

PA Number 87-008

MINOR LAND PARTITION

LOCATED IN
NW 1/4, Section 9, Twp. 39 S., R. 1 E., W.M.
JACKSON COUNTY OREGON
FOR

ALLEN & SHIELA DRESCHER

WATER RIGHTS DOCUMENT No. 88-0987 OFFICIAL RECORDS
Filed for record this the 11 day of May 19 88,
at 1:06 o'clock, P M. and recorded in Volume 8
Page 38 of "Minor Land Partitions" in Jackson County Oregon.
Kathleen S. Bicket Martha Baker
County Clerk Deputy

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS:
THAT WE, ALLEN AND SHIELA DRESCHER, ARE THE OWNERS IN FEE SIMPLE
OF THE LANDS SHOWN HEREON. WE HEREBY DEDICATE TO THE CITY OF ASHLAND
A PUBLIC UTILITY EASEMENT FOR EXISTING OVERHEAD ELECTRICAL, TELEPHONE AND
TELEVISION CABLE SERVICE LINES OVER PARCELS 1 AND 2 AS SHOWN HEREON,

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS
18 DAY OF February 19 88
Allen Drescher Shiela Drescher
ALLEN DRESCHER SHIELA DRESCHER

STATE OF OREGON
COUNTY OF JACKSON
February 16 A.D. 19 88
PERSONALLY APPEARED THE ABOVE NAMED ALLEN AND SHIELA DRESCHER AND
ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND
DEED BEFORE ME.

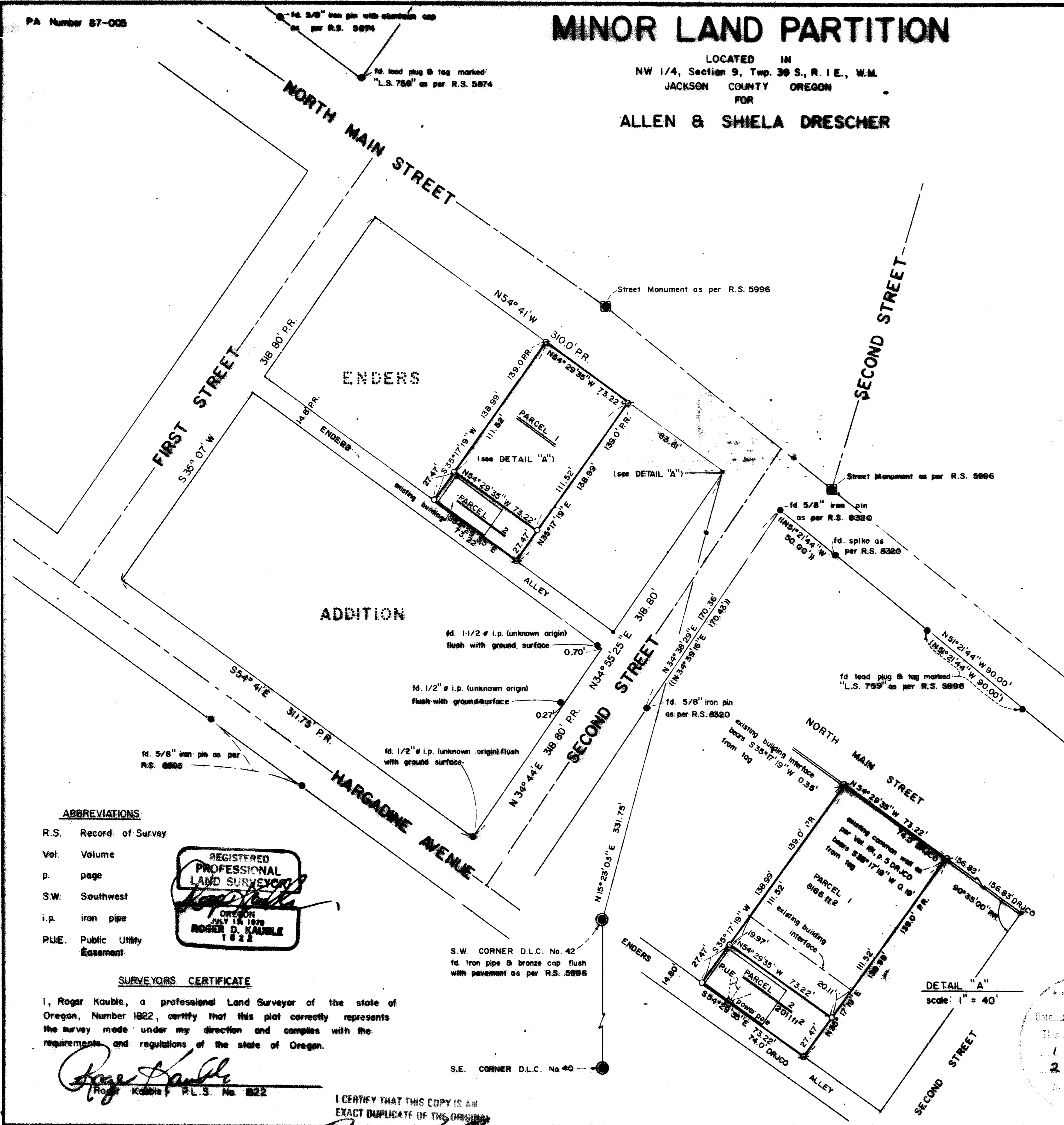
ALICE M. YOUNG
NOTARY PUBLIC - OREGON
My Commission Expires 8-26-91
Alice M. Young
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 8-26-91

WE CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO US BY THE ASHLAND
PLANNING COMMISSION IN OPEN MEETING OF Mar. 11 19 87, THE PLAT IS
HEREBY APPROVED BY THE ASHLAND PLANNING COMMISSION DATED THIS
2 DAY OF March 19 88.
John Ferguson John Ferguson
PRESIDENT SECRETARY

LEGEND
fd found
● found monument as noted
○ set 5/8 x 24" iron pin marked: "Kauble P.L.S. 1822"
⊗ set lead plug with 3/4" tag marked: "L.S. 1822" (in sidewalk)
DRJCO Deed Record Jackson County Oregon
• calculated point, nothing set
P.R. plat record (Enders Addition filed May 5, 1910)
Volume 2, page 23 Official Records Jackson County Oregon
(.) Record of Survey No. 5996
(()) Record of Survey No. 8320

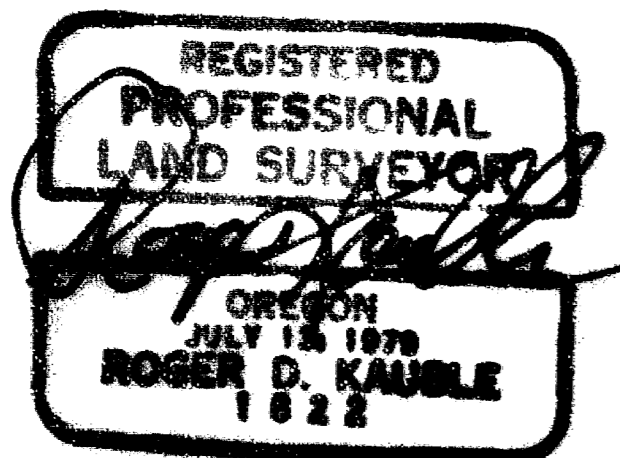
EXAMINED AND APPROVED THIS 23rd DAY OF February 1988.
James H. Olson
JAMES H. OLSON, CITY OF ASHLAND SURVEYOR
BASIS OF BEARING
N.O.A.A. True Meridian at North-South centerline of Section 9,
as per R.S. 5996

SCALE: 1" = 50'
NORTH
Prepared by:
ROGER KAUBLE & ASSOCIATES
611 Siskiyou Blvd., Suite "G"
Ashland, Oregon 97520
December 16, 1987



ABBREVIATIONS

- R.S. Record of Survey
- Vol. Volume
- p. page
- S.W. Southwest
- i.p. iron pipe
- P.U.E. Public Utility Easement



SURVEYORS CERTIFICATE

I, Roger Kauble, a professional Land Surveyor of the state of Oregon, Number 1822, certify that this plat correctly represents the survey made under my direction and complies with the requirements and regulations of the state of Oregon.

Roger Kauble
Roger Kauble, P.L.S. No. 1822

I CERTIFY THAT THIS COPY IS AN EXACT DUPLICATE OF THE ORIGINAL

Roger Kauble

** RECEIVED **
Date 5/11/88 By SK
This survey consists of:
1. Survey Map
2. Survey Narrative
JACKSON COUNTY
CLERK

the basis of nor best fit lines. Used the record plat distance of 218.80 feet northeasterly from the accepted southeast corner, plat angle, and the deed distance along North Main Street of 156.83

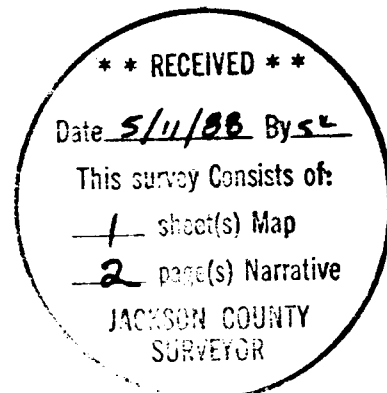
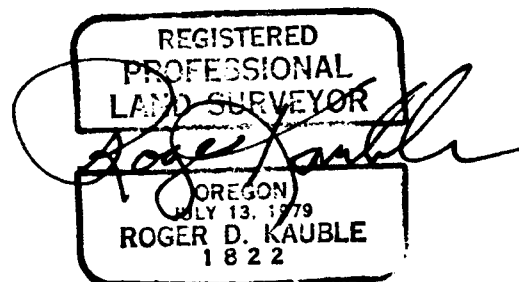
feet to a projected intercept northeasterly from the building interface. This provided a logical solution to a well established, unsurveyed subdivision which has evolved into a significant Ashland commercial district; specifically, portions of existing retail buildings are used as controlling monuments and located outside the respective right of ways of North Main Street and Second Street. The other components of client's deed were held and monumented as shown on the accompanying plat.

Basis of
Bearing:

N.O.A.A. True Meridian at North-South centerline of Section 9, Township 39 South, Range 1 East, Willamette Meridian, as per Record of Survey No. 5996.

Roger Kauble & Associates
PO Box 1252
Ashland, Oregon 97520

February 15, 1988



11215

Survey No.

Survey Narrative to comply with Paragraph 209.250
Oregon Revised Statutes

Survey For:

Allen and Shiela Drescher
300 North Main Street
Ashland, Oregon 97212

Location:

Portions of the Enders Addition to the City of Ashland situated in the NW 1/4 of Section 9, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon.

Purpose:

To monument and divide a tract of land into two parcels as per client's request.

Procedure:

Client's property is situated in the portions of Lots 4, 5, 6, and 7 of the Enders Addition to the City of Ashland, recorded May 10, 1910. Client's deed description contains specific calls for a common building wall adjacent to North Main Street. The Enders Addition plat comprises an area bordered by Hargadine Avenue, First Street, North Main Street, and Second Street. At the intersection of the northwesterly right of way of Second Street and the northeasterly right of way of Hargadine Avenue, found a 1/2 inch diameter iron pipe driven flush with the grounds surface. Two other pipes of various diameters were also found along said northwesterly right of way of Second Street. The origin of these pipes is not known and the Enders Addition plat contains no reference to them. Whatever the origin of these pipes, they are quite old and the 1/2 inch diameter iron pipe situated at the intersection of the northwesterly right of way of Second Street and the northeasterly right of way of Hargadine Avenue fits the obvious improvements and generally fits the measurements of the record plat; therefore accept this pipe as the southeast corner of Enders Addition.

Client's deed contains reference to a boundary line parallel to the northwesterly line of Lot 7, Enders Addition. A building interface consisting of the "Enders Building", constructed in 1910, and the existing building situated on client's property, closely fits deed distance and record bearing. This was the accepted lot line in 1914 when the subject building was constructed. Accepted this building interface as a portion of the northwesterly property line with one terminus towards North Main Street and another towards the existing alley to the southwest. This building interface and the found 1/2 inch iron pipe accepted as the southeast corner of the Enders Addition, and the plat angle of 90° 35' 00" at the northeast corner of said Enders Addition provide