

APPROVAL:

ASHLAND PLANNING DEPARTMENT
PA-2018-591 PARTITION

6/18/2018
DATE

LAND PARTITION SURVEY

PARTITION PLAT NO. P-16-2018
in the S.E. 1/4 of Sec. 5, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon

for
Laurel Miller
103 Manzanita Street
Ashland, OR 97520
(Ashland File PA-2018-591)

*** RECORDER'S CERTIFICATE ***

FILED FOR RECORD THIS 21st DAY OF June, 20 18 AT
9:00 O'CLOCK A. M., AND RECORDED AS PARTITION PLAT NO. P-16-2018
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 29, PAGE 16.

Christine D Walker COUNTY CLERK
Kathy Barowcliff DEPUTY
COUNTY SURVEYOR FILE NO. 22568

APPROVAL:

EXAMINED AND APPROVED THIS 14th DAY OF JUNE, 20 18.

Bradley F Barber
CITY SURVEYOR

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT WE, LAUREL MILLER AND MITCHELL SHERMAN, ARE THE OWNERS IN FEE OF THE REAL PROPERTY SHOWN HEREON, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE PARTITIONED THE SAME INTO THE PARCELS AS SHOWN HEREON AND DO HEREBY MAKE AND ESTABLISH (1) THE PARKING SPACE EASEMENT (PSE) FOR THE BENEFIT OF PARCEL 2 AND (2) THE PRIVATE SANITARY SEWER EASEMENT (PSSE) FOR THE BENEFIT OF THE PARCEL 2.

Laurel Miller LAUREL MILLER
Mitchell Sherman MITCHELL SHERMAN

STATE OF OREGON) SS.
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED LAUREL MILLER AND MITCHELL SHERMAN AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 14th DAY OF June, 20 18.

BEFORE ME: Julie Schamaneck
NOTARY PUBLIC OF OREGON,
JULIE SCHAMANECK
COMMISSION NO. 937938
COMMISSION EXPIRES 4-20-2019

*** TAX STATEMENTS ***

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96
as of June 21, 20 18.

Chris Johnson, Agent
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have
been paid as of June 21, 20 18.

Carol Elkina - Deputy
Tax Collector

*** 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 2 PER PARTITION PLAT NO. P-2-2002, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN VOLUME 3, PAGE 2 OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON AND FILED AS SURVEY NO. 17174 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
7234
RENEWAL DATE 6-30-19

LEGEND:

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. EL SWAIN LS759 PER FS7536.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. EL SWAIN LS759 PER FS7542.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS17174.
- ⊗ = FD. BRASS TAG MKD. LS2234 IN LEAD PLUG IN CONCRETE SIDEWALK PER FS17174.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY.
- PUE = PUBLIC UTILITY EASEMENT, INCLUDING TCI CABLEVISION PER PP#P-2-2002.
- JCDR = JACKSON COUNTY DEED RECORDS.
- PSE = PARKING SPACE EASEMENT FOR PARCEL 2 PER THIS PLAT.
- PPAE = PUBLIC PEDESTRIAN ACCESS EASEMENT PER PP#P-2-2002.
- PSSE2 = PRIVATE SANITARY SEWER EASEMENT FOR PARCEL 2 PER THIS PLAT.
- PP# = PARTITION PLAT NO.
- PSSE = PRIVATE SANITARY SEWER EASEMENT PER PP#P-2-2002.

BASIS OF BEARINGS: NAD83 TRUE BEARING FROM STATION "ASH" TO STATION "TALENT" AS PUBLISHED BY THE NGS AND ON FILE WITH THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING CONTROL IS THE SOUTH LINE OF PARCEL 2 PER FS17174.

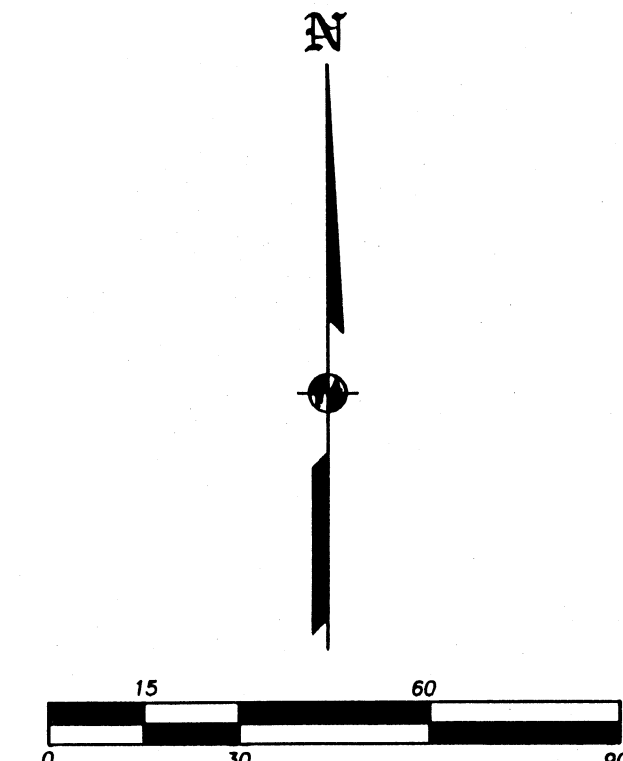
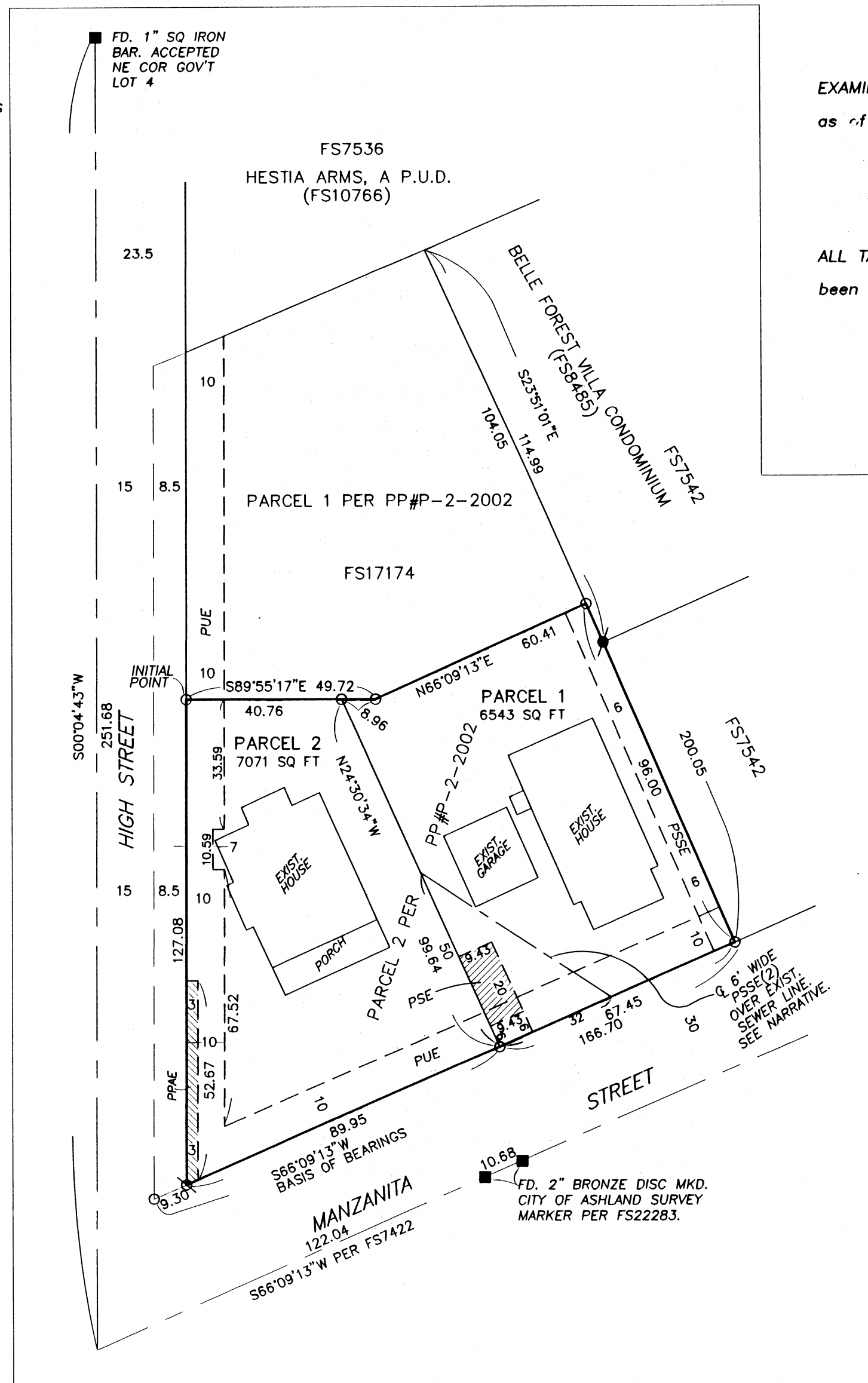
DATE: MAY 24, 2018 SCALE: 1"= 30' UNIT OF MEASUREMENT: FEET

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO PARCELS CREATED THROUGH A LAND PARTITION. SEE ASHLAND PA-2018-591.
PROCEDURE: THE EXTERIOR OF THE SUBJECT PROPERTY WAS MONUMENTED BY THIS OFFICE DURING FS17174. RECOVERED MONUMENTS PER THAT SURVEY IN GOOD CONDITION. NOTE: THE LOCATION OF THE CENTERLINE OF THE EXISTING SANITARY SEWER LINE SERVING PARCEL 2 IS BASED ON INFORMATION PROVIDED BY THE OWNER IN 2002.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

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



FILED
Date 6/21/18 By PH
This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR