

# APPROVAL: MINOR LAND PARTITION

ASHLAND PLANNING COMMISSION

WE CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO US BY THE ASHLAND PLANNING COMMISSION IN OPEN MEETING OF JANUARY 10, 1990, THIS MAP IS HEREBY APPROVED BY THE ASHLAND PLANNING COMMISSION, DATED THIS 14<sup>th</sup> DAY OF February, 1990.

*Grant Thompson* PRESIDENT  
*John Ferguson* SECRETARY

PLANNING ACTION NUMBER 90-011  
EXAMINED AND APPROVED THIS THE 1st DAY OF February, 1990.

*James H. Olson*  
JAMES H. OLSON, CITY SURVEYOR

FD JACKSON CO. SURVEYOR'S MONU. No. 56  
5/8" I.PIN W/CROSS IN TOP AS PER RS 5011  
BASIS OF BEARING  
S87°44'18"E CALC. BRG.  
FD JACKSON CO. SURVEYOR'S MONU. No. 55  
5/8" I.PIN W/CROSS IN TOP AS PER RS 5011

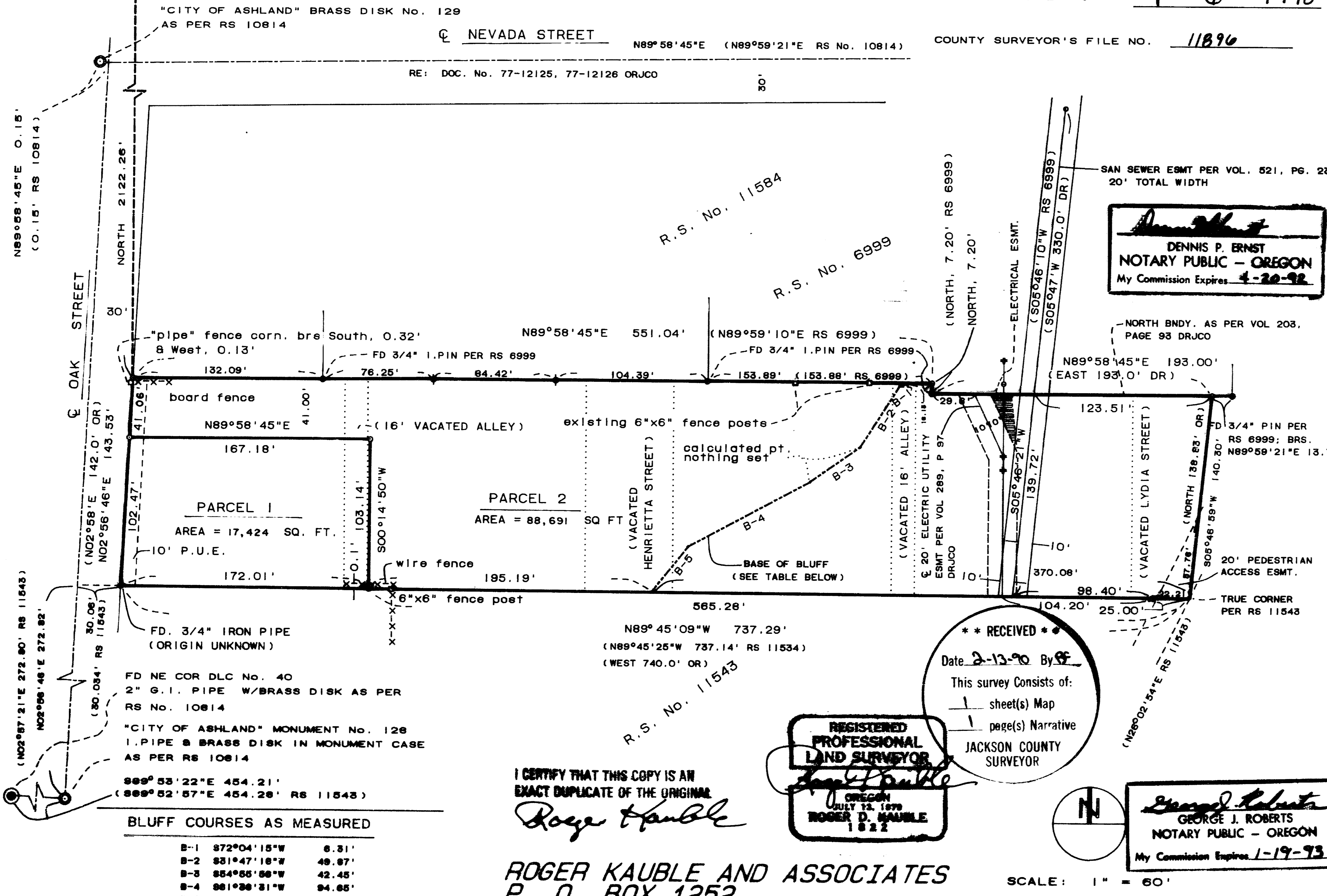
LOCATED IN  
CITY OF ASHLAND  
DONATION LAND CLAIM No. 41 AND THE  
NORTH 1/2, SECTION 4, T.39S. R.1E., W.M.  
JACKSON COUNTY, OREGON

FOR  
JEANETTE A. HEIGH &  
JOHN A. PURVES

FILED FOR RECORD THIS THE 13 DAY OF February, 1990  
AT 3:05 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT No. P-6-1990 THE RECORDS  
OF JACKSON COUNTY, OREGON.  
INDEX VOLUME 1 PAGE 6  
*Kathleen J. Beckett* COUNTY CLERK  
*Glendon E. Bartlett* DEPUTY  
WATER RIGHTS DOCUMENT NO. 90-03559 "OFFICIAL RECORDS"

- ### LEGEND
- SET 5/8" X 24" IRON PIN MKD: "KAUBLE, PLS 1822"
  - FOUND STREET MONUMENT IN BOX
  - FOUND MONUMENT AS NOTED
  - FOUND MONUMENT AS NOTED
  - FD FOUND
  - PR PLAT RECORD, JACKSON COUNTY
  - OR PER 78-01577 OFFICIAL RECORD JACKSON COUNTY, OREGON
  - RS RECORD OF SURVEY
  - ( ) AS PER RECORD OF SURVEY AS NOTED
  - ✦ FOUND WITNESS CORNER AS PER R.S. No. 11543
  - X-X-X EXISTING FENCE AS NOTED
  - ✦ FOUND 1/2" I. PIPE AND CAP MARKED: "SWAIN LS 759"
  - ✦ EXISTING UTILITY POLE AS NOTED

## PARTITION PLAT NO. P-6-1990



KNOW ALL MEN BY THESE PRESENTS  
THAT WE, JEANETTE A. HEIGH AND JOHN A. PURVES, TENANTS IN COMMON, (JEANETTE A. HEIGH, ATTORNEY IN FACT) ARE THE OWNERS IN FEE SIMPLE OF THE LANDS SHOWN HEREON. WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, ELECTRICAL, PUBLIC UTILITY AND PEDESTRIAN ACCESS EASEMENTS AS SHOWN HEREON. IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 30 DAY OF Jan, 1990.

*Jeannette A. Heigh*  
JEANETTE A. HEIGH  
*John A. Purves*  
JOHN A. PURVES

BY *Jeannette A. Heigh*  
ATTORNEY IN FACT  
A.D. 1990

STATE OF OREGON )  
COUNTY OF JACKSON )  
PERSONALLY APPEARED THE ABOVE NAMED PERSONS AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED BEFORE ME: *Dennis P. Ernst* 4-20-92  
NOTARY PUBLIC FOR OREGON EXPIRES

**SURVEYOR'S CERTIFICATE**  
STATE OF OREGON ) SS  
County of Jackson )

I, Roger Kauble, duly registered Surveyor of the State of Oregon, being duly sworn, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and this plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

A tract of land situated in Donation Land Claim Number 41 and the North half of Section 4, Township 39 South, Range 1 East, W.M., Jackson County, Oregon described as follows:  
Commencing at a found two inch diameter iron pipe with 2 1/2 inch brass disk monumenting the accepted Northeast Corner of Donation Land Claim Number 40, Section 4, Township 39 South, Range 1 East, W.M., Jackson County, Oregon; thence South 89°53'22" East 454.21 feet to a found iron pipe and brass disk marked: "City of Ashland Monument No. 128" situated in the centerline right of way of Oak Street in the City of Ashland; thence North 02°56'46" East 278.82 feet (North 02°58' East OR) along said centerline; thence leaving said centerline, South 89°45'09" East 30.06 feet (East 30.00 feet OR) to a found 3/4 inch iron pipe situated on the easterly right of way of said Oak Street, the True Point of Beginning; thence continuing along said right of way, North 02°56'46" East 143.53 (North 02°58' East 142.0 OR) to a 5/8 by 24 inch iron pin situated at the intersection of said right of way and the boundary of a tract of land as per Vol. 203, page 93 DRUCO; thence leaving said right of way, North 89°58'45" East 551.04 feet (East DR) along said boundary to a 5/8 by 24 inch iron pin; thence South 7.20 feet (South 7.20 feet DR) along said boundary to a found 3/4 inch iron pin; thence North 89°58'45" East 193.00 feet (East 193.0 OR) along said boundary to a 5/8 by 24 inch iron pin; thence leaving said boundary, South 05°46'59" West 140.30 feet (South 138.83 feet OR) to a point witnessed by a found 5/8 inch iron pin which bears North 89°45'09" West 25.00 feet; thence North 89°45'09" West 737.29 feet (West 740.0 feet OR) to the True Point of Beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR  
OREGON  
JULY 13, 1979  
ROGER D. KAUBLE  
1822

*George J. Roberts*  
GEORGE J. ROBERTS  
NOTARY PUBLIC - OREGON  
My Commission Expires 1-19-93

I CERTIFY THAT THIS COPY IS AN EXACT DUPLICATE OF THE ORIGINAL  
*Roger Kauble*  
ROGER KAUBLE AND ASSOCIATES  
P. O. BOX 1252  
ASHLAND, OREGON 97520

SCALE: 1" = 60'  
BASIS OF BEARING:  
N.O.A.A. TRUE MERIDIAN  
(N88 MONUMENT 56 TO N88 MONUMENT 55)

NOTE  
HENRIETTA STREET, LYDIA STREET, AND TWO 16' ALLEYS WERE VACATED AS PER VOLUME 280, PAGE 108 DEED RECORDS JACKSON COUNTY, OREGON (CREATED DURING PELTON, HOBLEY AND NEIL ADDITION TO THE CITY OF ASHLAND)

Subscribed and sworn before me this 29 day of January, 1990.

Survey No. 11896

Survey Narrative to comply with Paragraph 209.250  
Oregon Revised Statutes

Survey For:

Jeanette A. Heigh and John A. Perves  
996 Oak Street  
Ashland, Oregon 97520

Location:

Donation Land Claim Number 41 and the North half  
Section 4, Township 39 South, Range 1 East,  
Willamette Meridian, Jackson County, Oregon.

Purpose:

To partition a tract of land into two parcels as  
per the Findings and Orders of Planning Action 90-  
011 Ashland Planning Commission and as per clients  
request.

Procedure:

Located NGS monuments 55 and 56 in the vicinity of  
Eagle Mill Road, the calculated azimuth between  
said monuments becoming the basis of bearing as  
per the January, 1990 statutes. Recovered control  
traverse utilized during several Record of Surveys  
in the Oak Street area to locate and tie  
controlling monuments noted during the following  
surveys: 6999, 10814, 11543, and 11584. South  
line of subject property was monumented during  
Record of Survey 11543 (Swain, see narrative)  
establishing the southwest and southeast property  
corners. Record of Survey Number 6999 (Boyden)  
established a portion of the northerly property  
line utilizing a boundary line agreement as per  
Volume 203, page 93 Deed Record Jackson County,  
Oregon. Monuments set during this survey (6999)  
and Record of Survey 11584 were also tied to the  
control traverse and compared to record.

Physical objects located and tied to the control  
traverse were the base of an existing bluff which  
runs southeasterly along the eastern portion of  
clients property to establish the westerly  
boundary of the Bear Creek Flood Corridor as per  
the City of Ashland Planning Department. An  
electrical utility easement per Volume 289, page  
97 Deed Record Jackson County, Oregon and a City  
of Ashland sanitary sewer easement per Volume 521,  
page 233 Deed Record are also shown on the  
accompanying plat.

Basis of  
Bearing:

N.O.A.A. True Meridian between NGS monument #55  
and NGS monument #56.

Roger Kauble & Associates  
PO Box 1252  
Ashland, Oregon 97520

January 23, 1990

