

PARTITION PLAT NO. P-36-1990
MINOR LAND PARTITION (Planning Action 90-002)
located in
Southeast quartersection of Section 15, T. 39 S., R. 1 E., WM.
City of Ashland, Jackson County, Oregon

for
Wayne and Judy Paulsen
1590 Peachey Road
Ashland, Oregon

I certify this to be an exact copy of the original plat.
George J. Roberts
Surveyor

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that we, Wayne R. Paulsen and Judith A. Paulsen, husband and wife, are the owners in fee simple of the lands as shown hereon and designated as Parcels 1, 2, and 3 and we have caused the same to be partitioned as shown hereon. That a portion of Parcels 1 and 2 are designated hereon as a "Mutual Private Access and Public Utility Easement" and is hereby dedicated to the City of Ashland and shall be used for mutual ingress and egress to Parcels 1, 2 and 3 and for installation and maintenance of utilities. T.C.I. Cablevision or their successors in interest shall have the right to install and maintain television cables in said Public Utility Easement. Maintenance of and any restrictions pertaining to said "Mutual Private Access", to the extent these or any other provisions that are felt necessary by the dedicators herein, shall be set forth as encumbrances in the deeds conveying said Parcels to the new landowners, their heirs, assigns or successors in interest. Public or private emergency vehicles shall have the right of ingress and egress over and across said "Mutual Private Easement".

ALSO, a portion of Parcels 1 and 2 are designated as "Public Utility and Drainage Easement" and are hereby dedicated to the City of Ashland and shall be utilized for the installation and maintenance of utilities and drainage facilities. T.C.I. Cablevision or their successors in interest shall have the right to install and maintain television cables in said utility easements.

ALSO, a portion of Parcel 2 is hereby designated as a "Sanitary Sewer Easement" and is hereby dedicated to the City of Ashland and shall be used for the installation and maintenance of sanitary sewer facilities.

IN WITNESS WHEREOF, we have set our hands and seals this 8 day of May, 1990

Wayne R. Paulsen
Wayne R. Paulsen
Judith A. Paulsen
Judith A. Paulsen

STATE OF OREGON)
County of Jackson) ss

On this the 8th day of May, 1990, personally appeared before me Wayne R. Paulsen and Judith A. Paulsen, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
George J. Roberts
1-17-93

SURVEYOR'S CERTIFICATE:

I, Roger R. Roberts, 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 brass cap monument marking the Southeast corner of Donation Land Claim No. 45 in Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence West 563.64 feet (record 8.54 chains); thence South 1509.49 feet (record 22.95 chains); thence West 566.38 feet to the point of beginning of that tract description in Volume 492, Page 146 of the Deed Records of Jackson County; thence continuing West 239.69 feet (record 231.16 feet) to the east right of way boundary of Walker Avenue; thence along said east boundary South 00° 06' 43" East (record South 00° 17' East) 40.00 feet to the northwest corner of that tract described in said Volume 492, Page 146, for the TRUE POINT OF BEGINNING; thence continuing along the east right of way boundary of Walker Avenue South 00° 06' 43" East 554.00 feet to the southwest corner of said described tract; thence East 133.00 feet to the southeast corner of said described tract; thence along the easterly boundary of said described tract North 24° 30' 00" East 120.60 feet; thence North 6° 32' 23" East 447.17 feet (record North 5° 20' East) to the northeast corner of said described tract; thence West 235.02 feet to the point of beginning.

Subscribed and sworn to before me this 7th day of MAY, 1990.

REGISTERED PROFESSIONAL LAND SURVEYOR
George J. Roberts
JULY 14 1989
ROGER R. ROBERTS
1988

** RECEIVED **
Date 6-18-90 By SK
This survey consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

George J. Roberts
12-23-93

M A P
Showing location of
Proposed improvements on and boundaries of
Tract described as follows:

Commencing at a point 8,54 chains West and 22.95 chains South of the southeast corner of Donation Land Claim No. 45, Township 39 South, Range 1 East of the Willamette Meridian, Jackson County, Oregon; thence West 566.38 feet to the true point of beginning; thence West 231.16 feet to the East line of Walker Avenue; thence along said line $3.0^{\circ} 17' E.$ 594.0 feet; thence East 133.0 feet; thence $N. 24^{\circ} 30' E.$ 120.60 feet; thence $N. 5^{\circ} 20' E.$ 486.36 feet to the true point of beginning.

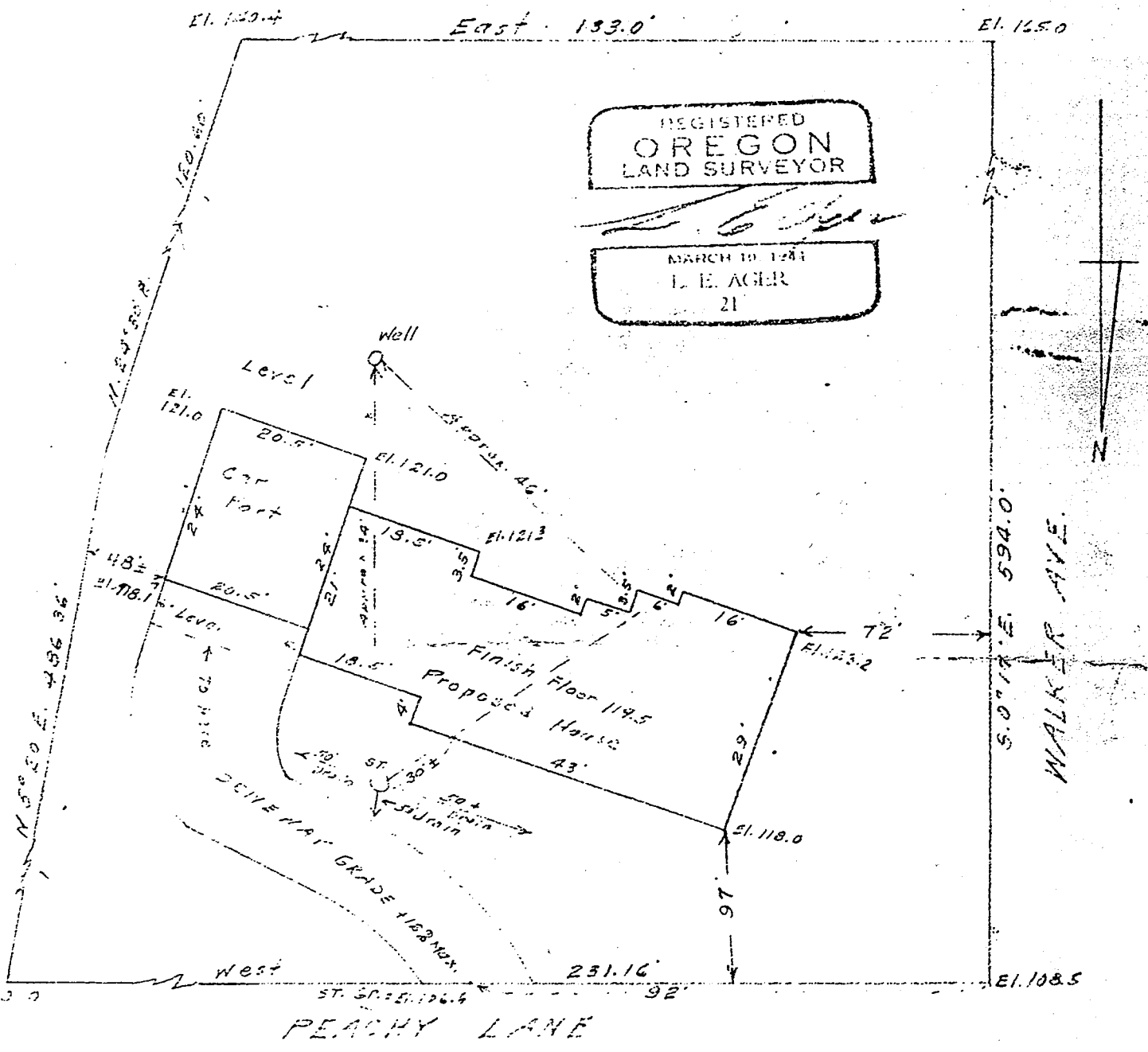
Date: 12-12-60

Scale: 1" = 20'

Property lines not drawn to scale

I hereby certify that I have surveyed the boundaries of the above described tract and the building corners shown on this plat and that this plat is a true representation of the survey.

Survey for: Wayne Paulson



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Wayne and Judy Paulsen
1590 Peachey Road
Ashland, Oregon

LOCATION: Southeast quarter of Section 15,
Township 39 South, Range 1 East, WM.,
City of Ashland, Oregon

PURPOSE: Minor Partition (Planning Action 90-002)

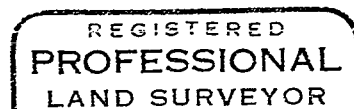
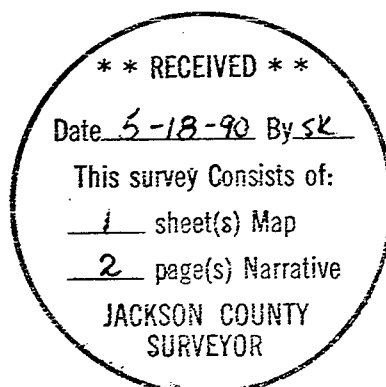
PROCEDURE: The subject property was described in Volume 492, Page 146 of the Jackson County Deed Records. When the Paulsens purchased the property in 1960, they had it surveyed by L.E. Ager. This survey was not of record in the Jackson County Surveyor's Office, but a copy was provided by the owners. That copy is attached to and included as a supplement to this narrative.

Evidence of Ager's survey was found in the way of pipe monuments found along the south and easterly boundaries of the parent tract, as shown on the map. Monuments were located to the south, on Survey No. 1641 by Ager, and on the east boundary of TIMBERLINE SUBDIVISION, also by Ager. In comparing the three surveys, it became apparent that there were inconsistencies in the location of the right of way of Walker Avenue. In reviewing subsequent surveys along Walker Avenue and evaluating their location of the right of way, it was decided to accept the same control as determined in Survey No. 5753. The Ager monuments found along the boundary of the parent tract leave a gap between the tract and the Walker Avenue boundary. The intent of the original deed was to have frontage on the public street right of way. The west boundary of the tract was therefore held coincident with the east boundary of Walker Avenue as determined above.

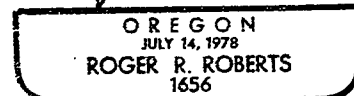
Although Peachey Road was not mentioned in the deed description, the north boundary of the tract was most likely intended to be coincident with the south boundary of Peachey Road. The road description given in County Commissioners Journal Volume 18, Pages 577 and 578, dated 1923, is ambiguous. The Ager monuments found along the south boundary of the parent tract coincide with those set in Survey No. 1641. This common boundary line was held and used to determine the location of the north boundary of the Paulsen tract at record distance north along Walker Avenue. The resultant location for the 40 foot right of way of Peachey Road fits the as-constructed roadway reasonably well.

Basis of bearing: West boundary of Walker Avenue
via Survey No. 5753.

April 10, 1990



Roger R. Roberts



Roger R. Roberts
Landmark Surveying
205 West 9th Street
Medford, Oregon

39 1E 15D TL 800