

APPROVAL:

[Signature] 1.25.16
ASHLAND PLANNING DEPARTMENT DATE
PA # 2015-00794 LAND PARTITION

LAND PARTITION SURVEY
PARTITION PLAT NO. P-5-2016
In Lot 1 of PATTERSON STREET SUBDIVISION,
and in S.W. 1/4 of Sec. 4, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon
(Ashland PA# 2015-00794)

*** RECORDING ***

FILED FOR RECORD THIS 28th DAY OF January, 2016 AT
8:54 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-5-2016
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 27, PAGE 5

Charlene D. Walker COUNTY CLERK
Jean Shigo DEPUTY
COUNTY SURVEYOR FILE NO. 21892

APPROVAL:

EXAMINED AND APPROVED THIS 25th DAY OF JANUARY, 2016

Bradley F. Barber
CITY SURVEYOR

SURVEY FOR:

VISION HOMES, INC.
PO BOX 3550
CENTRAL POINT, OR 97502

*** TAX STATEMENT ***

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE
BEEN PAID AS OF January 27th, 2016

SURVEY BY:

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

[Signature] 01-27-16 TAX COLLECTOR DATE
Adam Schaefer Deputy 1/27/16 ASSESSOR DATE

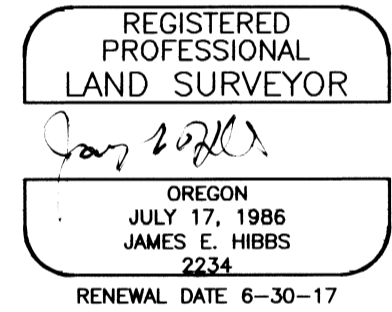
DATE:

DECEMBER 23, 2015

*** 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:

Lot 1 of PATTERSON STREET SUBDIVISION, a Planned Unit Development, according to the official plat thereof,
now of record, in Jackson County, Oregon.



[Signature] President
MARK WICKMAN, PRESIDENT
VISION HOMES, INC.

STATE OF OREGON)
COUNTY OF JACKSON)SS.

PERSONALLY APPEARED THE ABOVE NAMED MARK WICKMAN ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE
HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF VISION HOMES, INC.

DATED THIS 19th DAY OF January, 2016

Cynthia Leah Fox
NOTARY PUBLIC - OREGON

COMMISSION NO. 943082
MY COMMISSION EXPIRES 9/21/2019

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# 2015-00794.

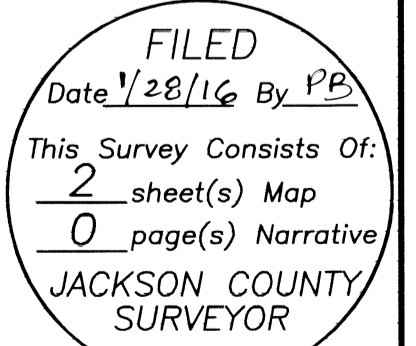
PROCEDURE: RECOVERED MONUMENTS AS SHOWN HEREON TO CONTROL THE EXTERIOR OF THE SUBJECT PROPERTY
USING TRIMBLE R6 & R8 G.P.S. RECEIVERS AND A TOPCON GTS-6000C TOTAL STATION. COMPUTED
THE PARCEL CORNERS PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AT THE LOCATIONS
AS SHOWN ON SHEET 2.

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

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

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

[Signature]
SURVEYOR



SURVEY FOR:
VISION HOMES, INC.
PO BOX 3550
CENTRAL PT, OR 97502

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
PO BOX 1947
PHOENIX, OR 97535
PH: (541) 772-2782
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DATE:
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PARTITION PLAT NO. P-5-2016
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and in S.W. 1/4 of Sec. 4, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon
(Ashland PA# 2015-00794)

LEGEND:

- = FD. 2.5" BRASS DISC 6" DEEP. INITIAL POINT PSS.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. EDWARDS RPLS2339 PER PSS.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 1/2" BRASS TAG MKD L.J. FRIAR & ASSOC. & MAG NAIL IN ASPHALT.

LEGEND:

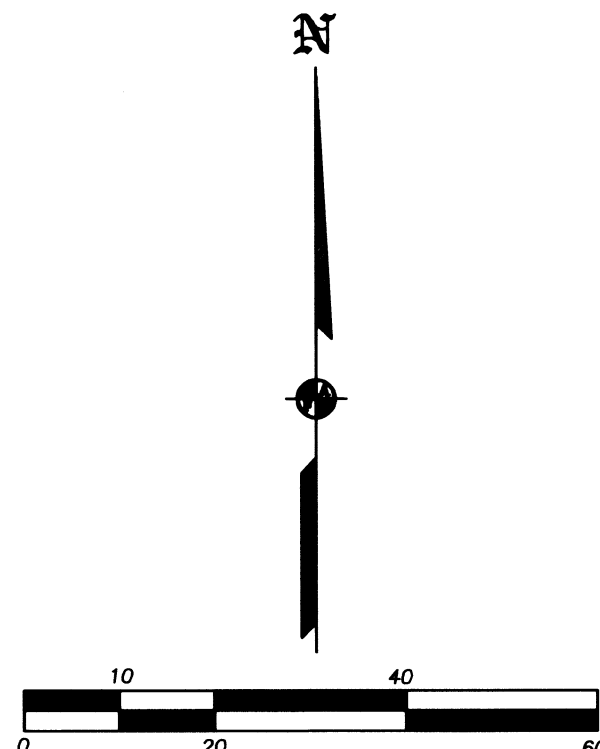
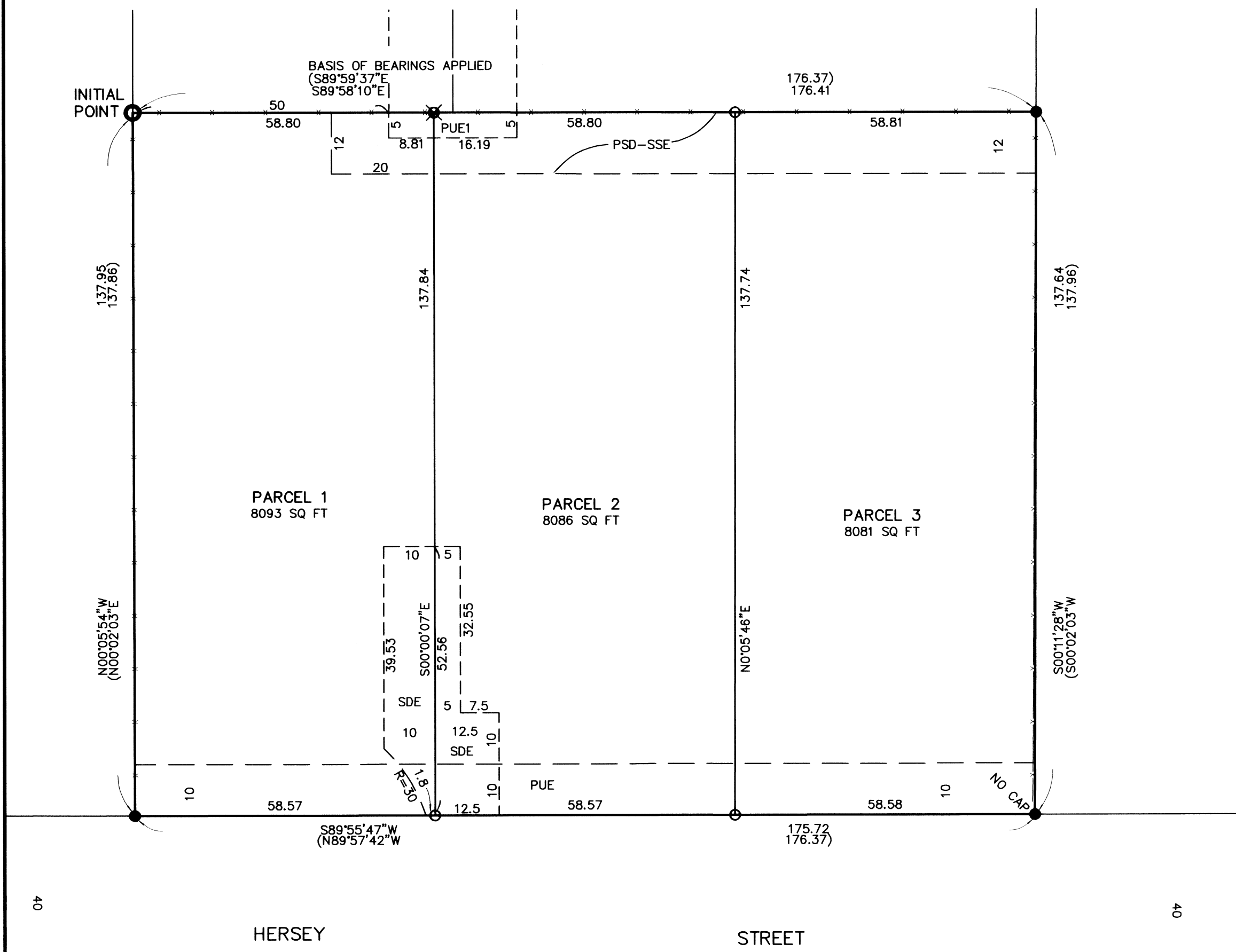
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- X- = FENCE.
- FS = FILED SURVEY #.
- SQ FT = SQUARE FEET.
- PSS = PATTERSON ST. SUBDIVISION (FS12112).
- () = RECORD DATA PER PSS.
- PUE1 = PUBLIC UTILITY EASEMENT 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'



EASEMENTS PER TITLE REPORT:

EASEMENT FOR ELECTRICAL FACILITIES PER V.144, P.159, JCDR CANNOT BE DEPICTED.

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

REGISTERED PROFESSIONAL LAND SURVEYOR
J. Friar
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-17

FILED
Date 1/28/16 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR