

PARTITION PLAT NO. P-138-1990

MINOR LAND PARTITION/LOT LINE ADJUSTMENT (PA 90-213)

LOCATED IN: DLC. No. 40842 IN  
THE NW 1/4 OF SECTION 9, T39S, R1E, W.M.  
CITY OF ASHLAND, JACKSON COUNTY, OR.

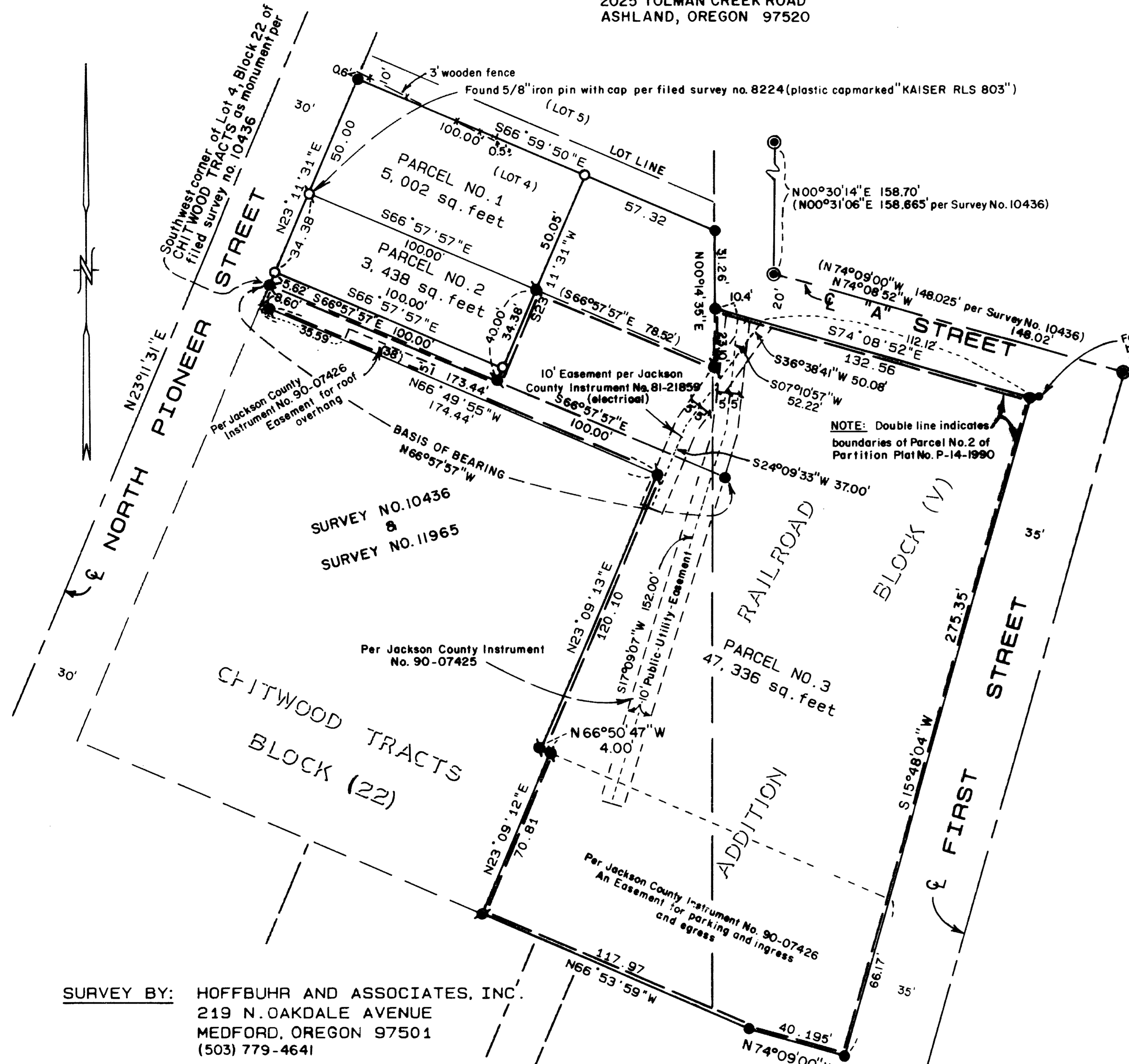
FOR: ERIK WALLBANK  
2025 TOLMAN CREEK ROAD  
ASHLAND, OREGON 97520

APPROVALS:  
*[Signature]*  
ASHLAND PLANNING COMMISSION

11-21-90  
DATE

Examined and approved this 21<sup>st</sup> day of NOVEMBER, 1990.

*[Signature]*  
Asst City Surveyor



RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 28 DAY OF November, 1990, AT 10:10 O'CLOCK,  
A.M. AND RECORDED AS PARTITION PLAT NO. P-138-1990 OF "RECORD OF  
PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 1, PAGE 138)

*[Signature]* *[Signature]*  
County Clerk Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR  
AS NO. 12304

WATER RIGHTS STATEMENT:

Instrument No. 90-07027 Official Records

SURVEYOR'S CERTIFICATE:

I, Douglas C. McMahan, a duly Registered Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and complies with the regulations for Minor Land Partitions and the following is an accurate description of the parent tract of land as set forth hereon:

The Southerly 50.0 feet of the Northerly 60.0 feet of Lot Four (4) in Block Twenty-two (22) of the CHITWOOD TRACT in the City of Ashland, Jackson County, Oregon, according to the Official Plat thereof, now of record.

TOGETHER WITH: Beginning at a 3/4 inch iron pipe at the Southwest corner of Lot 4, Block 22 of CHITWOOD TRACT in the City of Ashland, Jackson County, Oregon; thence South 66°57'57" East (record Easterly); along the Southerly line of said Lot 4, a distance of 100.00 feet to a 5/8 inch iron pin; thence North 23°11'31" East (record Northerly), parallel with the Easterly line of North Pioneer Avenue, 40.00 feet to a 5/8 inch iron pin; thence North 66°57'57" West (record Westerly) parallel with the Southerly line of said Lot 4, a distance of 100.00 feet to the Easterly line of North Pioneer Avenue; thence South 23°11'31" West (record Southerly), along said Easterly line 40.00 feet to the true point of beginning.

ALSO TOGETHER WITH: Parcel No. 2 of Partition Plat No. P-14-1990 recorded March 27, 1990 in Record of Partition Plats in Jackson County, Oregon, and filed as Survey No. 11965.

*[Signature]*  
SURVEYOR

Before me this 11<sup>th</sup> day of November, 1990.

SURVEY BY: HOFFBUHR AND ASSOCIATES, INC.  
219 N. OAKDALE AVENUE  
MEDFORD, OREGON 97501  
(503) 779-4641

SCALE: 1" = 40' DATE: OCTOBER 8, 1990  
BASIS OF BEARING: N.O.A.A. TRUE BEARING  
per survey no. 10436

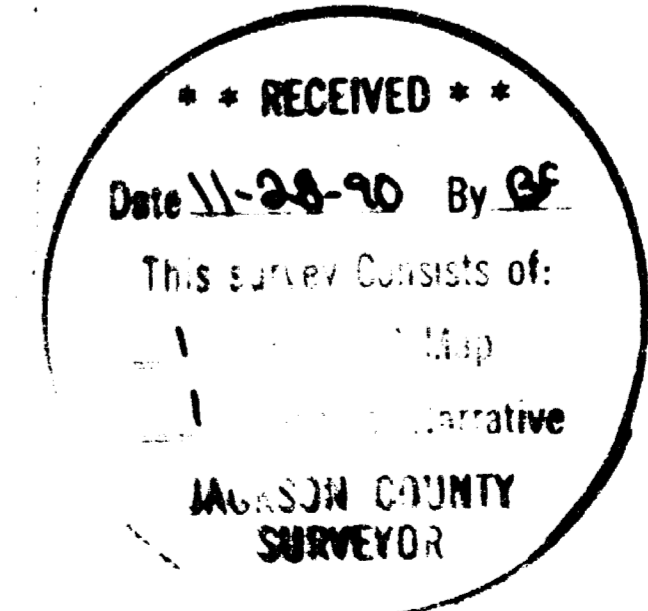
LEGEND:

- O = Set 5/8"x24" iron pin w/ plastic yellow cap stamped "D McMahan LS 1913"
- = Found 5/8" iron pin per survey no. 11965 (with plastic yellow cap stamped "D McMahan LS 1913")
- = Found 3/4" iron pipe per survey no. 10436 (with brass nail in plastic plug marked E.L. SWAIN RLS 759)
- = Found 3/4" iron pipe in monument case

I certify this plat to be an exact photocopy of the original.

*[Signature]*  
SURVEYOR

*change forms*  
12-23-93



SURVEY NO. 12304

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: Eric Wallbank  
2025 Tolman Creek Road  
Ashland, Or. 97520

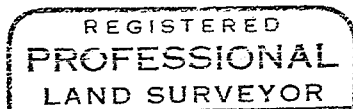
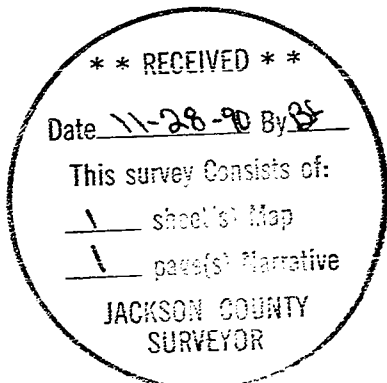
LOCATION: In lots 2, 3, 8 and a portion of Lot 4 in Block 22 of the Chitwood Tracts, Lots 1 through 9 in Block "V" of the Railroad Addition, Donation Land Claim No. 40 and 42 Northwest one quarter (1/4) Section 9 Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County Oregon.

PURPOSE: To Survey, monument and prepare Plat for a minor Land Partition (Lot Line Adjustment PA-90-064) as per the clients request and as shown on the attached map.

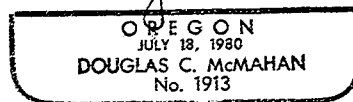
PROCEDURE: Utilizing found monumentatuion for control as established per filed survey No. 10436, and 11965 I set monuments for the boundary of the new parcels as shown on the attached map.

BASIS OF BEARING: N.O.A.A. True Bearing per filed survey No. 10436.

DATE: October 8, 1990



*Douglas C. McMahan*



Douglas C. McMahan  
Hoffbuhr & Associates, Inc.  
219 N. Oakdale  
Medford, Oregon 97501