVAL:	(Ashla	and PA# 2015-00794)	INDEX VOLUME 27, PAGE 5	·
EXAMINED AND APPROVED THIS 25th DAY OF JANUARY , 20 16	·		Christer D. Walker	DEPUTY DEPUTY
		SURVEY FOR:	COUNTY SURVEYOR FILE NO. 2189	2
Bradley of Barlier CITY SURVEYOR		VISION HOMES, INC. PO BOX 3550 CENTRAL POINT, OR 97502	***TAX	STATEMENT * * *
$\star\star\star$ \star \star $\star\star\star\star$ $\star\star\star$ KNOW ALL MEN BY THESE PRESENTS THAT VISION HOMES, INC. IS (1) THE OWNER OF THE LA	NDS SHOWN ON	52 777777	ALL TAXES, FEES ASSESSMENTS OR OTHER	CHARGES AS REQUIRED BY ORS 92.095 HAVE
THIS PARTITION PLAT, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HA	AS CAUSED THE		BEEN PAID AS OF January 27th	, 20 16
SAME TO BE PARTITIONED INTO THE PARCELS AS SHOWN ON SHEET 2 AND (2) DOES HEREBY D CITY OF ASHLAND THE PUBLIC UTILITY EASEMENT (PUE) SHOWN ON SHEET 2, WITH THE CONDITION	N THAT CHARTER	SURVEY BY:		
COMMUNICATIONS, ITS SUCCESSORS OR WITH THE CONDITION THAT CHARTER COMMUNICATIONS, I OR ASSIGNS IN INTEREST SHALL HAVE THE RIGHT TO USE SAID PUE FOR THE PLACEMENT AND M	MAINTENANCE OF	L.J. FRIAR & ASSOCIATES, P.C.	11. 2011 50TOS	DATE ASSESSOR DEPUTY 1/27/16
CABLE TV LINES, AS LONG AS THEY DO NOT INTERFERE WITH THE MAINTENANCE OF CITY OF AS AND (3) DOES HEREBY MAKE AND ESTABLISH THE PRIVATE STORM DRAINAGE AND SANITARY SEWER	R EASEMENT FOR	CONSULTING LAND SURVEYORS PO BOX 1947	TAX COLLECTOR	DATE ASSESSOR V DATE
PARCELS 1, 2 & 3 (PSD—SSE) AND DOES (4) HEREBY MAKE AND ESTABLISH THE SHARED DRIV FOR PARCELS 1 & 2 (SDE) PROVIDING VEHICULAR ACCESS TO AND FROM HERSEY STREET FOR		PHOENIX, OR 97535 PH: (541) 772—2782		
2, WITH THE CONDITION THAT EMERGENCY VEHICLES MAY USE SAID SDE AT ALL TIMES AND AS NEC		WWW.FRIARANDASSOCIATES.COM		
			* * * SURVEYOR'S O	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
mulation Pro	esident	DATE:		THE STATE OF OREGON, HEREBY DECLARE THAT THIS
Z MARK WICKMAN, PRESIDENT VISION HOMES, INC.				, AND COMPLIES WITH THE REGULATIONS FOR PARTITIONS
STATE OF OREGON)				
)SS. COUNTY OF JACKSON)			ot 1 of PATTERSON STREET SUBDIVISION, a Planned now of record, in Jackson County, Oregon.	Unit Development, according to the official plat thereof,
PERSONALLY APPEARED THE ABOVE NAMED MARK WICKMAN ACKNOWLEDGED THE FOREGOING INSTR	RUMENT TO BE		, , , , , , , , , , , , , , , , , , ,	
HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF VISION HOMES, INC.				REGISTERED PROFESSIONAL
DATED THIS 19th DAY OF January, 2	2016			LAND SURVEYOR
				1000 1000
Cyrolua (cal for				OREGON JULY 17, 1986 JAMES E. HIBBS
COMMISSION NO. 943082				2234 RENEWAL DATE 6-30-17
MY COMMISSION EXPIRES 9212019				
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250				
PURPOSE: TO SURVEY AND MONUMENT THREE PARCELS CREATED THROUGH A LAND PARTITIO	ON AS RECUESTED			
BY THE CLIENT. SEE ASHLAND PA# 2015-00794.	AS NEWOLSTED			
PROCEDURE: RECOVERED MONUMENTS AS SHOWN HEREON TO CONTROL THE EXTERIOR OF THE USING TRIMBLE R6 & R8 G.P.S. RECEIVERS AND A TOPCON GTS-6000C TOTAL ST	SUBJECT PROPERTY			
THE PARCEL CORNERS PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AS SHOWN ON SHEET 2.				

Declaration of Right of Access and Maintenance Obligations for Use of Storm Drainage Easement recorded as Doc. # 2010 - 00 2377 ORJCO.

Declaration of Right of Access and Maintenance Obligations for Use of Shared Driveway Easement recorded as Doc. # 2016-002377, ORJCO.

Date 1/28/16 By PB This Survey Consists Of: $\frac{2}{2}$ sheet(s) Map ______page(s) Narrative JACKSON COUNTY/ SURVEYOR SHEET 1 OF 2 15128FM

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

SURVEYOR

391E04CD TL306

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

LAND PARTITION SURVEY PARTITION PLAT NO.P-5-2014 SURVEY FOR: SURVEY BY: DATE: LEGEND: DECEMBER 23, 2015 L.J. FRIAR & ASSOCIATES, P.C. = FD. 2.5" BRASS DISC 6" DEEP. INITIAL POINT PSS. VISION HOMES, INC. CONSULTING LAND SURVEYORS PO BOX 3550 In Lot 1 of PATTERSON STREET SUBDIVISION, = FD. 5/8" IRON PIN & PLASTIC CAP MKD. EDWARDS RPLS2339 PER PSS. CENTRAL PT, OR 97502 PO BOX 1947 PHOENIX, OR 97535 and in S.W. 1/4 of Sec. 4, T.39S., R.1E,. W.M. = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PH: (541) 772-2782 City of Ashland Jackson County, Oregon (Ashland PA# 2015-00794) WWW.FRIARANDASSOCIATES.COM = SET 1/2" BRASS TAG MKD L.J. FRIAR & ASSOC. & MAG NAIL IN ASPHALT. 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.PSS = PATTERSON ST. SUBDIVISION (FS12112). () = RECORD DATA PER PSS. PUE1 = PUBLIC UTILITY EASEMENT PER PSS. PSD-SSE = PRIVATE STORM DRAINAGE & SANITARY SEWER EASEMENT FOR PARCELS 1, 2 & 3 PER THIS PLAT. SDE = SHARED DRIVEWAY EASEMENT FOR PARCELS 1 & 2 PER THIS PLAT. BASIS OF BEARINGS: GEODETIC NORTH BASED ON G.P.S. MEASUREMENTS APPLIED TO NORTH LINE AS SHOWN HEREON. UNIT OF MEASUREMENT: FEET SCALE: 1" = 20' BASIS OF BEARINGS APPLIED (\$89*59'37"E \$89*58'10"E 176.37) 176.41 INITIAL POINT (A 16.19 58.80 58.80 PUE1 8.81 7 137.64 137.96) PARCEL 1 PARCEL 2 8093 SQ FT PARCEL 3 8086 SQ FT 8081 SQ FT 10 5 .4£ ¥.⊓ EASEMENTS PER TITLE REPORT: EASEMENT FOR ELECTRICAL FACILITIES PER V.144, P.159, JCDR CANNOT BE DEPICTED. SDE 5 <u>7.5</u> 12.5 ol 10 SDE 58.57 58.58 58.57 S89°55'47"W (N89°57'42"W 175.72 176.37) Date 1/28/16 By PB 40 This Survey Consists Of REGISTERED PROFESSIONAL **HERSEY** ____sheet(s) Map **STREET** LAND SURVEYOR O_page(s) Narrative 3010 JACKSON COUNTY SURVEYOR OREGON JULY 17, 1986 JAMES E. HIBBS I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. J- 27 D SHEET 2 OF 2 SURVEYOR 391E04CD TL306 RENEWAL DATE 6-30-17 THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.