

PARTITION No. P-23-1990

MINOR LAND PARTITION

LOCATED IN:
SW 1/4 SEC. 4, T. 39 S., R. 1 E. W.M.
CITY OF ASHLAND
JACKSON COUNTY, OREGON
MARCH 14, 1990

FOR:
MEL CANAL & SHEILA CANAL
4077 HUMBUG CREEK ROAD
APPLEGATE, OREGON 97530

SURVEYOR'S CERTIFICATE

STATE OF OREGON)
COUNTY OF JACKSON) S.S.

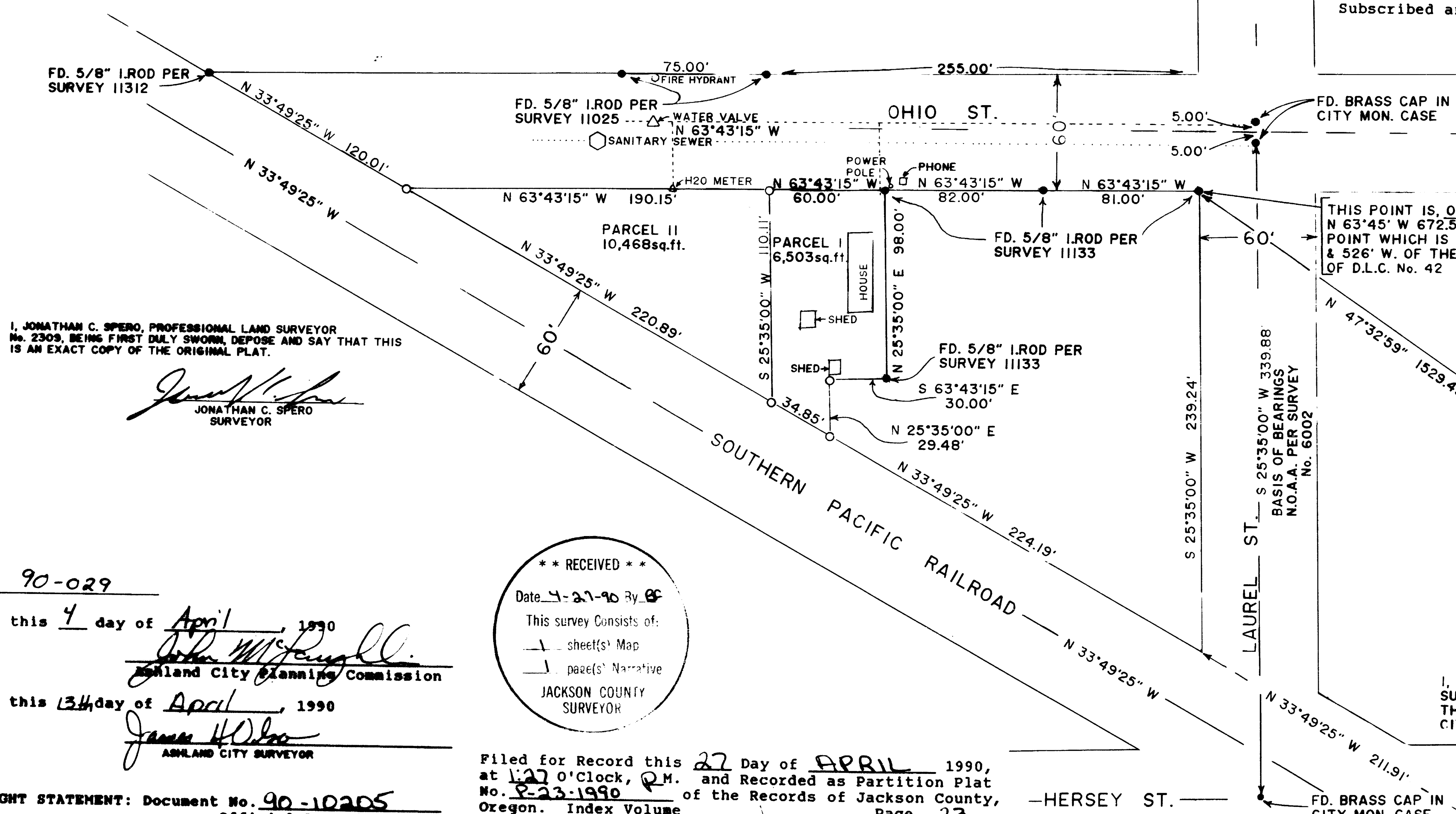
I, JONATHAN C. SPERO, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2309, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCEL OF LAND DESIGNATED AND REPRESENTED ON THIS MINOR PARTITION MAP, THE BOUNDARIES BEING DESCRIBED AS FOLLOWS:

Commencing at the Southwest corner of Laurel and Ohio Streets in the City of Ashland, Oregon, which point bears North 47°32'59" West, 1529.43 feet from the Northwest corner of Donation Land Claim No. 42, in Township 39 South, Range 1 East of the Willamette Meridian, Jackson County, Oregon; thence along the Southerly right of way line of Ohio Street, North 63°43'15" West, 163.00 feet to the TRUE POINT OF BEGINNING; thence South 25°35'00" West, parallel with the centerline of Laurel Street, 98.00 feet; thence North 63°43'15" West, parallel with the Southerly right of way line of Ohio Street, 30.00 feet; thence South 25°35'00" West, 29.48 feet to the Northerly line of the Southern Pacific Railroad; thence along said Northerly line, North 33°49'25" West, 255.74 feet to the Southerly right of way line of Ohio Street; thence along said Southerly right of way line, South 63°43'15" East, 250.15 feet to the true point of beginning.

Jonathan C. Spero
Jonathan C. Spero L.S. 2309

Subscribed and sworn before me this 12 day of APRIL, 1990

Dennis P. Ernst
DENNIS P. ERNST
NOTARY PUBLIC - OREGON
My Commission Expires 1-20-92



I, JONATHAN C. SPERO, PROFESSIONAL LAND SURVEYOR No. 2309, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
Jonathan C. Spero
JONATHAN C. SPERO
SURVEYOR

LEGEND:
○ SET 5/8" x 30" I.ROD SPERO L.S. 2309
● FD. MONUMENT AS NOTED
BASIS OF BEARINGS N.O.A.A. PER SURVEY 6002
SCALE: 1" = 50'

SURVEY BY:
JONATHAN C. SPERO R.L.S. 2309
1002 KINCAID RD./P.O. BOX 16
WILLIAMS, OREGON 97544
PHONE: (503) 846-6845

I, JONATHAN C. SPERO, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE ORDINANCES OF THE CITY OF ASHLAND.

P.A. No. 90-029
Approved this 4 day of April, 1990
John McPherson
Ashland City Planning Commission
Approved this 13 day of April, 1990
James H. Olson
ASHLAND CITY SURVEYOR

**** RECEIVED ****
Date 4-27-90 By JS
This survey consists of:
- sheet(s) Map
- page(s) Narrative
JACKSON COUNTY SURVEYOR

Filed for Record this 27 Day of APRIL, 1990, at 1:27 O'Clock, P.M. and Recorded as Partition Plat No. P-23-1990 of the Records of Jackson County, Oregon. Index Volume _____ Page 23

Kathleen S. Berkett County Clerk
Samuel R. Riba Deputy
County Surveyor File No. 11999

WATER RIGHT STATEMENT: Document No. 90-10205 Official Records.

REGISTERED LAND SURVEYOR
Jonathan C. Spero
OREGON
JULY 18, 1989
JONATHAN C. SPERO

1002 KINCAID RD./P.O. BOX 16
WILLIAMS, OREGON 97544
Phone: (503) 846-6845

REGISTERED PROFESSIONAL LAND SURVEYOR

39-1E-4CB-2501-MLP

SURVEY NARRATIVE

LOCATION: In the Southwest 1/4 of Section 4, Township 39 South, Range 1 East of the Willamette Meridian, City of Ashland, Jackson County, Oregon. The property here surveyed is located Southwest of Ohio Street, Northwest of Laurel Street, and Northeast of the Southern Pacific Railroad tracks in the City of Ashland.

SURVEY FOR: Mel Canal and Sheila Canal
4077 Humbug Creek Road
Applegate, OR 97530

PURPOSE: To partition that tract of land shown on the maps of the Jackson County Assessor as 39-1E-4CB-2501 into two parcels as shown on the accompanying plat.

PROCEDURE: I began this survey along the centerline of Laurel Street. The intersection of the centerline of Laurel Street with the centerline of Hersey Street is monumented by an Ashland City Brass cap in a monument case. From this point I measured along the centerline of Laurel Street North 25°35'00" East (for basis of bearings), 339.88 feet to a City Brass Cap in monument case located 5.00 feet South 25°35'00" West from the centerline of Ohio Street. I then measured back (South 25°35'00" West) for 25.00 feet to the South line of Ohio Street, then North 63°43'15" West, along said South line and found monuments per Survey No. 11133 as shown on the accompanying plat.

I found the 5/8" iron rod set in Survey No. 11312 at the intersection of the North line of Ohio Street with the North line of the Southern Pacific Railroad right of way. I found the 5/8 inch iron rod per Survey No. 8040 located at the intersection of the South line of Hersey Street with the North line of the Southern Pacific Railroad right of way. These two monuments were accepted as marking the railroad right of way line and monuments set this survey were set on line between them.

The Southwest line of Ohio Street, the Northwest line of Laurel Street, and Northeast line of the Southern Pacific Railroad right of way form the triangular shaped block in which the subject parcel lies. The parcel partitioned in Survey No. 11133 as originally created extended 30 feet further Westerly than the 163 feet shown on that survey and on current property descriptions. That 30 feet is now a part of the parcel here partitioned. Although change in the direction of traverse of more recent descriptions has caused some closing (more or less) distances to appear to be controlling, the intent of the combined descriptions calls for running from the Southwest corner of Laurel and Ohio Streets 163 feet Northwesterly along Ohio Street, then Southwesterly parallel with Laurel Street for 98 feet, then Northwesterly parallel with Ohio Street for 30 feet, then Southwesterly parallel with Laurel Street to the North line of the S.P. Railroad right of way. In this manner I monumented the remaining exterior property corners and set the partition corners as shown on the accompanying plat.

Bearings are based on the centerline of Laurel street as per surveys 6002 and 11133.

Date of Survey: March 14, 1990

This narrative is accompanied by a one page plat.

** RECEIVED **
Date 4-27-90 By JS
This survey Consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jonathan C. Spero
OREGON
JULY 16, 1987
JONATHAN C. SPERO
2309