

# PARTITION PLAT NO. P-7-1990

## MINOR LAND PARTITION

LOCATED IN THE NW 1/4 OF SECTION 16  
TOWNSHIP 39 SOUTH, RANGE 1 EAST  
WILLAMETTE MERIDIAN, CITY OF ASHLAND  
JACKSON COUNTY, OREGON

FOR

DOUGLASS NEUMAN  
295 EAST MAIN STREET, SUITE 15  
ASHLAND, OREGON 97520

FILED FOR RECORD THIS 14 DAY OF February, 1990,  
AT 1:27 O'CLOCK, PM AND RECORDED AS PARTITION PLAT  
NO. P-7-1990 OF THE RECORDS OF JACKSON COUNTY, OREGON  
INDEX VOLUME 1 PAGE 7

Kathleen S. Beckett  
COUNTY CLERK  
Deputy

COUNTY SURVEYOR FILE NO. 11897

### SURVEYOR'S CERTIFICATE

STATE OF OREGON )  
COUNTY OF JACKSON) SS

I, Dale W. Hofer, a duly Registered Surveyor in the State of Oregon, being duly sworn, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the track of land shown hereon and that this plat is a correct representation of the same; the following being an accurate description of the boundary lines:

Commencing at a found 2-1/2" diameter brass cap marked: "Swain Surveying, T.38S., R.1E., CN 1/16, Sec. 16, RLS 750, Survey Monument, 1982", monumenting the center north sixteenth corner of said Section 16, thence South 89°56'36" West 108.51 feet, along the South line of the Southeast Quarter of the Northwest Quarter of the Northwest Quarter of said Section 16, to the true point of beginning; thence South 37°34'34" East, 113.88 feet to a 5/8 inch iron rod; thence South 05°56'58" East, 146.70 feet to a 5/8 inch iron rod on the Northerly boundary of Lot 16 Park Estates Subdivision Phase II; thence South 89°56'26" West, 635.08 feet to the East line of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of said Section 16; thence North 00°20'45" West, 235.96 feet, along said line to a found 5/8 inch iron rod with alum. cap marked: "Swain Surveying, C-E-NW 1/64, 1982, LS 750", monumenting the Center East Northwest 1/64 Corner of said Section 16; thence North 00°21'00" West, 297.19 feet, along the East line of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 16; thence South 56°06'29" East, 173.34 feet to a 5/8 inch iron rod; thence South 40°45'50" East, 211.28 feet to a 5/8 inch iron rod; thence North 50°32'42" East, 125.85 feet to a 5/8 inch iron rod; thence North 89°56'58" East, 49.98 feet to a 5/8 inch iron rod; thence South 46°23'38" East, 173.74 feet to the true point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR  
DALE W. HOFER  
JULY 16, 1982  
#1893

Dorothy L. Barney  
DOROTHY L. BARNEY  
NOTARY PUBLIC - OREGON  
My Commission Expires 1-24-91

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 8<sup>th</sup> DAY OF February, 1990.

### DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS  
That I, Douglass Neuman am Owner in fee simple of the lands described hereon; that I did cause the same to be surveyed and platted into lots as set forth, that this plat is a correct representation and that I do hereby dedicate and convey to the public for public use all street rights-of-way and TV, slope and utility easements as shown.

Douglass Neuman 2/8/90  
DOUGLASS NEUMAN DATE

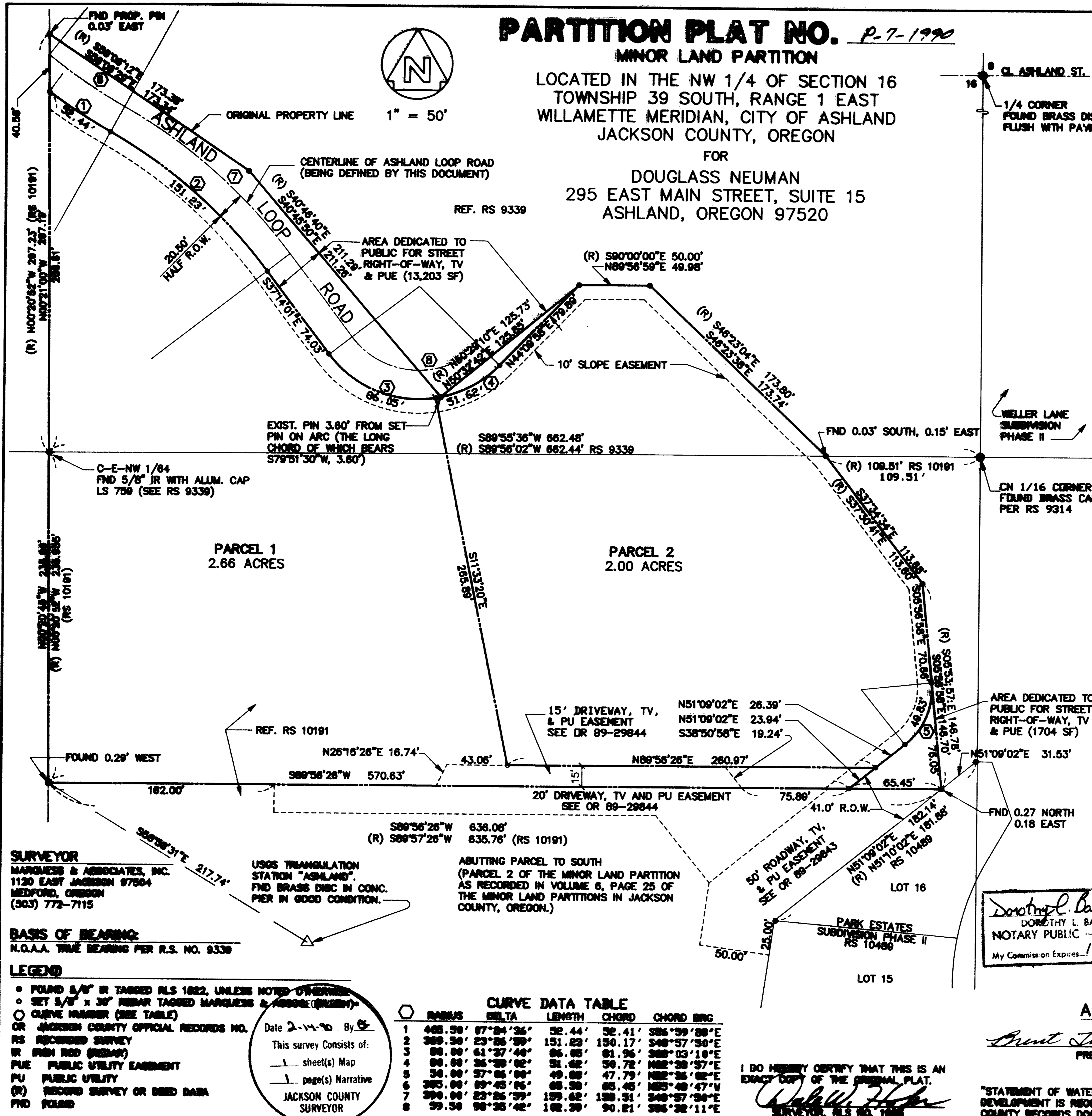
Dorothy L. Barney  
DOROTHY L. BARNEY  
NOTARY PUBLIC - OREGON  
My Commission Expires 1-24-91

STATE OF OREGON )  
COUNTY OF JACKSON) SS  
ON THIS 8<sup>th</sup> DAY OF February, 1990, PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED INDIVIDUAL ACKNOWLEDGING THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY AND FREE ACT AND DEED.

### APPROVAL: ASHLAND PLANNING ACTION 89-148

Brent Thompson PRESIDENT  
John Ferguson SECRETARY  
DATE

"STATEMENT OF WATER RIGHTS" FOR THIS DEVELOPMENT IS RECORDED IN JACKSON COUNTY RECORDS DOCUMENT NO. 90-0326  
George J. Roberts 2-9-90  
JIM OLSON - CITY SURVEYOR  
Acting for DATE



**SURVEYOR**  
MARQUESS & ASSOCIATES, INC.  
1120 EAST JACKSON 97504  
MEDFORD, OREGON  
(503) 772-7115

USGS TRIANGULATION STATION "ASHLAND".  
FND BRASS DISC IN CONC.  
PIER IN GOOD CONDITION.

ABUTTING PARCEL TO SOUTH  
(PARCEL 2 OF THE MINOR LAND PARTITION  
AS RECORDED IN VOLUME 8, PAGE 25 OF  
THE MINOR LAND PARTITIONS IN JACKSON  
COUNTY, OREGON.)

**BASIS OF BEARING:**  
N.O.A.A. TRUE BEARING PER R.S. NO. 9339

- LEGEND**
- FOUND 5/8" IR TAGGED RLS 1982, UNLESS NOTED OTHERWISE
  - SET 5/8" x 30" REBAR TAGGED MARQUESS & ASSOCIATES (RUBBER)
  - CURVE NUMBER (SEE TABLE)
  - OR JACKSON COUNTY OFFICIAL RECORDS NO.
  - RS RECORDED SURVEY
  - IR IRON ROD (REBAR)
  - PUE PUBLIC UTILITY EASEMENT
  - PU PUBLIC UTILITY
  - (R) RECORD SURVEY OR DEED DATA
  - FND FOUND

Date 2-7-90 By G  
This survey consists of:  
1 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

| NO. | RADIUS  | DELTA     | LENGTH  | CHORD   | CHORD BRG.  |
|-----|---------|-----------|---------|---------|-------------|
| 1   | 485.50' | 87°04'36" | 52.44'  | 52.41'  | S86°39'00"E |
| 2   | 359.50' | 23°26'39" | 151.23' | 150.17' | S48°57'50"E |
| 3   | 88.88'  | 61°37'44" | 86.88'  | 81.96'  | S88°03'10"E |
| 4   | 88.88'  | 36°39'02" | 91.62'  | 56.72'  | N82°38'57"E |
| 5   | 58.88'  | 57°05'00" | 49.88'  | 47.79'  | N82°35'02"E |
| 6   | 385.88' | 89°45'06" | 65.38'  | 65.40'  | N89°48'47"E |
| 7   | 398.88' | 23°26'39" | 159.62' | 158.31' | S48°57'50"E |
| 8   | 99.58'  | 98°35'42" | 182.38' | 90.21'  | S86°32'11"E |

I DO HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
Dale W. Hofer  
SURVEYOR, RLS NO. 1893

SURVEY NO. 11897

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209.250(2)  
OREGON REVISED STATUTES

SURVEY FOR: Douglass Neuman  
295 East Main Street, Suite 15  
Ashland, Oregon 97520

LOCATION: Township 39 South, Range 1 East of the Willamette Meridian, in  
the Northwest 1/4 of Section 16, Ashland, Jackson County, Oregon.

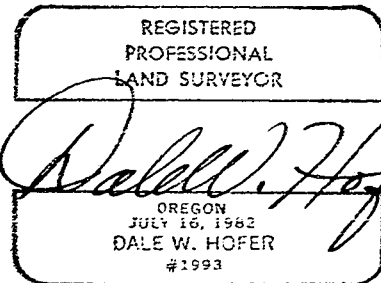
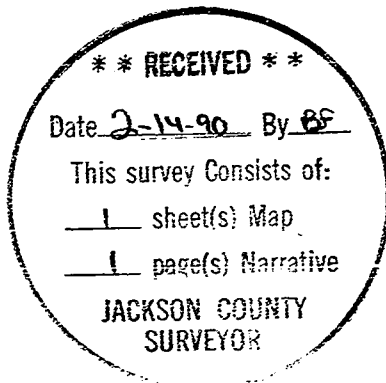
PURPOSE: To create 2 parcels as shown on the attached plat.

PROCEDURE: Utilized Minor Land Partition (RS 10191) - Parcel 1 which defined  
our client's property and Recorded Survey 9339 which tied down  
government monuments in the area.

Tied in USGS Triangulation Station "Ashland". Was unable to see  
out to another triangulation station. Therefore, was unable to  
determine bearings relative to the USGS net.

DATE: February 6, 1990

MARQUESS & ASSOCIATES, INC.  
1120 East Jackson Street  
P. O. Box 490  
Medford, Oregon 97501



(Ref. RS-9339)  
Ref. T39S R1E S16 TL1700