

APPROVAL:

Brandon Goldman June 21, 2023
BILL MOLNAR, DIRECTOR BRANDON GOLDMAN
ASHLAND PLANNING DIVISION
ASHLAND PA-T1-2022-00185 LAND PARTITION

LAND PARTITION SURVEY
PARTITION PLAT NO. P-24-2023
In the N.E. 1/4 of Section 15, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon
(ASHLAND PA-T1-2022-00185)

*** RECORDING ***
FILED FOR RECORD THIS 30th DAY OF JUNE, 2023 AT
1:30 O'CLOCK P. M., AND RECORDED AS PARTITION PLAT NO. P-24-2023
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 34, PAGE 24, DOC. # 2023-03443 ORJCO.

Christine D Walker Heather Simpson
COUNTY CLERK DEPUTY
COUNTY SURVEYOR FILE NO. 23934

APPROVAL:

EXAMINED AND APPROVED as required by ORS 92.100 as of April 20, 2023.

Scott Fein
SCOTT FEIN, Jackson County Surveyor

SURVEY FOR:
SUNCREST HOMES, LLC
PO BOX 1313
TALENT, OR 97540

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
PO BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
LJFRIARANDASSOCIATES@CHARTER.NET

*** ASSESSOR ***

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 (D) AND OREGON LAWS 2015
CHAPTER 96 AS OF June, 30, 2023.

By and for Chad Hollister, Chad Hollister
DAVE ARASMITH, JACKSON COUNTY ASSESSOR

*** TAX COLLECTOR ***

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE
BEEN PAID AS OF June 20th, 2023.

M. Meritt, County Marissa Meritt
JACKSON COUNTY TAX COLLECTOR

*** DECLARATION ***

Know all men by these presents that we, CHARLES D. HAMILTON and MARY C. STEINBERGS, are the owners, as tenants by the entirety, 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 and control of the City of Ashland the Public Utility Easement (PUE) and do hereby make and establish the Ingress-Egress & Utility Easement for Parcel 2 (IEUE) and the Pedestrian Pathway Easement (PPE) for Parcels 1 & 2 as shown on Sheet 2.

DATE:
MARCH 23, 2023

Charles D. Hamilton
CHARLES D. HAMILTON

Mary C. Steinbergs
MARY C. STEINBERGS

STATE OF OREGON)
)ss
COUNTY OF JACKSON)

PERSONALLY appeared the above named Charles D. Hamilton and Mary C. Steinbergs and acknowledged the foregoing instrument to their voluntary act and deed.

Dated this 17th day of April, 2023.

Debra Laney

Notary Public - Oregon

Commission No. 988276

My Commission Expires: 6-11-23

*** SURVEYOR'S CERTIFICATE ***

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY 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 Southeast corner of Donation Land Claim No. 45, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence along the South line of said Claim, North 89°47'17" West, 196.68 feet (record WEST, 2.98 chains); thence South 00°12'43" West, 882.155 feet (record SOUTH, 882.155 feet; thence North 89°47'17" West (record WEST), 20.00 feet to the Northeast corner of that tract set forth in Document No. 2022-004457, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the West line of Hillview Drive (fka Peachey Lane), South 00°12'43" West (record WEST), 82.00 feet to the Southeast corner of said tract; thence along the South line thereof, North 89°47'17" West, 190.00 feet to the Southwest corner of said tract; thence along the West line thereof, North 00°12'43" East (record NORTH), 82.00 feet to the Northwest corner of said tract; thence along the North line thereof, South 89°47'17" East, 190.00 feet to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-23

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO PARCELS CREATED THROUGH A LAND PARTITION OF THAT PROPERTY SET FORTH IN DOC. 2022-004457, ORJCO. SEE CITY OF ASHLAND FILE PA-T1-2022-00185..

PROCEDURE: USING TRIMBLE R10 G.P.S. RECEIVERS AND TRIMBLE S6 ROBOTIC TOTAL STATION, MADE TIES TO MONUMENTS OF RECORD AS SHOWN ON SHEET 2 TO CONTROL THE R/W OF HILLVIEW DRIVE AND THE SUBJECT TRACT EXTERIOR. AS HAS BEEN DONE BY NUMEROUS SURVEYS IN THIS VICINTY, HILLVIEW DRIVE HAS BEEN HELD AT RIGHT ANGLES TO THE SOUTH LINE OF D.L.C. #45 AND THE NORTH & SOUTH LINES OF THE VARIOUS SURVEYED TRACTS HAVE BEEN HELD PARALLEL TO THE SOUTH LINE OF D.L.C. #45. AS I SEE NO REASON TO DISAGREE WITH THE OTHER SURVEYORS PROCEDURE AND TO KEEP "HARMONY IN THE NEIGHBORHOOD" I WILL FOLLOW SUIT. I HELD DEED RECORD DISTANCE SOUTH FROM THE SOUTH LINE OF D.L.C. #45 AND THEN HELD DEED RECORD DISTANCE PARALLEL TO THE SAME SOUTH LINE TO POSITION THE N.E. CORNER OF THE SUBJECT TRACT. I THEN HELD THE NORTH & SOUTH LINES PARALLEL TO THE SOUTH LINE OF D.L.C. #45 AND AT DEED RECORD DISTANCES AND HELD DEED RECORD DISTANCES NORTH & SOUTH TO POSITION THE WIDTH OF THE SUBJECT TRACT. WITH THE EXTERIOR CORNERS POSITIONED, I COMPUTE THE POSITIONS OF THE PARCEL CORNERS AND SET MONUMENTS AT THE LOCATIONS AS SHOWN HEREON.

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

James E. Hibbs
JAMES E. HIBBS, PLS2234

FILED
Date 6/30/23 By SS
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

SURVEY FOR:

SUNCREST HOMES, LLC
PO BOX 1313
TALENT, OR 97540

DATE:

MARCH 23, 2023

LAND PARTITION SURVEY
PARTITION PLAT NO. P-24-2023
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City of Ashland Jackson County, Oregon
(ASHLAND PA-T1-2022-00185)

BASIS OF BEARINGS:

SOUTH LINE OF D.L.C. #45 PER FS13095, ET AL AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

SURVEY BY:

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PHOENIX, OR 97535
PHONE: (541) 772-2782
LJFRIARANDASSOCIATES@CHARTER.NET

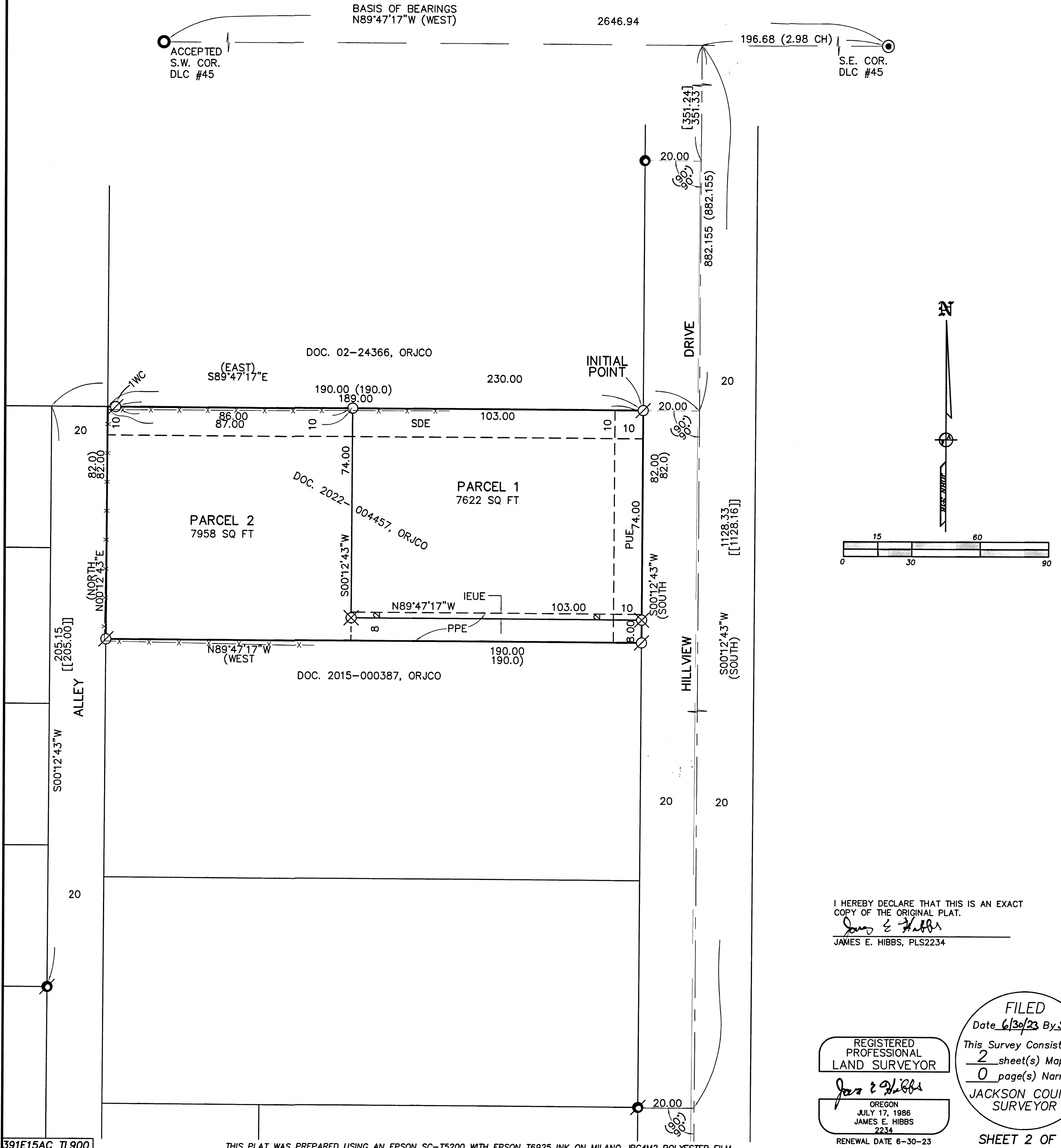
LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER 2016 RE-ESTAB'S.
- = FD. 2" IRON PIPE (CRIMPED TOP) AS ACCEPTED S.W. COR. DLC #45.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. ALSPACH PLS2653 PER FS17070.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. BOVA LS2418 PER FS21829 OR 22791.
- = 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 BERNSTEIN COPPER MONUMENT MKD. L.J. FRIAR & ASSOC. IN CONCRETE.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- () = RECORD DATA PER DOC. 2022-004457, ORJCO.
- [] = FILED SURVEY #
- [] = RECORD DATA PER FS17070.
- [IEUE] = INGRESS-EGRESS & PRIVATE UTILITY EASEMENT FOR PARCEL 2 PER THIS PLAT.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- CH = CHAIN (EQUALS 66')
- SDE = PUBLIC STORM DRAINAGE EASEMENT PER DOC. 76-10263, ORJCO.
- PPE = PEDESTRIAN PATHWAY EASEMENT FOR PARCELS 1 & 2 PER THIS PLAT.

EASEMENTS PER FIRST AMERICAN PRRS 7169-4037422 DATED 2023-02-22

- 5. EASEMENT FOR IRRIGATION FACILITIES PER V.193, P.371, JCDR. SPECIFIC LOCATION NOT GIVEN.
- 6. EASEMENT FOR PUBLIC STORM SEWER FACILITIES (SDE) DOC. 76-10263, ORJCO. SHOWN.



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
JAMES E. HIBBS, PLS2234

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
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JACKSON COUNTY SURVEYOR

SHEET 2 OF 2

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