

PARTITION PLAT NO. P-14-1991

A MINOR LAND PARTITION/BOUNDARY LINE ADJUSTMENT located in Lots 17 & 18, Woolen's Addition in the City of Ashland and the SE 1/4 of Sec. 5, T.39S., R.1E., W.M., Jackson County, Oregon.

January 7, 1991

SURVEYED FOR: *Barbara Higginbotham*
309 Alta Avenue
Ashland, Oregon 97520

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

RECEIVED
Date 2-6-91 By RS
This survey consists of:
1 ...
2 ...
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrel W. Edwards
OREGON
JULY 8, 1966
DARREL W. EDWARDS
741

SURVEYOR'S CERTIFICATE

STATE OF OREGON) SS
County of Jackson)

I, Darrel W. 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:

Beginning at a 5/8 inch steel pin marking the Northeast corner of Lot 18, WOOLEN'S ADDITION, being located in the Southeast one-quarter of Section 5, Township 39 South, Range 1 East of the Willamette Meridian in the City of Ashland, Jackson County, Oregon; thence South 0° 28' 31" East, along the West line of Alta Street, 199.95 feet to a 5/8 inch steel pin marking the Southeast corner of Lot 17 in said WOOLEN'S ADDITION; thence North 89° 51' 02" West, along the South line of said Lot 17 and the Westerly extension thereof, 217.966 feet to a 5/8 inch steel pin marking a point on the center line of vacated South Street; thence North 0° 29' 08" West, along said center line, 219.73 feet to a 5/8 inch steel pin; thence South 89° 54' 33" East 20.00 feet to a 5/8 inch steel pin; thence South 0° 29' 08" East 20.00 feet to a 5/8 inch steel pin marking the Northwest corner of said Lot 18; thence South 89° 54' 33" East 198.00 feet to the point of beginning.

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

Darrel W. Edwards
SURVEYOR

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

Darrel W. Edwards
Surveyor

Subscribed and sworn to before me this 10th day of January, 1991.

APPROVALS P.A. # 91-011

[Signature]
ASHLAND PLANNING COMMISSION DATE 1-28-91

EXAMINED and approved this 22nd day of January, 1991. *[Signature]*
City Surveyor

RECORDER'S CERTIFICATE

Filed for record this 6 day of February 1991, at 10:12 o'clock A.M. and

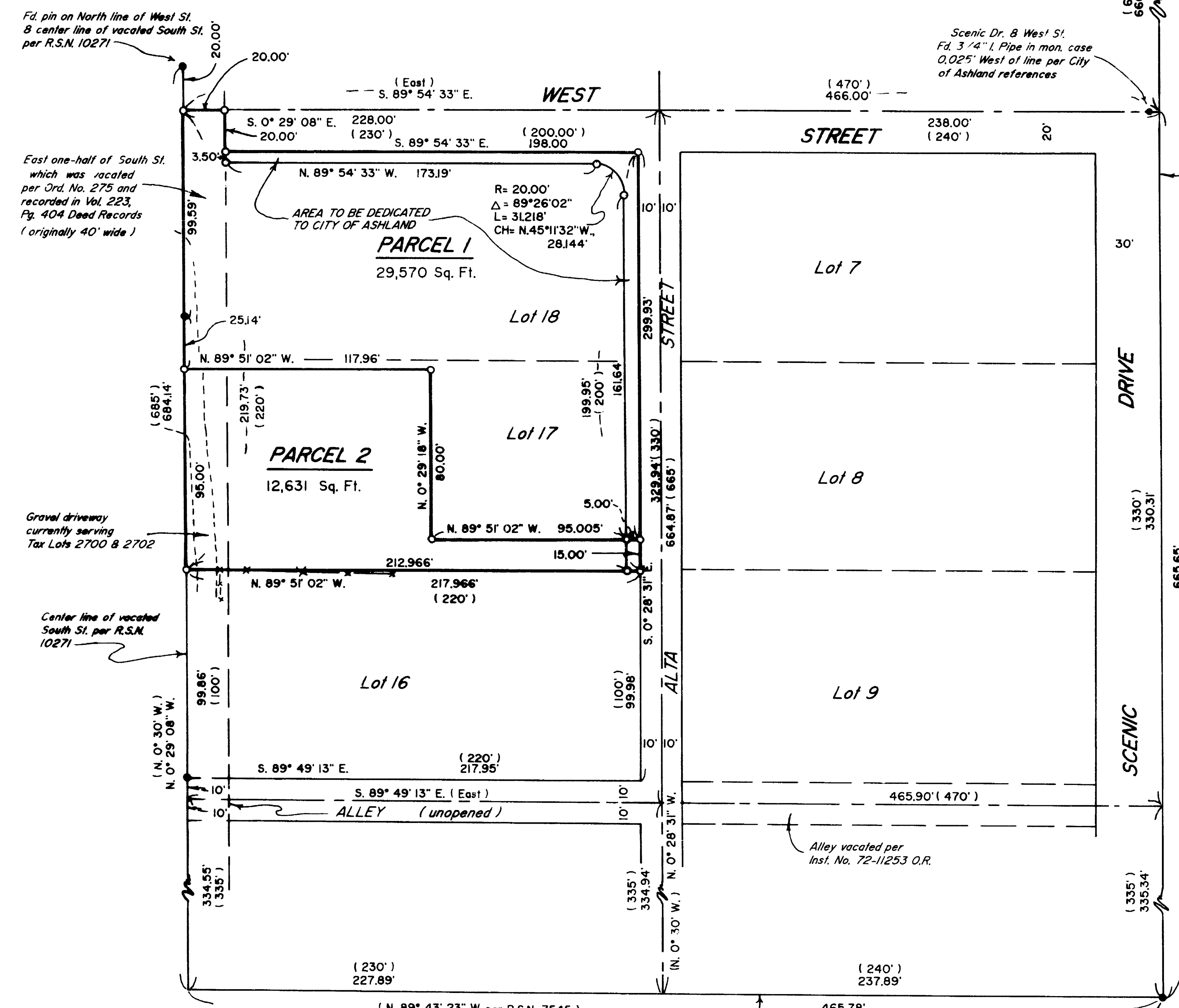
recorded as Partition Plat No. P-14-1991 of the Records of partition plats of Jackson County, Oregon.

Index Volume 2 Page 14 County Surveyor File No. 12387

Kathleen S. Beckett *Glenda E. Bartlett*
County Clerk Deputy

STATEMENT OF WATER RIGHTS: Document Number 91-02635, Official Records.

Sheet 1 of 1



LEGEND

- Indicates 5/8" I. Pin w/plastic cap mkd. "Thomas-L.S. 505" found per R.S.N. 10271 unless otherwise noted.
 - Indicates 5/8" x 24" steel pin w/plastic cap mkd. "D.W. EDWARDS-PLS 741" set.
- R.S.N. = Recorded Survey Number
SCALE: 1" = 50'
BASIS OF BEARINGS: N.O.A.A. true bearings per R.S.N. 7545
() Denotes Record Data per plat of Woolen's Addition unless otherwise noted.



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: Barbara Higginbotham
309 Alta Avenue
Ashland, Oregon 97520

LOCATION: In Lots 17 & 18, WOOLEN'S ADDITION and the SE 1/4 of Section 5, T. 39 S., R. 1 E., W.M., City of Ashland, Jackson County, Oregon.

PURPOSE: Minor Land Partition/Boundary Line Adjustment: F.A. No. 91-011; To locate and monument the boundaries of said Lots 17 and 18 and the portion of vacated South St. lying adjacent to said Lots, as described in Doc. No. 91-00067, official records and to adjust the boundaries of those Lots to the configuration shown on the accompanying plat.

PROCEDURE: Utilizing existing monuments of record per Recorded Survey Number 10271, other ACCEPTED monuments along the East line of WOOLEN'S ADD. and bearing of record per R.S.N. 7545 for the South line of Section 5, computed the positions for street centers and Lot corners as shown. In reviewing City of Ashland notes establishing reference points to the center line intersection of West St. and Alta Ave., it was noted thereon that "no pipe" was found. At the intersection of the center lines of West St. and Scenic Drive, however, a pipe was found. This latter pipe was accepted for control on the center line of West St. as shown. Monuments found per R.S.N. 10271 were used to control the center line of vacated South St. as well as the center line of West Street. Recorded Survey Number 10271 is based upon control established by the same surveyor in R.S.N. 9151, which was an extensive survey around the exterior of WOOLEN'S ADDITION and proportionment therein. Holding the monuments set in R.S.N. 10271 rather than the previously noted R.P.'s at Alta and West returns a North-South distance along the center line of Alta St. which is closer to plat record distance by some 0.3 feet.

Research into old title records revealed that South Street was vacated by City Ordinance No. 275 in March of 1906. The recording of that vacation did not occur until November of 1939. Subsequent sales of Lots 16, 17 and 18 in 1918 and 1924 did not reflect the vacation, apparently for for this reason. Further research revealed that at no time did the same party own on both sides of South Street. There would be no reason, therefore, for a party selling Lots 16, 17 and 18 to reserve a 20 foot wide strip of vacated street. Senior title officers of Jackson County Title Co. were asked

by Ms. Higginbotham to verify her coverage under her title policy No. 93-81-006-120 by that Company with regard to the vacated strip and a copy of that response assuring her of coverage by that policy was provided to me. In addition, I am in possession of Jackson County Assessor tax maps which are of an early 1970's vintage which show a line of ownership for the subject lots to be the center line of vacated South Street. The owner of those lots, therefore, has been taxed on both the original lots and the vacated portion of South Street for about 20 years at least. Given these facts and assurances I monument the property accordingly. Monuments set on this survey consist of 5/8" x 24" steel pins with yellow plastic caps mkd. "D.W. EDWARDS-PLS 741".

BASIS OF
BEARINGS:

N.O.A.A. true bearing per R.S.N. 7545

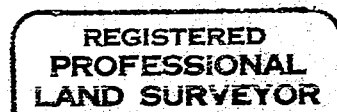
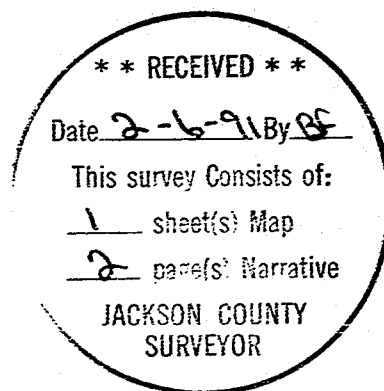
EQUIPMENT:

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

DATE

COMPLETED:

January 7, 1991.



Darrel W. Edwards

