

APPROVAL:

[Signature]  
ASHLAND PLANNING DEPARTMENT  
PA# T1-2019-00045 PROPERTY LINE ADJUSTMENT  
DATE 4/26/2019

**LAND PARTITION SURVEY**  
PARTITION PLAT NO. P-19-2019  
PROPERTY LINE ADJUSTMENT  
In the N.W. 1/4 of Section 16, T.39S, R.1E., W.M.  
City of Ashland Jackson County, Oregon  
(PA# T1-2019-00045)

\*\*\* RECORDING \*\*\*

FILED FOR RECORD THIS 1<sup>st</sup> DAY OF May, 2019 AT  
10:03 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-19-2019  
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.  
INDEX VOLUME 30, PAGE 19. DOCUMENT NO. 2019-011668, ORJCO.

APPROVAL:

EXAMINED AND APPROVED THIS 25<sup>th</sup> DAY OF April, 2019.

[Signature]  
CITY SURVEYOR

SURVEY FOR:  
JEAN TANGREN ALEXANDER  
200 ASHLAND LOOP ROAD  
ASHLAND, OR 97520

Christine D. Walker COUNTY CLERK  
Sonya J. Morgan DEPUTY  
COUNTY SURVEYOR FILE NO. 22808

\*\*\* TAX STATEMENT \*\*\*

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96  
as of May 1<sup>st</sup>, 2019.

[Signature] Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have  
been paid as of May 1, 2019.

[Signature] - Deputy  
Tax Collector

\*\*\* DECLARATION \*\*\*

Know all men by these presents that JEAN TANGREN ALEXANDER, is the owner in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and have partitioned the same into the Parcels as shown on Sheet 2.

[Signature]  
JEAN TANGREN ALEXANDER

STATE OF OREGON )  
                          )ss.  
COUNTY OF JACKSON )

Personally appeared the above named Jean Tangren Alexander and acknowledged the foregoing instrument to be her voluntary act and deed.

Dated this 25 day of April, 2019

[Signature]

MARCELINA MARIA DE LEON - Notary Public of Oregon

Commission No. 978418

My Commission Expires: August 28, 2022

DATE:  
APRIL 22, 2019

SURVEY BY:  
L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PHONE: (541) 772-2782  
EMAIL: ljfriar@charter.net  
www.friarandassociates.com

\*\*\* 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-63-2008, according to the official plat thereof, now of record, in Volume 19, Page 63 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 20219 in the Office of the Jackson County Surveyor. ALSO: Beginning at the South-Southwest corner of said Parcel 2; thence along the exterior thereof, North 00°06'00" West, 118.06 feet to an angle point; thence North 84°07'41" West, 17.49 feet to an angle point; thence South 89°50'49" West, 40.01 feet to an angle point; thence North 56°35'02" West, 161.33 feet to an angle point; thence leaving said exterior along the East line of that tract described in Document No. 79-01285, said Official Records, South 00°02'34" West, 150.12 feet (record SOUTH, 148.87 feet) to a 5/8 inch iron pin marking the Southeast corner of said tract; thence along the Northerly line of Ashland Loop Road described in Volume 319, Page 339, Jackson County Deed Records, South 66°09'47" East, 146.87 feet (record South 65°56'00" East, 146.94 feet) to a 5/8 inch iron pin; thence North 89°14'20" East, 40.80 feet (record North 89°39'00" East, 40.83 feet) to a 5/8 inch iron pin; thence North 88°52'08" East, 17.25 feet to the point of beginning.

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 THE CORNERS OF TWO ADJUSTED PARCELS CREATED THROUGH A LAND PARTITION (PROPERTY LINE ADJUSTMENT). SEE ASHLAND PA# T1-2019-00045.

PROCEDURE: THE EXTERIOR OF THE SUBJECT TRACTS WERE SURVEYED BY THIS OFFICE DURING FS20219 & 20294. RECOVERED THE MONUMENTS FROM SAID SURVEYS IN GOOD CONDITION & POSITION. THE MONUMENT AT THE MOST WESTERLY CORNER OF THE SUBJECT TRACTS WAS FOUND EXPOSED 20" AND WAS PUSHED DOWN FLUSH WITH THE GROUND.

FILED  
Date 5/1/19 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:**

JEAN TANGREN ALEXANDER  
200 ASHLAND LOOP ROAD  
ASHLAND, OR 97520

**SURVEY BY:**

L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PHONE: (541) 772-2782  
EMAIL: ljfriar@charter.net  
www.friarandassociates.com

**DATE:**

APRIL 22, 2019

**LAND PARTITION SURVEY**  
**PARTITION PLAT NO. P-19-2019**  
**PROPERTY LINE ADJUSTMENT**  
In the N.W. 1/4 of Section 16, T.39S, R.1E., W.M.  
City of Ashland Jackson County, Oregon  
(PA# T1-2019-00045)

**LEGEND:**

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. PLS2653 PER FS19047.
- ◆ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. PLS1071 PER FS10764 OR 12471.
- ✕ = FD. 5/8" IRON PIN & METAL CAP MKD. PLS1071 PER FS7302.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS16149.
- = FD. MONUMENT AS NOTED. SEE FS12741.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS20219 OR FS20294.
- FS = FILED SURVEY NO.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- C1/L1 = SEE CURVE DATA TABLE THIS SHEET.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ( ) = RECORD DATA PER FS12471.
- = RIGHT OF WAY CENTERLINE.
- PSSE = NON-EXCLUSIVE PRIVATE SANITARY SEWER EASEMENT PER PP# P-63-2008 & DOC. 2008-041184 & 2008-041185, ORJCO.
- PP# = PARTITION PLAT NO.
- [ ] = RECORD DATA PER FS7302.
- OPL = ORIGINAL PROPERTY LINE.
- APL = ADJUSTED PROPERTY LINE.

**EASEMENTS PER TICOR TITLE PUBLIC RECORDS REPORT**

2) EASEMENT FOR PUBLIC WATER PIPE LINE PER V.181, P.44, JCDR DOES NOT LIE WITHIN THE SUBJECT PROPERTY.

3) SEWER EASEMENT PER DOC. 2008-041184, ORJCO DOES NOT LIE WITHIN THE SUBJECT PROPERTY BUT DOES BENEFIT PARCEL 1.

4) SEWER & SETBACK EASEMENT PER DOC. 2008-041185, ORJCO DOES NOT LIE WITHIN THE SUBJECT PROPERTY BUT DOES BENEFIT PARCEL 1. LOCATION OF SETBACK EASEMENT IS NOT SHOWN IN DOCUMENT.

**BASIS OF BEARINGS:** NOAA TRUE OF THE NORTH-SOUTH CENTERLINE OF SECTION 16. THE REFERENCE LINE FOR BEARING CONTROL IS THE SOUTH LINE OF SURVEY 19047 AND AS SHOWN HEREON.

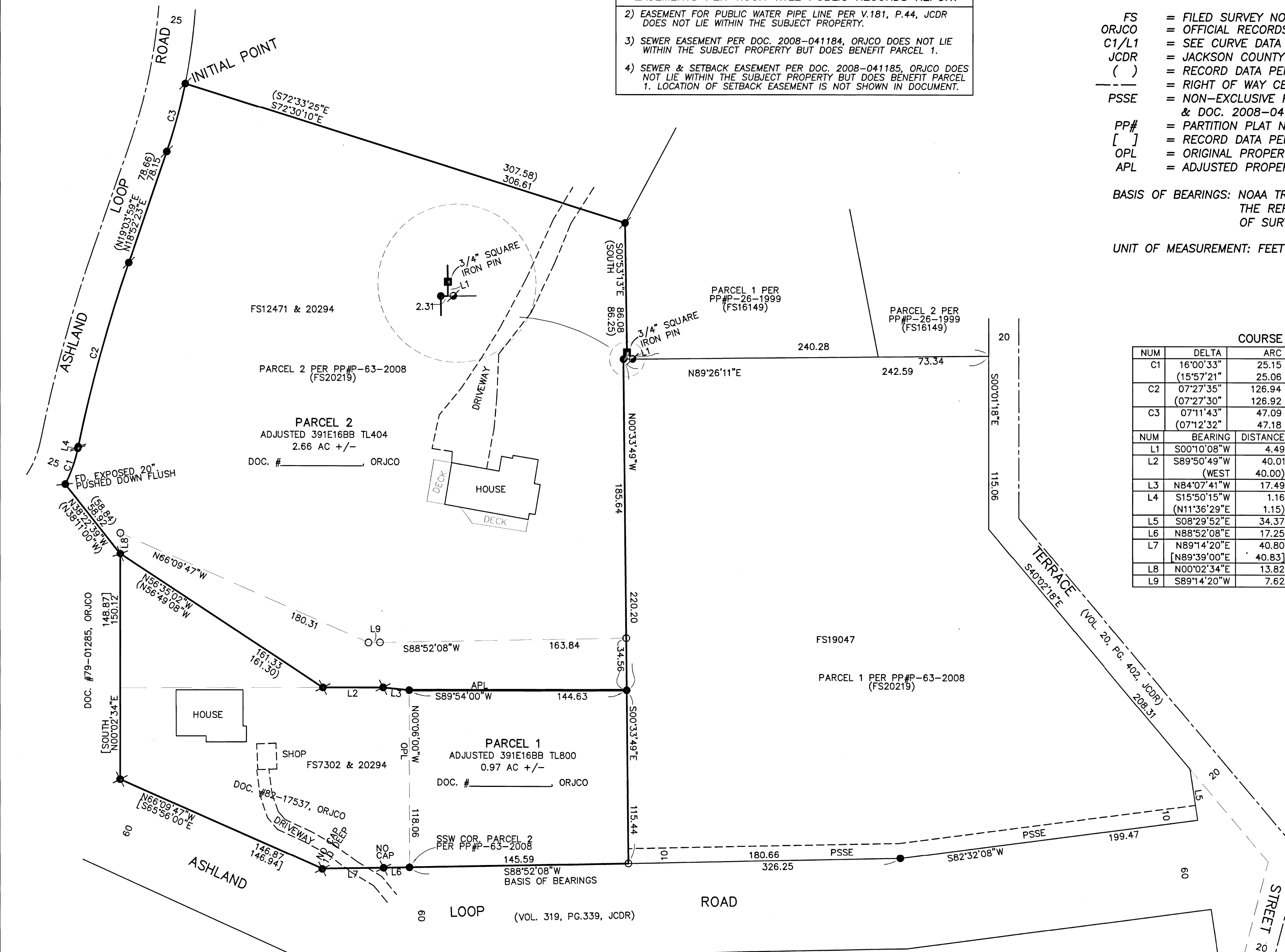
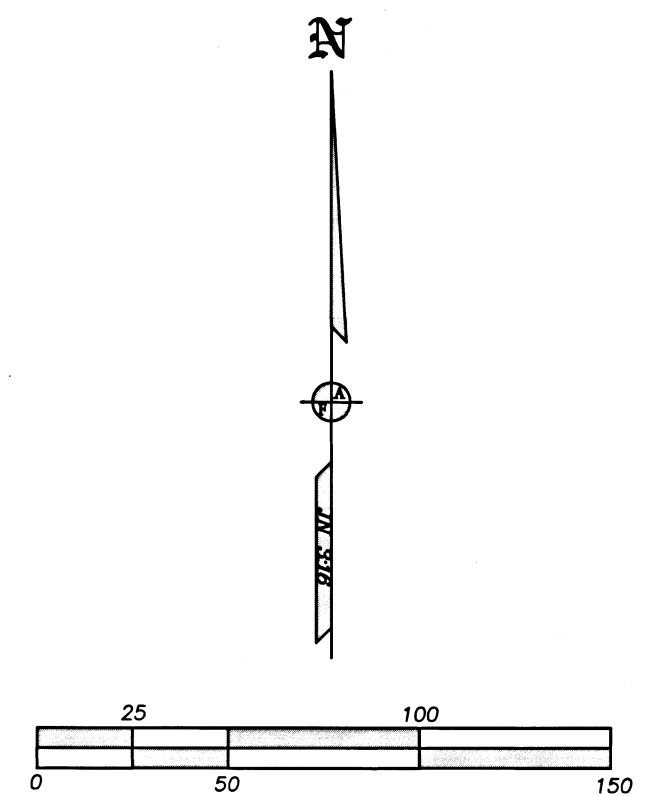
**UNIT OF MEASUREMENT:** FEET **SCALE:** 1" = 50'

**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	CHORD
C1	16°00'33"	25.15	90.00	N19°23'52"E 25.07
	(15°57'21")	25.06	90.00	N19°35'09"E 24.98
C2	07°27'35"	126.94	975.00	N5°18'06"E 126.85
	(07°27'30")	126.92	975.00	N15°20'14"E 126.83
C3	07°11'43"	47.09	375.00	N15°08'21"E 47.06
	(07°12'32")	47.18	375.00	N15°27'43"E 47.15

NUM	BEARING	DISTANCE
L1	S00°10'08"W	4.49
L2	S89°50'49"W	40.01
	(WEST)	40.00
L3	N84°07'41"W	17.49
L4	S15°50'15"W	1.16
	(N11°36'29"E)	1.15
L5	S08°29'52"E	34.37
L6	N88°52'08"E	17.25
L7	N89°14'20"E	40.80
	[N89°39'00"E	40.83]
L8	N00°02'34"E	13.82
L9	S89°14'20"W	7.62



REGISTERED PROFESSIONAL LAND SURVEYOR  
*James E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-19

FILED  
Date 5/1/19 By RB  
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.  
*James E. Hibbs*  
SURVEYOR

SHEET 2 OF 2  
19118FM