

APPROVAL:

*[Signature]*  
ASHLAND PLANNING DEPARTMENT  
ASHLAND PA-T1-2020-00109 PARTITION

9/28/2022  
DATE

**LAND PARTITION SURVEY**  
PARTITION PLAT NO. P-30-2022  
Of Parcel 1 per Partition No. P-05-2018 &  
In the S.E. 1/4 of Section 4, T.39S., R.1E., W.M.  
City of Ashland Jackson County, Oregon  
(ASHLAND PA-T1-2020-00109)

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

FILED FOR RECORD THIS 5<sup>th</sup> DAY OF October, 20 22 AT  
8:52 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-30-2022  
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.  
INDEX VOLUME 33, PAGE 30, DOC. # 2022-29688, ORJCO.

APPROVAL:

EXAMINED AND APPROVED as required by ORS 92.100 as of September 27, 2022.

*[Signature]*  
County Surveyor

SURVEY FOR:

KATHLEEN KAHLE  
345 CLINTON ST.  
ASHLAND, OR 97520

Christine D. Walker COUNTY CLERK  
Glen Hall DEPUTY  
COUNTY SURVEYOR FILE NO. 23736

\*\*\* ASSESSOR \*\*\*

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 (D) AND OREGON LAWS 2015  
CHAPTER 96 AS OF OCTOBER 5<sup>TH</sup>, 20 22

*[Signature]* AGENT  
JACKSON COUNTY ASSESSOR

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

Know all men by these presents that we, PAUL B. MACE and KATHLEEN H. KAHLE, are the owners in fee of the land 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 make and establish the Temporary Access Easement (TAE(1)) for the benefit of Parcel 1 with the condition that the entire easement area or portions thereof, shall automatically extinguish upon the dedication of street right of way covering the entire easement area or portions thereof.

*[Signature]*  
PAUL B. MACE  
(A.K.A. PAUL MACE)

*[Signature]*  
KATHLEEN H. KAHLE  
(A.K.A. KATHLEEN KAHLE)

SURVEY BY:

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

\*\*\* TAX COLLECTOR \*\*\*

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE  
BEEN PAID AS OF October 5<sup>th</sup>, 20 22

*[Signature]*  
JACKSON COUNTY TAX COLLECTOR

STATE OF OREGON)  
                  )ss  
COUNTY OF JACKSON)

PERSONALLY appeared the above named Paul B. Mace and Kathleen H. Kahle and acknowledged the foregoing instrument to their voluntary act and deed.

Dated this 26<sup>th</sup> day of September, 2022.

*[Signature]*

Glynis Meira Neilson Notary Public - Oregon  
Commission No. 991101

My Commission Expires: August 26, 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:

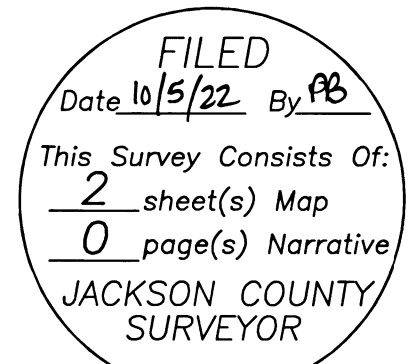
Parcel 1 per Partition Plat No. P-05-2018, according to the official plat thereof, now of record, in Volume 29, Page 05 of "Record of Partition Plats" of Jackson County, Oregon and Document No. 2018-010121, Official Records of Jackson County, Oregon and filed as Survey No. 22509 in the Office of the Jackson County Surveyor.



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

PURPOSE: TO SURVEY AND MONUMENT CERTAIN CORNERS OF TWO PARCELS CREATED THROUGH A LAND PARTITION OF PARCEL 1 PER PP# P-05-2018. SEE ASHLAND (ASHLAND PA-T1-2020-00109)

PROCEDURE: THE EXTERIOR OF THIS PROPERTY WAS MONUMENTED BY THIS OFFICE IN 2018 BY FS22509. FROM THE RECOVERED EXISTING MONUMENTS PER SAID SURVEY, I COMPUTED THE POSITION OF THE NEW PARCEL LINE AND SET MONUMENTS AT THE LOCATIONS AS SHOWN ON SHEET 2.



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*[Signature]*  
SURVEYOR

**SURVEY FOR:**

KATHLEEN KAHL  
345 CLINTON ST.  
ASHLAND, OR 97520

**SURVEY BY:**

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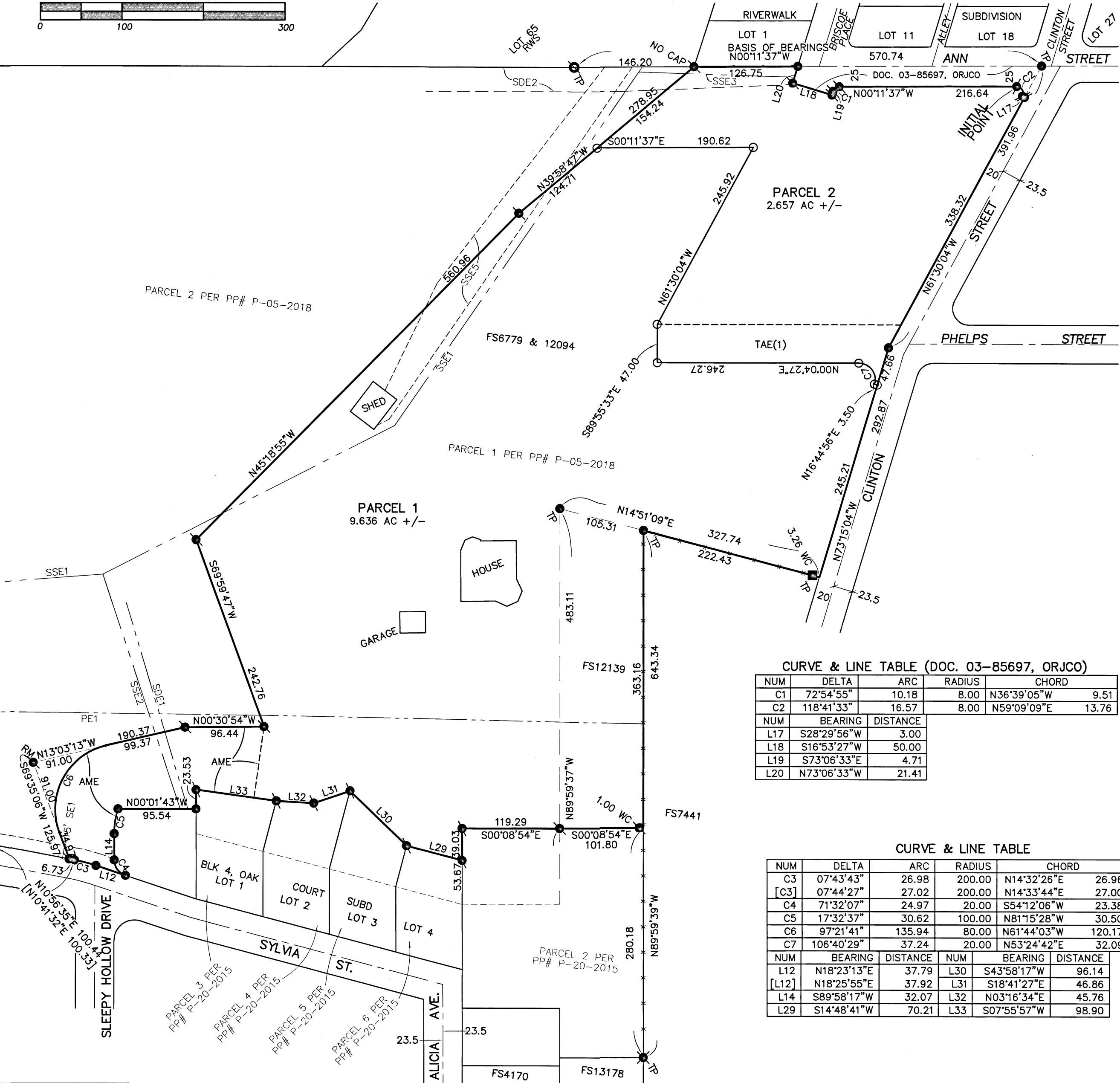
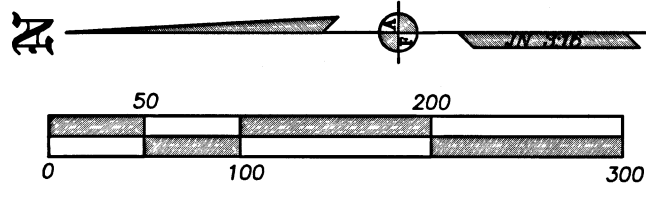
**DATE:**

AUGUST 22, 2022

**LAND PARTITION SURVEY**  
PARTITION PLAT NO. P-30-2022  
Of Parcel 1 per Partition No. P-05-2018 &  
In the S.E. 1/4 of Section 4, T.39S., R.1E., W.M.  
City of Ashland Jackson County, Oregon  
(ASHLAND PA-T1-2020-00109)

**LEGEND:**

- ⊙ = FD. 1.5" IRON PIPE PER VOL.263, PG.599, JCDR.
- ⊗ = FD. 5/8" IRON PIN & ALUMINUM CAP MKD. LS759 PER FS6779.
- = FD. 1/2" IRON PIPE PER FS4170.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. LS759 PER FS6779, 6933, OR 7441.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS20570, 20667, 21725, 22509 OR RWS.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. LS1656 PER FS12139.
- = FD. 1/2" IRON PIPE & PLASTIC CAP MKD. LS759 PER FS12094.
- = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- L1 = SEE LINE TABLE.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER MONUMENT.
- ( ) = RECORD DATA AS NOTED.
- RWS = RIVERWALK SUBDIVISION (FS17815).
- C1 = SEE CURVE TABLE.
- FS = FILED SURVEY #.
- [ -X ] = PLAT RECORD DATA PER FS12094.
- X- = FENCE LINE.
- OPL = OLD PROPERTY LINE.
- APL = ADJUSTED PROPERTY LINE.
- SSE1 = APPROX. CENTERLINE SANITARY SEWER EASEMENT PER V.521, P.271, JCDR (20' WIDE).
- SSE2 = APPROX. CENTERLINE SANITARY SEWER EASEMENT PER DOC. 66-06935, ORJCO (20' WIDE).
- SSE3 = APPROX. CENTERLINE SANITARY SEWER EASEMENT PER DOC. 76-15853, ORJCO (10' WIDE).
- PE1 = POSSIBLE POWER LINE EASEMENT PER V.289, P.101 & 113 AND V.291, P.249, JCDR (20' WIDE).
- UE1 = APPROX. UTILITY EASEMENT PER DOC. 77-21118 & 78-05769, ORJCO. NO WIDTH STATED.
- SSE4 = APPROX. CENTERLINE SANITARY SEWER EASEMENT PER DOC. 02-29826, ORJCO (20' WIDE).
- SE1 = APPROX. SLOPE EASEMENT PER DOC. 78-03836, ORJCO.
- SDE1 = APPROX. CENTERLINE STORM DRAINAGE EASEMENT PER DOC. 71-09090, ORJCO (20' WIDE).
- SSE5 = APPROX. SANITARY SEWER EASEMENT PER DOC. 2007-000621, ORJCO.
- SDE2 = APPROX. STORM DRAINAGE EASEMENT PER DOC. 91-02033, ORJCO.
- TP = MONUMENT TIED PREVIOUSLY BY THIS OFFICE.
- ( ) = RECORD DATA PER DOC. 94-12465, ORJCO.
- SP = 1" STREET PLUG PER SHS AND ACCESS AGREEMENT PER DOC. 02-22261, ORJCO.
- SHS = SLEEPY HOLLOW SUBDIVISION.
- AME = ACCESS & MAINTENANCE EASEMENT PER PP# P-05-2018.
- RM = REFERENCE MONUMENT.
- TAE(1) = TEMPORARY ACCESS EASEMENT PER THIS PLAT.



**CURVE & LINE TABLE (DOC. 03-85697, ORJCO)**

NUM	DELTA	ARC	RADIUS	CHORD
C1	72°54'55"	10.18	8.00	N36°39'05"W 9.51
C2	118°41'33"	16.57	8.00	N59°09'09"E 13.76
NUM	BEARING	DISTANCE		
L17	S28°29'56"W	3.00		
L18	S16°53'27"W	50.00		
L19	S73°06'33"E	4.71		
L20	N73°06'33"W	21.41		

**CURVE & LINE TABLE**

NUM	DELTA	ARC	RADIUS	CHORD	
C3	07°43'43"	26.98	200.00	N14°32'26"E 26.96	
[C3]	07°44'27"	27.02	200.00	N14°33'44"E 27.00	
C4	71°32'07"	24.97	20.00	S54°12'06"W 23.38	
C5	17°32'37"	30.62	100.00	N81°15'28"W 30.50	
C6	97°21'41"	135.94	80.00	N61°44'03"W 120.17	
C7	106°40'29"	37.24	20.00	N53°24'42"E 32.09	
NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L12	N18°23'13"E	37.79	L30	S43°58'17"W	96.14
[L12]	N18°25'55"E	37.92	L31	S18°41'27"E	46.86
L14	S89°58'17"W	32.07	L32	N03°16'34"E	45.76
L29	S14°48'41"W	70.21	L33	S07°55'57"W	98.90

**EASEMENTS PER FIRST AMERICAN PUBLIC RECORD REPORT**

- EASEMENT FOR ELECTRICAL FACILITIES PER V.144, P.159, V.289, P.101 & P.113 AND V.291, P.249, JCDR. POSSIBLE LOCATION SHOWN..
- EASEMENT FOR SEWER PIPE LINES PER V.521, P.271, JCDR AND DOC. 66-06935, ORJCO. APPROXIMATE LOCATION SHOWN.
- EASEMENT FOR STORM SEWER & DRAIN TILE PER DOC. 71-09090, ORJCO. APPROXIMATE LOCATION SHOWN.
- EASEMENT FOR SANITARY SEWER FACILITIES PER DOC. 76-15853, ORJCO. APPROXIMATE LOCATION SHOWN.
- EASEMENT FOR SLOPE PURPOSES PER DOC. 78-03836, ORJCO. APPROXIMATE LOCATION SHOWN.
- EASEMENT FOR STORM DRAINAGE FACILITIES PER DOC. 91-02033, ORJCO. APPROXIMATE LOCATION SHOWN.
- STREET PLUG ACCESS AGREEMENT PER DOC. 02-22261, ORJCO. SHOWN.
- EASEMENT FOR SANITARY SEWER FACILITIES PER DOC. 02-29826, ORJCO. APPROXIMATE LOCATION SHOWN.
- EASEMENT FOR SANITARY SEWER FACILITIES PER DOC. 2007-000621, ORJCO. APPROXIMATE LOCATION SHOWN.
- EASEMENT FOR ACCESS AND MAINTENANCE PER PP# P-05-2018. SHOWN.
- EASEMENT PER DOC. 2019-031715, ORJCO. SPECIFIC LOCATION NOT GIVEN.

**BASIS OF BEARINGS:**

NOAA TRUE BEARINGS BASED ON SURVEY NO. 17815 AS SHOWN HEREON.  
UNIT OF MEASUREMENT = FEET SCALE: 1" = 100'

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

*J. Friar*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*J. Friar*  
OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-23

FILED  
Date 10/5/22 By PB  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR