

APPROVAL:

ASHLAND PLANNING COMMISSION DATE 10-19-90 PA #90-123

APPROVAL

MINOR LAND PARTITION PARTITION PLAT No. P-117-1990

located in

Lot 2 of the Deer Ridge Terrace Subdivision in the Southwest Quarter of Section 5, Township 39 South, Range 1 East of the Willamette Base and Meridian,

JACKSON COUNTY OREGON

RECORDING

FILED FOR RECORD THIS THE 22 DAY OF October, 1990 AT 8:47 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT No. P-117-1990 OF THE RECORDS OF JACKSON COUNTY, OREGON. INDEX VOLUME 1, PAGE 117.

Kathleen S. Beckett County Clerk, Glenda E. Beckett Deputy

Examined and Approved this 19th day of Oct., 1990.

SURVEYOR

STEVE HAPTONSTALL

COUNTY SURVEYOR File No. 12246

ASST City Surveyor

GEORGE J. ROBERTS

OCTOBER 12, 1990

470 Prim Street Ashland, Oregon 97520

WATER RIGHTS STATEMENT:

See Document No. 90-26580 of the Official Records of Jackson County, Oregon.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that I

Steven W. Haptonstall am the owner in fee simple of the lands shown hereon and designated as Parcels No. 1 and 2 and I have caused the same to be partitioned, surveyed and platted into parcels, as shown hereon. That portion of Parcels No. 1 and 2 shown hereon as a 'PRIVATE ACCESS WAY' shall be utilized for MUTUAL ingress and egress by both the owners of Parcels No. 1 and 2, but not limited exclusively thereto. The owners of Parcels No. 1 and 2, their heirs, assigns and successors in interest shall be bound by the following: 'Each parcel owner agrees to the periodic maintenance and repairs to the private access way, as shown hereon. Each parcel owner agrees to pay one-half of all maintenance and repair cost related to said private access way. If the owners of Parcels No. 1 and 2 cannot agree to the need of repairs, or cost associated therewith, then a neutral third party shall be selected, by said parcel owners, to review the facts pertinent to said disagreement and render a written opinion, to be delivered to both parcel owners, said opinion to be final and binding upon the parties to which it is addressed. In the event that the owners of Parcels No. 1 and 2 cannot agree to a neutral third party, then the party seeking to repair said driveway, will have the right to petition a 'Court of Law' to select a neutral third party who shall, at the direction of the Court, render a written report upon the facts so presented to said neutral third party. The decision of the third party shall be final. If either of the owners of Parcels No. 1 and 2 fails to or refuses to remit payment in full for the repairs to said private access way, within 30 days of receiving a Statement of Charges, then it shall be deemed that a lien upon the land of the defaulting party has been established. In the event it is necessary to bring legal action to enforce any of the provisions as outlined above, then the prevailing party will be entitled to reasonable cost and attorney fees, as determined by the court. No parking of vehicles in the 'PRIVATE ACCESS WAY' for more than 10 minutes shall be allowed without the expressed approval of the owners of the parcel which would be inconsequential. Public and Private emergency vehicles shall have the right of ingress and egress over and across said 'PRIVATE ACCESS WAY'. There shall be reserved a 'PRIVATE ELECTRICAL EASEMENT' over, across and through Parcel No. 2, as shown hereon, for the exclusive use of Parcel No. 1. The extent to which the Building Envelope may be increased in size toward Prim Street, will depend upon a foundation design by a Registered Professional Engineer, protecting the new structure as well as the lateral support of the existing driveway, after its widening as required by the approval for Planning Action No. 90-123 and dated July 10, 1990, by the City of Ashland Planning Commission. This design shall be reviewed and approved by either the staff of the City of Ashland Planning Commission or the City of Ashland Building Department, prior to any building construction commencing on Parcel No. 2. It will be the responsibility of the owner of Parcel No. 2, which secures a building permit for house construction, to widen the existing driveway to comply with the requirements as set forth in the 'CONDITIONS FOR APPROVAL' of Planning Action No. 90-123 in the City of Ashland.

IN WITNESS WHEREOF,

I have set my hand and seal this 19th day of October, 1990.

STEVEN W. HAPTONSTALL

STATE OF OREGON

County of Jackson

October 19 A.D. 1990

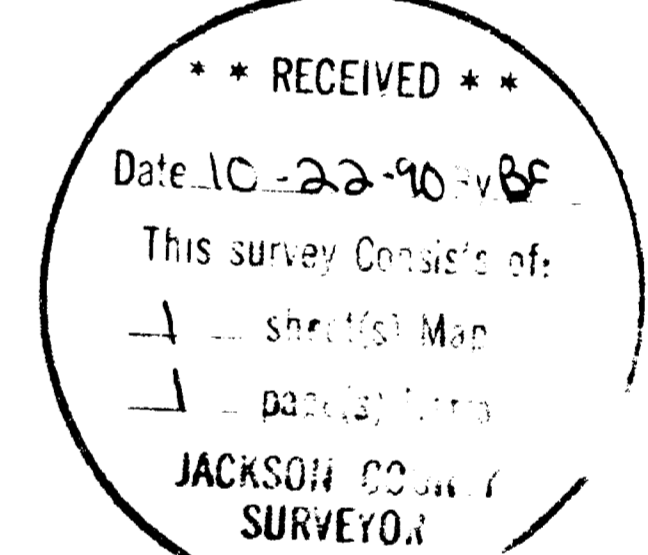
Personally appeared the above named STEVEN W. HAPTONSTALL

and acknowledge the foregoing instrument

to be his voluntary act and deed.

Before me:

SONJA N. AKERMAN NOTARY PUBLIC - OREGON My Commission Expires 4-6-94



SURVEYOR'S CERTIFICATE

I, George J. Roberts, Registered Professional Land Surveyor of the State of Oregon No. 2010, hereby certify that this plat is conformable to the field notes and the survey has been correctly executed within the requirements and regulations of the State of Oregon and the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:--

Commencing at a concrete post and bronze disk situated at the Initial Point of Deer Ridge Terrace Subdivision, as now recorded, being situated in the Southwest Quarter of Section 5, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon; THENCE South 00 degrees 32 minutes 37 seconds East along the Easterly right of way line of Prim Street for a distance of 154.225 feet to a found 5/8 inch iron rod situated at the Northeast corner of Lot 2 of said subdivision and being the TRUE POINT OF BEGINNING; THENCE leaving said Easterly right of way line, North 89 degrees 57 minutes 55 seconds East along the boundary line common to Lots 1 and 2 of said subdivision for a distance of 150.005 feet to the Southeast corner of Lot 2 situated at the Northeast corner of said Lot 2; THENCE South 00 degrees 32 minutes 37 seconds East along the Easterly boundary line of said Lot 2 for a distance of 154.225 feet to the Southeast corner thereof, which bears North 00 degrees 23 minutes 00 seconds West for a distance of 9.99 feet (recorded survey No. 10164+ North 00 degrees 32 minutes 37 seconds West for a distance of 10.00 feet) from a found 5/8 inch iron rod; THENCE South 89 degrees 57 minutes 55 seconds West along the boundary line common to Lots 2 and 3 of said recorded subdivision for a distance of 150.005 feet to a 1/2 x 24 inch galvanized iron pipe situated in the Easterly right of way line of Prim Street; THENCE North 00 degrees 32 minutes 37 seconds West along said Easterly right of way line for a distance of 154.225 feet to the point of beginning. Together with and subject to covenants, easements, and restrictions of record and those apparent on the land.

NOTARY Karen A. Green Subscribed and sworn to before me this 18th day of OCTOBER, 1990.

Job: SH1417T File: SH1417T SURVEYOR LS 2010 Sheet 1 of 1

526 Wagner Creek Road Talent, Oregon 97540

SCALE: 1" = 30'

BASIS OF BEARING:

TRUE MERIDIAN at the N-S Centerline Sec. 5 (derived from N.O.A.A. net)

- Found concrete post & bronze disk for Initial Point Deer Ridge Terrace Subdivision, as now recorded. Found 5/8 inch iron rod with cap marked: E.L. SWAIN, RLS 759, unless otherwise shown. Found 5/8 inch iron rod with Alum. Cap marked: Wit. Cor. PLS 1822 per R.S. No. 10164. Found 5/8 inch iron rod with Alum. Cap marked: Wit. Cor. PLS 1822 per Recorded Survey No. 10164. Fence corner bears S.50°W., 0.9' +/- Set 1/2 x 24 inch galvanized iron pipe with plug and brass nail and tag marked: LS 2010.

LEGEND:

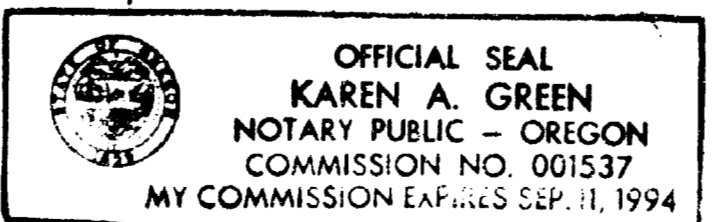
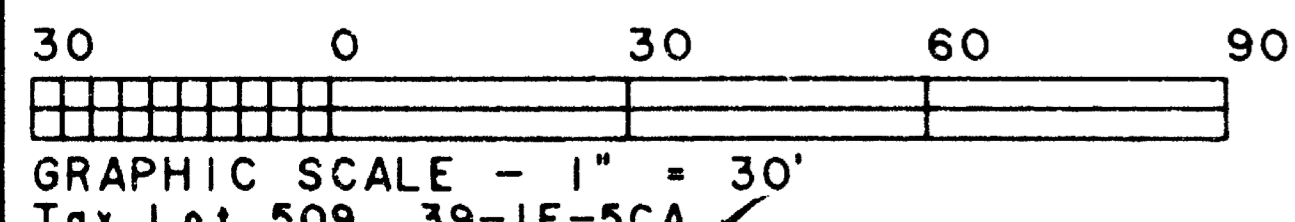
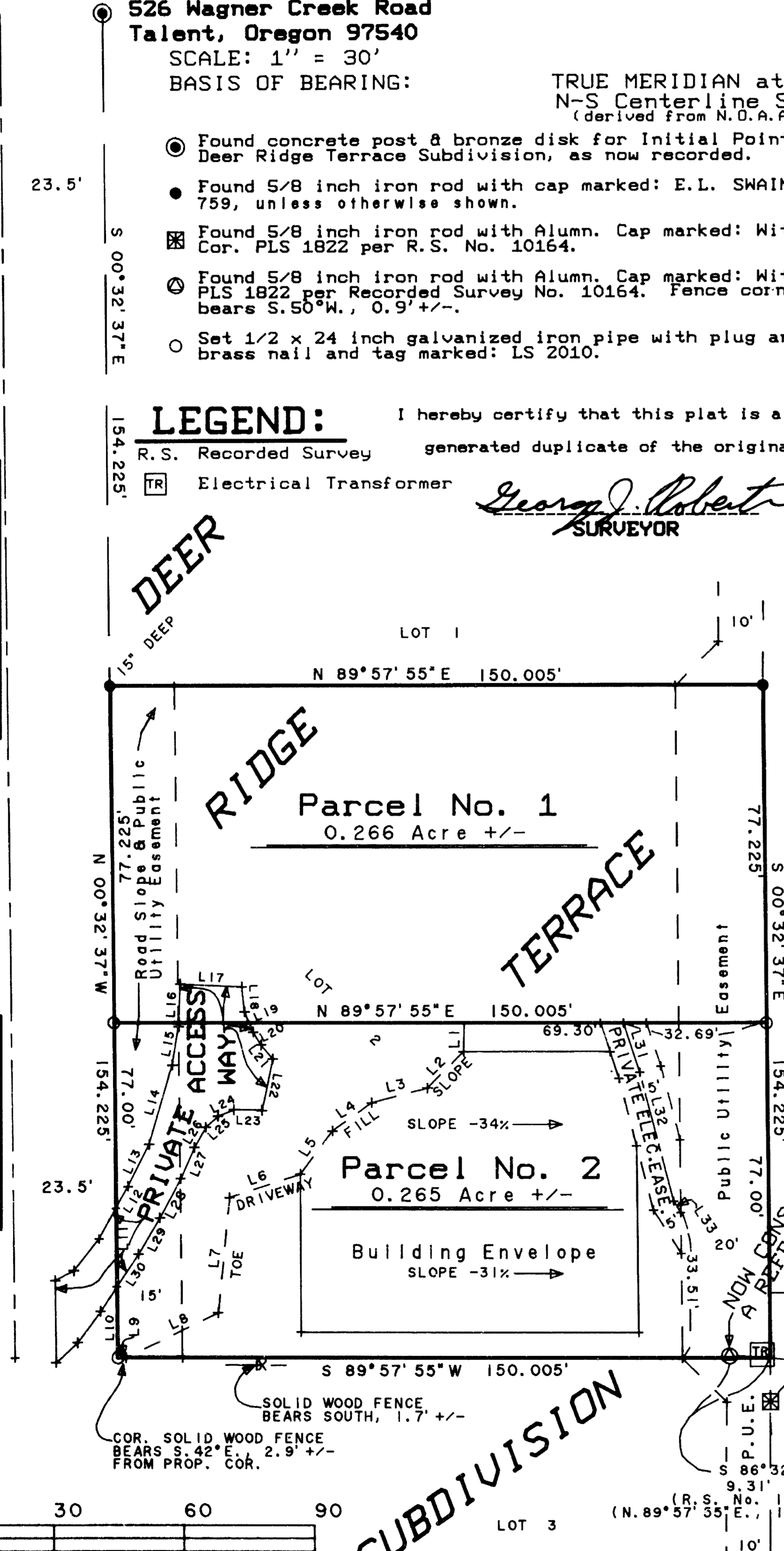
R.S. Recorded Survey generated duplicate of the original.

Electrical Transformer

I hereby certify that this plat is a CAD generated duplicate of the original.

George J. Roberts SURVEYOR

Table with columns COURSE, BEARING, DISTANCE. Lists 33 courses (L1-L33) with bearings and distances.



Survey No. 12246

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

SURVEY FOR: Steven W. Haptonstall
470 Prim Street
Ashland, Oregon 97520

LOCATION: Situated in Lot 2 of the Deer Ridge Terrace Subdivision
in the Southwest Quarter of Section 5, Township 39
South, Range 1 East of the Willamette Base and
Meridian, Jackson County, Oregon.

PURPOSE: To partition, survey and monument the boundary lines of
Parcels No. 1 and 2, as shown on the accompanying map,
per clients request and the approval of the City of
Ashland Planning Commission.

PROCEDURE: Found the Initial Point of Deer Ridge Terrace
Subdivision. Also, found other monuments as set and
shown on the Deer Ridge Terrace Subdivision, as now
recorded, Recorded Surveys No. 10164 and 10179 now on
file in the office of the Jackson County Surveyor.
With the data necessary to determine the location of
the corner monuments of Lot 2 of said subdivision, it
was discovered that the westerly witness corner
monument, as set and shown on recorded survey no. 10164
is considerably out of place. Therefore, I have
elected to show the course and distance to the
Southeast corner of Lot 2 and refer to this found
monument as a **REFERENCE MONUMENT**. The Southwest
corner monument has apparently been destroyed by either
street or fence construction. In any event, I have set
monuments as shown on the accompanying map to delimit
the boundaries of Parcels No. 1 and 2, as shown hereon.

BASIS OF BEARING: True Meridian at the North-South centerline of Section
5, 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.

October 12, 1990
ref: SH1417T.NAR

George J. Roberts, L.S.
526 Wagner Creek Road
Talent, Oregon 97540

Tax Lot 509, 39-1E-5CA

