APPROVAL

cusa 4/25/91

ASHLAND PLANNING COMMISSION

PA # 90-185

MINOR LAND PARTITION AND VARIANCE

APPROVAL

EXAMINED AND APPROVED THIS 18 th DAY OF April , 1991.

CITY SURVEYOR

WE CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO US BY THE ASHLAND PLANNING COMMISSION IN OPEN MEETING CCT. 9 __, 1990THIS MAP IS HEREBY APPROVED.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE JAMES L. COMPEAU AND SHARON T. COMPEAU ARE THE OWNERS IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN HEREON. WE DO HEREBY DEDICATE AND CONVEY TO THE PUBLIC FOR PUBLIC USE THE 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT AND THE AREA SHOWN IN HATCHED FOR RIGHT OF WAY

JAMES L. COMPEAU

STATE OF <u>CALIFORNIA</u> 1 COUNTY OF <u>LO.3 Angeles</u> 1SS

THIS CERTIFIES THAT ON THIS 28 DAY OF March, 1991, BEFORE ME A NOTARY PUBLIC, PERSONALLY APPEARED JAMES L. COMPEAU AND SHARON T. COMPEAU AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

* * RECEIVED * Date 4-29-91 By 33 This survey Consists of: __ (si set(s) Map

L page(s) Narrative JACKSON COUNTY SURVEYOR

DATE: FEBRUARY 25, 1991

39-IE-I4BD- TL 4800

OF GRIZZLY MEADOWS SUB. 1989 8" DEEP, ALSO SOUTHEAST CORNER OF LOT I, BLOCK I

NOTE: A COMMON DRIVEWAY EASEMENT IS NOT INTENDED FOR USE BY PARCEL I AND PARCEL 2 AT THE TIME OF RECORDING THIS

FD. BRASS CAP INITIAL POINT

N. LINE OF THE S 1/2 OF THE

NW 1/4 OF THE SE 1/4 OF THE

NW 1/4 OF SEC.14 PER RS 9077

FD. 3/4 "IRON PIPE WITH YELLOW PLASTIC CAP MARKED SWAIN PER RS 4247, 6" DEEP FD. 3" DIA, BRASS CAP INSIDE MONUMENT CASE PER TOLMAN CREEK MEADOWS PHASE I

MINOR LAND PARTITION

LOCATED IN

S 1/2 OF THE NW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 14 TOWNSHIP 39 SOUTH, RANGE I EAST OF THE WILLAMETTE MERIDIAN

JACKSON COUNTY, OREGON

MR. JAMES COMPEAU

703 TOLMAN CREEK ROAD ASHLAND, OREGON 97520

PARTITION PLAT NO. P. 37-1991

CASE SET PER GIZZLY MEADOWS SUBDIVISION FOUND 5/8" IRON ROD PER RECORDED SURVEY NUMBER 9077 MKD. MOFFIT PLS 944 FOUND BRASS CAP MONUMENT AS SHOWN SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP MARKED " TEMPLIN LS 2359 " RECORD BEARING / DISTANCE PER RS 9077 RECORD BRG/DIST PER GRIZZLY MEADOWS SUBDIVISION RECORD BRG/DIST PER TOLMAN CREEK MEADOWS, PHASE I.P.U.D. AREA TO BE DEDICATED TO THE PUBLIC INDICATES PUBLIC UTILITY EASEMENT SOLAR SETBACK LINES INDICATES FENCE LINE BEARINGS BASED UPON SOLAR OBSERVATION

FD. 3" DIAM, BRASS CAP INSIDE MONUMENT

DEED RECORD TOLMAN CREEK MEADOWS 1" = 30' PHASE 1, P.U.D. D.R WEST, 136.00

FD. BRASS CAP, INITIAL POINT OF TOLMAN CREEK MEADOWS PHASE I, S 89° 48' 36" E , 0.20' S 89° 48' 36" E 96.86 TO B. CAP \$ 89° 48' 36" E 96.66 TO CALC. R/WI SETBACK

PK NAIL, POINT OF SOLAR
OBSERVATION (TRAVERSE PT.) 15----12.18 15: 27:30" , 103.36 PARCEL I 5077 SQ. FT EXISTING S 89° 48' 36" E 6 96.72 SETBACK 15. PARCEL 2 5031 SQ. FT.

> N 89* 48' 25" W 81,72 SET AT CALCULATED POSITION ((N 89° 48' 52" W * 96.78)) D(((30,00)) → N 89° 48' 25" W 96,78 - [N 89° 49' 39" W 96.78] -((N 89° 48' 52" W , 136.00)) D.R. EAST , 136.00 CAP DAMAGED

> > PLS 1822

NOVA DRIVE N 89* 48' 25" W 141.03 [N 89* 49' 39" W 132.62]

R = 15.00△ = 90° 13' 37" L = 23.62 LC BRG, S 45* 04' 47" W LC = 21,255

I CERTIFY THAT THIS IS AN EXACT PHOTOCOPY OF THE ORIGINAL PLAT Matr. WICHARD G. FEMPLIN RLS 2359

LEADOWS A

SET AT CALCULATED POSITION

PLS 1822

RECORDING

FILED FOR RECORD THIS 29 DAY OF April 1991

AT 2:10 0' CLOCK P M. AND RECORDED AS PARTITION PLAT No. P- 37-1991 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kethleen S. Beckett

INDEX VOLUME ___

COUNTY CLERK

COUNTY SURVEYOR FILE No. 12484

WATER RIGHT STATEMENT

SEE DOCUMENT No. 91-09144
OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SURVEYOR'S CERTIFICATE

I, RICHARD G. TEMPLIN, 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 REGULATIONS FOR " MINOR LAND PARTITIONS " AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON: BEGINNING AT THE SOUTHEAST CORNER OF LOT I, BLOCK I OF GRIZZLY MEADOWS SUBDIVISION RECORDED IN VOLUME 16, PAGE 31 OF THE SUBDIVISION RECORDS OF JACKSON COUNTY, OREGON, BEING MONUMENTED BY A BRASS CAP IN CONCRETE: THENCE NORTH 00° 01' 55" EAST ALONG THE EAST LINE OF SAID LOT I, 105,01 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE I EAST OF THE WILLAMETTE MERIDIAN, BEING ALSO THE NORTHEAST CORNER OF SAID LOT I, THENCE SOUTH 89° 48' 36" EAST ALONG SAID NORTH LINE, 136.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE SOUTH 00' OF 55" WEST ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14, 105,02 FEET (RECORD 105.00 FEET); THENCE NORTH 89° 48' 25" WEST (RECORD WEST), 136.00 FEET TO THE TRUE POINT OF BEGINNING

My Ih

SUBSCRIBED AND SWORN TO BEFORE ME

quenn nas (

SURVEY FOR:

SURVEY BY :

MR. JAMES COMPEAU 2653 FAIRWAY AVE. MONTROSE CA. 91020

NYL

RICHARD TEMPLIN LAND SURVEYING 2042 SANDRA PLACE MEDFORD, OREGON 97504 776-0991 / 474-7720

SHEET | OF |

RICHARD G. TEMPLIN

PROFESSIONAL LAND SURVEYOR 2042 Sandra Pl. Medford, Oregon 97504 (503) 776-0991 • 474-7720

SURVEY NO. 12484

MINOR LAND PARTITION

SURVEY FOR:

Mr. James Compeau 2653 Fairway Ave. Montrose, Ca. 91020

LOCATION:

South 1/2 of the NW 1/4 of the SE 1/4 of the NW 1/4 of Section 14, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon.

PURPOSE:

To prepare a Final Minor Land Partition Plat dividing parent parcel into (2) Parcels.

DATE:

February 25, 1991

BASIS OF

BEARING:

Based upon Solar Observation at "PK" nail set on control traverse, position shown on accompanying plat.

PROCEDURE:

Tied found monuments set on recorded survey 9077, 4247, the Initial Points of Grizzly Meadows Subdivision and Tolman Creek Meadows 1 P.U.E. Angles and Phase measurements compared to Recorded Survey number checked very closely and monuments found from this survey were held. The Initial Point of Grizzly Meadows Subdivision reported replace the 5/8" iron rod set on RS 9077, which checks and was held. The Initial Point of Tolman Creek Meadows Phase 1 was found to be S 89°48'36" E, 0.20 feet of the Westerly right of way line of Tolman Creek Road. Monuments were set as shown.

* * RECEIVED * *

Date 4-29-91 By 5K

This survey Consists of:

_______ sheet(s) Map
_______ page(s) Narrative

JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

WY JULY
OREGON
JULY 26, 1988
RICHARD G. TEMPLIN
2359