

APPROVAL:

Bill Mohr 5/23/90
ASHLAND PLANNING COMMISSION DATE
PA #90-080

APPROVAL

Examined and Approved this 15th day of May, 1990.

James H. Olson
City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting May 8, 1990 this map is hereby approved. Dated this 22nd day of May, 1990.

Neil Benson President
John Ferguson Secretary

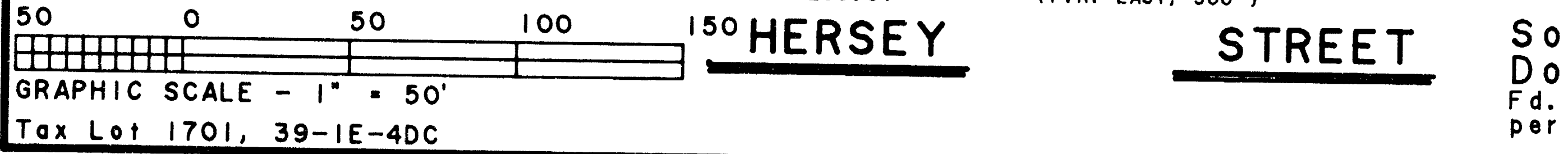
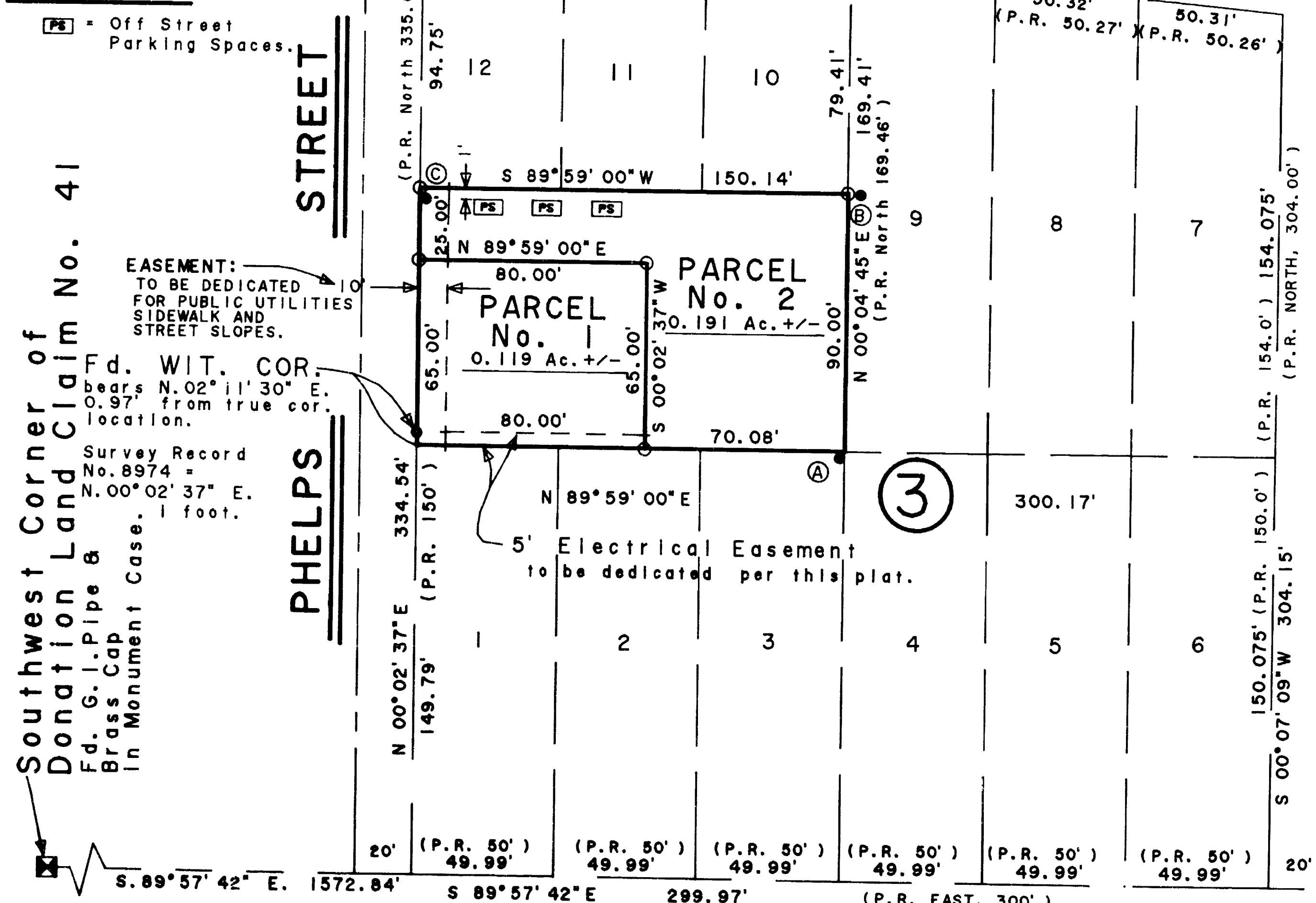
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that I

Robert Robertson, Personal Representative of the William Lloyd Robertson Estate, do hereby declare that on behalf of said Estate, that I am the owner of Parcels No. 1 and 2 as shown hereon and that I did caused the same to be surveyed and platted into parcels as shown hereon. I do hereby dedicate and convey to the public, Easements, over, across and through strips of land as more fully set forth hereon and shown as an Electrical Easement and an Easement for public utilities, sidewalk placement and street side slopes.

- Legend: (P) = Off Street Parking Spaces.
F.d. 5/8" Iron Rod & Cap marked: PIERSON OPLS 1650 brgs. S. 11°45'30"W., 0.05'.
F.d. 5/8" Iron Rod & Cap marked: PIERSON OPLS 1650 brgs. S. 63°30'E., 0.13'.
F.d. 5/8" Iron Rod & Cap marked: PIERSON OPLS 1650 brgs. S. 07°34'30"E., 0.17'

LEGEND:



MINOR LAND PARTITION

PARTITION PLAT No. P-38-1990

located in
A portion of Lots 10, 11, & 12 in Block 3 of the PATTERSON-PHELPS TRACTS in Southeast Qtr. of Section 4, Township 39 South, Range 1 East of the Willamette Base and Meridian, JACKSON COUNTY OREGON

William Lloyd Robertson Estate
c/o Robert Robertson, Personal Representative
4890 Henderer
Elkton, Oregon 97436

RECORDING

FILED FOR RECORD THIS THE 23 DAY OF May, 1990
AT 2:50 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT No. P-38-1990 OF THE RECORDS OF JACKSON COUNTY, OREGON.
INDEX VOLUME 1, PAGE 38.

Kathleen S. Beckett County Clerk
Deputy

COUNTY SURVEYOR File No. 12044

WATER RIGHTS STATEMENT:

See Document No. 90-12673 of the Official Records of Jackson County, Oregon.

IN WITNESS WHEREOF,

I have set my hand and seal this 10th day of MAY, 1990.

Robert Robertson Personal Representative

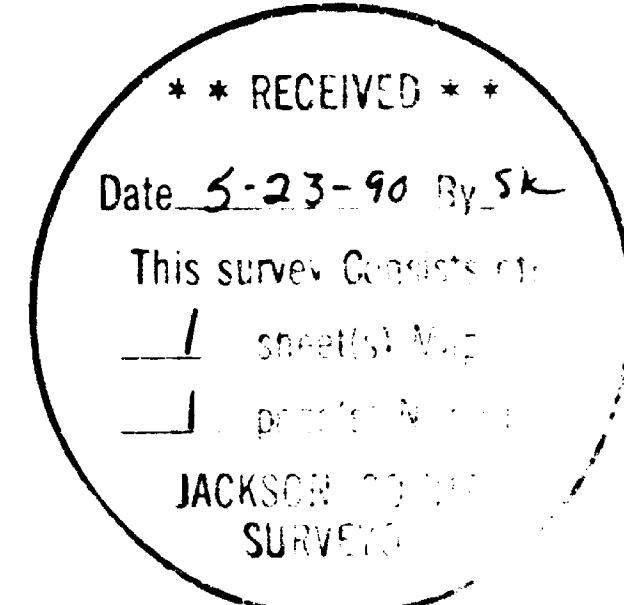
STATE OF OREGON

County of Douglas

May 10 A.D. 1990

Personally appeared the above named Robert Robertson, Personal Representative and acknowledge the foregoing instrument to be his voluntary act and deed. Before me:

Janice Dee Higgins
LIN A DEE HIGGINS
Notary Public - Oregon
My Commission Expires 7/6/92



SURVEYOR'S CERTIFICATE

I, Everett L. Swain, Registered Professional Land Surveyor of the State of Oregon No. 759, hereby certify that this plat is conformable to the field notes and the survey has been correctly executed within the requirements and regulations of the State of Oregon and the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:--

I hereby certify that this plat is a CAD generated duplicate of the original.

Everett L. Swain SURVEYOR

Commencing at the Southwest corner of Donation Land Claim No. 41, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon; THENCE South 89°57'42" East along the Southerly boundary line of said Donation Land Claim for a distance of 1572.84 feet to the Southwest corner of Lot 1 of Block 3 of the PATTERSON-PHELPS TRACTS, as now recorded; THENCE North 00°02'37" East (Plat Record North) along the Easterly right of way line of Phelps Street for a distance of 214.79 feet to a 1/2 x 24 inch galvanized iron pipe and THENCE South 00°02'37" West along said Easterly right of way line for a distance of 65.00 feet to the Southwest corner of Lot 12 of Block 3 of the PATTERSON-PHELPS TRACTS as now recorded; THENCE leaving said right of way line, North 89°59'00" East (Plat Record East, 150.00 feet) along the boundary line common to Lots 1, 2, 3, 10, 11 & 12 of said Block 3, for a distance of 150.08 feet to the common corner of Lots 3, 4, 9 & 10 of said Block 3; THENCE North 00°04'45" East (Plat Record North) along the lot line common to Lots 9 & 10 of said Block 3 for a distance of 90.00 feet to the Northeast corner of that tract of land as set forth in Document No. 66-06948 of the Official Records of Jackson County, Oregon; THENCE South 89°59'00" West along the Northerly boundary line of said tract of land for a distance of 150.14 feet to a 1/2 x 24 inch galvanized iron pipe situated in the Easterly right of way line of Phelps Street; THENCE South 00°02'37" West (Plat Record South) along said Easterly right of way line for a distance of 25.00 feet to the point of beginning. Together with and subject to covenants, easements, restrictions of record and those apparent on the land.

NOTARY

Subscribed and sworn to before me this

11 day of May, 1990.

Dennis P. Ernst
DENNIS P. ERNST
NOTARY PUBLIC - OREGON
My Commission Expires 4-20-92

SURVEYOR

SWAIN SURVEYING, INC.

MAY 7, 1990

27 1/2 North Main Street
Ashland, Oregon 97520

SCALE: 1" = 50'

BASIS OF BEARING:

TRUE MERIDIAN at the N-S Centerline Sec. 4 (derived from N.O.A.A. net)

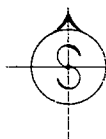
F.d. Monument as shown hereon

Set 1/2 x 24 inch galvanized iron pipe with plug marked: SWAIN LS 759

Job: RR1386T

File: RR1386T1 Sheet 1 of 1

Southeast Corner of Donation Land Claim No. 41
F.d. chisel marks on Manhole Rim per Recorded Surveys 2860 & 8160.



SWAIN SURVEYING, INC.

27 1/2 North Main Street
Ashland, Oregon 97520

Survey No. 12044

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

SURVEY FOR: **William Lloyd Robertson Estate**
c/o Robert Robertson, Personal Representative
4890 Henderer
Elkton, Oregon 97436

LOCATION: Situated in a portion of Lots 10,11 & 12 in Block 3 of the PATTERSON-PHELPS TRACTS in the Southeast Quarter of Section 4, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon.

PURPOSE: To survey, monument and partition Tax Lot 1701, Assessors Map 39-1E-4DC, into the parcel configurations as shown hereon and as approved by the City of Ashland Planning Commission. To dedicate easements to the City of Ashland and to establish off street parking spaces, as shown hereon, at the request of the Personal Representative of the Robertson Estate.

PROCEDURE: Recovered survey control previously established in the vicinity of Patterson Street. Extended said control into the immediate area where the partitioning is to take place. Found monuments as set by Registered Surveyor Pierson and shown on Recorded Survey No. 8974. Tied these monuments to my control traverse and evaluated their position in relation to the Deed Record. In reviewing the chain of title for Tax Lot 1701, it was learned that this parcel of land had been deeded by metes and bounds, by the owner of Lots 10,11 and 12 of Block 3 of said Patterson-Phelps Tracts, as now recorded. This would then establish a Senior Title right over the remainder of said Lots 10,11 and 12. However, it appears that Mr. Pierson used a proportional measurement to establish the Northerly boundary line of said Tax Lot 1701. I therefore find it necessary to reject the procedure used by said Surveyor and establish Tax Lot 1701 its full record width of 90.0 feet, as called for in the Deed of Record, protecting its Senior Title rights. All other data is as established and shown on the accompanying map.

**** RECEIVED ****
Date 5-23-90 By SK
This survey Consists of
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

BASIS OF BEARING: True Meridian at the North-South Centerline of Section 4, as derived from the National Oceanic and Atmospheric Administration (formerly Coast and Geodetic Survey) survey net established in 1968 and filed in the office of the Jackson County Surveyor.

May 7, 1990

ref: RR 1386T.NAR

Swain Surveying, Inc.
27 1/2 North Main Street
Ashland, Oregon 97520

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Tax Lot 1701, 39-1E-4DC

[Handwritten Signature]
OREGON
JULY 9, 1966