

LAND PARTITION SURVEY
PARTITION PLAT NO. P-12-2018

Located in:

Lot 9 of Casa Madrona Subdivision
in the N.W. 1/4 of Section 15, T39S., R1E., W.M.
City of Ashland, Jackson County, Oregon

FOR
JULIE A. BONNEY
955 PENNY DRIVE
ASHLAND, OR. 97520

RECORDING

Filed for record this the 30th day of May, 2018 at
16:32 o'clock A.M. and recorded in Volume 29, of Plats at
page 12 of the Records of Partition Plats of Jackson County, Oregon.

Christie D Walker
County Clerk

Kathy Barowcliff
Deputy

COUNTY SURVEYOR FILE NO. 22551

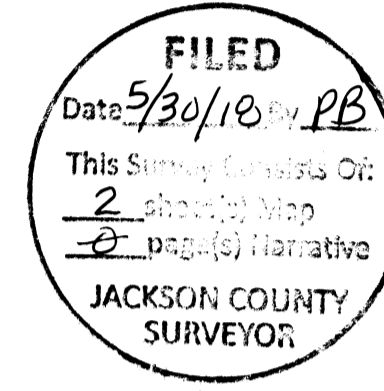
All taxes, fees, assessments or other charges as required by
O.R.S. 92.095 have been paid as of May 30, 2018.

Carol Elkins - Deputy
Tax Collector

3/30/18
Date

Robly Thompson, agent
Assessor

5/30/2018
Date



[Signature]
APPROVAL: 5/10/2018
ASHLAND PLANNING DEPARTMENT DATE
PA # 2016-01241
LAND PARTITION

EXAMINED AND APPROVED THIS 9th DAY OF MAY, 2018

Bradley F Barber
City Surveyor

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT JULIE A. BONNEY, JAMIE NORTH AND ERIK BROWN, ARE THE OWNERS OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON AND DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT AS SHOWN HEREON AND DOES ALSO HEREBY CREATE BY THIS PLAT THE 4.00 FOOT WIDE PUBLIC PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON.

IN WITNESS WHEREOF, signed this 4 day of May, 2018.

Julie Bonney
JULIE A. BONNEY

STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY APPEARED THE ABOVE NAMED JULIE A. BONNEY AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

DATED THIS DAY OF 05/04 2018,

C LORAN FAUDREE
C Loran Faudree NOTARY PUBLIC - OREGON
Commission No. 964806
My Commission Expires 07/21

IN WITNESS WHEREOF, signed this 4 day of May, 2018.

Jamie North Erik Brown
JAMIE NORTH ERIK BROWN

STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY APPEARED THE ABOVE NAMED JAMIE NORTH AND ERIK BROWN AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS DAY OF 05/04 2018,

C LORAN FAUDREE
C Loran Faudree NOTARY PUBLIC - OREGON
Commission No. 964806
My Commission Expires 07/21

SURVEYOR'S CERTIFICATE:

I Darrell L. Huck, a duly registered surveyor of the state of Oregon, do hereby certify that the tract of land shown hereon was correctly surveyed by me or under my direction and was marked with proper monuments as provided by law and the plat is a correct representation of the same and the following is an accurate description of the tract.

LOT 8 AND LOT 9, CASA MADRONA SUBDIVISION, IN THE CITY OF ASHLAND, COUNTY OF JACKSON, STATE OF OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 10, PAGE 2, PLAT RECORDS.

EXCEPTING THEREFROM THE NORTH 10 FEET OF LOT 9 OF CASA MADRONA SUBDIVISION IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON.

Darrell L Huck
Surveyor

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: To survey and monument a land partition of property described in Instruments No. 99-63601 and 2012-33098 of the Official Records of Jackson County, Oregon, and as approved by the City of Ashland Planning Department (File No. PA-2016-01241))

PROCEDURE: The property now being partitioned is located in Lot 8 and a portion of Lot 9 of Casa Madrona Subdivision. Monuments as found per that subdivision were tied and held for control. The missing property corners were reset at plat record location. The parcel boundary line was computed according to client's direction and monuments were set as shown. The plat of Casa Madrona Subdivision shows a 20' wide irrigation canal easement across Lot 9, but does not provide dimensions to correctly determine the location of the easement. For purposes of this partition, the physical location of the existing canal was tied and a best fit location for the centerline was computed, as is shown. This alignment appears to closely approximate the easement as shown on the Casa Madrona plat. I then offset my computed centerline, 10 feet each side of the computed centerline to define the intended 20 foot irrigation easement.

Equipment used: Trimble S6 Robotic instrument.

HOFFBUHR & ASSOCIATES, INC.
880 GOLFVIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641
BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 40' MARCH 23, 2018

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L Huck

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

Expires 6/30/2019

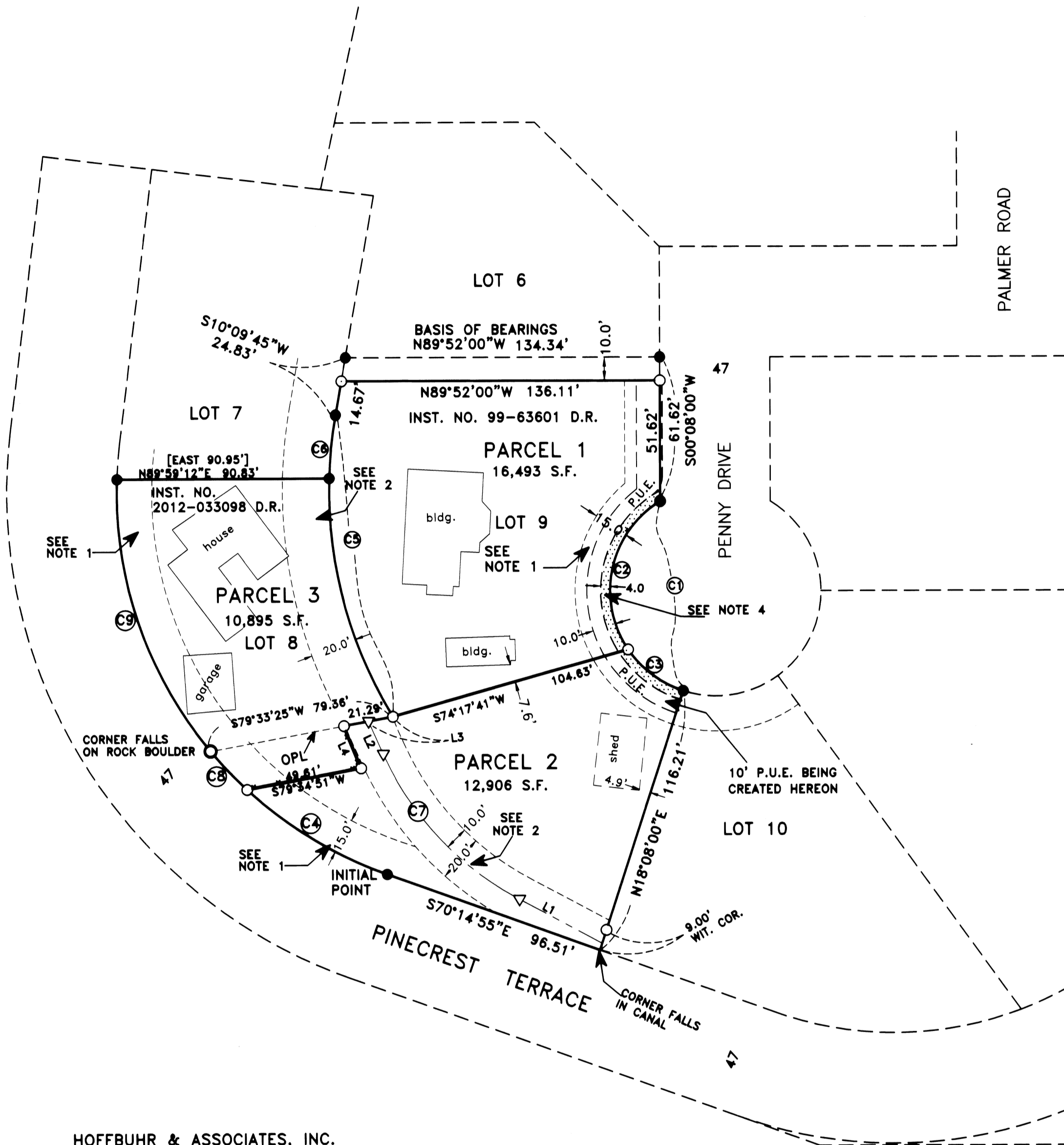
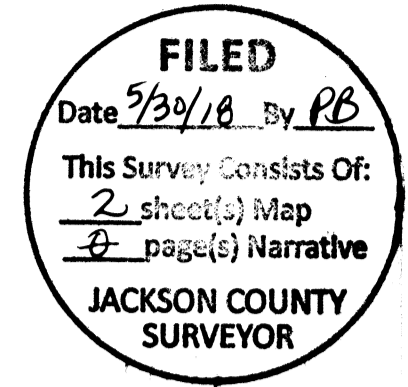
I certify this plat to be an exact copy of the original
Darrell L Huck
SURVEYOR

LAND PARTITION SURVEY

PARTITION PLAT NO. P-12-2018

Located in:

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in the N.W. 1/4 of Section 15, T39S., R1E., W.M.
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SCALE: 1 inch = 40' MARCH 23, 2018

BASIS OF BEARING: NORTH LINE OF LOT 9 OF
CASA MADRONA SUBDIVISION

○ = Set 5/8" x 24" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".

○ = Set lead plug & tack w/ brass washer stamped "LS 2023".

● = Found 5/8" iron pin per Casa Madrona Subd. unless noted otherwise.

▽ = Computed point

— x — = Fence line

[-] = Record Per Casa Madrona Subdivison Plat

D.R. = Deed Records, Jackson County, Oregon

S.F. = Square Feet

OPL = Old Property Line

PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance

NOTES:

1. 15' SLOPE EASEMENT PER CASA MADRONA SUBDIVISION
2. 20' IRRIGATION CANAL EASEMENT PER CASA MADRONA SUBDIVISION
3. SANITARY SEWER EASEMENT RECORDED IN VOL. 598, PAGE 349, DEED RECORDS OF JACKSON COUNTY, OREGON DOES NOT AFFECT THIS PROPERTY.
4. 4.00' PEDESTRIAN ACCESS EASEMENT BEING CREATED HEREON

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	130°31'11"	45.00	102.51	81.74	N06°36'24"W
C2	92°19'21"	45.00	72.51	64.92	S12°29'31"W
C3	38°11'50"	45.00	30.00	29.45	S52°46'05"E
C4	23°15'44"	173.34	70.38	69.89	N58°37'03"W
C5	41°12'33"	186.65	134.24	131.37	N10°26'34"W
C6	08°21'49"	186.65	27.25	27.22	S05°58'37"W
C7	38°00'47"	130.50	86.58	85.00	S42°56'09"E
C8	07°30'28"	173.34	22.71	22.70	N43°13'57"W
C9	41°34'04"	173.34	125.76	123.02	N18°41'45"W

LINE TABLE

NO.	LENGTH	BEARING
L1	40.03	S61°56'32"E
L2	15.32	S23°55'46"E
L3	10.65	S79°33'25"W
L4	19.48	S21°46'21"E

I certify this plat to be an exact copy of the original
Darrell L. Huck
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck

OREGON
FEBRUARY 4, 1989
DARRELL L. HUCK
8823

Expires 6/30/2019

SHEET 2 OF 2
(17080 PTrv pla.dwg)