

PARTITION PLAT NO. P-40-1990

MINOR LAND PARTITION (PLANNING ACTION 89-136)

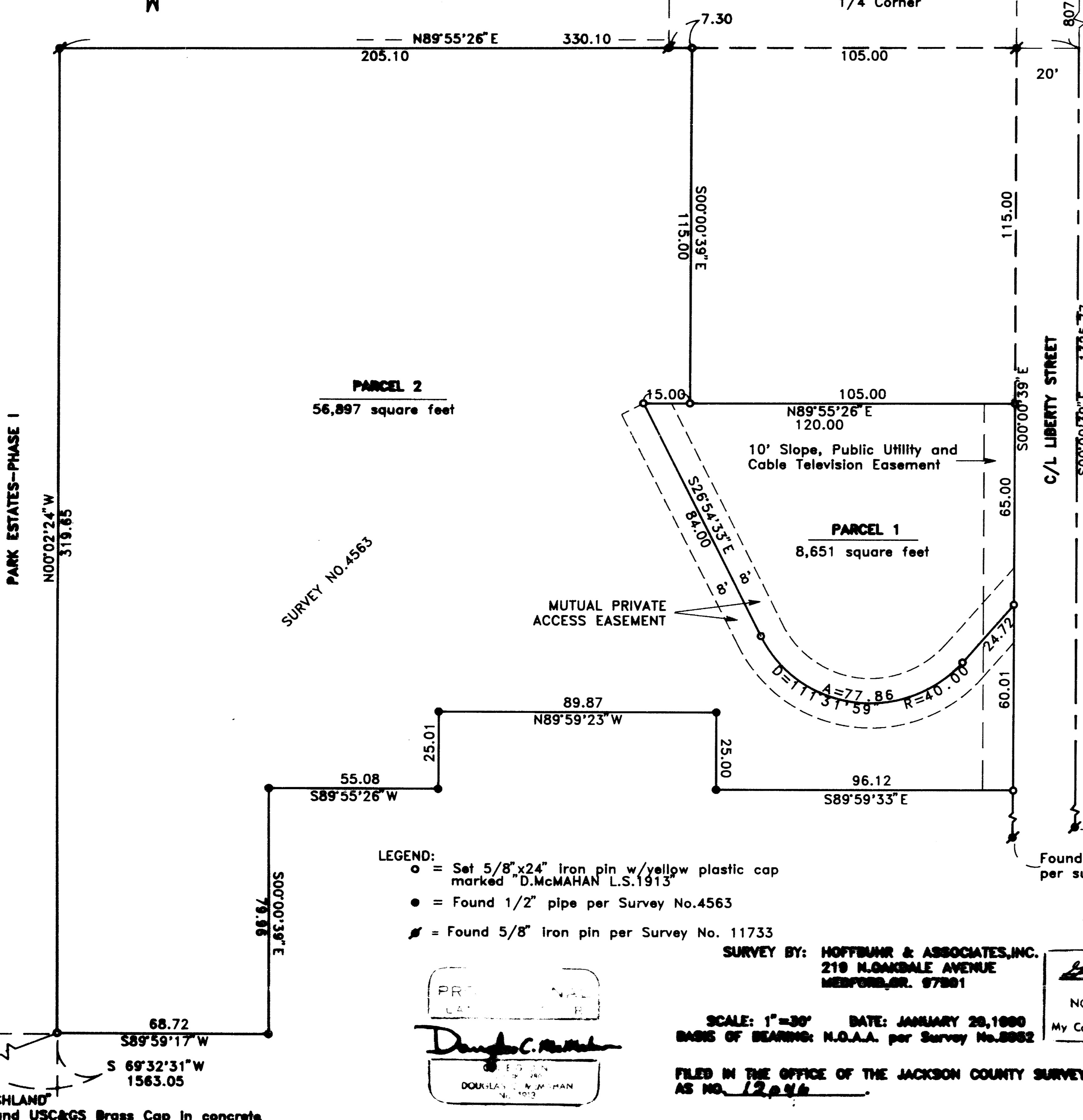
LOCATED IN:
NE 1/4 of Section 16, T.39S., R.1E., WM.
City of Ashland, Jackson County, Oregon

I certify this plat to be an exact photocopy of the original.
Douglas C. McMahan
SURVEYOR

SURVEY NO. 11733

FOR:
AUBREY M. HILL

9 16
N89°59'45"E 1322.25
Found Brass Disc
1/4 Corner



- LEGEND:
- = Set 5/8"x24" Iron pin w/yellow plastic cap marked "D.McMAHAN L.S.1913"
 - = Found 1/2" pipe per Survey No.4563
 - ⦿ = Found 5/8" Iron pin per Survey No. 11733

SURVEY BY: HOFFBAHR & ASSOCIATES, INC.
218 N. OAKDALE AVENUE
MEMPHIS, OR. 97901

SCALE: 1"=30' DATE: JANUARY 28, 1990
BASIS OF BEARING: N.O.A.A. per Survey No. 8882

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR
AS NO. 12046

PROFESSIONAL SURVEYOR
Douglas C. McMahan
D.C. McMAHAN
SURVEYOR

George J. Roberts
GEORGE J. ROBERTS
NOTARY PUBLIC - OREGON
My Commission Expires 1-19-93

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that I Aubrey Morris Hill, the owner in fee simple of the lands as shown hereon have caused the partitioning as shown hereon. That portion within the "Mutual Private Access", as shown hereon, shall be utilized for mutual ingress and egress to Parcels 1 and 2. Restrictions of any kind, maintenance of said "Mutual Private Access", 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". I do hereby dedicate to the City of Ashland "Public Utility and Slope Easement" as shown hereon.

IN WITNESS WHEREOF, I have set our hands and seals this 24 day of May, 1990

Aubrey Morris Hill
Aubrey Morris Hill

STATE OF OREGON ss Clatsop A.D.199

Personally appeared before me the above named Aubrey Morris Hill and acknowledged the foregoing instrument to be his voluntary act and deed.

APPROVALS:
John McFadden
 ASHLAND PLANNING COMMISSION
 DATE 5-24-90
 Examined and approved this 16th day of May, 1990.
Jerry Holman
 City Surveyor

RECEIVED
 Date 5-24-90 by DR
 This survey consists of:
 Sheet or Map
 Detail Narrative
 JACKSON COUNTY SURVEY

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of Aug. 7, 1987 this map is hereby approved. Dated this 24 day of MAY, 1990.

Neil Benson President
John Ferguson Secretary

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 29 DAY OF May, 1990, AT 4:20 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-40-1990 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 1 PAGE 40)

Kathleen S. Beckett County Clerk
Glenda E. Barthett Deputy

WATER RIGHTS STATEMENT:
Instrument No. 90-13109 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 Northeast corner of the Northwest one quarter of the Northeast one quarter of Section 16, Township 39 South, Range 1 East of the Willamette Meridian, Jackson County, Oregon; thence South 00°00'39" East (Record South 00°03'55" West), along the center line of Liberty Street, 807.15 feet; thence South 89°55'26" West 330.10 feet (Record West 330.00 feet) to a point on the Easterly line of Park Estates Phase 1, said point being marked with a 5/8 inch pin, for the POINT OF BEGINNING; thence South 00°02'24" East (Record South 00°03'55" West), along said Easterly line, 319.65 feet (Record 320.00 feet) to a 5/8 inch iron pin; thence North 89°59'17" East 68.72 feet (Record East 70.00 feet) to a 1/2 inch galvanized iron pipe; thence North 00°00'39" West 79.96 feet (Record North 00°03'55" East 80.00 feet) to a 1/2 inch galvanized iron pipe; thence North 89°55'26" East 55.08 feet (Record East 55.00 feet) to a 1/2 inch galvanized iron pipe; thence North 00°16'09" East 25.01 feet (Record North 25.00 feet) to a 1/2 inch galvanized iron pipe; thence South 89°59'23" East 89.87 feet (Record East 90.00 feet) to a 1/2 inch galvanized iron pipe; thence South 00°04'34" East 25.00 feet (Record South) to a 1/2 inch galvanized iron pipe; thence South 89°59'33" East 96.12 feet (Record East 95.00 feet) to a 5/8 inch iron pin on the Westerly right-of-way line of Liberty Street; thence North 00°00'39" West (Record North 00°03'55" East), along said right-of-way line, 125.01 feet (Record 125.00 feet) to a 5/8 inch iron pin; thence South 89°55'26" West (Record West) to a 5/8 inch iron pin; thence North 00°00'39" West (Record North 00°03'55" East) 115.00 feet to a 5/8 inch iron pin; thence South 89°55'26" West (Record West) 205.10 feet to the point of beginning.

Subscribed and sworn to before me this 24 day of May, 1990.

Douglas C. McMahan
SURVEYOR

SURVEY NO. 12046

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Aubrey M. Hill
1025 Siskiyou Blvd.
Ashland, Oregon 97520

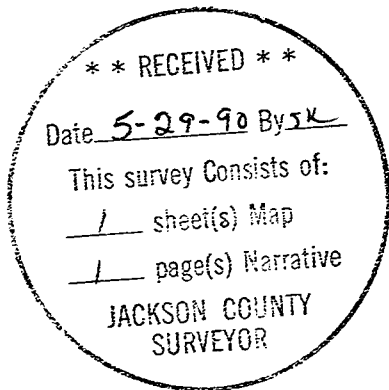
LOCATION: Northeast 1/4 of Section 16, Township 39
South, Range 1 East, Willamette Meridian City
of Ashland, Jackson County, Oregon.

PURPOSE: To survey, monument and prepare plat for a
Minor Land Partition (Planning Action 89-136)
as per the clients request.

PROCEDURE: Utilizing found monumentation per filed
surveys No. 4563, 9314 and 11733 for control,
I set monuments per clients request and as
shown on the attached map.

BASIS OF BEARING: N.O.A.A. per Survey No. 8952

DATE: January 20, 1990



Douglas C. McMahan
Hoffbuhr & Assoc. Inc.
219 N. Oakdale
Medford, Oregon 97501