

# PARTITION PLAT NO. P-121-1990

A MINOR LAND PARTITION located in the SW 1/4 of Section 4, T. 39 S., R. 1 E., W.M., City of Ashland, Jackson County, Oregon.

October 3, 1990

I certify this plat to be an exact photocopy of the original.  
David A. Edwards  
 SURVEYOR

SURVEYED FOR: John Michael Van Ausdall, et. al.  
 337 Oak Street  
 Ashland, Oregon 97520

SURVEYED BY: Edwards Surveying and Land Planning Inc.  
 1014 East Pine Street  
 Central Point, Oregon 97502  
 Phone: (503) 664-1539

REGISTERED PROFESSIONAL LAND SURVEYOR  
David A. Edwards  
 OREGON  
 JUL 26, 1988  
 DAVID A. EDWARDS  
 2339

### SURVEYOR'S CERTIFICATE

STATE OF OREGON ) SS  
 County of Jackson )

I, David A. Edwards, a Registered Professional Land Surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land as shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines:

Commencing at a 5/8 inch iron pin marking the Southeastly corner of Lot 6, Block 15, of the CITY OF ASHLAND, Oregon according to the official 1888 map of said City, said pin being located on the Westerly line of Oak Street; thence North 23° 11' 31" East, along said Westerly line, 124.14 feet to the Southeast corner of that tract described in Volume 366, Page 407, Deed Records, and the true point of beginning; thence North 64° 40' 28" West, along the South line of said tract, 252.23 feet to the center of Ashland Creek; thence along the center line of said creek as follows: North 30° 13' 19" E., 121.7 feet; thence North 46° 53' 50" East, 71.89 feet; thence North 38° 26' 36" East, 83.99 feet to a point on the Southwesterly line of a tract of land described in Volume 81, Pages 475 and 476, said Deed Records; thence leaving said creek center line, along the arc of a 2919.79 foot radius curve to the left, being concave to the Northeast and having a long chord which bears South 51° 11' 17" East 224.482 feet, a distance of 224.54 feet to a point on said Westerly line of Oak Street; thence South 45° 22' 37" West, along said Westerly line, 44.03 feet to a 5/8 inch steel pin; thence South 23° 11' 31" West 67.11 feet to the true point of beginning.

Kim L. Carson  
 KIM L. CARSON  
 NOTARY PUBLIC - OREGON  
 My Commission Expires 10-5-93

David A. Edwards  
 Surveyor

Subscribed and sworn to before me this 2<sup>nd</sup> day of October, 1990.

### APPROVALS PA 90-170

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

Kim L. Carson President  
John Ferguson Secretary

EXAMINED and approved this 24<sup>th</sup> day of October, 1990.  
James H. Hester  
 City Surveyor

### RECORDER'S CERTIFICATE

Filed for record this 31 day of October, 1990, at 11:59 o'clock, A.M. and

recorded as Partition Plat No. P-121-1990 of the records of Jackson County, Oregon.

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Kathleen S. Bennett County Clerk  
Joy A. Ramirez Deputy

County Surveyor File No. 12262

STATEMENT OF WATER RIGHTS: Document Number 90-27558, Official Records.

R.S.N. 5841  
 (S. 63° 43' 17" E. 327.53')  
 Van Ness (formerly Mechanic) Street per R.S.N. 3941

LINE & CURVE DATA TABLE

	Radius	L	Chord or Bearing & Dist.	Δ
A	2934.79'	222.70'	S. 51° 10' 19" E. 222.65'	4° 20' 52"
B	2934.79'	17.33'	S. 49° 10' 07" E. 17.33'	0° 20' 18"
C	2934.79'	145.52'	S. 50° 45' 23" E. 145.50'	2° 50' 27"
D	2934.79'	59.85'	S. 52° 45' 42" E. 59.85'	1° 10' 07"
E			S. 34° 37' 31" W. 39.63'	
F			N. 30° 13' 19" E. 121.7'	
G	2919.79'	224.54'	S. 51° 11' 17" E. 224.482'	4° 24' 22"

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, John Michael Van Ausdall, Maude A. Van Ausdall and John Marshall Van Ausdall, are the owners in fee simple of the lands designated as Parcels 1 and 2 hereon shown and that we have caused the partitioning of said lands as shown hereon, and that we do hereby dedicate to the City of Ashland the Public Utility Easement shown on sheet 1 of 1 this partition and we do also dedicate to the City of Ashland the overhead power and bridge easements as shown on sheet 2 of this partition and we do also dedicate to the City of Ashland the 15.00 foot wide strip of land for street purposes as shown on said sheet 2.

Power of Attorney recorded as Document Number 90-26712, Official Records.

IN WITNESS WHEREOF we have set our hands and seals this 22<sup>nd</sup> day of October, 1990.

John Michael Van Ausdall  
 John Michael Van Ausdall

Maude A. Van Ausdall P.C.A.  
 Maude A. Van Ausdall

John Marshall Van Ausdall P.A.  
 John Marshall Van Ausdall

STATE OF OREGON ) SS  
 County of Jackson )

Personally appeared before me John Michael Van Ausdall, who, being duly sworn, did say that he is the attorney in fact for Maude A. Van Ausdall and John Marshall Van Ausdall and that he executed the foregoing instrument by authority of and in behalf of said principle; and he acknowledged said instrument to be the act and deed of said principle.

Before Me: Kim L. Carson  
 Notary Public for Oregon

Kim L. Carson  
 KIM L. CARSON  
 NOTARY PUBLIC - OREGON  
 My Commission Expires 10-5-93

My commission expires: 10-5-93

### LEGEND

⊙ Indicates 3/4" I. Pipe in monument case found unless noted otherwise.

○ Indicates 5/8" x 24" steel pin w/plastic cap mkd. "D.A. EDWARDS-RPLS 2339" set.

( ) Denotes Record Data as noted.

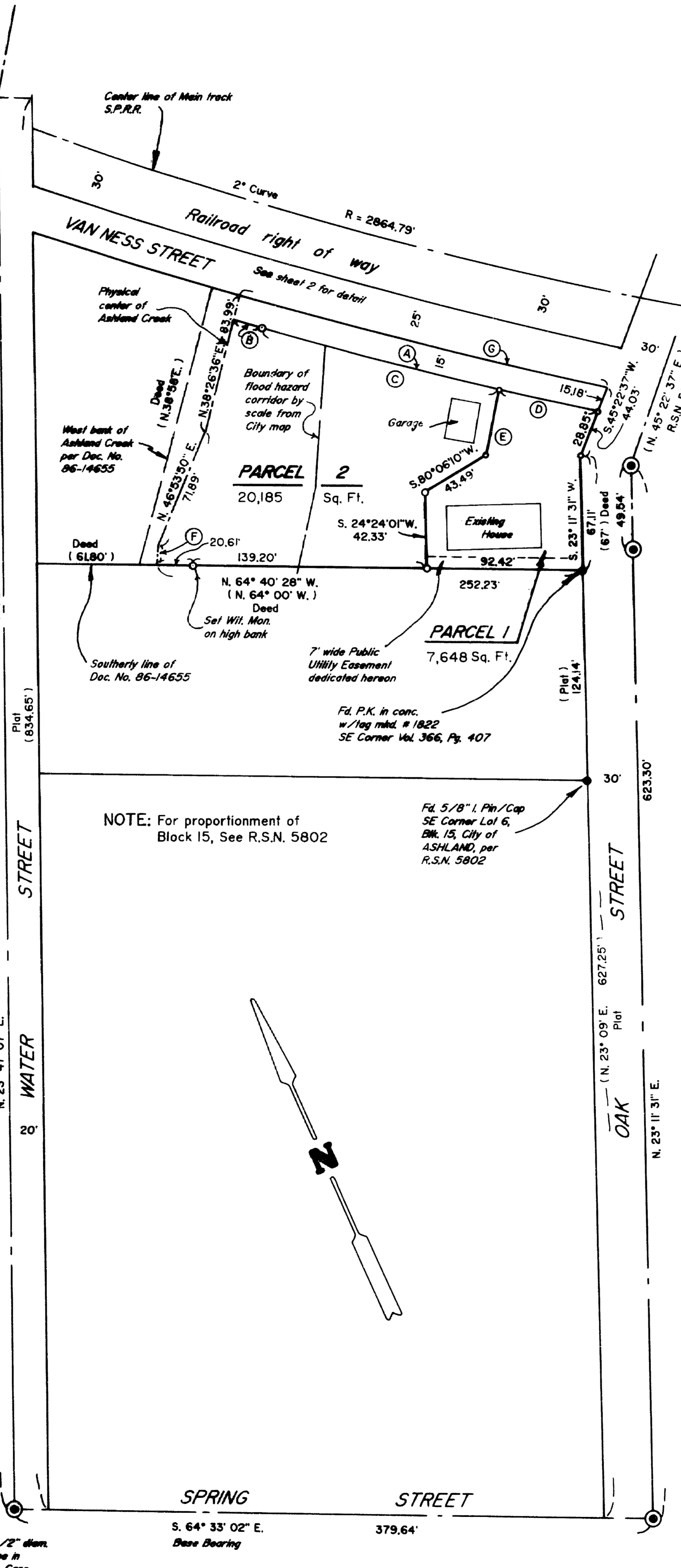
R.S.N. = Recorded Survey Number

SCALE: 1" = 60'

BASIS OF BEARINGS: N.O.A.A. true bearings per R.S.N. 5802.

OHP = Overhead Power

\*\* RECEIVED \*\*  
 Date 10-31-90 By [Signature]  
 This survey was filed.  
[Signature]  
 JACOBSON  
 JACOBSON COUNTY SURVEYOR



NOTE: For proportionment of Block 15, See R.S.N. 5802

Fd. P.K. in conc. w/flag mkd. # 1822 SE Corner Vol. 366, Pg. 407

Fd. 5/8" I. Pin/Cap SE Corner Lot 6, Blk. 15, City of ASHLAND, per R.S.N. 5802

Fd. 1/2" diam. L. Pipe in Mon. Case

SURVEY NUMBER 12262

Edwards Surveying and Land Planning Inc.  
Registered Land Surveyors  
1014 East Pine St.  
Central Point, Oregon 97502  
(503)664-1539

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,  
OREGON REVISED STATUTES

SURVEY FOR: John Micheal Van Ausdall, et. al.  
337 Oak Street  
Ashland, Oregon 97520

LOCATION: In the SW 1/4 of Section 4, T. 39 S., R. 1 E.,  
W.M., City of Ashland, Jackson County, Oregon.

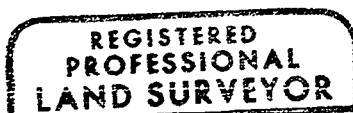
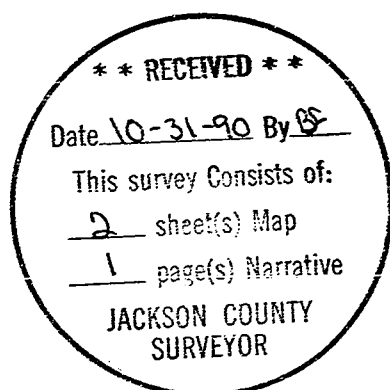
PURPOSE: Minor Land Partition: To locate and monument  
the boundaries of that tract described in  
Document Number 86-14655, Official Records, and  
to partition said tract into 2 parcels as shown  
on the attached plat and to dedicate street  
right of way, a bridge easement and Public  
Utility Easements as shown on the attached  
plats.

PROCEDURE: Utilizing center line monuments and  
proportionment data per R.S.N. 5802 as shown,  
computed the South line of the parent tract.  
Ties were made to the center line of the main  
track of the Southern Pacific Railroad and  
computations made to determine the railroad  
right of way. After a thorough search of title  
records it was determined that the City of  
Ashland holds title to only a 25 foot wide  
strip adjacent to the railroad as per Vol. 81,  
Pages 475 and 476, Deed Records. Therefore, my  
client is dedicating the 15 foot wide strip for  
street purposes as shown. Monuments set on this  
survey consist of 5/8" x 24" steel pins with  
red plastic caps mkd. D.A. EDWARDS-RPLS 2339".

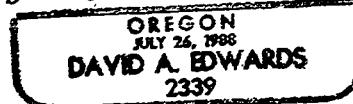
BASIS OF  
BEARINGS: N.G.A.A. true bearing per R.S.N. 5802.

EQUIPMENT: Nikon NTD-4 Semi-automatic theodolite/E.D.M.

DATE  
COMPLETED: October 3, 1990.



*David A. Edwards*



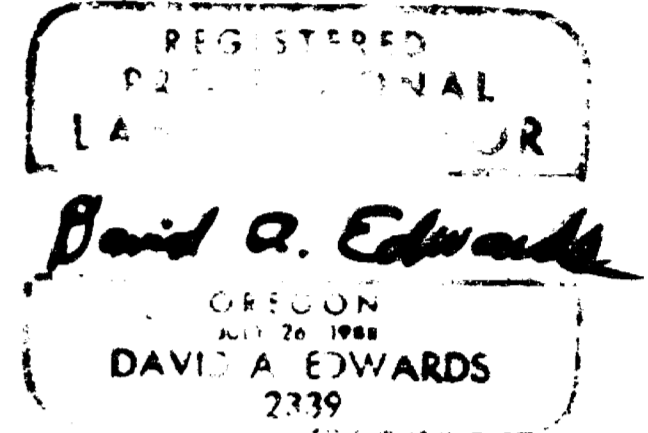
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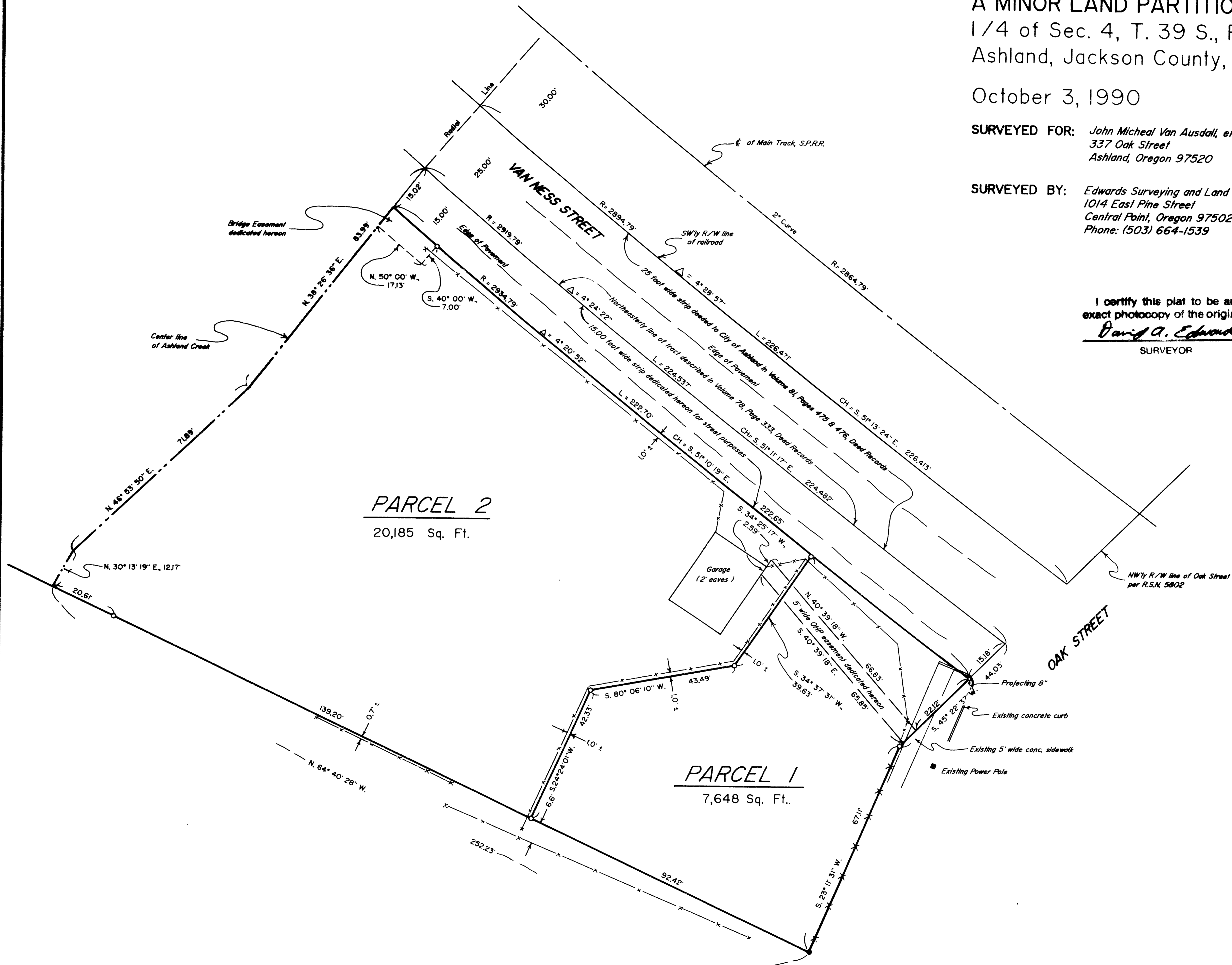
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*David A. Edwards*  
SURVEYOR



DETAIL SCALE: 1" = 20'