

WE CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED TO US BY THE ASHLAND PLANNING COMMISSION IN OPEN MEETINGS OF _____, 19____, THE ABOVE PLAT IS HEREBY APPROVED BY THE ASHLAND PLANNING COMMISSION. DATED THIS _____ DAY OF _____, 19____.

MAJOR LAND PARTITION

LOCATED IN:
D.L.C. NO. 38 IN NW 1/4 SECTION 5, T.39 S., R.1 E., MM.
JACKSON COUNTY, OREGON

FOR:
EDWARD PENTKOWSKI
436 MONTE VISTA
ASHLAND, OREGON 97520

EXAMINED APPROVED THIS 25th DAY OF March 1987.

James H. Olsen
CITY SURVEYOR

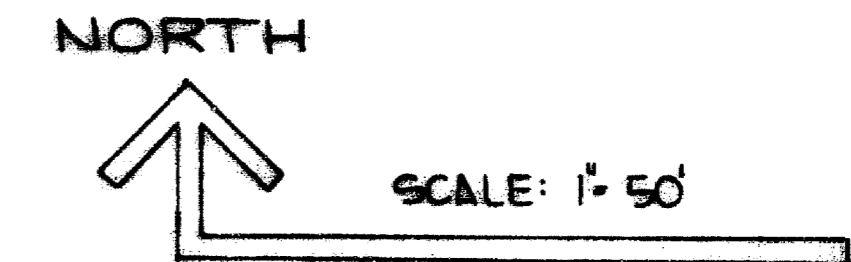
FILED FOR RECORD THIS THE 30 DAY OF April 1987
AT 11:30 O'CLOCK A.M. AND RECORDED IN VOLUME 2
PAGE 88 OF 'MAJOR LAND PARTITIONS' IN JACKSON COUNTY, OREGON.
Matthew S. Beck COUNTY CLERK
Deputy

P.A. NO. 86-115

LEGEND

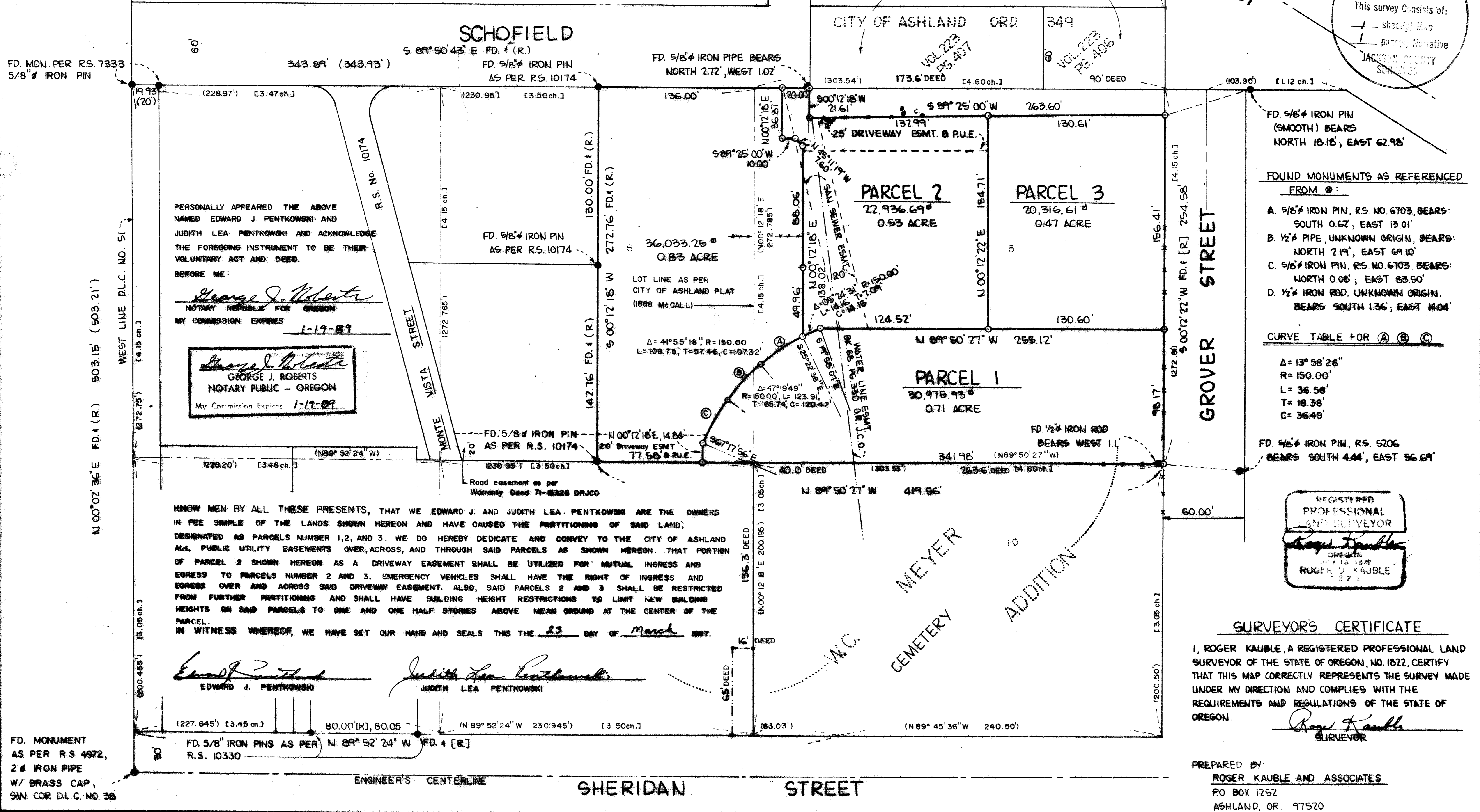
- FOUND MONUMENT AS NOTED.
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP MARKED: "KAUBLE 1822"
- () AS PER R.S. No. 7333
- [] PLAT RECORD; CITY OF ASHLAND (1888; McCALL)
- FD = FOUND; (R) = RECORD
- DRJCO = DEED RECORD JACKSON COUNTY, OREGON
- 7 MEYER ADDITION LOT NUMBER AS PER CITY OF ASHLAND PLAT (1888; McCALL)
- EXISTING FENCE

PER Vol. 65, pg. 472 DRJCO



BASIS OF BEARING:
MERIDIAN AT NORTH-SOUTH C. OF SECTION 5 (N.O.A.A.) R.S. NO. 10330

**** RECEIVED ****
Date: 4/30/87 By JK
This survey consists of:
- sheet(s) Map
- part(s) Narrative
JACKSON COUNTY SURVEYOR



PERSONALLY APPEARED THE ABOVE NAMED EDWARD J. PENTKOWSKI AND JUDITH LEA PENTKOWSKI AND ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

BEFORE ME:
George J. Roberts
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 1-19-89

George J. Roberts
GEORGE J. ROBERTS
NOTARY PUBLIC - OREGON
My Commission Expires 1-19-89

KNOW MEN BY ALL THESE PRESENTS, THAT WE EDWARD J. AND JUDITH LEA PENTKOWSKI ARE THE OWNERS IN FEE SIMPLE OF THE LANDS SHOWN HEREON AND HAVE CAUSED THE PARTITIONING OF SAID LAND, DESIGNATED AS PARCELS NUMBER 1, 2, AND 3. WE DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ASHLAND ALL PUBLIC UTILITY EASEMENTS OVER, ACROSS, AND THROUGH SAID PARCELS AS SHOWN HEREON. THAT PORTION OF PARCEL 2 SHOWN HEREON AS A DRIVEWAY EASEMENT SHALL BE UTILIZED FOR MUTUAL INGRESS AND EGRESS TO PARCELS NUMBER 2 AND 3. EMERGENCY VEHICLES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID DRIVEWAY EASEMENT. ALSO, SAID PARCELS 2 AND 3 SHALL BE RESTRICTED FROM FURTHER PARTITIONING AND SHALL HAVE BUILDING HEIGHT RESTRICTIONS TO LIMIT NEW BUILDING HEIGHTS ON SAID PARCELS TO ONE AND ONE HALF STORIES ABOVE MEAN GROUND AT THE CENTER OF THE PARCEL. IN WITNESS WHEREOF, WE HAVE SET OUR HAND AND SEALS THIS THE 23 DAY OF March 1987.

Edward J. Pentkowski
EDWARD J. PENTKOWSKI
Judith Lea Pentkowski
JUDITH LEA PENTKOWSKI

REGISTERED PROFESSIONAL LAND SURVEYOR
Roger Kauble
OREGON
MAY 18 1986
ROGER D. KAUBLE
377

SURVEYOR'S CERTIFICATE

I, ROGER KAUBLE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, NO. 1822, CERTIFY THAT THIS MAP CORRECTLY REPRESENTS THE SURVEY MADE UNDER MY DIRECTION AND COMPLIES WITH THE REQUIREMENTS AND REGULATIONS OF THE STATE OF OREGON.
Roger Kauble
SURVEYOR

PREPARED BY:
ROGER KAUBLE AND ASSOCIATES
PO BOX 1252
ASHLAND, OR 97520

Survey No. 10364

Survey Narrative to comply with Paragraph 209.250
Oregon Revised Statutes

Survey for: Edward Pentkowski
436 Monte Vista
Ashland, Oregon 97520

Location: Situated in Lot 5 and a portion of Lot 6, W. C. Meyer Addition, to the City of Ashland, in Donation Land Claim Number 38, Section 5, Township 39 South, Range 1 East, Jackson County, Oregon.

Purpose: To divide a tract of land into three parcels as per clients request.

Procedure: Located specific controlling monuments as indicated in clients deed, as previously set during Records of Survey Numbers 4972, 7333, and 10173

Record of Survey Number 7333 is essentially a retracement of the W. C. Meyer Addition by Everett Swain, (R.P.L.S. 759), and provided the basis of this survey.

Another survey, Record of Survey Number 6703, performed by Ketcham, (P.L.S. 804), attempted to define the northeast boundary of Lot 5, W.C. Meyer Addition, City of Ashland and the westerly right of way of Grover Street. Ketcham's survey was disregarded because of major discrepancies between found his monuments and Swain's record position. Specifically, Ketcham defined Grover Street as being forty feet in right of way width instead of the correct right of way width of sixty feet. This caused property pins set during Record of Survey Number 6703 to be twenty feet east of true position.

Basis of Bearing: N.O.A.A.; West line of Donation Land Claim Number 51, as per Record of Survey No. 10173.

Roger Kauble and Associates
Post Office Box 1252
Ashland, Oregon 97520

April 20, 1987

