## APPROVAL: RECORDING MINOR LAND PARTITION Filed for record this the 30 day of May , 1991 5/24/91 DATE at 11:37 o'clock 4 M. and recorded as Partition Plat No. PARTITION PLAT No. P. 53-1991 1-53-1991 of the Records of Jackson County, Oregon. PA # 91-002 Index Volume 2, Page 53. LOCATED IN Ketschen S. Beckett & Salan Cole. County Clerk Deputy N.E. 1/4 of Section 14, T.39S., R.1E., W.M. COUNTY SURVEYOR File No. 12528 **APPROVAL** City of Ashland, Jackson County, Oregon WATER RIGHTS STATEMENT: Examined and Approved this 17th day of May, 1991. FCR See Document No. 91-12124 Official Records of Jackson County, Oregon. MAYERS, ROBERT W./LYNN H. Basis of Bearing: True Meridian at the North-South centerline We certify that pursuant to authority granted to us by the Ashland Planning of Section 14 as derived from the N.O.A.A. net on file in the Office of the Jackson County Surveyor. The Reference line for Commission in open meeting F68,12, 1991 this map is hereby approved. LAWRENCE, STEPHEN K./SUSAN B. bearing control for this survey was taken from the North one-Dated this 24th day of May, 1991. quarter corner and the North Center-North one-sixty-fourth 550 Crowson Boad corners as shown hereon and as referenced on Filed Survey Number 9668. ASHLAND, OREGON 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 \* \* RECEIVED \* \* and the following is an accurate description of the parent tract of RS No. 1913 land as set forth hereon: Date 5 31-92 By BS March 6, 1991 REGISTERED (SEE NOTE) **PROFESSIONAL** This survey Consis's of: Commencing at the quarter (1/4) corner common to Sections 11 and LAND SURVEYOR 14 in Township 39 South, Range 1 East of the Willamette Meridian in Jackson \_\_\_\_ sheet(s) Map County, Oregon; thence South 1096.78 feet (Record 1096.68 feet) and East 495.65 feet (Record Set 5/8"x24" iron pin with plastic cap Daugles C. Mc Mehn 495.66 feet) to a 5/8" iron pin for the true Point of Beginning; thence South 89'50'37" East stamped "D. McMahan LS 1913". \_ page(s) Narrative 89.18 feet to the average centerline of a Creek; thence along the average JACKSON COUNTY UOREGON Found 5/8" Iron pin unless otherwise noted centerline of said Creek: North 07'40'02" East 112.36 feet; North 16°14'57"East SURVEYOR DOUGLAS C. MOMAHAN No. 1913 181.37 feet; North 04°01'08" West 69.53 feet (Record North 04°04'34" West 69.52 feet) S/N Survey Number feet to a 5/8" iron pin situated on the Southerty right-of-way line of a frontage road as described in instrument recorded as No. 72-00467 of the *per* S/N 6905 S/N 6905 D.R. Deed Record Official Records of Jackson County, Oregon; thence along said Southerly N1436'51"E (30" below water) (D.R. NO4°04'34"W 69.52") N04°01'08"W PUE Easement for public utilities, storm drainage, gas, right—of—way line as follows: North 89°50'37" West 23.09 feet; North 78'32'01" West 50.99; North 89'50'37" West 75.99 feet (Record 75.92 feet) to water, electric, cable television and sanitary sewer a lead plug and tack (Record 5/8" iron pin); thence, leaving said right-of-way line, construction and maintenance -average centertine of creek per S/N 5330. 69.53 South 00'09'23" West 365.00 feet to the true point of beginning. (D.R. N/6°/4'57"E /8/.37) 181.37 Daughes C. McMehr Subscribed and sworn to before me this 12+4 day of 40011 ,1991. Marked "Kauble PLS 1822 change a forme STREET 72-00467 (D per S/N 12048 N71º34'II"E 0.18' Subject to: (D.R. NO7°40'02"E 112.36) Riparian Drainage Channel 0.56 Acres per City of Ashland Land Use Ordinance 12.25.93 Chapter 18.62 Marked Wit. Cor. PLS 1822 DEDICATION: Marked "Swain SHINGTON Per Document No. LS 759" per S/N 12048 KNOW ALL MEN BY THESE PRESENTS that we. Robert per S/N 9668 W. Mayers, Lynn H. Mayers, Stephen K. Lawrence and Susan B. Lawrence, DBA S—B Development, an Oregon Partnership, S/N 1204 Existing are owners in fee simple of the parcel 1 and parcel 2 per S/N 6905 as shown hereon and have caused the same to Building mapped and platted as shown hereon. be surveyed. We hereby dedicate for public use over, across and through, PARCEL 2 the utility easement shown hereon. 0.47 Acres **←** PUE **←** Parking Area S-B DEVELORMENT: S00'09'23"W 215.00' 22.5 No. 91-10472 State of Oregon **30**° (139.82' per S/N 11826) (124.79' per S/N 11826) N - Easterly Edge of Valley Gutter and County of Jackson 139.77 ₺ Marked "Kauble \_\_\_\_\_\_, 19<u>91</u> , before me, the undersigned, on April II 264.61 Block retaining wall a Notary Public in and for said County and State, personally Found 5/8" PLS 1822 S00'09'23"W 365.00 per S/N 12048 appeared Robert W. Mayers known to me to be one of the iron pin Found Lead Plug & Tag partners of the above named partnership that executed the Marked "D. McMahan Marked "LS 1913" within instrument and acknowledged to me that such partner— LS 1913" 11826 (S00'02'32"W ship executed the same. 661.98 S/N 12048) 662.05 Witness my hand and Official Seal. SOUTH 1096.78 730.43′ S00′02'24″W Found 5/8 tron pts (D.R. SOUTH 1096.68') I certify this plat to be an marked H-CN 1/84 per S/N 8868 exact photocopy of the original. NOTAR PUBLIC OREGON on Froms 12-23-93 39 1E 14A TL 1103 SHEET 1 OF 1

## SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

SURVEY FOR:

Robert W./Lynn H. Mayers

4890 Highway 66 Ashland, Oregon

and

Stephen K./Susan B. Lawrence

550 Crowson Road Ashland, Oregon

LOCATION:

Northeast one-quarter of Section 14, 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 per clients request and in accordance with City of Ashland Planning

Action 91-002.

PROCEDURE:

Utilizing found monumentation per Survey No. 6905, 9668, 12048 and control established by this office in performing Survey No. 11826,

boundary of the parent tract was the the partitioned parcel established and monumented per clients request as shown on

the attached map.

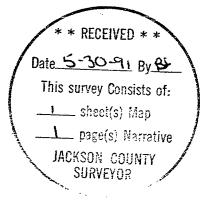
BASIS OF BEARING:

True Meridian at the North-South centerline of Section 14 as derived from the N.O.A.A. net on file in the Office of the Jackson County Surveyor. The Reference line for bearing control for this survey was taken from the North one-quarter corner and the North Center-North one-sixty-fourth corners as shown on accompanying map and as

referenced on Filed Survey Number 9668.

DATE:

March 6, 1991



REGISTERED PROFESSIONAL LAND SURVEYOR

G R E G O N JULY 18, 1980 DOUGLAS C. McMAHAN No. 1913

Daugles C. Mc Meh

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

## RECORDING APPROVAL: MINOR LAND PARTITION Filed for record this the 30 day of may, 1991 at 11:37 o'clock A.M. and recorded as Partition Plat No. ASHLAND PLANNING COMMISSION DATE PA # 91-002 PARTITION PLAT No. P. 53-1991 P-53-1991 of the Records of Jackson County, Oregon. Index Volume \_2\_\_\_\_, Page \_53\_\_. LOCATED IN Kethleen S. Beckett South Coler County Clerk Deputy N.E. 1/4 of Section 14, T.39S., R.1E., W.M. COUNTY SURVEYOR File No. 12528 City of Ashland, Jackson County, Oregon APPROVAL 693 Washington Street WATER RIGHTS STATEMENT: Examined and Approved this <u>17th</u> day of <u>May</u>, 19<u>91</u>. FOR See Document No. 91-12124 Official Records of Jackson County, Oregon. MAYERS, ROBERT W./LYNN H. 4890 Highway 66 Basis of Bearing: True Meridian at the North-South centerline We certify that pursuant to authority granted to us by the Ashland Planning of Section 14 as derived from the N.O.A.A. net on file in the Office of the Jackson County Surveyor. The Reference line for LAWRENCE, STEPHEN K./SUSAN B. Commission in open meeting $\frac{168,12}{100}$ , $\frac{1991}{100}$ this map is hereby approved. bearing control for this survey was taken from the North onequarter corner and the North Center-North one-sixty-fourth 550 Crowson Road corners as shown hereon and as referenced on Filed Survey Number 9668. ASHLAND, OREGON SURVEYOR'S CERTIFICATE: I, Douglas C. McMahan, a duly Registered Surveyor of the State of HOFFBUHR & ASSOCIATES, INC. Oregon, do hereby certify that this map correctly represents a survey 219 NORTH OAKDALE AVENUE MEDFORD, OREGON made by me and complies with the regulations for Minor Land Partitions 779-4641 \* \* RECEIVED \* \* and the following is an accurate description of the parent tract of BY: DOUGLAS C. McMAHAN RS No. 1913 land as set forth hereon: SCALE: 1 inch = 30 feet March 6, 1991 BASIS OF BEARING (SEE NOTE) PROFESSIONAL Commencing at the quarter (1/4) corner common to Sections 11 and This survey Comers's of: 14 in Township 39 South, Range 1 East of the Willamette Meridian in Jackson LAND SURVEYOR \_ shee (sluin) County, Oregon; thence South 1096.78 feet (Record 1096.68 feet) and East 495.65 feet (Record Set 5/8"x24" iron pin with plastic cap Daugles C. Mc Mehn 495.66 feet) to a 5/8" iron pin for the true Point of Beginning; thence South 89°50'37" East stamped "D. McMahan LS 1913". good in make 89.18 feet to the average centerline of a Creek; thence along the average centerline of said Creek: North 07°40'02" East 112.36 feet; North 16°14'57"East JACKSON OREGON 1980 Found 5/8" iron pin unless otherwise noted 181.37 feet; North 04°01'08''West 69.53 feet (Record North 04°04'34''West 69.52 feet) SURVETUR DOUGLAS C. McMAHAN No. 1913 Survey Number feet to a 5/8" iron pin situated on the Southerly right—of—way line of a frontage road as described in instrument recorded as No. 72-00467 of the D.R. Deed Record S/N 6905 Official Records of Jackson County, Oregon; thence along said Southerly S/N 6905 $N143651^{"}E$ (30" below water) right-of-way line as follows: North 89°50'37" West 23.09 feet; PUE (D.R. NO4°04'34"W 69.52") NO4°01'08"W Easement for public utilities, storm drainage, gas, North 78'32'01" West 50.99; North 89'50'37" West 75.99 feet (Record 75.92 feet) to water, electric, cable television and sanitary sewer a lead plug and tack (Record 5/8" iron pin); thence, leaving said right-of-way line, construction and maintenance -average centerline of creek per S/N 5330. 69.53 South 00.09.23" West 365.00 feet to the true point of beginning. Daugles C. McMeler-SURVEYOR Subscribed and sworn to before me this 12+4 day of 4pri, ,1991. Marked "Kauble change a ferra PLS 1822" STREET per S/N 12048 PARCEL(D.R. NO7°40'02"E 112.36) NO7°40'02"E 112.36 Subject to: N71º34'11"E 0.18' Riparian Drainage Channel 0.56 Acres 14.23.93 per City of Ashland Land Use Ordinance Chapter 18.62 Marked Wit. 85.00' Cor. PLS 1822 **DEDICATION:** ~Marked "Swain LS 759" per S/N 12048 KNOW ALL MEN BY THESE PRESENTS that we. Robert SHINGTON per S/N 9668 W. Mayers, Lynn H. Mayers, Stephen K. Lawrence and Susan B. Lawrence, DBA S-B Development, an Oregon Partnership, -4110' -S/N 12048 Existing are owners in fee simple of the parcel 1 and parcel 2 as shown hereon and have caused the same to o per S/N 6905 Building be surveyed, mapped and platted as shown hereon. We hereby dedicate for public use over, across and through, PARCEL 2 3.15 5.92 50.99 the utility easement shown hereon. 0.47 Acres 55 S-B DEVELOPMENT: Parking Area Robert W. Mayers - General Partner S00°09'23"W 215.00' Cross-Easements for Ingress and egress --- per Jackson County Instrument No. 91-10472 State of Oregon (139.82' per S/N 11826) 30' M (124.79 per S/N 11826) N Easterly Edge of Valley Gutter and County of Jackson $_{--}$ , 19<u>41</u>, before me, the undersigned, Marked "Kauble on\_\_ 264.61 a Notary Public in and for said County and State, personally PLS 1822" Block retaining wall Found 5/8" S00'09'23"W per S/N 12048 appeared Robert W. Mayers known to me to be one of the 365.00 iron pin Found Lead Plug & Tag partners of the above named partnership that executed the Marked "D. McMahan Marked "LS 1913" within instrument and acknowledged to me that such partner-LS 1913" 11826 ship executed the same. (S00'02'32"W 661.98 Witness my hand and Official Seal. per S/N 12048) 662.05 SOUTH 1096.78 Found 5/8 iron pin 730.43′ \$00°02'24"W (D.R. SOUTH 1096.68') I certify this plat to be an w/aluminum cap marked N-CN 1/64 exact photocopy of the original per S/N 9668 Daugles C. Mc Meli 11.23.93 SHEET 1 OF 1 39 1E 14A TL 1103 U SURVEYOR