



# MINOR LAND PARTITION

LOCATED in Lots 3, 4 and 10, Block 1, PATTERSON-PHELPS TRACTS and the South 1/2 of Section 4, T. 39 S., R. 1 E., W.M., City of Ashland, Jackson County, Oregon.

April 26, 1989.

SURVEYED FOR: Paul Cappadona and Martin McKenna

SURVEYED BY: Edwards Surveying and Land Planning Inc. David A. Edwards  
 1014 East Pine Street  
 Central Point, Oregon 97502  
 Phone: (503) 664-1539

### SURVEYOR'S CERTIFICATE

I, David A. Edwards, a registered professional land surveyor of the State of Oregon, hereby certify that this plat correctly represents a survey made by me or under my direction and complies with the Ordinances of the City of Ashland and the Statutes of the State of Oregon.

David A. Edwards  
 David A. Edwards - R.F.L.S. 277

### APPROVAL P.A. No. 89-046

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of April 11, 1989, this map is hereby approved. Dated this 5th day of June, 1989.

Neil Benson President  
 Job Ferguson Secretary

Examined and approved this 6th day of June, 1989.

Jamie Wilson  
 City Surveyor

### RECORDER'S CERTIFICATE

Filed for record this 28th day of June, 1989, at 3:26 o'clock p.m. in Volume 9, Page 57, of "Minor Land Partitions" in Jackson County, Oregon.

Kathleen E. Beckett County Clerk  
 Glenda E. Bartlett Deputy

STATEMENT OF WATER RIGHTS: Document Number 89-13854, Official Records. 89-13787

### LEGEND

- Indicates 5/8" diam. I. Pin with cap found per R.S.N. 7976 except where noted.
- Indicates 5/8" x 24" steel pin w/red plastic cap mkd. DAVID A. EDWARDS-R.P.L.S. 2339 set.
- ( ) Denotes record data per R.S.N. 7976 unless otherwise noted.
- x—x—x Fence Line
- Fd. = Found
- R.S.N. = Recorded Survey Number
- SCALE: 1" = 50'
- BASIS OF BEARINGS: N.O.A.A. true bearings per Recorded Survey Number 7976

I certify this plat to be an exact photocopy of the original.  
 David A. Edwards  
 SURVEYOR

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, Paul Cappadona and Martin McKenna are the owners in fee simple of the lands as shown hereon and designated as Parcels 1, 2, 3 and 4, and we have caused the partitioning as shown hereon. That portion of Parcels 2 and 3 situated within the "Mutual Private Access and Public Utility Easement", as shown hereon, shall be utilized for mutual ingress and egress to Parcels 2 and 3. Restrictions of any kind, maintenance of said "Mutual Private Access" and to the extent these or any other provisions that are felt necessary by the dedicators herein, shall be set forth as encumbrances in the deed conveying said parcels of land to the new landowners, their heirs, assigns or successors in interest. Public and private emergency vehicles shall have the right of ingress and egress over and across said "Mutual Private Access Easement". We do hereby dedicate to the City of Ashland said "Public Utility Easement" and a 3.50 foot wide strip of land along and contiguous to the entire North line of Parcel 4, as shown hereon, for use as a public street. Cooke Cablevision or their successors in interest shall have the right to install and maintain television cables in that "Public Utility Easement" as shown hereon.

IN WITNESS WHEREOF, we have set our hands and seals this 18th day of May, 1989.  
 Paul Cappadona  
 Martin McKenna

### STATE OF OREGON

County of Jackson ss  
 May 18 A.D. 1989 Personally appeared before me the above named Paul Cappadona and Martin McKenna and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Theresa Bailey  
 Notary Public for Oregon  
 My commission expires 1/24/90

|                      |
|----------------------|
| 9.95' Ht. — 10' SSB  |
| 13.9' Ht. — 20' SSB  |
| 17.9' Ht. — 30' SSB  |
| 21.8' Ht. — 40' SSB  |
| 25.8' Ht. — 50' SSB  |
| 29.7' Ht. — 60' SSB  |
| 9.65' Ht. — 10' SSB  |
| 13.3' Ht. — 20' SSB  |
| 16.95' Ht. — 30' SSB |
| 20.6' Ht. — 40' SSB  |
| 24.25' Ht. — 50' SSB |
| 27.9' Ht. — 60' SSB  |
| 31.55' Ht. — 70' SSB |

### SOLAR ENVELOPES

Edwards Surveying and Land Planning Inc.  
Registered Land Surveyors  
1014 East Pine St.  
Central Point, Oregon 97502  
(503)664-1539

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,  
OREGON REVISED STATUTES

SURVEY FOR: Paul Cappadona and Martin McKenna

LOCATION: In Lots 3, 4 and 10, Block 1, PATTERSON-PHELPS TRACTS and the South 1/2 of Section 4, T. 39 S., R. 1 E., W.M., City of Ashland, Jackson County, Oregon.

PURPOSE: Minor Land Partition-Lot Line Adjustment: To locate, monument and describe the boundaries of Parcels 1, 2, 3 and 4 as per approval by the City of Ashland and as shown on the attached plat.

PROCEDURE: Utilizing for control monuments of Record per Recorded Surveys Numbered 7976 and 6842 and existing control points established by this office during the execution of R.S.N. 11433, determined the location of the boundaries of Lots 3, 4 and 10, Block 1. At the new property corner positions, set 5/8" x 24" steel pins with red plastic caps mkd. "DAVID A. EDWARDS-RPLS 2339". Legal descriptions were then prepared as requested by client for use in creating said Parcels 1 through 4.

BASIS OF BEARINGS: The West line of Carol Street as per R.S.N. 7976. (N.O.A.A. true bearings).

EQUIPMENT: Nikon NTD-4 Semi-automatic theodolite/E.D.M.

DATE COMPLETED: April 26, 1989

REGISTERED PROFESSIONAL LAND SURVEYOR

*David A. Edwards*

OREGON  
JULY 26, 1908  
DAVID A. EDWARDS  
2339

\*\* RECEIVED \*\*  
Date 6-28-89 By sk  
This survey Consists of:  
1 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

89-29847

Edwards Surveying and Land Planning Inc.  
Registered Land Surveyors  
1014 East Pine St.  
Central Point, Oregon 97502  
(503)664-1539

5<sup>cc</sup>  
6<sup>cc</sup> *Surveyor*

AFFIDAVIT OF CORRECTION

Be it hereby noted that the areas shown for Parcels 2 and 3 on that certain Minor Land Partition recorded in Volume 9, Page 57 of "Minor Land Partitions" in the Office of the County Clerk, Jackson County, Oregon, which presently read 5,978 Sq. Ft. and 5,001 Sq. Ft., respectively, should be corrected to read 6,728 Sq. Ft. 6,311 Sq. Ft., respectively.

Date: Dec. 19, 1989

David A. Edwards  
David A. Edwards  
R.P.L.S. No. 2339  
Central Point, Oregon



*David A. Edwards*



CERTIFICATION

I, Verlyn Thomas, Jackson County Surveyor, hereby certify that I have examined this Affidavit of Correction, and that the changes are permitted in accordance with Chapter 209, Paragraph 255, Oregon Revised Statutes.

Verlyn Thomas  
Verlyn Thomas  
Jackson County Surveyor

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS  
3:47 DEC 19 1989 P.M.  
KATHLEEN S. BECKETT  
CLERK and RECORDER  
By Joy Remiter Deputy

POSTED 12/21/89  
VT