PARTITION PLAT NO. P- 33-1990 MINOR LAND PARTITION/LOT LINE ADJUSTMENT (PA 90-098) LOCATED IN: The NW 1/4 of Section 10, T395, R1E, W.M. CITY OF ASHLAND, JACKSON COUNTY, OR. FOR: PETER L. CIPES 5-9-90 SHLAND PLANNING COMMISSION Examined and approved this 5th day of May , 1990. (Record N 89°49'W 532.50 N 89° 54' 02" W 532.40 WEST 276.78 We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of ______, 19 ___ this map is PARCEL NO.1 hereby approved. Dated this <u>Hard</u> day of May . 1990. 1.08 Acres △ = 89°54'02" R = 20.00' L = 31.38' No. 44 per recorded survey no. 10578 205.03 N 62°53'58"W 336.97 RECORDER'S CERTIFICATE: EAST FILED FOR RECORD THIS $\frac{1}{2}$ DAY OF $\frac{1}{2}$.M. AND RECORDED AS PARTITION PLAT NO. $\frac{1}{2}$ $\frac{1}{2}$ $\frac{1}{2}$ OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME $\frac{1}{2}$ PAGE $\frac{3}{2}$.) RELOCATED PROPERTY LINE (Lot Line Adjus R = 45.00' LC = EAST 80.12' 10 II D East boundary line tract per Volume 271, Page 612 of Deed FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 12034 . Records of Jackson County, Or. PARCEL NO.2 2.94 Acres WATER RIGHTS STATEMENT: Instrument No. 90-11991 Official Records SURVEYOR'S CERTIFICATE: I, Douglas C. McMahan, a duly Registered Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and complies with the regulations for Minor Land Partitions and the following is an accurate description of the parent tract of land as set forth hereon: Commencing at the Southwest corner of Donation Land Claim No. 44 in Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon, said southwest corner being monumented with a brass disc in concrete; thence North 00 05'58" East (Record North 00°11' East) along the boundary line common to Donation Land Claim No. 43 and 44, said Township and Range, 57.36 feet; thence North 89°54'02" West 532.40 feet (Record North 89°49' West 532.50 feet) to the westerly right of way line of Fordyce 25' | Street; thence South 00°05'58" West, along said westerly right of way line, 67.41 feet to a 1/2 inch iron pipe for the POINT OF BEGINNING; thence along the arc of a 20.00 foot radius curve to the right (the long chord to which bears South 45 02'59" West 28.26 feet) an arc distance of 31.38 feet to a 1/2 inch iron pipe; thence West 205.03 feet to a 1/2 inch iron pipe; thence North 00°05′58″ East 87.37 feet to a point on the northerly boundary of that tract described in Document No. 75-02686 of the Official Records of Jackson County, said point being marked by a 1/2 inch iron pipe; SURVEY BY: HOFFBUHR AND ASSOCIATES, INC. thence West, along said northerly boundary, 276.78 feet to a point on the easterly EAST MAIN 219 N.OAKDALE AVENUE boundary of that tract described in Volume 271, Page 612, of the Official Records of said Jackson County, said point being marked by a 1/2 inch iron pipe; thence South 00 MEDFORD, OREGON 97501 12'36" West (Record South), along said easterly boundary, 254.10 feet to the northerly line of the Southern Pacific Railroad right of way; thence South 61°06'55" East 488.00 feet (Record South 61°21' East 497.80 feet) to the Northerly line of East Main Street; thence North 79°11'55" East 75.94 feet (Record North 78°52' East 68.50 feet) to the SCALE: 1" = 60' DATE: APRIL 17, 1990 afforementioned westerly right of way line of Fordyce Street; thence North 00°05'58" BASIS OF BEARING: N.O.A.A. TRUE BEARING East, along said westerly right of way line, 408.18 feet to the point of beginning. per survey no. 11745 . Louglas C. Me Mahn Subscribed and sworn to before me * * RECEIVED LEGEND: this 18th day of April . 1990. • = Set 5/8"x24"iron pin w/ plastic yellow cap Date 5-16-90 Bysk stamped "D McMahan LS 1913" This survey Consists of cheul a Lorna • = Found 1/2" iron pipe per Survey No. 11745 I certify the plat to be an exact photocopy of the original. _____ sheet(s) Map Dougles C. M. Mah OREGON. page(s) Narrative 161243 JACKSON COUNTY SURVEYOR

39 IE 108, 2700 & 2800

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

Survey For:

Peter L. Cipes 317 N. Main Street Ashland, Oregon 97520

Location:

Northwest one-quarter (1/4) of Section 10, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon

Purpose:

To survey, monument and prepare plat for a Minor Partition (Lot Line Adjustment) per client's request and as shown on the attached map.

Procedure:

Utilizing for control found monumentation per Surveys No. 10578 and 11745 I set monuments as shown on the attached map. A boundary line agreement is being prepared to establish the line between Parcel No. 1 and Parcel No. 2. The alignment of East Main Street was determined by information from, and ties to, monumentation of Surveys No. 8660 and 10905.

Basis of Bearing:

N.O.A.A. per filed Survey No. 11745

Date:

April 17, 1990

* * RECEIVED * *

Date 5-16-90 By SK

This survey Consists of sheet(s) Map

_____ page(s) Narrative

JACKSON COUNTY
SURVEYOR

PROFESSIONAL LAND SURVEYOR

OR E G O N JULY 18, 1980 DOUGLAS C. McMAHAN No. 1913

Douglas C. McMahan Hoffbuhr & Associates, Inc. 219 North Oakdale Medford, Oregon 97501 AND THE SECOND S