

PARTITION PLAT NO. P-39-1990

A MINOR LAND PARTITION / BOUNDARY LINE ADJUSTMENT
 located in the SE 1/4 of Section 10, T. 39 S., R. 1 E., W.M.,
 City of Ashland, Jackson County, Oregon.
 May 10, 1990

SURVEYED FOR:
 David Marrone
 301 Grant Street
 Ashland, Oregon 97520

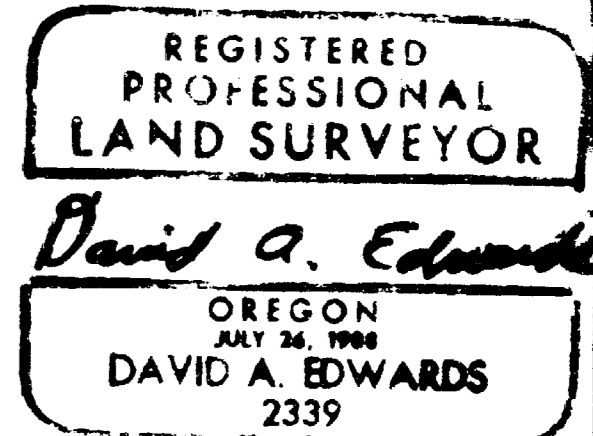
SURVEYED BY:
 Edwards Surveying and Land Planning Inc.
 1014 East Pine Street
 Central Point, Oregon 97502
 Phone: (503) 664-1539

SURVEYOR'S CERTIFICATE

STATE OF OREGON) SS
 County of Jackson)

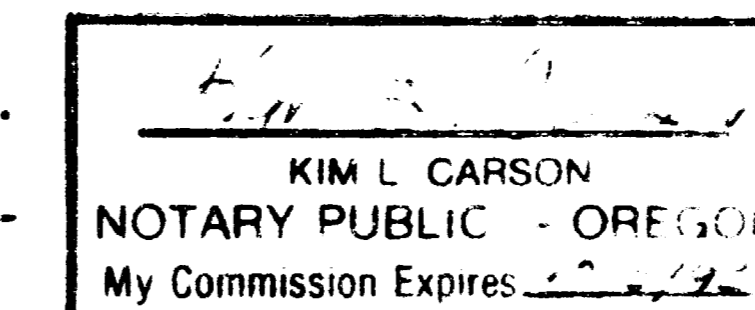
I, David A. Edwards, a Registered Professional Land Surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land as shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines:

Beginning at the Southwest corner of a tract of land described in Volume 40, Page 245, Deed Records, Jackson County, Oregon, said Southwest corner being on the East line of Walker Avenue at a point S. 76° 41' 45" E. 1299.05 feet from the Southeast corner of Donation Land Claim No. 39 in Section 10, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon, being also the true point of beginning; thence N. 89° 46' 41" E. along the South line of said tract of land 225.00 feet to a 5/8 inch diameter iron pin; thence N. 0° 11' 19" W. 151.82 feet to a 5/8 inch diameter iron pin on said East line of Walker Avenue; thence S. 89° 46' 41" W. 225.00 feet to the true point of beginning.



I certify this plat to be an exact photocopy of the original.

David A. Edwards
 SURVEYOR



David A. Edwards
 Surveyor

Subscribed and sworn to before me this 11th day of May, 1990.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Keith R. Jacques and Terry V. Jacques, husband and wife, and Marvin L. Salles are the owners in fee simple of the lands hereon shown and we have caused the partitioning and boundary line adjustment as shown hereon.

I, Marvin L. Salles, do hereby dedicate to the City of Ashland the "Public Utility Easements" as shown hereon. TCI Cablevision or their successors in interest shall have the right to install and maintain television cables in that "Public Utility Easement" as shown hereon. That portion of Parcel 2 situated within the "Mutual Private Access and Public Utility Easement", as shown hereon, shall be utilized for mutual ingress and egress to Parcels 1 and 2 as shown hereon. Restrictions of any kind, maintenance of said "Mutual Private Access", and to the extent these or any other provisions that are felt necessary by the dedicators herein, shall be set forth as encumbrances in the deed conveying said parcels of land to the new landowners, their heirs, assigns or successors in interest. Public and private emergency vehicles shall have the right of ingress and egress over and across said "Mutual Private Access Easement".

IN WITNESS WHEREOF, we have set our hands and seals this 11th day of May, 1990.

Keith R. Jacques
 Keith R. Jacques

Terry V. Jacques
 Terry V. Jacques

Marvin L. Salles
 Marvin L. Salles

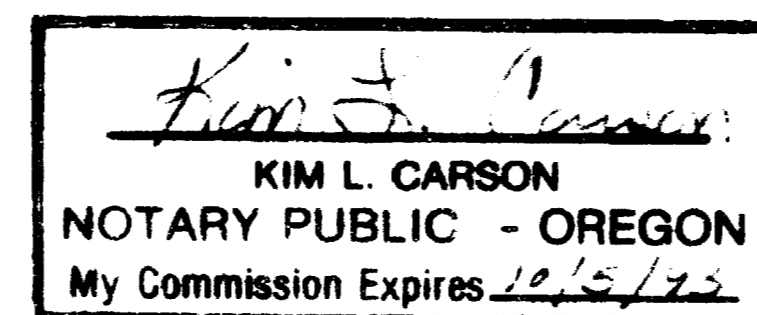
STATE OF OREGON

County of Jackson

May 11 A.D. 1990.

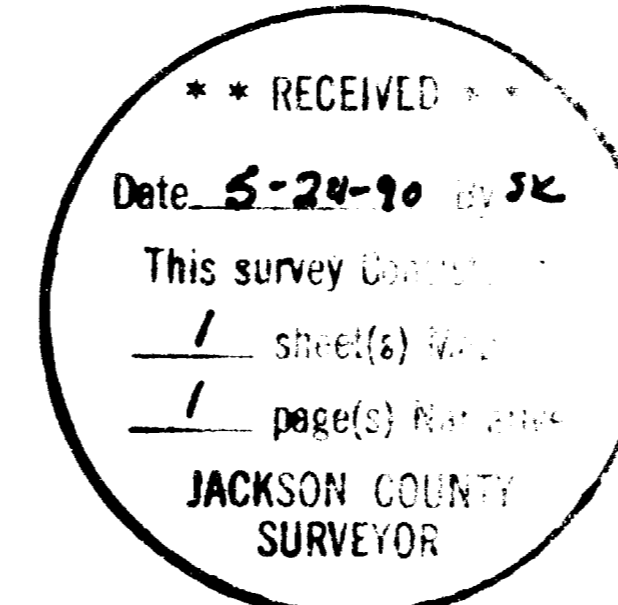
Personally appeared before me the above named Keith R. Jacques and Terry V. Jacques, husband and wife, and Marvin L. Salles and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Kim L. Carson* My commission expires: 12/15/92



LEGEND

- Indicates 5/8" diam. I. Pin found per R.S.N. 7290 unless noted.
- Indicates 5/8" x 24" steel pin w/ plastic cap mkd. "D.A. EDWARDS-RPLS 2339" set.
- () Denotes Record Date per R.S.N. 7290 unless noted.
- R.S.N. = Recorded Survey Number
- Fence Line
- SCALE: 1" = 30'
- BASIS OF BEARINGS: N.O.A.A. True Bearing per R.S.N. 7290



APPROVALS

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of April 20, 1990, this map is hereby approved.

Hal Benson
 President

Mr. Ferguson
 Secretary

EXAMINED and approved this 17th day of May, 1990.

James H. Olson
 City Surveyor

RECORDER'S CERTIFICATE

Filed for record this 24 day of May, 1990, at 9:52 o'clock, A.M. and

recorded as Partition Plat No. P-39-1990 of the records of Jackson County, Oregon.

Index Volume 1 Page 39

Kathleen S. Beckett
 County Clerk

Shanda E. Bartlett
 Deputy

County Surveyor File No. 12045

STATEMENT OF WATER RIGHTS: Document Number 90-12738, Official Records.

DARREL W. EDWARDS
OREGON REG. 741
ARIZONA REG. 9746



DAVID A. EDWARDS
OREGON REG. 2339

REGISTERED LAND SURVEYORS
823 WEST 8TH ST.
MEDFORD, OREGON 97501
(503) 776-2313 • (503) 471-7059

12045

AFFADAVIT OF CORRECTION

Be it hereby noted that the Volume and Page recited in the first line of the outside boundary description in the Surveyor's Certificate as shown on Partition Plat Number P-39-1990, record of partition plats in the office of the Jackson County Clerk and recorded as survey number 12045 in the office of the Jackson County Surveyor is incorrect and should be corrected to read as follows:

Volume 77, Page 600, Deed Records,

Date: Jan. 4, 1993 David A. Edwards
David A. Edwards R.P.L.S. No. 2339
Medford, Oregon



CERTIFICATION

I, Verlyn Thomas, Jackson County Surveyor, hereby certify that I have examined this Affidavit of Correction, and that the changes are permitted in accordance with Chapter 209, Paragraph 255, Oregon Revised Statutes.

Verlyn Thomas
Verlyn Thomas, Jackson County Surveyor

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

9:55 JAN 04 1993 AM

KATHLEEN S. BECKETT
CLERK and RECORDER
Cheryl Auger

Edwards Surveying and Land Planning Inc.
 Registered Land Surveyors
 1014 East Pine St.
 Central Point, Oregon 97502
 (503)664-1539

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,
 OREGON REVISED STATUTES

SURVEY FOR: David Marrone
 301 Grant Street
 Ashland, Oregon 97520

LOCATION: In the SE 1/4 of Section 10, T. 39 S., R. 1 E.,
 W.M., City of Ashland, Jackson County, Oregon.

PURPOSE: Minor Land Partition: To locate and monument
 the boundaries of those tracts described in
 Documents Numbered 90-00337 and 77-19939,
 Official Records, and to partition said tracts
 into 3 parcels as shown on the attached plat
 and to dedicate a Mutual Private Access and
 Public Utility Easement as shown.

PROCEDURE: The outside boundary of the parent tracts were
 determined by utilizing existing monuments of
 record per Recorded Survey Number 7290 and data
 from the above noted documents. Fence line
 encroachments were found to be as shown on the
 accompanying plat. Monuments set on this survey
 consist of 5/8" x 24" steel pins with red
 plastic caps mkd. "D.A. EDWARDS-RPLS 2339".

BASIS OF BEARINGS: N.O.A.A. true bearing per R.S.N. 7290.

EQUIPMENT: Nikon NTD-4 Semi-automatic theodolite/E.D.M.

DATE COMPLETED: May 10, 1990.

