

APPROVAL:

[Signature]
ASHLAND PLANNING COMMISSION DATE
9-21-90
PA 490-101

MINOR LAND PARTITION

PARTITION PLAT No. P-95-1990

located in
Donation Land Claim No. 45 in the Southeast Quarter of Section 10,
Township 39 South, Range 1 East of the
Willamette Base and Meridian,
JACKSON COUNTY OREGON
for

RECORDING

FILED FOR RECORD THIS THE 24 DAY OF September 1990
AT 9:51 O'CLOCK A. M. AND RECORDED AS PARTITION PLAT No.
P-95-1990 OF THE RECORDS OF JACKSON COUNTY, OREGON.
INDEX VOLUME 1, PAGE 95.

Ruthleen J. Beckett *Glenda E. Bartlett*
County Clerk Deputy

APPROVAL

FIRST CHURCH of CHRIST, SCIENTIST

Examined and Approved this 12th day of September, 1990.

1689 Ashland Street
Ashland, Oregon 97520

COUNTY SURVEYOR File No. 12195

[Signature]
City Surveyor

WATER RIGHTS STATEMENT:

See Document No. 90-24265 of the
Official Records of Jackson County,
Oregon.

We certify that pursuant to authority granted to us by the Ashland Planning
Commission in open meeting July 10, 1990 this map is hereby approved.
Dated this 21 day of SEPTEMBER, 1990.

Nal O. Benson *[Signature]*
President Secretary

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 require-
ments and regulations of the State of Oregon and the
the following is an accurate description of the boundary
lines of the parent tract of land as set forth hereon:--

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that I

Carolyn Jean Eidman, Personal Representative of the Estate of Helen L. Woodworth, 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 cause the same to be surveyed and platted into parcels as
shown hereon. I do hereby dedicate and convey to the public, an Easement, over, across
and through that strip of land as more fully set forth hereon and shown as 'PUBLIC
UTILITY EASEMENT TO BE DEDICATED'.

Commencing at the Southeast corner of Donation Land Claim No. 45, Township 39 South,
Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon; THENCE North
00°06'06" East (deed record North and Plat Record North 0°04' West, 1535.68 feet) along
the Easterly boundary line of Donation Land Claim No. 45, a distance of 1534.84 feet to
a point in the Northerly right of way line of Highway No. 66, as set forth on the
FOSTER TRACTS, as now recorded; THENCE leaving said claim line North 89°27'52" West
(deed record West and Plat Record North 89°33' West, 591.73 feet) along the said
Northerly right of way line a distance of 593.53 feet to intersect the Westerly right
of way line of Lit Way, as set forth on said FOSTER TRACTS, as now recorded; THENCE
continuing along said Northerly right of way line, North 89°23'45" West (deed record
West and Plat Record North 89°26' West) a distance of 124.98 feet to a point; THENCE
leaving said right of way line North 00°10'29" West and parallel to Lit Way, as
retraced and shown on that Minor Land Partition filed for record the 16th day of
September, 1987 and recorded in Volume 7 at Page 98 of "MINOR LAND PARTITIONS" in
Jackson County, Oregon, a distance of 26.56 feet to a 1/2 x 24 inch galvanized iron
pipe situated in the Northerly right of way line of the relocated Green Springs Highway
as set forth in Document No. 79-05258 of the Official Records of Jackson County, Oregon
for the TRUE POINT OF BEGINNING; THENCE North 89°24'22" West along said relocated
highway right of way line, 45.0 feet Northerly of, when measured normal thereto, said
relocated highway centerline a distance of 87.24 feet to a 1/2 x 24 inch galvanized
iron pipe situated in the Easterly boundary line of that tract of land shown as 'VORIS'
on that survey filed in the Office of the Jackson County Surveyor as number 2305;
THENCE leaving said relocated highway right of way line, North 00°16'14" West (survey
record North 0°15' West) along that boundary line shown on said filed survey number
2305 shown as common to 'VORIS AND WOODWORTH' a distance of 126.95 feet to a found 1/2
inch pinched top galvanized iron pipe; THENCE continuing along said common boundary
line, North 89°24'22" West (survey record North 89°26' West, 194 feet) a distance of
193.93 feet to a found 1/2 inch galvanized iron pipe; THENCE continuing along said
common boundary line South 00°13'26" East (survey record South 0°15' East, 10 feet) a
distance of 10.21 feet to a found 3/4 inch galvanized iron pipe; THENCE South 89°55'53"
West (survey record North 89°26' West, 7 feet) along that boundary line shown on said
filed survey as 'WOODWORTH AND WELLER' a distance of 7.05 feet to a found 1/2 inch
galvanized iron pipe; THENCE North 00°15'54" West (survey record North 0°15' West,
154.94 feet) along the last referred to common boundary line and the Northerly
extension thereof, a distance of 154.95 feet to a 1/2 x 24 inch galvanized iron pipe
situated in the Southerly boundary line of the FOSTER TRACTS, now of record and as
resurveyed and re-established on that Minor Land Partition filed the 16th day of
September, 1987 and recorded in Volume 7 at Page 98 of "MINOR LAND PARTITIONS" in
Jackson County, Oregon; THENCE South 88°48'16" East (deed record and Plat Record South
88°36' East, 288.0 feet and South 88°51' East) along the Southerly boundary line of
said FOSTER TRACTS, as now recorded, a distance of 288.72 feet to a lead plug in
concrete situated at the Northwest corner of that tract of land as set forth in Volume
419, Page 377 of the Deed Records of Jackson County, Oregon; THENCE leaving the
Southerly boundary line of the FOSTER TRACTS, as now recorded, South 00°10'29" East
(deed record South 0°15' East) and parallel to Lit Way, as hereinabove set forth, a
distance of 268.58 feet to the point of beginning. Together with and subject to
covenants, easements, and restrictions of record and those apparent on the land.

IN WITNESS WHEREOF,

I have set my hand and seal this 7 day of SEPTEMBER, 1990

Carolyn Jean Eidman Personal Representative
Carolyn Jean Eidman, Personal Representative

STATE OF OREGON

County of Jackson) ss

SEPT. 7 A.D. 1990

Personally appeared the above named Carolyn Jean Eidman
Personal Representative and acknowledge the foregoing instrument
to be her voluntary act and deed.
Before me:

[Signature]
EVERETT L. SWAIN
NOTARY PUBLIC - OREGON
My Commission Expires 2/9/93

** RECEIVED **
Date 9-24-90 By [Signature]
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

I hereby certify this plat
to be an exact auto-positive
copy of the original plat.

[Signature]
SURVEYOR

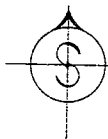
REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JULY 6, 1986
EVERETT L. SWAIN
759

[Signature]
DENNIS P. ERNST
NOTARY PUBLIC - OREGON
My Commission Expires 4-22-92

NOTARY
Subscribed and sworn to before me this
24th day of August, 1990.

[Signature]
SURVEYOR
LS 759

Job: FC1410T
File: FC1410T
Sheet 1 of 2



SWAIN SURVEYING, INC.

27½ North Main Street
Ashland, Oregon 97520

Survey No. 12195

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

- SURVEY FOR:** **First Church of Christ, Scientist**
1689 Ashland Street
Ashland, Oregon 97520
- LOCATION:** Situated in Donation Land Claim No. 45 in the Southeast Quarter of Section 10, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon.
- PURPOSE:** To survey, monument and partition Tax Lot 9200, 39-1E-10DC, per request of clients representative. Prepare an easement description at request of Carolyn Jean Eidman, Personal Representative of the Estate of Helen L. Woodworth.
- PROCEDURE:** Commenced this survey from control previously established in the vicinity of this survey. Extended the survey control into the area where other corner monuments were found but not previously tied. Tied existing improvements such as fences, a concrete slab for a storage building and a filler pipe for an underground storage tank (since removed).
- In reviewing the deeds of record, it became obvious that the same type of deed record location problems that showed up while executing Recorded Survey No. 5581, was also evident in these property descriptions. Turning to a previous survey made by the late Surveyor L.E. Ager and Recorded as Survey No. 2305 in the office of the Jackson County Surveyor, indicates that he surveyed the majority of this area between Lit Way, Walker Avenue, Highway No. 66 and the Southerly boundary line of the Foster Tracts. It should be noted that Ager surveyed the Foster Tracts in the late 1940's. Recorded Survey No. 2305 is dated 8-18-63, being a lapse of time of some 27 years. Most of the monuments set by Ager in 1963 were either tied by this Surveyor in past years or were recovered while executing this survey. Except for some encroachments, as shown on the accompanying map, the physical boundary lines of the ownerships in this area are compatible with the survey Ager made in 1963. The description in a portion of the deeds of record could not be resolved beyond a reasonable doubt. It has been ascertained that those parcels of land which were established Southerly of the South line of Foster Tracts and West of and contiguous to, the West right of way line of Lit Way, were to be 125.00 feet in a East-West direction. The Southerly boundary line of the Foster Tracts was retraced, to my satisfaction, on Recorded Survey No. 10975 and further verified by additional data obtained during this survey. The Westerly right of way line of Lit Way was retraced on Recorded Survey No. 10975 and further verified by this survey. The Northerly right of way line of the relocated Green Springs Highway

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

First Church of Christ, Scientist
Page 2

(Ashland Street) was established by utilizing found centerline control points set by the Oregon State Highway survey crew in 1979 and tied by this surveying firm in the same year. These areas and/or boundary lines, we do not have a great concern about. However, the Westerly and Southerly boundary lines bordering the tracts shown on Ager's Survey No. 2305, as VORIS and WELLER and a small parcel Northerly of the Northeast corner of the parcel shown as WELLER, should be considered a candidate for a **BOUNDARY LINE BY AGREEMENT**. This was discussed with the clients representative as well as the Personal Representative of the Estate of Helen L. Woodworth. Mr. Yair Strauss, Sales Representative of Kelso Realty, Ashland, Oregon being one of the representatives of the clients, requested that we utilize the existing boundaries and show the encroachments where applicable. This we have done. I believe that a possible acquiescence in and to these common boundary lines may have been established. However, the execution of a Boundary Line by Agreement between the record fee title holders, of the lands the subject of this concern, would dispel any doubt as to the true boundary lines between record ownerships. With my task being completed, as requested and directed, the remainder of the survey is as shown on the accompanying map.

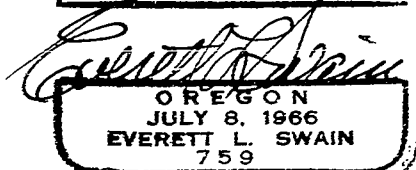
BASIS OF BEARING:

True Meridian at the North-South Centerline of Section 10, 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.

August 20, 1990

Ref: FC 1410T.NAR

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



Tax Lot 9200, 39-1E-10DC

