

12196

APPROVAL:

ASHLAND PLANNING COMMISSION

WE CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO US BY THE ASHLAND PLANNING COMMISSION IN OPEN MEETING OF APRIL 11, 1989, THIS MAP IS HEREBY APPROVED BY THE ASHLAND PLANNING COMMISSION, DATED THIS 25th DAY OF September, 1990.

President: [Signature] Secretary: [Signature]

PLANNING ACTION NUMBER 89-060

PARTITION PLAT No. P-97-1990 MINOR LAND PARTITION

LOCATED IN CITY OF ASHLAND

SW 1/4, NW 1/4 SEC. 14, T.39S. R.1E., W.M.

JACKSON COUNTY, OREGON FOR

LANCE & ELIZABETH WASSERMAN

FILED FOR RECORD THIS THE 25 DAY OF September 1990 AT 11:06 O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT No. P-97-1990 OF THE RECORDS OF JACKSON COUNTY, OREGON.

INDEX VOLUME 1 PAGE 97

County Clerk: Kathleen S. Beckett Deputy: [Signature]

WATER RIGHTS DOCUMENT NO. 90-2406 "OFFICIAL RECORDS"

COUNTY SURVEYOR FILE No. 12196

SURVEYOR'S CERTIFICATE

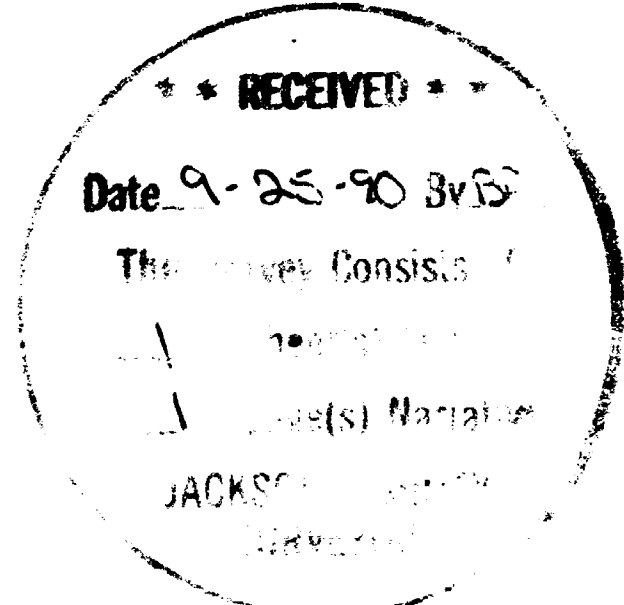
I, Roger Kauble, duly registered Surveyor of the State of Oregon being duly sworn, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and this plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

A tract or parcel of land situated in the Southwest quarter of the Northwest quarter of Section 14, Township 39 South, Range 1 East, Willamette Meridian, County of Jackson, State of Oregon more fully described as follows:

Commencing at a 2 1/2 Inch diameter brass disk flush with the pavement surface, the accepted quarter corner common to Section 15 and Section 14 Township 39 South, Range 1 East, thence South 83°42'42" East 665.04 feet (Official Record: South 83°42'42" East 665.06 feet) to a 5/8 Inch Iron pin situated on the Northeasterly right of way of Slekiyou Boulevard in the City of Ashland, Oregon, the accepted Southeast corner of a tract of land as per Document Number 72-01228 Official Record Jackson County, Oregon, the True Point of Beginning; thence along said right of way, South 56°05'41" East 318.37 feet (Deed Record: South 56°05'41" East 318.41 feet) to a 5/8 by 24 Inch Iron pin situated at the Intersection of said right of way and the Westerly boundary of a tract of land as per Document Number 69-06239 Official Record Jackson County, Oregon; thence leaving said boundary, North 00°17'09" East 19.44 feet (Deed Record: North 00°16'35" East 19.44 feet) along said boundary to a found 1/2 Inch Iron pipe; thence along said boundary, North 00°17'09" East 300.64 feet (Deed Record: North 00°16'35" East 300.52 feet) to a found 3/4 Inch Iron pipe; thence along said boundary, North 78°44'35" East 37.78 feet (Deed Record: North 78°44'35" East 37.63 feet) to a found 1/2 Inch Iron pipe; thence along said boundary, North 01°26'20" East 257.62 feet (Deed Record: North 01°26'20" East 257.61 feet) to a found 5/8 Inch Iron pin; thence leaving said boundary, South 89°58'55" West 272.33 feet (Deed Record: South 89°58'55" West 272.31 feet) to a found 5/8 Inch Iron pin situated at the accepted Southeast corner of a tract of land as per Volume 426, Page 142 Deed Record Jackson County, Oregon; thence South 88°51'33" West 189.96 feet (Deed Record: South 88°53'02" West 189.97 feet) along the Southerly boundary of a tract of land as per Document Number 81-14055 Official Record Jackson County, Oregon to a found 5/8 Inch Iron pin situated at the Intersection of said boundary and the easterly right of way of Clay Street in the City of Ashland; thence leaving said boundary, South 00°03'30" East 120.98 feet (Deed Record: South 00°03'30" East 121.01 feet) along said right of way to a point witnessed by a found 5/8 Inch Iron pin which bears North 89°58'55" West 0.05 feet (Deed Record: North 89°58'55" West 0.05 feet); thence leaving said right of way, South 89°58'55" East 174.94 feet (Deed Record: South 89°58'55" East 174.93 feet) along the boundary of a tract of land as per Document Number 69-06239 Official Record Jackson County, Oregon to a found 5/8 Inch Iron pin; thence along said boundary, South 00°02'30" East 185.36 feet (Deed Record: South 00°02'30" East 185.20 feet); thence along said boundary, South 12°54'55" West 99.73 feet (Deed Record: South 12°54'55" West 99.82 feet) to the True Point of Beginning.

LEGEND

- Legend items: SET 5/8"x 24" IRON PIN MKD: 'KAUBLE, PLS 1822', FOUND 5/8" I. PIN OR IRON PIPE AS NOTED, FOUND MONUMENT AS NOTED, FOUND, DEED RECORD JACKSON COUNTY, OREGON, OFFICIAL RECORD JACKSON COUNTY, OREGON, RECORD OF SURVEY, RECORD OF SURVEY No. 8851, FOUND 5/8" I. PIN PER RS 6920 & 8885, FOUND 5/8" I. PIN PER RS 6920 & 8851



KNOW ALL MEN BY THESE PRESENTS:

THAT WE, LANCE AND ELIZABETH WASSERMAN, HUSBAND AND WIFE, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS SHOWN HEREON WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. PARCEL 2 SHALL BE SUBJECT TO A PRIVATE UTILITY EASEMENT AS SHOWN.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 5th DAY OF Sept, 1990.

Signatures of Lance Wasserman and Elizabeth Wasserman

STATE OF OREGON COUNTY OF JACKSON A.D. 1990 PERSONALLY APPEARED THE ABOVE NAMED PERSONS AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED BEFORE ME:

Notary Public for Oregon: Sorja N. Akerman, My Commission Expires 4-6-94

EXAMINED AND APPROVED THIS 21st DAY OF September 1990

Signature of James H. Olson, City Surveyor

BASIS OF BEARING: NORTHEASTERLY R/W SISKIYOU BLVD PER RS 8851 N.O.A.A. TRUE BEARING AT N-S CENTERLINE SECTION 14

REGISTERED PROFESSIONAL LAND SURVEYOR: Roger D. Kauble, Oregon, July 13, 1979, 1822

ROGER KAUBLE AND ASSOCIATES P.O. BOX 1252 ASHLAND, OREGON 97520

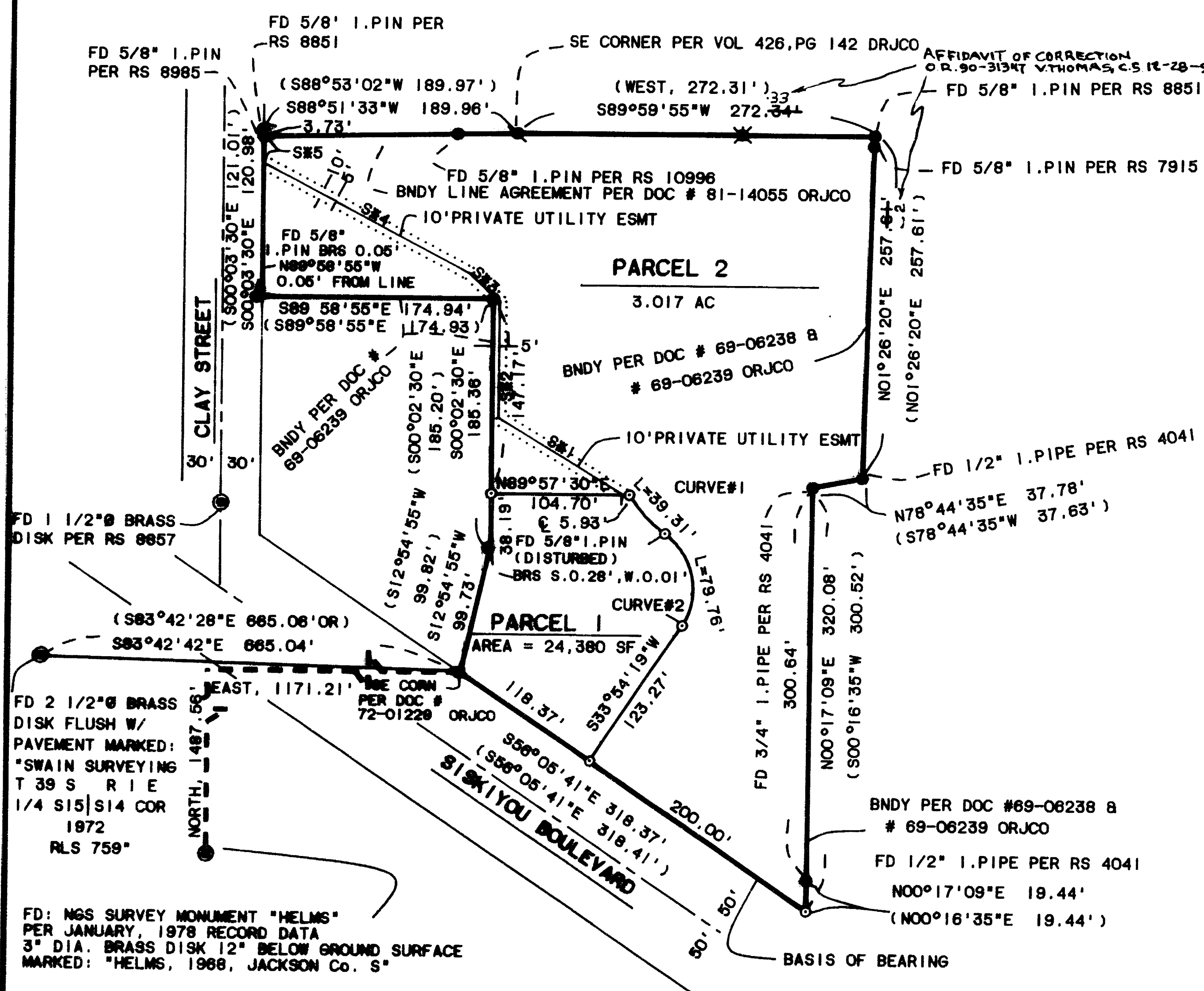
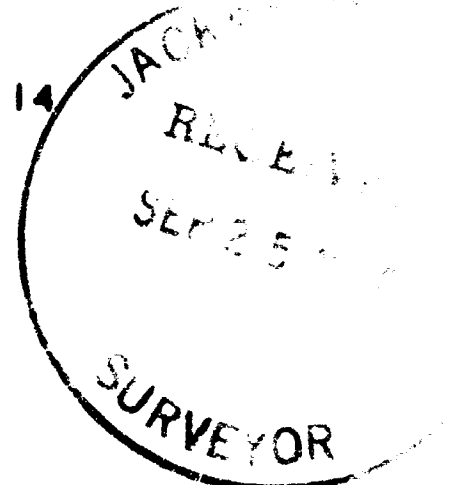


Table with columns: CURVE #1, CURVE #2, PARCEL 1. Rows include DELTA, RADIUS, LENGTH, TANGENT, CHORD, BEARING values.

I CERTIFY THAT THIS COPY IS AN EXACT DUPLICATE OF THE ORIGINAL. Signature: Roger Kauble

Notary Public - Oregon: Dennis P. Ernst, My Commission Expires 4-20-92

SUBSCRIBED AND SWORN BEFORE ME THIS THE 25th DAY OF September 1990. JULY 23, 1990

Signature of Roger D. Kauble, P.L.S. 1822

Survey No. 12196

Survey Narrative to comply with Paragraph 209.250
Oregon Revised Statutes

Survey For:

Lance and Elizabeth Wasserman
2225 Siskiyou Boulevard
Ashland, Oregon 97520

Location:

Southwest quarter, Northwest quarter of Section
14, Township 39 South, Range 1 East, Willamette
Meridian, Jackson County, Oregon.

Purpose:

To partition a tract of land into two parcels as
per the Findings and Orders of Planning Action 89-
059 Ashland Planning Commission and as per clients
request.

Procedure:

The outer boundary of clients parcel 39-1E 14B Tax
Lot 1100 (clients parcel) was determined and
monumented during Record of Survey 8851 (Swain,
PLS 759). These monuments were located and tied,
then compared to calculated position during the
control survey.

The boundary between Parcel 1 and Parcel 2 was
monumented according to a configuration which
would best utilize Parcel 2 in a future use. A
private sanitary sewer easement which serves
Parcel 1 and crosses portions of Parcel 2 is also
detailed on the accompanying plat.

The subject property is also within one half mile
of N.O.A.A. monument "Helms"; this monument was
tied to the Southwest corner of the outer boundary
according to 1990 Oregon State law.

Basis of
Bearing:

N.O.A.A. True Meridian at North-South centerline
of Section 14 as per Record of Survey No. 8851.
(Northeasterly right of way of Siskiyou Boulevard)

Roger Kauble & Associates
PO Box 1252
Ashland, Oregon 97520

August 11, 1990

