

APPROVAL

*[Signature]*  
ASHLAND PLANNING DEPARTMENT  
(PA# A-2020-00130) PROPERTY LINE ADJUSTMENT  
DATE 1/20/2021

**LAND PARTITION SURVEY**  
PARTITION PLAT NO. P-05-2021  
PROPERTY LINE ADJUSTMENT  
In the S.W. 1/4 of Section 4, T.39S., R.1E., W.M.  
City of Ashland Jackson County, Oregon  
(PA# A-2020-00130)

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

FILED FOR RECORD THIS 6<sup>th</sup> DAY OF FEBRUARY, 2021 AT  
9:08 O'CLOCK A. M., AND RECORDED AS PARTITION PLAT NO. P-05-2021  
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.  
INDEX VOLUME 32, PAGE 05. DOCUMENT NO. 2021 005122, ORJCO.

APPROVAL:

EXAMINED AND APPROVED THIS 29 DAY OF January, 2021.

SURVEY FOR:

KATHLEEN SCOTT  
719 OAK STREET  
ASHLAND, OR 97520

CHRISTINE D. WALKER COUNTY CLERK  
HEATHER SIMPSON DEPUTY

COUNTY SURVEYOR FILE NO. 23260

*[Signature]*  
JACKSON COUNTY SURVEYOR

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

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96  
as of Feb. 5<sup>th</sup>, 2021.

DATE:

JANUARY 20, 2021

*[Signature]* AGENT  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have  
been paid as of Feb. 2<sup>nd</sup>, 2021.

*[Signature]* Deputy  
Tax Collector

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

Know all men by these presents that DAVID F. PEDERSEN and KATHLEEN M. SCOTT, Trustees of the SCOTT-PEDERSEN FAMILY TRUST, dated July 12, 2012, 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.

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

*[Signature]*  
DAVID F. PEDERSEN

*[Signature]*  
KATHLEEN M. SCOTT

STATE OF OREGON )  
                          )SS.  
COUNTY OF JACKSON )

Personally appeared the above named David F. Pedersen and Kathleen M. Scott and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 25 day of January, 2021

Heather Thurgood - Notary Public of Oregon

Commission No. 1004189

My Commission Expires: Sept. 21, 2024

\*\*\* 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:

Commencing at the most Northerly corner of Parcel 1 Partition Plat No. P-17-2020, according to the official plat thereof, now of record, in Volume 31, Page 17 of "Record of Partition Plats" of Jackson County, Oregon and Document No. 2020-020474, Official Records of Jackson County, Oregon and filed as Survey No. 23094 in the Office of the Jackson County Surveyor; thence South 69°11'50" East, 321.92 feet to a 5/8 inch iron pin marking the Northwest corner of the Parcel 2 per Document No. 2012-022433, said Official Records and the INITIAL POINT OF BEGINNING; thence along the North line thereof, North 89°33'23" East, 361.10 feet (record EAST, 363.00 feet) to a 5/8 inch iron pin on the Westerly line of Oak Street; thence along said Westerly line, South 14°52'44" West, 73.58 feet (record South 15° West, 70.0 feet) to a 5/8 inch iron pin marking the Southeast corner of said Parcel 2; thence along the South line thereof, North 89°58'54" West, 93.90 feet (record WEST) to a 5/8 inch iron pin marking the North-Northeast corner of Parcel 1 per Document No. 2012-022433, said Official Records; thence along the East line thereof, South 00°01'06" West, 57.97 feet (record SOUTH, 58.33 feet) to a 5/8 inch iron pin marking the interior ell corner of said Parcel 1; thence along the North line thereof, South 89°55'39" East, 78.50 feet (record South 89°55'06" East, 78.48 feet) to a 5/8 inch iron pin on the Westerly line of Oak Street; thence along said Westerly line, South 14°52'44" West, 7.76 feet (record South 14°52'23" West, 7.76 feet) to a 5/8 inch iron pin marking the Southeast corner of said Parcel 1; thence along the South line thereof, North 89°55'39" West, 191.51 feet (record North 89°55'06" West, 191.49 feet) to a 5/8 inch iron pin marking an angle point in said South line; thence continue along said South line, South 00°00'33" East, 2.50 feet (record SOUTH, 2.50 feet) to a 5/8 inch iron pin marking an angle point in said South line; thence continue along said South line, North 89°55'39" West, 133.25 feet (record North 89°55'06" West, 133.23 feet) to a 5/8 inch iron pin marking the Southwest corner of said Parcel 1; thence along the West lines of said Parcels 1 & 2, North 00°00'38" West, 135.95 feet (record North 00°05'55" West, 135.98 feet) to the initial point of beginning.

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

**PURPOSE:** To survey and monument the corners of two Parcels adjusted through a Property Line Adjustment. See Ashland PA# A-2020-00130. The parent tract being set forth in Doc. 2012-022433, ORJCO.

**PROCEDURE:** Using Trimble R10 G.P.S. receivers and Trimble S6 Robotic Total Station, made ties to monuments as shown on Sheet 2 to control this survey. Held map record distance per FS11788 to compute the S.E. corner of Parcel 1 per Doc. 2012-022433, ORJCO. The bearing of the South lines of Parcel 1 was computed such that the line from the found monument at the S.W. corner would be 10' from the found monument at the E.N.E. corner of said Parcel 1. Computed the position of the adjusted property line and set monuments as shown on Sheet 2.

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

FILED  
Date 2/5/21 By PB  
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

SHEET 1 OF 2  
20184FM

**SURVEY BY:**

L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
P.O. BOX 1947  
PHOENIX, OREGON 97535  
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**SURVEY FOR:**

KATHLEEN SCOTT  
719 OAK STREET  
ASHLAND, OR 97520

**DATE**

JANUARY 20, 2021

**LAND PARTITION SURVEY**

**PARTITION PLAT NO. P-05-2021**

**PROPERTY LINE ADJUSTMENT**

**In the S.W. 1/4 of Section 4, T.39S., R.1E., W.M.**  
**City of Ashland Jackson County, Oregon**  
**(PA# A-2020-00130)**

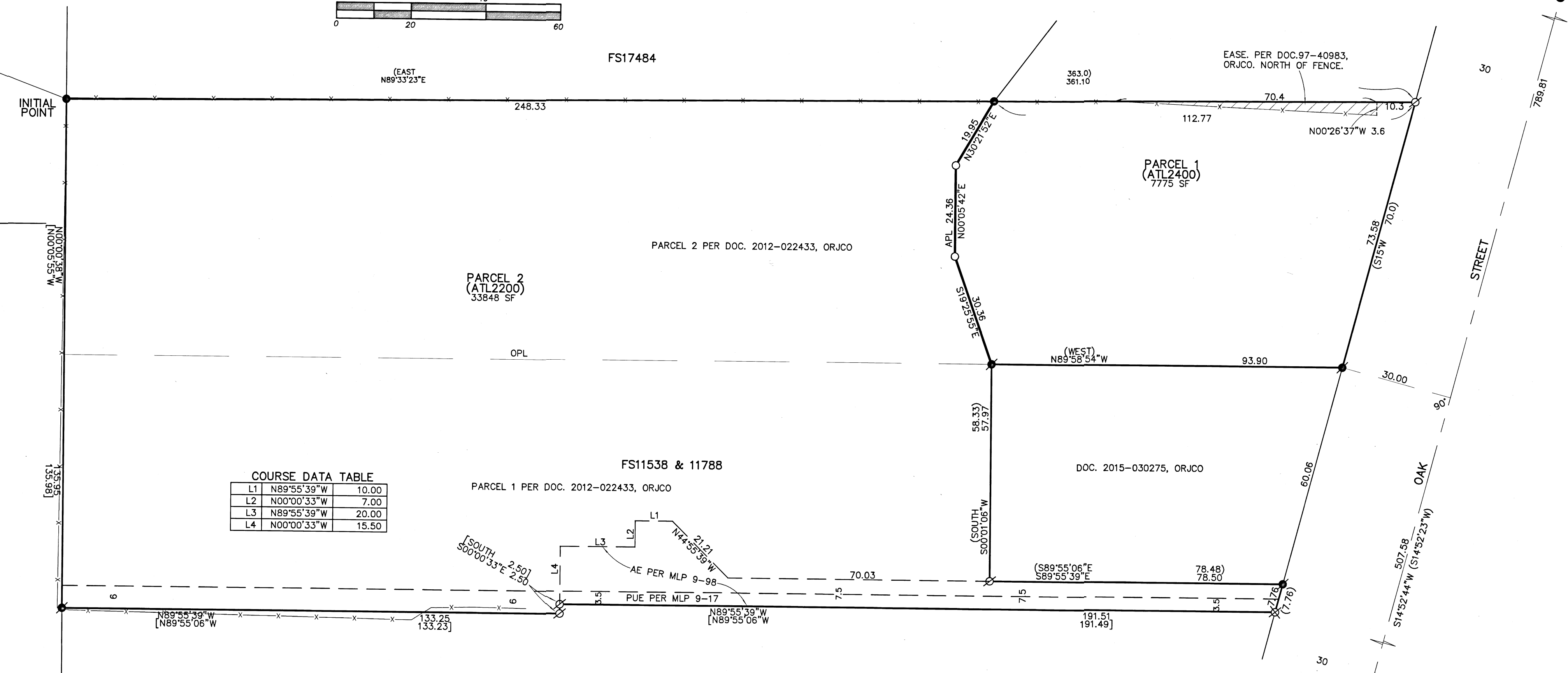
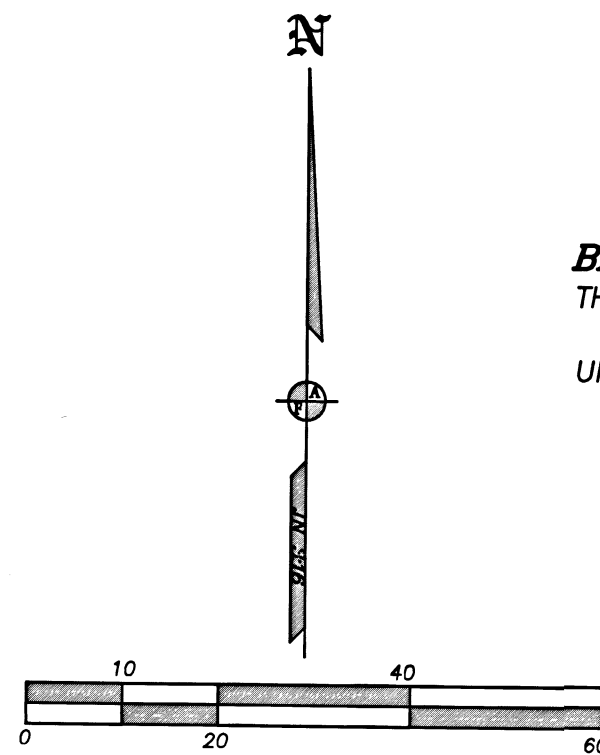
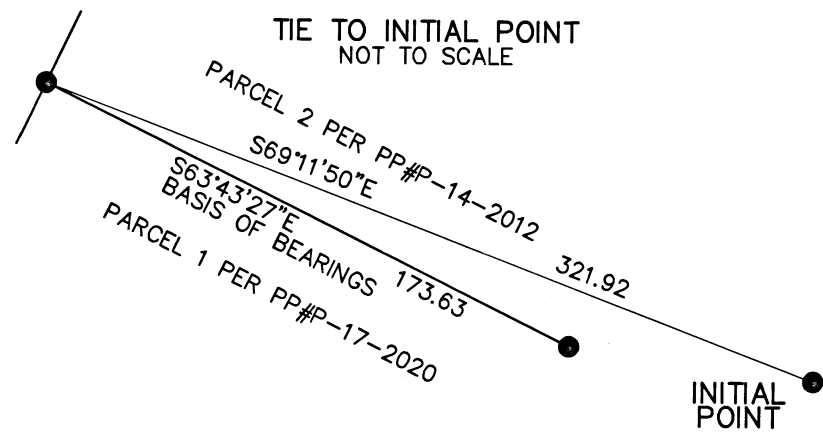
**LEGEND:**

- = FD. 3" BRASS CAP IN MONUMENT WELL MKD. CITY OF ASHLAND SURVEY MARKER.
  - ⊙ = FD. 3" BRASS CAP IN MONUMENT WELL MKD. LS759 PER JLS
  - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS17484 OR 21071.
  - ⦿ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAUBLE PLS1822 PER FS11538 OR FS11788.
  - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
  - ⊗ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
  - ⊗ = SET 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & 5" MAG SPIKE IN ASPHALT.
- JCDR = JACKSON COUNTY DEED RECORDS.
  - ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
  - WC = WITNESS CORNER MONUMENT.
  - FS = FILED SURVEY #.
  - JLS = JESSICA LANE SUBDIVISION.
  - ( ) = RECORD DATA PER DOC. 2012-022433, ORJCO.
  - ( ) = OLD PROPERTY LINE.
  - APL = ADJUSTED PROPERTY LINE.
  - ATL = ADJUSTED TAX LOT #.
  - MLP 9-17 = MINOR LAND PARTITION V.9, PG.17 (FS11538).
  - MLP 9-98 = MINOR LAND PARTITION V.9, PG.98 (FS11788).
  - L1 = SEE COURSE DATA TABLE.
  - PUE = PUBLIC UTILITY EASEMENT.
  - AE = ACCESS EASEMENT.

**BASIS OF BEARINGS:**

THE NORTHERLY LINE OF PARCEL 1 PER PP# P-17-2020 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET



**COURSE DATA TABLE**

L1	N89°55'39"W	10.00
L2	N00°00'33"W	7.00
L3	N89°55'39"W	20.00
L4	N00°00'33"W	15.50

**EASEMENTS PER PUBLIC RECORDS REPORT**

RIGHT OF WAY FOR DITCH PER V.36, P.25, JCDR. NO SPECIFIC LOCATION.  
EASEMENT FOR GARDEN & YARD PER DOC. 97-40983, ORJCO.  
PUBLIC UTILITY EASEMENT PER MLP 9-17.  
ACCESS EASEMENT PER MLP 9-98.

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

SURVEYOR

THIS PLAT WAS PREPARED USING AN EPSON SC-T5200 WITH EPSON T6925 INK ON MILANO JPC4M2 POLYESTER FILM.

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

FILED  
Date 2/5/21 By PB  
This Survey Consists Of:  
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JACKSON COUNTY SURVEYOR

391E04CA TL'S 2200 & 2400

SHEET 2 OF 2 20184FM