

APPROVAL:
ASHLAND PLANNING COMMISSION

WE CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO US BY THE ASHLAND PLANNING COMMISSION IN OPEN MEETING OF JUNE 12, 1990, THIS MAP IS HEREBY APPROVED BY THE ASHLAND PLANNING COMMISSION, DATED THIS 18 DAY OF October, 1990.

[Signature]
PRESIDENT

[Signature]
SECRETARY

PLANNING ACTION NUMBER 90-093

FD MONUMENT PER "MEADOWHAWK P.U.D."
2" G.I.P. W/3" BRASS DISK MKD: "PLS 1822"
1989"

FD INTIAL POINT PER "MEADOWHAWK P.U.D."
2" G.I.P. W/3" BRASS DISK MKD: "INITIAL POINT
(16" BELOW GROUND SURFACE) MEADOWHAWK P.U.D."
PL S. 1822
1989"

PARTITION PLAT No. P-115-1990
MINOR LAND PARTITION

LOCATED IN
CITY OF ASHLAND
NW 1/4, SECTION 10, T.39S. R.1E., W.M.
& DONATION LAND CLAIM No. 43, T.39S, R.1E., W.M.

JACKSON COUNTY, OREGON
FOR
GEORGE COTA
&
KENNETH BOHN

Filed for Record this 19 Day of October, 1990, at 2:57 O'Clock
P.M. and Recorded as "Partition Plat No. P-115-1990" of the Records
of Jackson County, Oregon.
Index Volume 1, Page 115

[Signature] Kathleen S. Beckett
County Clerk

[Signature] Alexander E. Bartlett
Deputy

Water Rights Document No. 90-26548

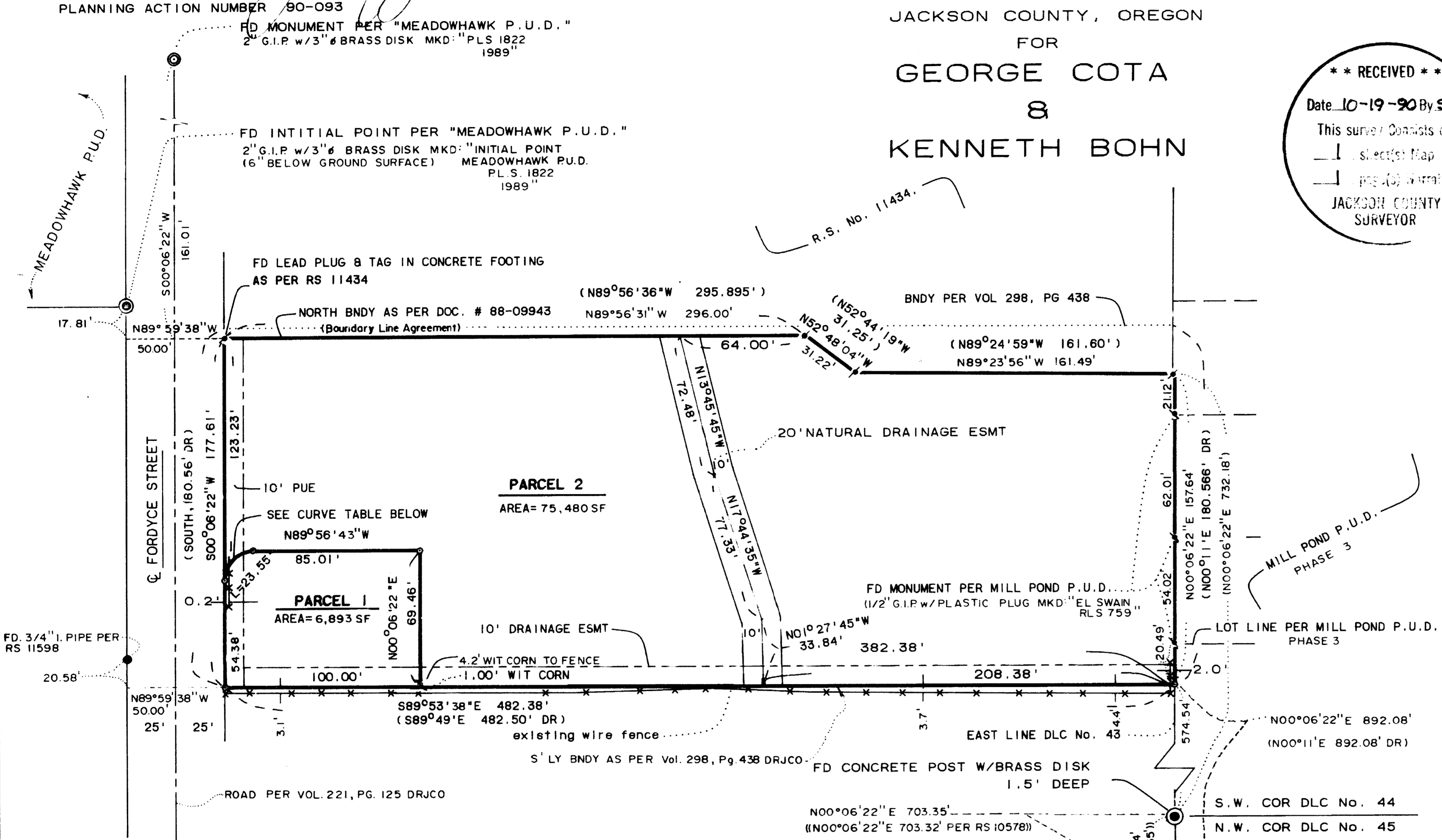
County Surveyor File No. 12244

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 portion of the Northwest Quarter of Section 10, Donation Land Claim Number 43, in Township 39 South, Range 1 East, Willamette Meridian, City of Ashland County of Jackson, State of Oregon described as follows:

Commencing at a found brass disk on a concrete post monumenting the occupied Southwest Corner of Donation Land Claim Number 44 and the Northwest Corner of Donation Land Claim Number 45 from which the intersection of the northerly right of way of East Main Street in the City of Ashland with the easterly line of Donation Land Claim 43 bears South 00°06'22" West 317.54 feet (Deed Record: South 00°11' West); thence along said easterly line, North 00°06'22" East 574.54 feet (Deed Record: North 00°11' East 574.54 feet) to a 5/8 by 24 Inch iron pin situated at the intersection of said line with the southerly boundary of a tract of land described in Volume 298, page 438 Deed Record Jackson County, Oregon, the True Point of Beginning; thence leaving said southerly boundary, North 00°06'22" East 157.64 feet (Deed Record: North 00°11' East) along said easterly line to a found 5/8 Inch iron pin situated at the intersection of said line and a Boundary Line Agreement as per Document Number 88-09943 Official Record Jackson County, Oregon; thence leaving said line, North 89°23'56" West 161.49 feet (North 89°24'00" West 161.60 feet) Document Number 88-09943) along said Boundary Line to a found 5/8 Inch iron pin; thence North 52°48'04" West 31.22 feet (North 52°44'19" West 31.25 feet) Document Number 88-09943) along said Boundary Line to a found 5/8 Inch iron pin; thence North 89°56'31" West 296.00 feet (North 89°56'36" West 296.895 feet) Document Number 88-09943) along said Boundary Line to a found lead plug and tag set in concrete situated at the intersection of said Boundary Line with the easterly right of way of Fordyce Street in the City of Ashland, Oregon (50.00 feet in right of way width); thence leaving said Boundary Line, South 00°06'22" West 177.61 feet (Deed Record: South, 180.56 feet) along said right of way to a 5/8 by 24 Inch iron pin situated at the intersection of said right of way with said southerly boundary as per Volume 298, page 438 Deed Record Jackson County, Oregon; thence leaving said right of way, South 89°59'38" East 482.38 feet (Deed Record: South 89°49' East 482.50 feet) along said southerly boundary to the True Point of Beginning.

** RECEIVED **
Date 10-19-90 By SB
This survey consists of:
- 1 sheet of Map
- 1 page of Narrative
JACKSON COUNTY SURVEYOR

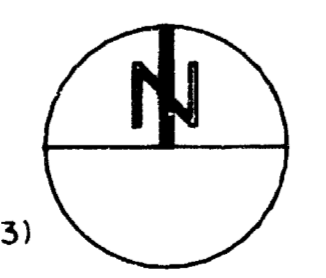


LEGEND

- ⊗ SET 5/8"x 24" IRON PIN MKD: "WIT.COR. PLS 1822"
- ⊙ SET 5/8"x 24" IRON PIN MKD: "KAUBLE, PLS 1822"
- ⊕ FOUND STREET MONUMENT IN BOX
- ⊙ FOUND 5/8" I. PIN PER R.S. 11434
- ⊙ FOUND MONUMENT AS NOTED
- FD FOUND
- PR PLAT RECORD, JACKSON COUNTY
- OR PER 88-09943 OFFICIAL RECORD JACKSON COUNTY, OREGON
- RS RECORD OF SURVEY
- DR AS PER VOLUME 298, PG. 438 DEED RECORD JACKSON COUNTY, OREGON
- () AS PER RECORD OF SURVEY 11434
- () AS PER RECORD OF SURVEY 10578 (MILL POND P.U.D. PHASE 1)
- ⊙ FOUND 1/2" G.I.P. W/ PLASTIC PLUG MARKED "EL SWAIN, RLS 759" (MILL POND, PHASE 3)

CURVE TABLE

DELTA	= 89°56'55"
R	= 15.00'
L	= 23.55'
T	= 14.99'
C	= 21.20'
LC	= S45°04'50"W



BASIS OF BEARING:
N.O.A.A. TRUE MERIDIAN AT N-S CENTERLINE SECTION 10
AS PER RECORD OF SURVEY No. 10578
SCALE: 1" = 50'

KNOW ALL MEN BY THESE PRESENTS:
THAT WE, GEORGE G. COTA AND KENNETH BOHN
ARE THE OWNERS IN FEE SIMPLE OF THE LANDS SHOWN HEREON
WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE
THE PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS
28th DAY OF SEPTEMBER, 1990.
[Signature] GEORGE G. COTA
[Signature] KENNETH BOHN

STATE OF OREGON) SS
COUNTY OF JACKSON)
PERSONALLY APPEARED THE ABOVE NAMED GEORGE G. COTA AND KENNETH BOHN
AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT
AND DEED BEFORE ME.

[Signature]
NOTARY PUBLIC FOR OREGON
4-20-92 EXPIRES

[Signature]
4-20-92

[Signature]
ROGER KAUBLE, P.L.S. 1822

SUBSCRIBED AND SWORN BEFORE ME THIS THE 1st DAY OF OCTOBER 1990.

EXAMINED AND APPROVED THIS THE 11th DAY OF October 1990.

[Signature]
NOTARY PUBLIC - OREGON
4-20-92

[Signature]
CITY SURVEYOR

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

SHEET 1 OF 1
AUGUST 13, 1990

Survey No. 12244

Survey Narrative to comply with Paragraph 209.250
Oregon Revised Statutes

Survey For:

George Cota and Kenneth Bohn
1030 Ivy Lane
Ashland, Oregon 97520

Location:

Donation Land Claim Number 43 and the Northwest
quarter Section 10, 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 90-
093 Ashland Planning Commission and as per clients
request.

Procedure:

Utilized extensive control traverse used during
survey of "Meadowhawk Planned Unit Development",
(1989) because both parcels are described from the
same controlling Donation Land Claim Line. The
east boundary of subject property corresponds with
the easterly line of Donation Land Claim Number 43
which is also a portion of the westerly boundary
of "Mill Pond P.U.D." The northerly boundary is
controlled by Document Number 88-09943 which was
surveyed and monumented by Swain during Record of
Survey 11434. These property corners were located
and tied into the control net and compared to
calculated position. The southerly boundary is
per deed record (Volume 298, page 438 Deed Record
Jackson County, Oregon).

The tract was partitioned into two parcels,
separating the existing residence and garage from
the parent tract according to clients request.

Basis of
Bearing:

N.O.A.A. True Meridian at North-South
centerline of Section 10 as per Record of
Survey Number 10578.

Roger Kauble & Associates.
PO Box 1252
Ashland, Oregon 97520

September 28, 1990

** RECEIVED **

Date 10-19-90 By SK

This survey consists of:

1 sheet(s) Map

1 page(s) Narrative

JACKSON COUNTY
SURVEYOR

