

APPROVAL:

ASHLAND PLANNING DEPARTMENT DATE 5/13/2020 (PA-T1-2019-00079) PARTITION/PROPERTY LINE ADJUSTMENT

APPROVAL:

EXAMINED AND APPROVED THIS 11th DAY OF May, 20 20

ASHLAND CITY SURVEYOR

LAND PARTITION SURVEY PARTITION PLAT NO. P-15-2020 & PROPERTY LINE ADJUSTMENT In the S.E. 1/4 of Section 4, T.39S., R.1E., W.M. City of Ashland Jackson County, Oregon (PA# PA-T1-2019-00079)

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

FILED FOR RECORD THIS 22nd DAY OF May, 20 20 AT 9:16 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-15-2020 OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON. INDEX VOLUME 31, PAGE 15. DOCUMENT NO. 2020-16563, ORJCO.

COUNTY CLERK COUNTY SURVEYOR FILE NO. 23074

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

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of May 22nd, 20 20.

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

Know all men by these presents that KENNETH ROBERT BAKER and CAROL ANN BAKER are the owners 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 and do hereby dedicate to the public under the jurisdiction of the City of Ashland the Public Utility Easement (PUE) and do hereby make and establish the Shared Driveway Easement (SDE) for Parcels 1, 2 and 3 as shown on Sheet 2.

Kenneth Robert Baker

Carol Ann Baker

SURVEY FOR:

KRB BUILDERS 471 E. HERSEY ST. ASHLAND, OR 97520

DATE:

APRIL 16, 2020

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS PO BOX 1947 PHOENIX, OR 97535 PHONE: (541) 772-2782 ljfriarandassociates@charter.net www.friarandassociates.com

Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of May 29, 20 20.

Tax Collector

STATE OF OREGON ) )SS. COUNTY OF JACKSON )

Personally appeared the above named Kenneth Robert Baker and Carol Ann Baker and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 5th day of May, 20 20

Zachary Fleener

- Notary Public of Oregon

Commission No. 982628

My Commission Expires: January 24th 2023

\*\*\* 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: Beginning at the Northeast corner of Parcel 2 per Partition Plat No. P-6-2018, according to the official plat thereof, now of record, in Volume 29, Page 6 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 22542 in the Office of the Jackson County Surveyor and the INITIAL POINT OF BEGINNING; thence along the East line of said Partition Plat, South 00°03'46" West, 149.83 feet to the North line of Hersey Street; thence along said North line, South 89°57'42" East, 130.14 feet to the Southeast corner those tract described in Document No. 2019-013276, Official Records of Jackson County, Oregon; thence along the East line thereof, North 00°00'49" East, 149.74 feet (record 150.01 feet) to the Northeast corner thereof; thence along the North line thereof, North 89°55'12" West, 130.01 feet (record North 89°57'23" West, 130.09 feet) to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR JAMES E. HIBBS OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-21

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

PURPOSE: To survey and monument the corners of three Parcels created through a Land Partition. See Ashland PA# T1-2019-00079. The parent tract being set forth in Doc. 2019-013276, ORJCO.

PROCEDURE: Using Trimble R8 GPS receivers made ties to monuments of record as shown on Sheet 2. Held map record distance from the S.E. corner of D.L.C. #41 per FS11433 to position the S.E. corner of the parent tract. Held map record bearing North from this position and intersected it with a line from the found monuments per Partition Plat No. P-6-2018 to position the N.E. corner of the parent tract. Computed the position of the new Parcel corners and set monuments as shown on Sheet 2.

\*\*\* AFFIDAVIT OF CONSENT \*\*\*

FROM RICK HARRIS INVESTMENT LLC RECORDED AS DOC. # 2020-16558, ORJCO. FROM RIVERSTAR INVESTMENTS, LLC RECORDED AS DOC. # 2020-16555, ORJCO.

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

FILED 5/22/20 By This Survey Consists Of: 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

**SURVEY BY:**

L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
P.O. BOX 1947  
PHOENIX, OREGON 97535  
PH: (541) 772-2782  
ljfriarandassociates@charter.net  
www.friarandassociates.com

**SURVEY FOR:**

KRB BUILDERS  
471 E. HERSEY ST.  
ASHLAND, OR 97520

**DATE**

APRIL 16, 2020

**LAND PARTITION SURVEY**  
**PARTITION PLAT NO. P-15-2020**  
**& PROPERTY LINE ADJUSTMENT**  
In the S.E. 1/4 of Section 4, T.39S., R.1E., W.M.  
City of Ashland Jackson County, Oregon  
(PA# PA-T1-2019-00079)

**LEGEND:**

- = FD. BRASS CAP MKD. CITY OF ASHLAND 1993 IN MONUMENT CASE PER FS15364.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. EDWARDS PLS2339 PER FS11433.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MINECCI PLS2349 PER FS22542.
- ⊗ = FD. 1" BRASS TAG & TACK IN LEAD PLUG IN SIDEWALK MKD. PLS2464 PER FS20061.
- = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 1" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & MAG NAIL IN SIDEWALK.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 1RM = MONUMENT S00°03'46"W 1.00 FROM TRUE CORNER.
- { } = RECORD DATA PER FS22542.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT.
- X- = FENCE LINE.
- 0.5RM = REFERENCE MONUMENT S00°02'18"W 0.50 FROM TRUE CORNER.
- 2RM = REFERENCE MONUMENT S00°00'49"W 2.00 FROM TRUE CORNER.
- RSP = RESET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. IN PLACE OF DISPLACED MONUMENT.
- [ ] = RECORD DATA PER FS11433.
- SDE = SHARED DRIVEWAY EASEMENT FOR PARCELS 1-3 PER THIS PLAT.

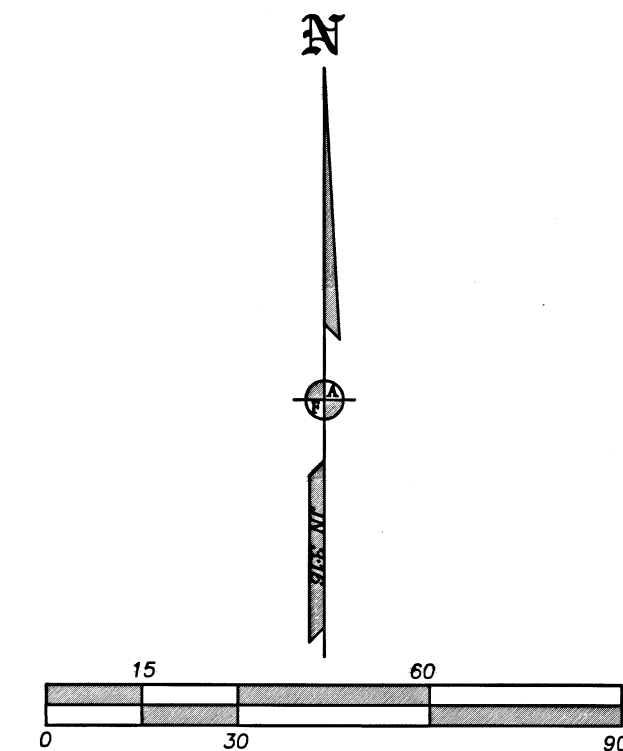
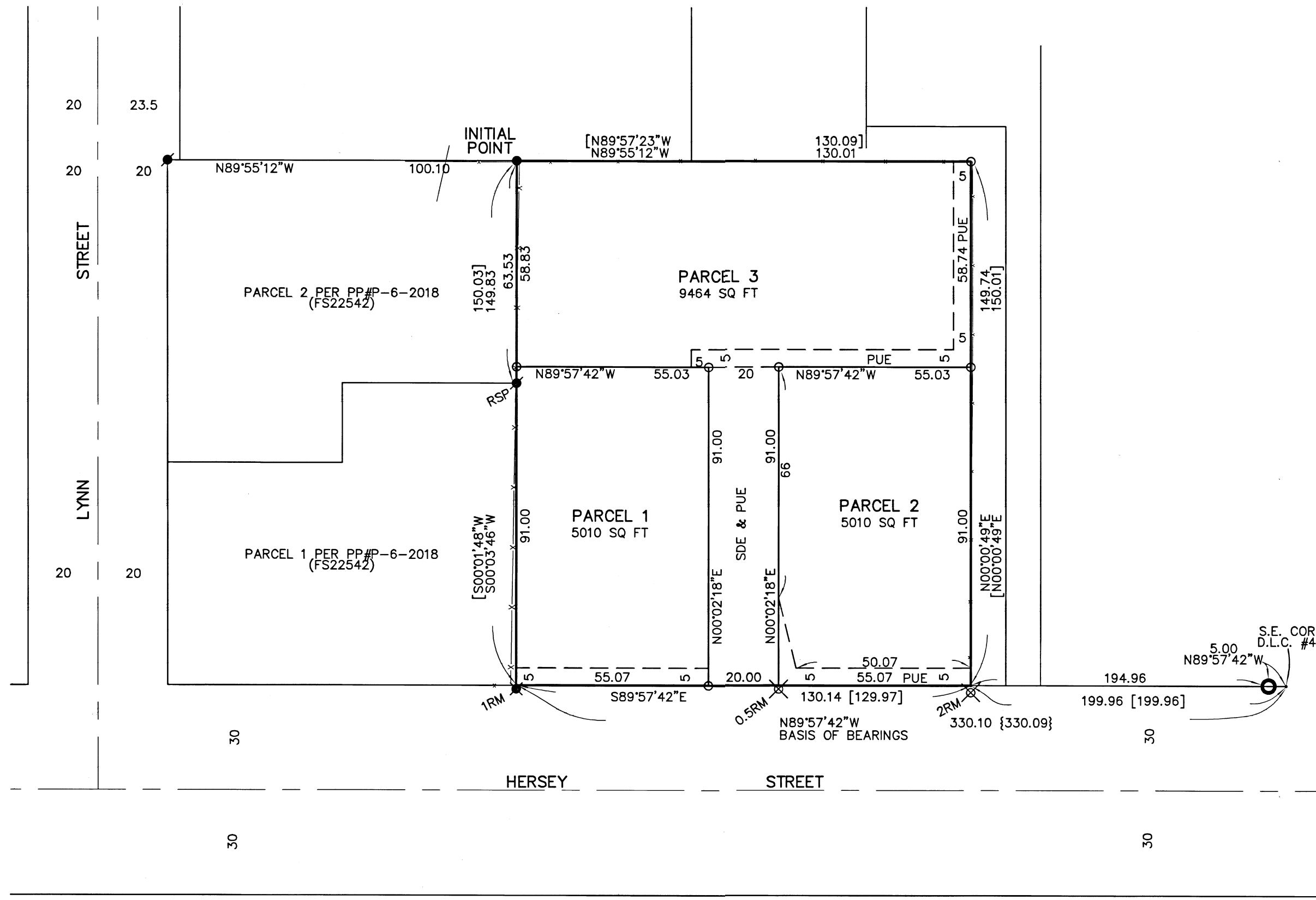
**EASEMENTS PER SUBDIVISION GUARANTEE**

EASEMENT FOR TELEPHONE POLES PER V.144, P.159, JCDR. NOT ON SUBJECT PROPERTY.  
EASEMENT FOR ELECTRICAL TRANSMISSION PER V.291, P.249, JCDR. NO SPECIFIC LOCATION GIVEN.

**BASIS OF BEARINGS:**

TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 4 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 D.L.C. #41 AS SHOWN ON FILED SURVEY NO. 22542 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AND AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'



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

REGISTERED PROFESSIONAL LAND SURVEYOR

JAMES E. HIBBS  
JULY 17, 1986  
2234  
RENEWAL DATE 6-30-21

FILED  
Date 5/22/20 By JB  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR