

PARTITION PLAT NO. P-90-1990

MAJOR LAND PARTITION (PLANNING ACTION 90-125)

LOCATED IN:  
SE 1/4 of Section 14, T39S, R1E, W.M.  
City of Ashland, Jackson County, Oregon

FOR:  
CLAUDE A. BENSON

DEDICATION:  
KNOW ALL MEN BY THESE PRESENTS: That we, Claude A. Benson and Delores A. Benson, husband and wife, are the owners in fee simple of the lands shown hereon and we hereby dedicate to the public for public use the street and the utility easements as shown hereon.

IN WITNESS WHEREOF, WE HAVE SET OUR HAND AND SEAL THIS 6th DAY OF September, 1990.  
Claude A. Benson Delores A. Benson  
Claude A. Benson Delores A. Benson

STATE OF OREGON )  
County of Jackson) ss. September 6 A.D. 1990.

Personally appeared the above named persons and acknowledged the foregoing instrument to be their voluntary act and deed before me:

APPROVALS:

Examined and approved this 7th day of Sept., 1990

Jan H. Wilson  
City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of July 10, 1990 this map is hereby approved. Dated this 11th day of September, 1990.

Neil A. Benson John Ferguson  
President Secretary

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 13th DAY OF September, 1990, AT 11:40 O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT NO. P-90-1990 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 1, PAGE 90)

Kathleen S. Bickett Suzanne R. Holt  
County Clerk Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 12179

WATER RIGHTS STATEMENT:

Instrument No. 9-23489 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 a point which bears 345.84 feet WEST and 139.26 feet SOUTH of the Northwest corner of Donation Land Claim No. 54 in Township 39 South, Range 1 East of the Willamette Meridian, Jackson County, Oregon, said point being the Northeast corner of that tract described in Volume 31, Page 21 of the Deed Records of said Jackson County; thence South 35°30' West, along the Northerly line of said tract, 225.72 feet to the Northwest corner thereof, for the POINT OF BEGINNING; thence South 35°30'00" East, along the Westerly line of said tract, 669.33 feet to the Northeast corner of that tract as described in Volume 512, Page 12 of the Deed Records of said Jackson County; thence South 50°20'38" West (Record South 50°15' West), along the Northerly line of said tract, 463.92 feet (Record 464.43 feet) to the Northwest corner of said tract; thence South 39°00'22" East (Record South 39°06' East) 272.20 feet to the Northerly right-of-way line of Crowson Road; thence South 50°20'38" West, along said Northerly right-of-way line, 65.19 feet to a point on the Northeasterly line of that tract as described in Jackson County Instrument No. 88-19402; thence North 39°00'22" West, along said Northeasterly line and along the Northeasterly line of that tract as described in Volume 539, Page 226 of the Deed Records of said Jackson County, a distance of 371.34 feet to the Southeast corner of tract "B" as described in Jackson County Instrument No. 89-01344; thence North 26°37'52" West (Record North 25°09' West) parallel with the center line of the relocated Pacific Highway, as described in Volume 504, Page 500 of the Deed Records of said Jackson County, a distance of 454.48 feet to a point which bears South 35°30'00" West of the point of beginning; thence North 35°30'00" East 490.43 feet to the Point Of Beginning.

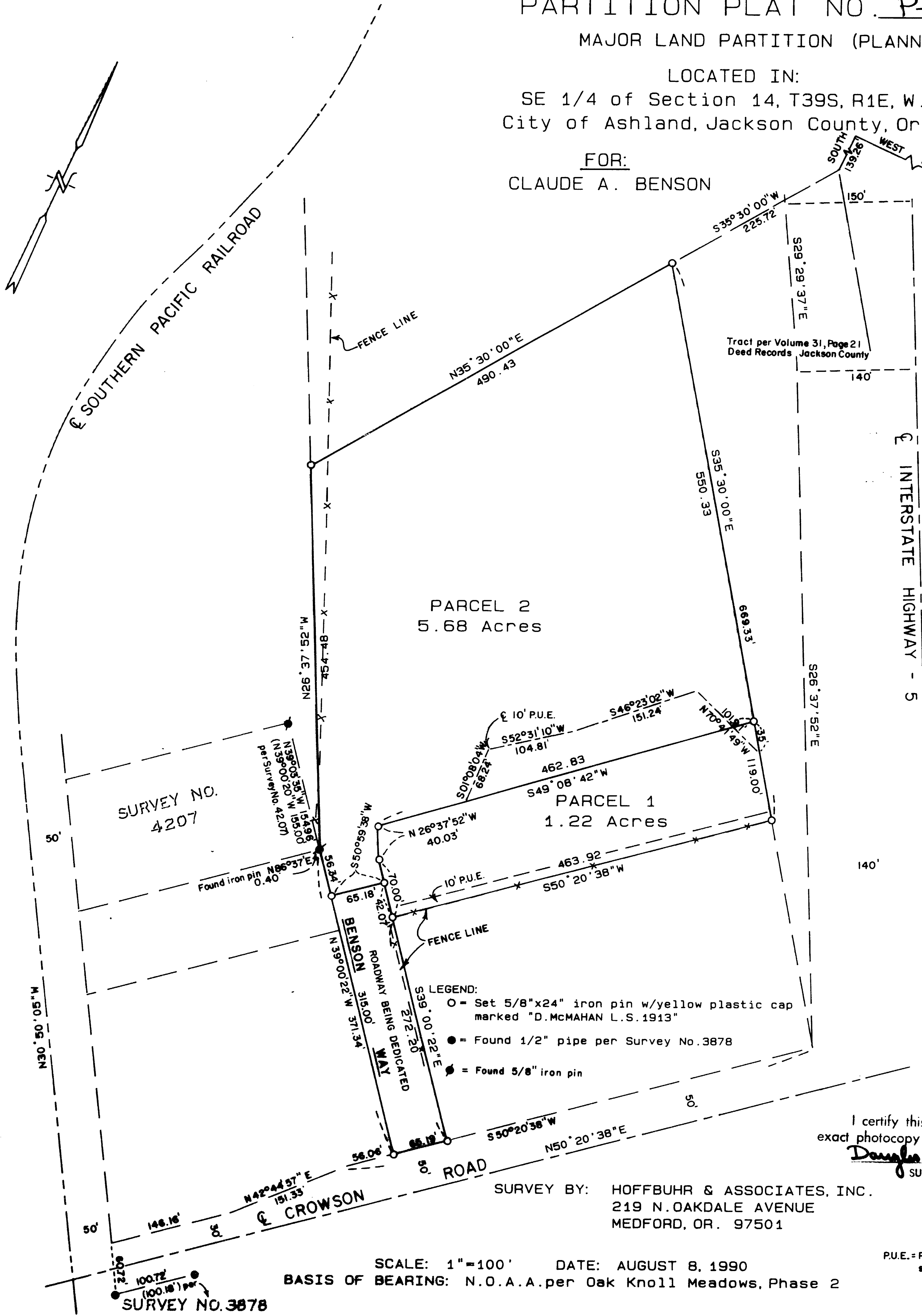
I certify this plat to be an exact photocopy of the original.  
Douglas C. McMahan  
SURVEYOR

Before me this 6th day of Sept., 1990.

Douglas C. McMahan  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Douglas C. McMahan  
OREGON  
MAY 28 2006  
DOUGLAS C. McMahan  
No. 1975



SURVEY BY: HOFFBUHR & ASSOCIATES, INC.  
219 N. OAKDALE AVENUE  
MEDFORD, OR. 97501

SCALE: 1"=100' DATE: AUGUST 8, 1990  
BASIS OF BEARING: N.O.A.A. per Oak Knoll Meadows, Phase 2

P.U.E. = Public Utility Easement for cable television, telephone, electricity, sanitary sewer, water, gas, storm drainage and irrigation.

Cheryl J. Jerns  
CLERK  
JACKSON COUNTY  
12-23-93

OREGON  
MAY 28 2006  
DOUGLAS C. McMahan  
No. 1975

\*\* RECEIVED \*\*  
Date 9-13-90 By BF  
This survey consists of:  
- 1 sheet(s) Map  
- 1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

SURVEY NO. 12179

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

Survey For: Claude A. Benson  
2832 Alameda  
Medford, Or. 97504

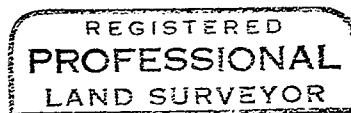
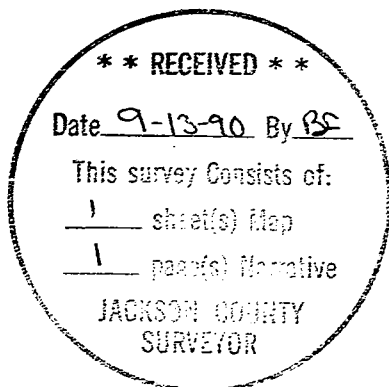
Location: Southeast one-quarter (1/4) of Section 14,  
Township 39 South, Range 1 East, Willamette  
Meridian, City of Ashland, Jackson County,  
Oregon

Purpose: To survey, monument and prepare plat for a  
Major Land Partition as requested by the  
client

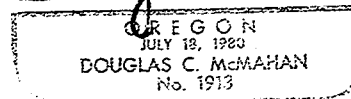
Procedure: Utilizing found monumentation per filed  
Surveys No. 3878 and 4207, as well as control  
established by this office for survey of Oak  
Knoll Meadows - Phases 1 and 2, I set  
monuments as shown on the attached map.

Basis of Bearing: N.O.A.A. per Oak Knoll Meadows - Phase 2

Date: August 8, 1990



*Douglas C. McMahan*



Douglas C. McMahan  
Hoffbuhr & Associates, Inc.  
219 North Oakdale  
Medford, Or. 97501