

APPROVAL:

Brandon Goldman 2/16/2023
ASHLAND PLANNING DEPARTMENT DATE
ASHLAND PA-A-2022-00225 PROPERTY LINE ADJUSTMENT

APPROVAL:

EXAMINED AND APPROVED as required by ORS 92.100 as of February 13, 2023.

Scott Jensen
Jackson County Surveyor

*** DECLARATION ***

Know all men by these presents that we, PAUL B. MACE and KATHLEEN H. KAHLE, as to Tract 1, AND DAN VANDYKE and CLAUDIA VANDYKE, as to Tract 2, 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.

For PAUL B. MACE and KATHLEEN H. KAHLE see Affidavit of Consent recorded as Document No. 2023-003329, Official Records of Jackson County, Oregon.

For DAN VANDYKE and CLAUDIA VANDYKE see Affidavit of Consent recorded as Document No. 2023-003328, Official Records of Jackson County, Oregon.

LAND PARTITION SURVEY

PARTITION PLAT NO. P-06-2023
Property Line Adjustment
Of Parcel 6 per Partition Plat No. P-20-2015
& Parcel 1 per Partition Plat No. P-30-2022
& in the S.E. 1/4 of Section 4, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon
(ASHLAND PA-A-2022-00225)

SURVEY FOR:

KATHLEEN KAHLE, ET AL
345 CLINTON ST.
ASHLAND, OR 97520

DATE:

JANUARY 23, 2023

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

*** RECORDING ***

FILED FOR RECORD THIS 22nd DAY OF February, 2023 AT
1:24 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-06-2023
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 34, PAGE 06. DOC. # 2023-003331, ORJCO.

Christine D. Walker Sonya S. Morgan
COUNTY CLERK DEPUTY
COUNTY SURVEYOR FILE NO. 23828

*** ASSESSOR ***

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 (D) AND OREGON LAWS 2015
CHAPTER 96 AS OF Feb, 22, 2023

Carol Hollister, agent
JACKSON COUNTY ASSESSOR

*** TAX COLLECTOR ***

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE
BEEN PAID AS OF February 22nd, 2023

M. Merritt, deputy
JACKSON COUNTY 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:

TRACT 1:
Parcel 1 per Partition Plat No. P-30-2022, according to the official plat thereof, now of record, in Volume 33, Page 30 of "Record of Partition Plats" of Jackson County, Oregon and Document No. 2022-029688, Official Records of Jackson County, Oregon and filed as Survey No. 23736 in the Office of the Jackson County Surveyor.

TRACT 2:
Parcel 6 per Partition Plat No. P-20-2015, according to the official plat thereof, now of record, in Volume 26, Page 20 of "Record of Partition Plats" of Jackson County, Oregon and Document No. 2015-016456, Official Records of Jackson County, Oregon and filed as Survey No. 21725 in the Office of the Jackson County Surveyor.

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

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

PURPOSE: TO SURVEY AND MONUMENT CERTAIN CORNERS OF TWO PARCELS CREATED THROUGH A PROPERTY LINE ADJUSTMENT OF PARCEL 6 PER PP# P-20-2015 & PARCEL 1 PER PP# P-30-2022. SEE ASHLAND PA-A-2022-00225.

PROCEDURE: THE EXTERIOR OF THIS PROPERTY WAS MONUMENTED BY THIS OFFICE DURING FS21725, FS22509 & 23736. FROM THE RECOVERED EXISTING MONUMENTS PER SAID SURVEYS, I COMPUTED THE POSITION OF THE ADJUSTED PROPERTY LINE AS SHOWN ON SHEET 2. NO MONUMENTS WERE SET BY THIS SURVEY AS THEY ALL EXIST.

FILED
Date 2/22/23 By JH
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

SURVEY FOR:

KATHLEEN KAHLE, ET AL
345 CLINTON ST.
ASHLAND, OR 97520

SURVEY BY:

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

DATE:

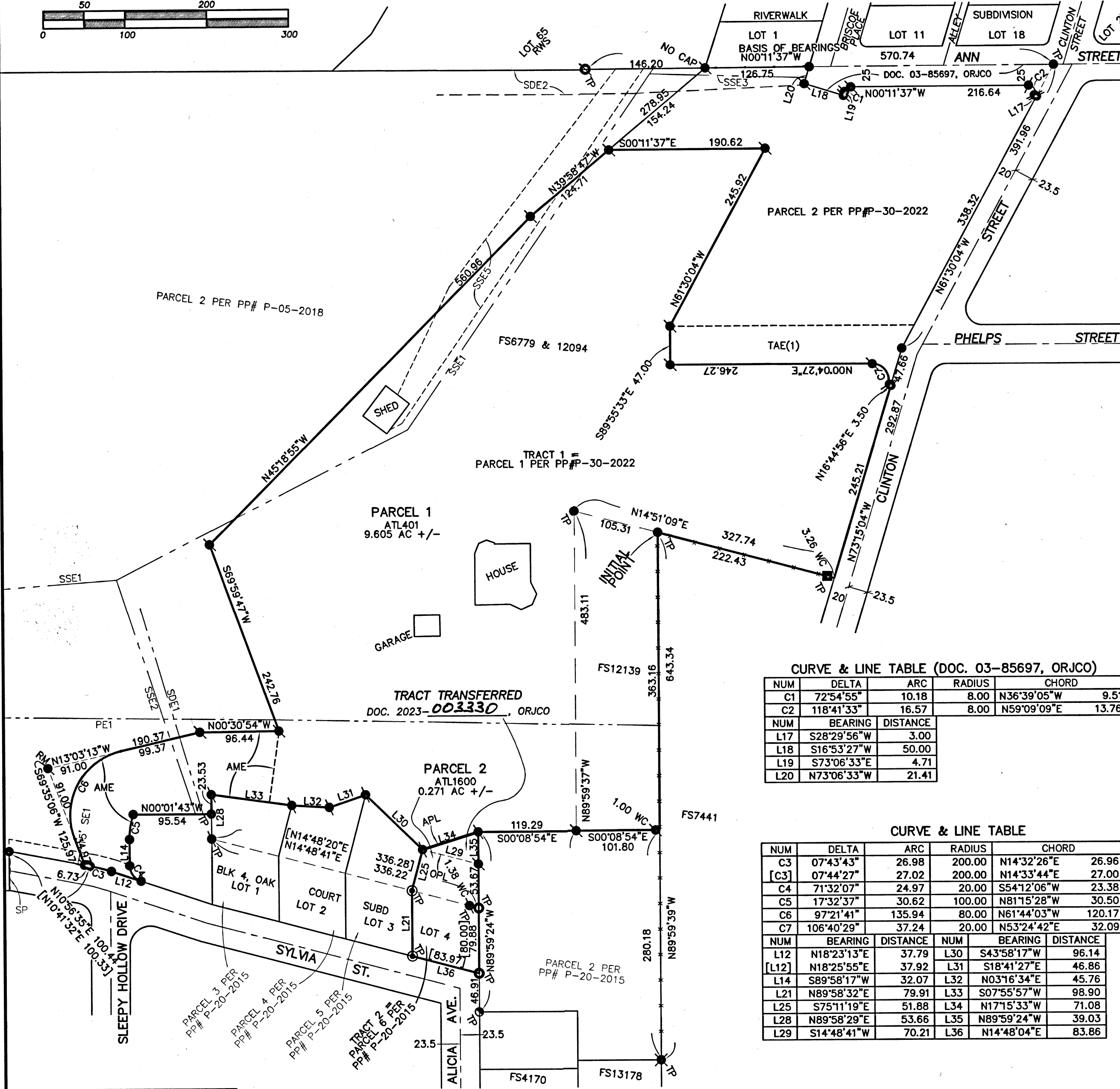
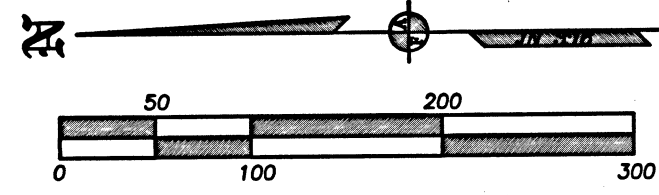
JANUARY 23, 2023

LAND PARTITION SURVEY

PARTITION PLAT NO. P-16-2023

Property Line Adjustment
Of Parcel 6 per Partition Plat No. P-20-2015
& Parcel 1 per Partition Plat No. P-30-2022
in the S.E. 1/4 of Section 4, T.99S., R.1E., W.M.
City of Ashland Jackson County, Oregon
(ASHLAND PA-A-2022-00225)

- = FD. 5/8" IRON PIN PER OAK COURT SUBDIVISION.
- ⊙ = FD. 1/2" IRON PIN PER OAK COURT SUBDIVISION.
- ⊘ = FD. 5/8" IRON PIN & ALUMINUM CAP MKD. L5759 PER FS6779.
- ⊚ = FD. 1/2" IRON PIPE PER FS4170.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L5759 PER FS6779, 6933, OR 7441.
- ⦿ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS20570, 20667, 21725, 22509, 23736 OR RWS.
- ⦿ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L51656 PER FS12139.
- = FD. 1/2" IRON PIPE & PLASTIC CAP MKD. L5759 PER FS12094.
- L1 = SEE LINE TABLE.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER MONUMENT.
- () = RECORD DATA AS NOTED.
- () = RIVERWALK SUBDIVISION (FS17815).
- C1 = SEE CURVE TABLE.
- FS = FILED SURVEY #.
- [] = 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 = UTILITY EASEMENT PER DOC. 77-21118 & 78-05769, ORJCO. NOT ON SUBJECT PROPERTY.
- SSE4 = SANITARY SEWER EASEMENT PER DOC. 02-29826, ORJCO. NOT ON SUBJECT PROPERTY.
- 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.
- SP = 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 PP# P-30-2022.
- ATL = ADJUSTED TAX LOT #.



EASEMENTS PER FIRST AMERICAN PRRS 7169-4014638 DATED 2022-11-16

- THE FOLLOWING EXCEPTIONS AFFECTS TRACT 1:
- 2 & 3. EASEMENT FOR ELECTRICAL FACILITIES PER V.144, P.159, V.289, P.101 & P.113 AND V.291, P.249, JCDR. SPECIFIC LOCATION NOT GIVEN.
 4. EASEMENT FOR SEWER PIPE LINES PER V.521, P.271, JCDR AND DOC. 66-06935, ORJCO. APPROXIMATE LOCATION SHOWN.
 5. EASEMENT FOR STORM SEWER & DRAIN TILE PER DOC. 71-09090, ORJCO. APPROXIMATE LOCATION SHOWN.
 6. EASEMENT FOR SANITARY SEWER FACILITIES PER DOC. 76-15853, ORJCO. APPROXIMATE LOCATION SHOWN.
 7. EASEMENT FOR SLOPE PURPOSES PER DOC. 78-03836, ORJCO. APPROXIMATE LOCATION SHOWN.
 8. EASEMENT FOR STORM DRAINAGE FACILITIES PER DOC. 91-02033, ORJCO. APPROXIMATE LOCATION SHOWN.
 9. STREET PLUG ACCESS AGREEMENT PER DOC. 02-22261, ORJCO. SHOWN.
 10. EASEMENT FOR SANITARY SEWER FACILITIES PER DOC. 02-29826, ORJCO. APPROXIMATE LOCATION SHOWN.
 11. EASEMENT FOR SANITARY SEWER FACILITIES PER DOC. 2007-000621, ORJCO. APPROXIMATE LOCATION SHOWN.
 13. EASEMENT FOR ACCESS AND MAINTENANCE PER PP# P-05-2018. SHOWN.
 14. EASEMENT PER DOC. 2019-031715, ORJCO. SPECIFIC LOCATION NOT GIVEN.
- THE FOLLOWING EXCEPTIONS AFFECTS TRACT 2:
17. EASEMENT FOR ELECTRICAL FACILITIES PER V.289, P.101, JCDR. SPECIFIC LOCATION NOT GIVEN.

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
L21	N89°58'32"E	79.91	L33	S07°55'57"W	98.90
L25	S75°11'19"E	51.88	L34	N17°15'33"W	71.08
L28	N89°58'29"E	53.66	L35	N89°59'24"W	39.03
L29	S14°48'41"W	70.21	L36	N14°48'04"E	83.86

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

391E04DB TL'S 401 & 1600

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

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

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-23

FILED
Date 2/22/23 By PLS
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR