

APPROVAL:

[Signature] August 12, 2016
ASHLAND PLANNING DEPARTMENT
PA # 2016-01001 LAND PARTITION

LAND PARTITION SURVEY

PARTITION PLAT NO. P-29-2016
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# 2016-01001)

*** RECORDING ***

FILED FOR RECORD THIS 15 DAY OF August, 20 16 AT
2:57 O'CLOCK P .M., AND RECORDED AS PARTITION PLAT NO. P-29-2016
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 27, PAGE 29 DOC. # 2016-026468, ORJC

Christine D. Walker COUNTY CLERK
Nauman Joddy DEPUTY
COUNTY SURVEYOR FILE NO. 22051

APPROVAL:

EXAMINED AND APPROVED THIS 9th DAY OF August, 20 16.
[Signature]
CITY SURVEYOR

*** DECLARATION ***

DATE
AUGUST 1, 2016

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 MAKE AND ESTABLISH THE PRIVATE ACCESS EASEMENT FOR PARCEL 1 OF PARTITION PLAT NO. P-09-2015 (PAE1) PROVIDING INGRESS-EGRESS FOR PARCEL 1, WITH THE CONDITION THAT EMERGENCY VEHICLES MAY USE SAID PAE1 AT ALL TIMES AND AS NECESSARY. I DO HEREBY MAKE AND ESTABLISH THE PRIVATE UTILITY EASEMENT FOR PARCELS 1 & 2 OF THIS PLAT (UE 1&2) FOR THE PLACEMENT AND MAINTENANCE OF PRIVATE UTILITY LINES.

[Signature]
CHARLIE HAMILTON

*** TAX STATEMENT ***

EXAMINED AND APPROVED as required by ORS 92.100 (d) as of August 15th, 20 16.

[Signature] Deputy
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of 15th Aug, 20 16.

[Signature] Deputy
Tax Collector

STATE OF OREGON)
COUNTY OF JACKSON)

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

DATED THIS 9th DAY OF August, 20 16.

[Signature] Notary Public - Oregon

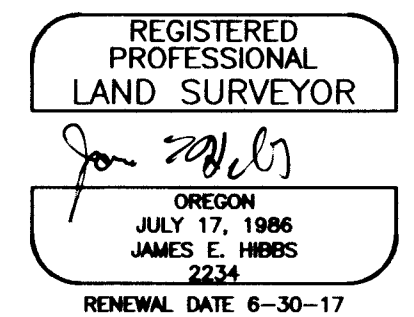
Commission No. 943011

My Commission Expires September 21, 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 No. 3 per Partition Plat No. P-09-2015 according to the official plat thereof, now of record, in Volume 26, Page 9 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 21671 in the Office of the Jackson County Surveyor.



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

PURPOSE: TO SURVEY AND MONUMENT TWO PARCELS CREATED THROUGH A LAND PARTITION AS REQUESTED BY THE CLIENT. SEE ASHLAND PA# 2016-01001.

PROCEDURE: THE EXTERIOR OF THIS PARTITION WAS MONUMENTED BY THIS OFFICE DURING FS21671. COMPUTED THE PARCEL CORNERS PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AT THE LOCATIONS AS SHOWN HEREON.

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 8/15/16 By [Signature]
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

LEGEND:

- = FD. 5/8" IRON PIN PER FS4972.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS21671.
- ⊗ = FD 1.5" BRASS WASHER MKD L.J. FRIAR & ASSOC. & MAG NAIL IN ASPHALT PER FS21671.
- ⦿ = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

UNIT OF MEASUREMENT: FEET SCALE: 1" = 20'

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 SOUTH LINE OF PARCEL 3 AS SHOWN ON FILED SURVEY NO. 21671 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AND AS SHOWN HEREON.

SURVEY BY:

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

DATE: AUGUST 1, 2016

LAND PARTITION SURVEY

PARTITION PLAT NO. P-29-2016

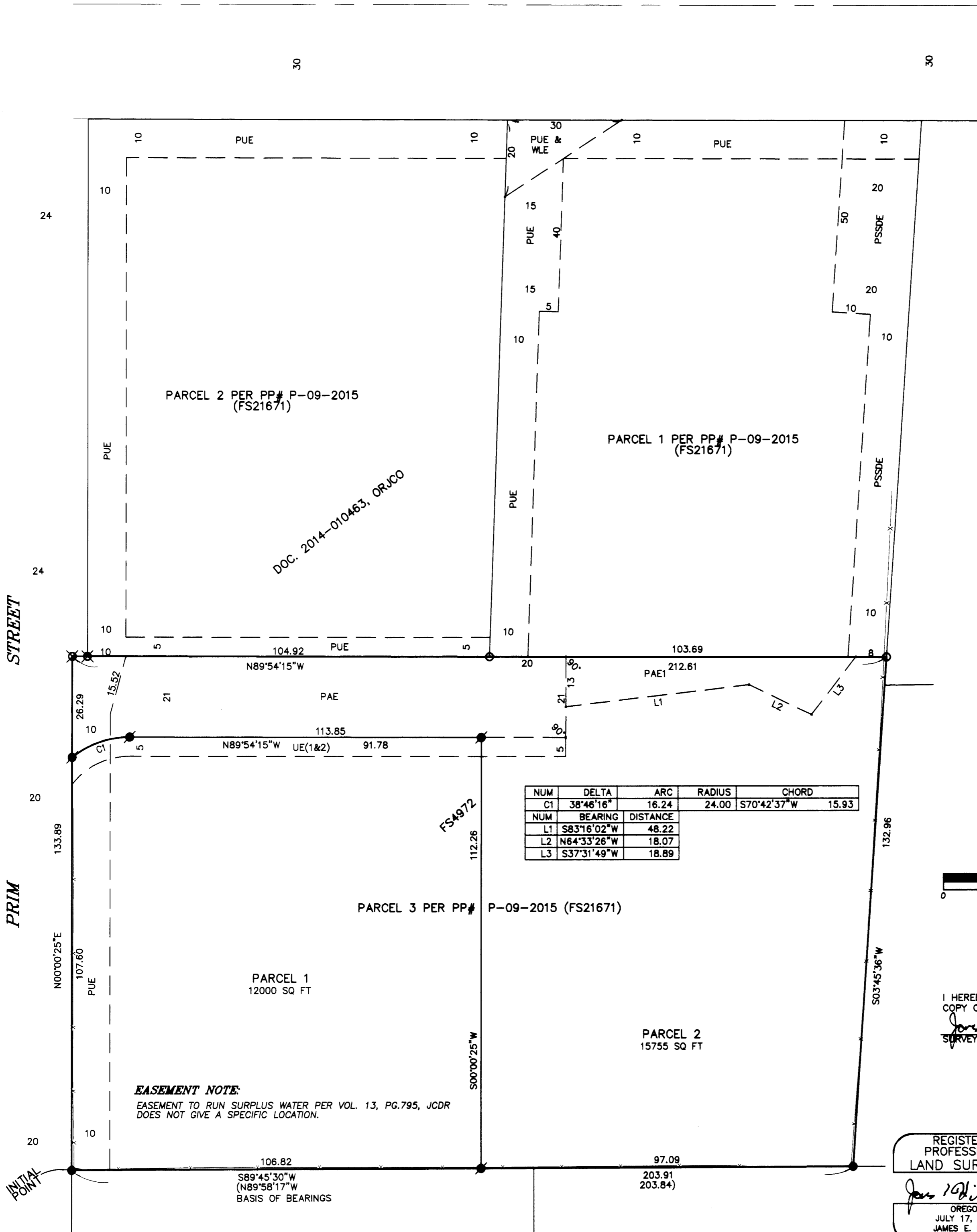
Located in S.E. 1/4 N.W. 1/4 of Sec. 5,
T.39S., R.1E., W.M. City of Ashland
Jackson County, Oregon

for
SUNCREST HOMES, LLC
PO BOX 1313
TALENT, OR 97540
(ASHLAND PA# 2016-01001)

LEGEND:

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT PER PP# P-09-2015.
- X- = FENCE.
- FS = FILED SURVEY #.
- SQ FT = SQUARE FEET.
- PAE = PRIVATE ACCESS EASEMENT PER PP# P-09-2015.
- WLE = PRIVATE WATER LINE EASEMENT PER PP# P-09-2015.
- PSSDE = PRIVATE STORM DRAINAGE & SANITARY SEWER EASEMENT PER PP# P-09-2015.
- PP# = PARTITION PLAT NO.
- PAE1 = PRIVATE ACCESS EASEMENT FOR PARCEL 1 OF PP# P-09-2015 PER THIS PLAT.
- UE (1&2) = PRIVATE UTILITY EASEMENT FOR PARCELS 1 & 2 PER THIS PLAT.
- C1/L1 = SEE COURSE DATA TABLE.

SHERIDAN STREET



NUM	DELTA	ARC	RADIUS	CHORD
C1	38°46'16"	16.24	24.00	S70°42'37"W 15.93
NUM	BEARING	DISTANCE		
L1	S83°16'02"W	48.22		
L2	N64°33'26"W	18.07		
L3	S37°31'49"W	18.89		

EASEMENT 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 6-30-17

FILED
Date 8/15/16 By *James E. Hibbs*
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR