

APPROVAL:

SHEET 2 OF 2

MAJOR LAND PARTITION

PARTITION PLAT No. P-35-1991

RECORDING

FILED FOR RECORD THIS THE 17 DAY OF April, 1991 AT 10:00 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT No. P-35-1991 OF THE RECORDS OF JACKSON COUNTY, OREGON.

INDEX VOLUME 2, PAGE 35

Kathleen S. Beckwith COUNTY CLERK, Robin Olson DEPUTY

COUNTY SURVEYOR FILE No. 228

WATER RIGHTS STATEMENT

REFER TO DOCUMENT No. 91-07941 OF THE OFFICIAL RECORDS OF JACKSON COUNTY OREGON.

John McLaughlin 4-5-91 ASHLAND PLANNING COMMISSION PA No. 90-134 DATE

LOCATED IN

NW 1/4 SECTION 16, TWP. 39 S., RG. 1 E., W.M. JACKSON COUNTY OREGON

FOR

CHESTER AND JESSIE FITCH 605 TERRACE STREET ASHLAND, OREGON 97520

EXAMINED AND APPROVED THIS 15th DAY OF March, 1991.

James H. Olson CITY SURVEYOR

WE CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO US BY THE ASHLAND PLANNING COMMISSION IN OPEN MEETING July 10, 1991 THIS MAP IS HEREBY APPROVED.

DATED THIS 4 DAY OF APRIL, 1991.

Neil Benson PRESIDENT, John Ferguson SECRETARY

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE CHESTER FITCH JR. AND JESSIE A. FITCH ARE THE OWNERS IN FEE SIMPLE OF THE LANDS SHOWN HEREON, DESIGNATED AS PARCELS No. 1 AND 2 AND CAUSED THE PARTITIONING AS SHOWN HEREON. WE DO HEREBY DEDICATE TO THE CITY OF ASHLAND, FOR STREET PURPOSES, THAT LAND SITUATED WEST OF PARCELS 1 AND 2, AS SHOWN HEREON, AND AS DESCRIBED WITHIN DEED DOCUMENT VOLUME 489, PAGES 184-5 DEED RECORDS OF JACKSON COUNTY OREGON.

ALSO WE HEREBY ESTABLISH, THAT PORTION OF PARCEL No. 1 SHOWN HEREON AS A 'PRIVATE ACCESS WAY' TO BE UTILIZED FOR INGRESS AND EGRESS BY THE OWNERS OF PARCELS No. 1 AND 2 ALONG WITH THE PARCELS DESCRIBED WITHIN JACKSON COUNTY DEED DOCUMENTS VOLUME 549 PAGE 269, VOLUME 576 PAGE 320 AND OR 69-06988. SAID 'PRIVATE ACCESS WAY' IS TO BE A PAVED SURFACE, 12.00 FEET IN WIDTH, 6.00 FEET ON EACH SIDE OF THE COURSES AS SHOWN WITHIN 'TABLE-L' SHEET 1.

Chester Fitch Jr. CHESTER FITCH JR.

Jessie A. Fitch JESSIE A. FITCH

SURVEYOR'S CERTIFICATE

I, HAROLD L. CENTER, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, CERTIFICATE NO. 1071, 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:

BEGINNING AT A 5/8" DIA. IRON PIN SITUATED S00°03'40"W 329.45' AND S89°53'26"W 20.00' FROM THE WEST ONE-SIXTEENTH CORNER TO SECTIONS 9 AND 16, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN JACKSON COUNTY, OREGON; THENCE S00°03'40"W (REC. S00°05'E) 157.03 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF TERRACE STREET TO A 5/8" DIA. IRON PIN; THENCE WEST 3.95 FEET TO A 5/8" DIA. IRON PIN; THENCE CONTINUE WEST 109.55 FEET TO A 5/8" DIA. IRON PIN; THENCE S58°48'50"W 61.39 FEET (REC. S57°25'W 61.90) TO A 1" DIA. CRIMP TOP IRON POST; THENCE S50°27'59"W 54.17 FEET TO A 1" DIA. CRIMP TOP IRON POST (REC. S50°39'W); THENCE S27°35'48"W 70.86 FEET (REC. S27°30'W 70.89) TO A 5/8" DIA. IRON PIN; THENCE SOUTH 86.25' (REC. 86.36) FEET TO A 1" SQUARE PIN; THENCE S00°14'01"W 220.27 FEET (REC. SOUTH 220.00') TO A 1 1/2" DIA. IRON POST; THENCE S89°05'23"W 161.60 (REC. EAST) TO A 5/8" IRON PIN; THENCE WEST 40.00 FEET TO A 5/8" DIA. IRON PIN; THENCE N56°49'08"W 161.30 FEET TO A 5/8" DIA. IRON PIN; THENCE N38°11'00"W 58.84 FEET TO A 5/8" DIA. IRON PIN; THENCE PARALLEL WITH AND 25.00' EASTERLY OF THE EXISTING CENTERLINE OF ASHLAND LOOP ROAD THE FOLLOWING COURSES; 25.06 FEET ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE LEFT (THE LONGCHORD BEARS N19°35'10"E 24.98 FEET) TO A 5/8" DIA. IRON PIN; THENCE N11°36'29"E 1.15 FEET TO A 5/8" DIA. IRON PIN; THENCE 126.91 FEET ALONG THE ARC OF A 975.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD BEARS N15°20'14"E 126.83 FEET) TO A 5/8" DIA. IRON PIN; THENCE N19°03'59"E 78.66 FEET TO A 5/8" DIA. IRON PIN; THENCE 97.17 FEET ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE LEFT (THE LONGCHORD BEARS N11°38'36"E 96.87 FEET); THENCE N04°13'14"E 4.94 FEET TO A 5/8" DIA. IRON PIN; THENCE 131.70 FEET ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONGCHORD BEARS N14°16'55"E 131.02 FEET) TO A 5/8" DIA. IRON PIN; THENCE N24°20'36"E 15.02 FEET TO A 5/8" DIA. IRON PIN; THENCE LEAVING SAID ROAD S89°37'50"E 246.00 FEET TO A 1" DIA. IRON POST; THENCE S00°09'05"E 110.00 FEET TO A 5/8" DIA. IRON PIN; THENCE N89°56'04"E 198.00 FEET TO A 1" DIA. CRIMP TOP IRON POST; THENCE N00°09'05"W 110.15 FEET TO A 5/8" DIA. IRON PIN; THENCE N89°53'26"E 40.14 FEET TO A 3/4" DIA. IRON PIN; THENCE N89°53'26"E 4.23 FEET TO THE POINT OF BEGINNING.

STATE OF OREGON ) SS

COUNTY OF JACKSON

PERSONALLY APPEARED THE ABOVE NAMED CHESTER FITCH JR. AND JESSIE A. FITCH AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

BEFORE ME,

Jeannette M. Center NOTARY PUBLIC FOR OREGON

DATE December 4, 1991.

Jeannette M. Center JEANNETTE M. CENTER NOTARY PUBLIC - OREGON My Commission Expires 8-18-93

SURVEYOR HAROLD L. CENTER 2604 DAVID LANE MEDFORD, OREGON 97504

REGISTERED PROFESSIONAL LAND SURVEYOR HAROLD L. CENTER JULY 30, 1974 OREGON No. 1071

SURVEYOR LS1071

DATE OF SURVEY - OCT. 20 - DEC. 3, 1990

NOTARY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF December 1991.

Jeannette M. Center JEANNETTE M. CENTER NOTARY PUBLIC - OREGON My Commission Expires 8-18-93

RECORDED 4-17-91 By [Signature]

I CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL.

Harold L. Center L.S. 1071 HAROLD L. CENTER LS1071

SHEET 2 OF 2

TAX LOT 400, T.39 S., R.1 E., 16 BB

During my December 1986 survey I made no attempt to identify the westerly boundary of the clients ownership. The westerly line is described by exception to the parent parcel with the excepted area being tied to an interior section subdivision corner point.

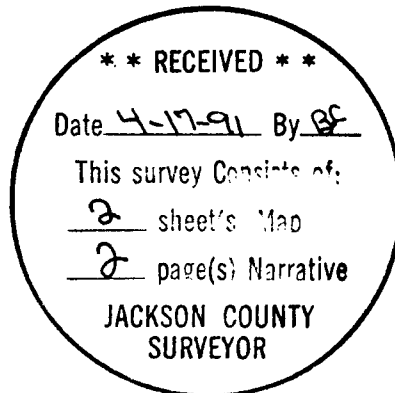
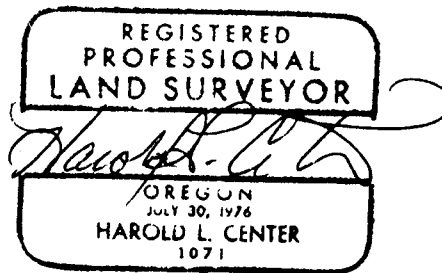
The clients did not wish to incur the cost of locating the westerly boundary. A segment of the Ashland Loop Road is situated along the westerly boundary, The clients explained that they have always considered their ownership to only extend to the Loop Road and had been in continuous possession of the land to the east of the roadsince the date of purchase. I contacted City of Ashland Surveyor Jim Olson, surveyor Olson advised that he was unaware of any records that described the alignment of this segment of the Loop Road. Following a field review it was agreeded with Surveyor Olsonthat the existing centerline alignment would be held and an offset line 25.00 feet east of the existing road centerline would be monumented. The clients, by plat dedication, would dedicate to the City of Ashland for street purposes the land west of the monumented line.

The westerly right of way line of Terrace Street was determined by holding the position of monuments established by Surveyor Everett L. Swain, L.S. 759, during record survey No. 11394 and a point 20.00 feet west of the west one-sixteenth corner to Sections 9 and 16. Surveyor Swain monumented the west line of Terrace St. per Volume 20 Page 402 of the deed records of Jackson County.

Date of Survey: Oct. 20 - Dec. 3, 1990

Surveyor: HAROLD L. CENTER  
2604 David Lane  
Medford, Or. 97504

Tax lot 400 T39SR1E16BB



SURVEY NARRATIVE TO COMPLY WITH  
PARAGRAPH 209.250 OREGON REVISED STATUTES

Survey For: Chester and Jessie Fitch  
605 Terrace Street  
Ashland, Or. 97520

Location: N.W. 1/4 Section 16, Township 39 South, Range 1 East,  
Willamette Meridian, Jackson County, Oregon.

Basis of Bearing: Solar Observation - Record of Survey No. 7302

Purpose: To partition the parcel of land as shown on the attached map  
of survey.

Procedure: I began this survey with the recovery and verification of  
monuments and survey control recovered or established during  
my December 1986 survey, reference record of survey No.  
10764. During the recovery of my survey control I discovered  
a transposition in the distance ties to monuments along the  
Loop Road. An Affidavit of Correction was prepared and filed  
to reflect the correct bearing and distances affected by the  
transposition, (Ref: 91-02897).

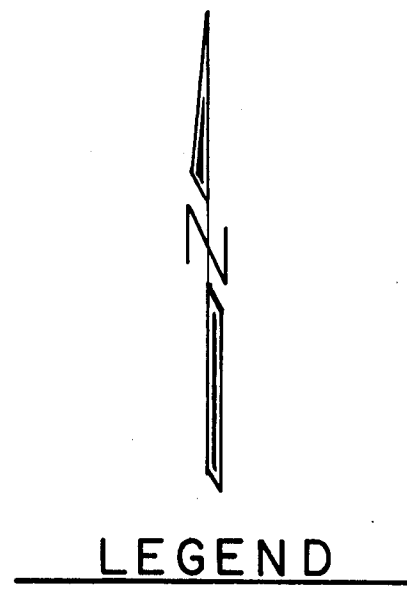
The parcel being partitioned is described as rectangle  
shaped with several parcels being deleted by exception from  
the parent parcel. The client has owned the parcel from 1960  
and has sold additional parcels from the remaining parent  
tract since that time. The client advised that Surveyor L.E.  
Ager (now deceased) had been retained to survey and prepare  
descriptions for the parcels as each were sold. I found no  
record of Agers survey on file with the Jackson County  
Surveyor. Adjacent landowners were consulted and were able  
to identify monuments they felt identified their ownership  
and that they had accepted as marking their ownership for  
many years. Using these monuments as a basis I was able to  
recover additional monuments that were in general agreement  
with the deed position. In addition the monuments recovered  
were consistent with the type of monument set by Surveyor  
Ager. As stated I found no public record to document the  
establishment of these monuments other than those called for  
within the various deeds. After careful evaluation it is my  
opinion that these monuments were established to mark the  
parent as well as the parcels that were sold. I accepted  
these monuments and restored intermediate missing monuments  
utilizing a broken boundary computation procedure.

MAJOR LAND PARTITION

PARTITION PLAT NO \_\_\_\_\_

LOCATED IN  
N.W. 1/4 SECTION 16, T. 39S., R. 1 E., W. M.

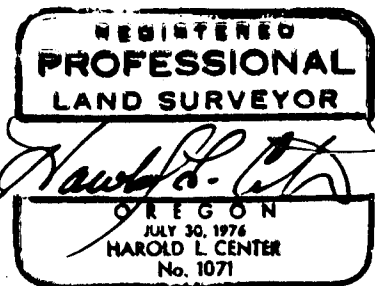
FOR  
CHESTER AND JESSIE FITCH  
605 TERRACE STREET  
ASHLAND, OREGON 97520



- LEGEND**
- FOUND IRON POST OR PIN - ORIGIN OF ESTABLISHMENT
  - BY SURVEYOR L.E. AGER (SEE NARRATIVE).
  - ⊙ FOUND 1" DIA. CRIMP TOP IRON POST - ORIGIN OF ESTABLISHMENT BY SURVEYOR L.E. AGER.
  - ⊙ FOUND IRON PIN WITH METAL CAP MARKED: PLS. 1071 REFERENCE R.S. 7302, 5/8" DIA.
  - ⊙ FOUND IRON PIN WITH PLASTIC CAP MARKED: CENTER PLS. 1071, REFERENCE R.S. 10764, 5/8" DIA.
  - ⊙ FOUND IRON PIN WITH PLASTIC CAP MARKED: L.S. 759 REFERENCE R.S. 11394, 1/2" DIA.
  - SET 5/8" DIA. - 24" LG. IRON PIN WITH PLASTIC CAP MARKED: L.S. 1071.
- BASIS OF BEARING - SOLAR OBSERVATION  
( ) - DENOTES DEED RECORD  
R.S. - DENOTES RECORD SURVEY  
DIA. - DENOTES DIAMETER  
SCALE 1" = 50'  
DATE OF SURVEY - OCT. 20 - DEC. 3, 1990  
D.R. - J.C.O. - DENOTES DEED RECORD - JACKSON COUNTY OREGON

**SURVEYOR**

HAROLD L. CENTER  
2604 DAVID LANE  
MEDFORD, OREGON 97504

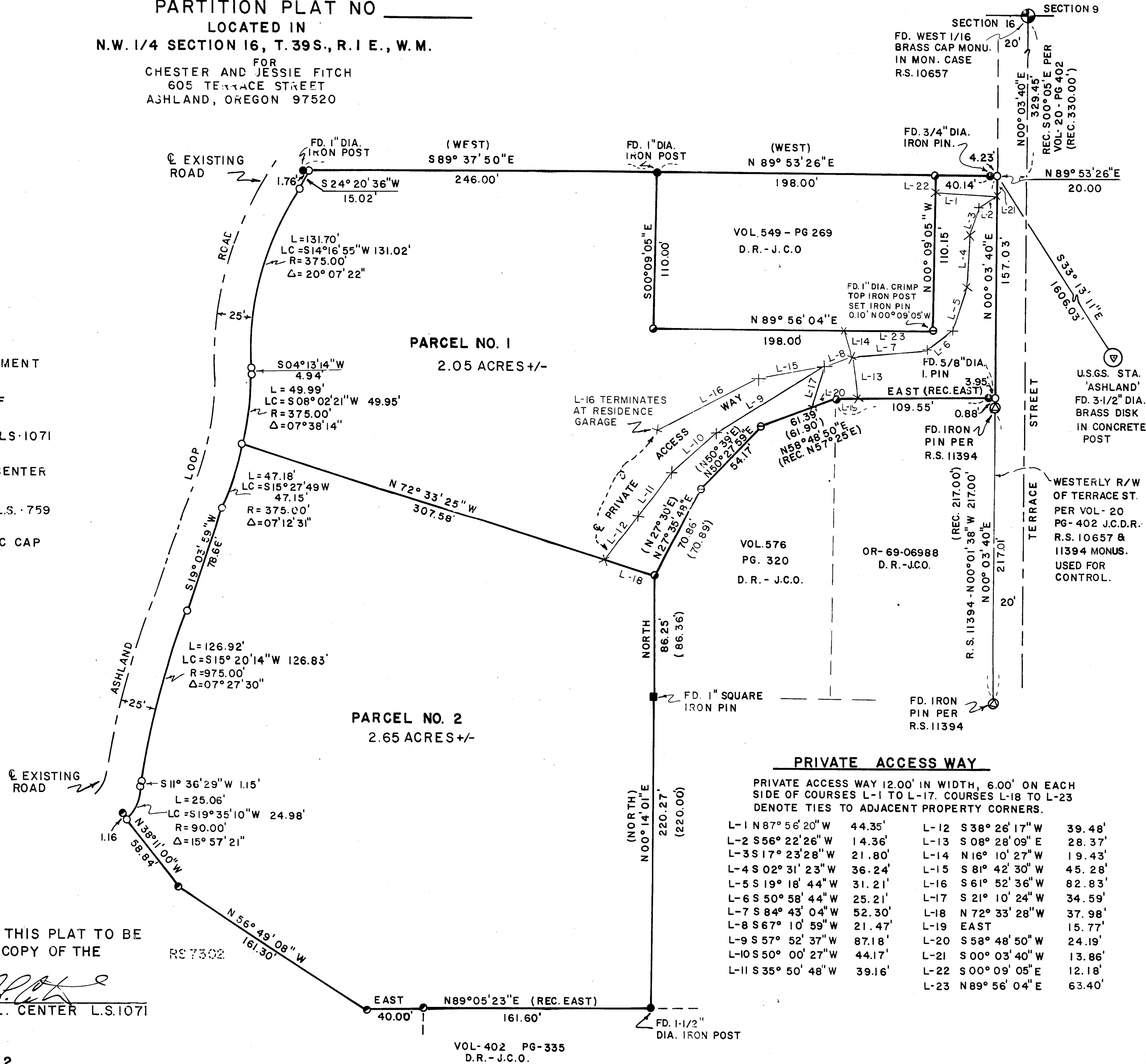


I CERTIFY THIS PLAT TO BE  
AN EXACT COPY OF THE  
ORIGINAL.

*Harold L. Center*  
HAROLD L. CENTER L.S. 1071

*Harold L. Center*  
SURVEYOR L.S. 1071

TAX LOT 400, T 39S, R 1E, 16BB



VOL-402 PG-335  
D.R. - J.C.O.