

APPROVAL:

[Signature] 3/28/2018
ASHLAND PLANNING DEPARTMENT DATE
PA-2018-00167 PROPERTY LINE ADJUSTMENT

LAND PARTITION SURVEY
PARTITION PLAT NO. P-05-2018
Property Line Adjustment
In the S.E. 1/4 of Section 4, T.39S, R.1E, W.M.
City of Ashland Jackson County, Oregon
(ASHLAND PA-2018-00167)

*** RECORDING ***

FILED FOR RECORD THIS 30 DAY OF March, 2018 AT
1:36 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-05-2018
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 29, PAGE 05, DOC. # 2018-010121, ORJCO.

Christine D. Walker COUNTY CLERK
Vaibhi L. Foote DEPUTY
COUNTY SURVEYOR FILE NO. 22509

APPROVAL:

EXAMINED AND APPROVED THIS 27th DAY OF MARCH, 2018.

[Signature]
CITY SURVEYOR

SURVEY FOR:

CITY OF ASHLAND &
KATHLEEN KAHLE
51 WINBURN WAY
ASHLAND, OR 97520

DATE:

FEBRUARY 14, 2018

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

*** TAX STATEMENT ***

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE
BEEN PAID AS OF March 30, 2018.

[Signature] Deputy 3/30/18
TAX COLLECTOR DATE
[Signature] Assessor 3/30/2018
ASSESSOR DATE

*** 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:

TRACT 1:

Parcel 1 per Partition Plat No. P-20-2015, according to the official plat thereof, now of record,
in Volume 26, Page 20 of "Record of Partition Plats" of Jackson County, Oregon and Document
No. 2015-016456, Official Records of Jackson County, Oregon and filed as Survey No. 21725 in
the Office of the Jackson County Surveyor.

TRACT 2:

Beginning at the Northeast corner of said Parcel 1; thence along the exterior boundary of Tract
1 set forth in Document No. 94-12465, Official Records of Jackson County, Oregon the following
five courses: South 89°56'25" East, 145.63 feet (record North 89°58'17" East, 145.87 feet);
thence South 00°23'33" West, 254.95 feet (record South 00°25'17" West, 255.00 feet); thence
North 89°57'45" East, 428.91 feet (record North 89°58'17" East, 429.00 feet); thence South
00°19'09" West, 79.94 feet (record South 00°25'17" West, 80.00 feet); thence South 00°06'24"
West, 614.71 feet (record South 00°07'05" West, 614.83 feet) to the Easterly line of said Parcel
1; thence along said Easterly line the following twelve courses: WEST, 38.43 feet; thence North
20°47'31" West, 120.22 feet; thence South 80°00'00" West, 30.00 feet; thence North 35°56'46"
West, 76.47 feet; thence North 55°03'26" West, 62.29 feet; thence North 21°32'26" West, 183.62
feet; thence North 27°29'42" West, 95.06 feet; thence North 56°15'16" West, 78.11 feet; thence
North 42°09'54" West, 195.67 feet; thence North 23°05'57" West, 72.54 feet; thence North
01°09'37" West, 165.93 feet; thence North 20°10'15" West, 73.02 feet to the point of beginning.

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 21st DAY OF March, 2018.

[Signature]
Jeannette Marie Rudstall Notary Public - Oregon
Commission No. 171379
My Commission Expires 2-16-2022

STATE OF OREGON)
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED JOHN STROMBERG AND ACKNOWLEDGED THE FOREGOING INSTRUMENT
TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF THE CITY OF ASHLAND.

DATED THIS 28th DAY OF March, 2018.

[Signature]
Diana Renee Shiptet Notary Public - Oregon
Commission No. 932046
My Commission Expires October 2, 2018

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-19

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

PURPOSE: TO SURVEY AND MONUMENT CERTAIN CORNERS OF TWO ADJUSTED PARCELS CREATED THROUGH A
LAND PARTITION/PROPERTY LINE ADJUSTMENT. SEE ASHLAND PA-2018-00167.

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 CORNERS AS INSTRUCTED BY THE
CLIENT. SINCE BOTH PARCELS ARE LARGER THAN 10 ACRES AND ALL OF THE EXTERIOR HAS
BEEN PREVIOUSLY SURVEYED, THE CITY SURVEYOR ALLOWED ME TO SHOW THE RECORD POSITION
OF THE MONUMENTS AROUND THE SUBJECT PROPERTIES THAT HAD BEEN SET PREVIOUSLY BY
OTHER SURVEYS. THE EASEMENTS WITHIN THE PARCELS ARE SHOWN IN THEIR APPROXIMATE
LOCATIONS.

FILED
Date 3/30/18 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

SURVEY FOR:

CITY OF ASHLAND & KATHLEEN KAHLÉ 51 WINBURN WAY 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:

FEBRUARY 14, 2018

LAND PARTITION SURVEY

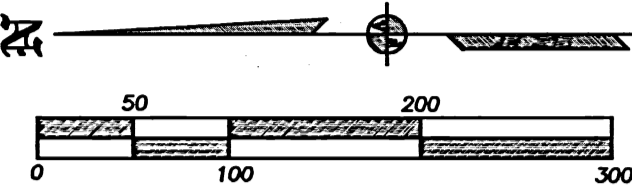
PARTITION PLAT NO. P-05-2018

Property Line Adjustment

In the S.E. 1/4 of Section 4, T.39S, R.1E, W.M. City of Ashland Jackson County, Oregon (ASHLAND PA-2018-00167)

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

Table with 4 columns: NUM, DELTA, ARC, RADIUS, CHORD. Rows include C1, C2, L17, L18, L19, L20.



EASEMENTS PER PUBLIC RECORD 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.

BASIS OF BEARINGS:

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

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-19

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

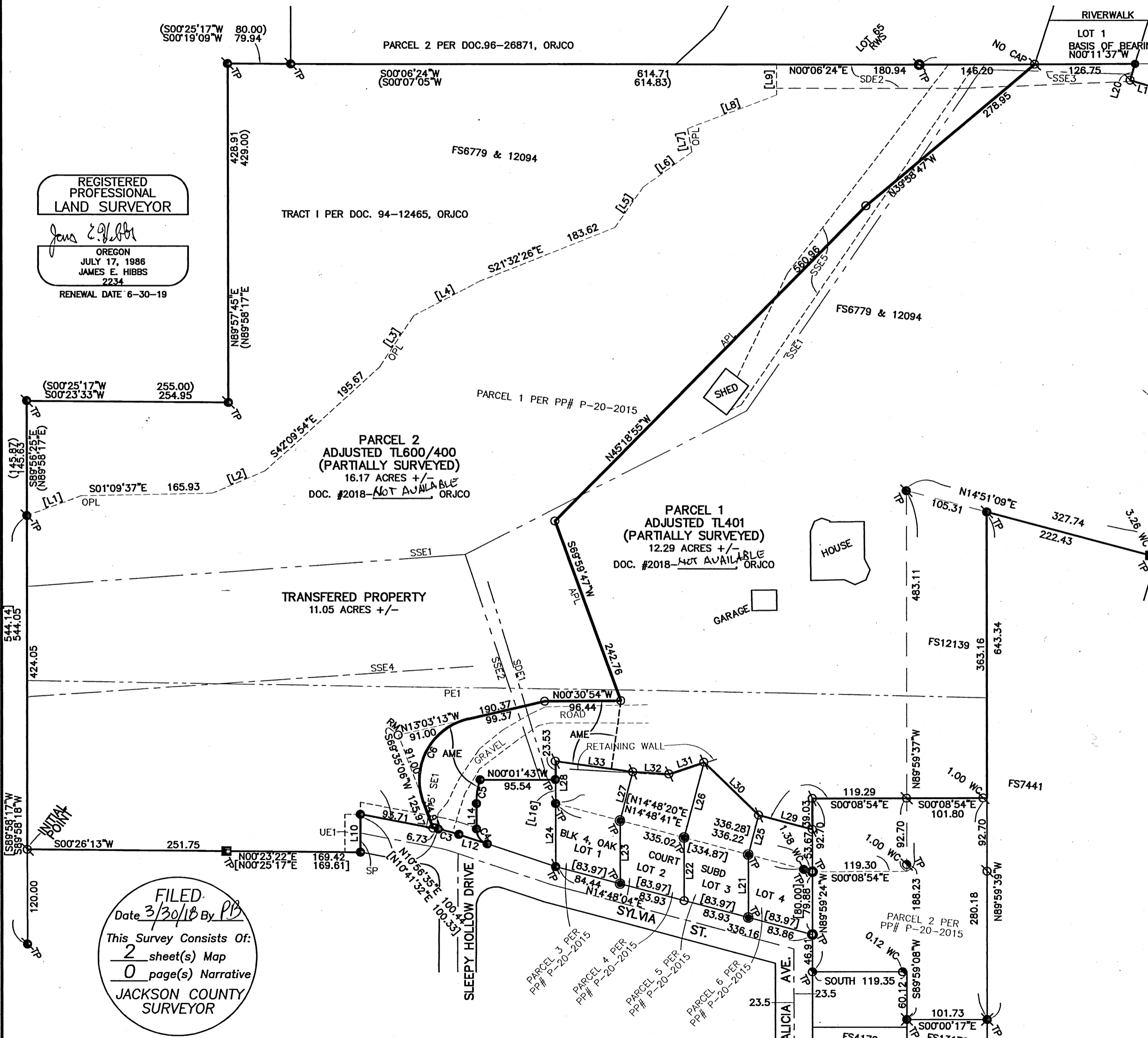
James E. Hibbs SURVEYOR

CURVE & LINE TABLE

Table with 4 columns: NUM, DELTA, ARC, RADIUS, CHORD. Rows include C3, C4, C5, C6, L1-L13.

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 & ALUMINUM CAP MKD. LS759 PER FS6779.
⦶ = FD. 1/2" IRON PIPE PER FS4170.
⦿ = FD. MONUMENT PER FS6779, 12094 & RWS.
⦸ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. LS759 PER FS6779 OR 7441.
⦹ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. LS1656 PER FS12139.
⦺ = FD. 1/2" IRON PIPE & PLASTIC CAP MKD. LS759 PER FS12094.
⦻ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS20570, 20667, 21725 OR RWS.
○ = SET 5/8" X 30" IRON PIN & 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.
[] = FENCE LINE.
[] = 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. 66-06935, 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.
TP = MONUMENT TIED PREVIOUSLY BY THIS OFFICE.
() = RECORD DATA PER DOC. 94-12465, ORJCO.
SP = 1" STREET PLUG PER SHS AND ACCESS AGREEMENT PER DOC. 02-22261, ORJCO.
SHS = SLEEPY HOLLOW SUBDIVISION.
AME = ACCESS & MAINTENANCE EASEMENT FOR PARCEL 2 PER THIS PLAT.
RM = REFERENCE MONUMENT.



FILED Date 3/30/18 By PB This Survey Consists Of: 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR