

MINOR LAND PARTITION

PARTITION PLAT NO. P-59-1991

located in

Donation Land Claim No. 42 & the NW 1/4 of Section 9, T. 39 S., R. 1 E., W.M. in the City of Ashland, Jackson County, Oregon.

for

George Eshoo, Et. Al.

344 East Main
Ashland, Oregon 97520

DATE: May 7, 1991

SURVEYED BY: *Edwards Surveying and Land Planning Inc.*
823 W. 8th Street
Medford, Oregon 97501
Phone: (503) 776-2313

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

David A. Edwards

SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

David A. Edwards

OREGON
JULY 24, 1988
DAVID A. EDWARDS
2339

LEGEND

- Indicates lead plug & nail w/ metal tag mkd. "L.S. 759" fd. per R.S.N. 5996.
- Indicates monument found as noted.
- Indicates 5/8" x 24" steel pin w/ plastic cap mkd. "D.A. EDWARDS-RPLS 2339" set.
- △ Indicates lead plug in conc. w/ tack and brass tag mkd. "LS 2339"
- () Denotes Deed Record data unless otherwise noted.

Doc. No. & Vol. No. refers to Jackson County Oregon Deed Records

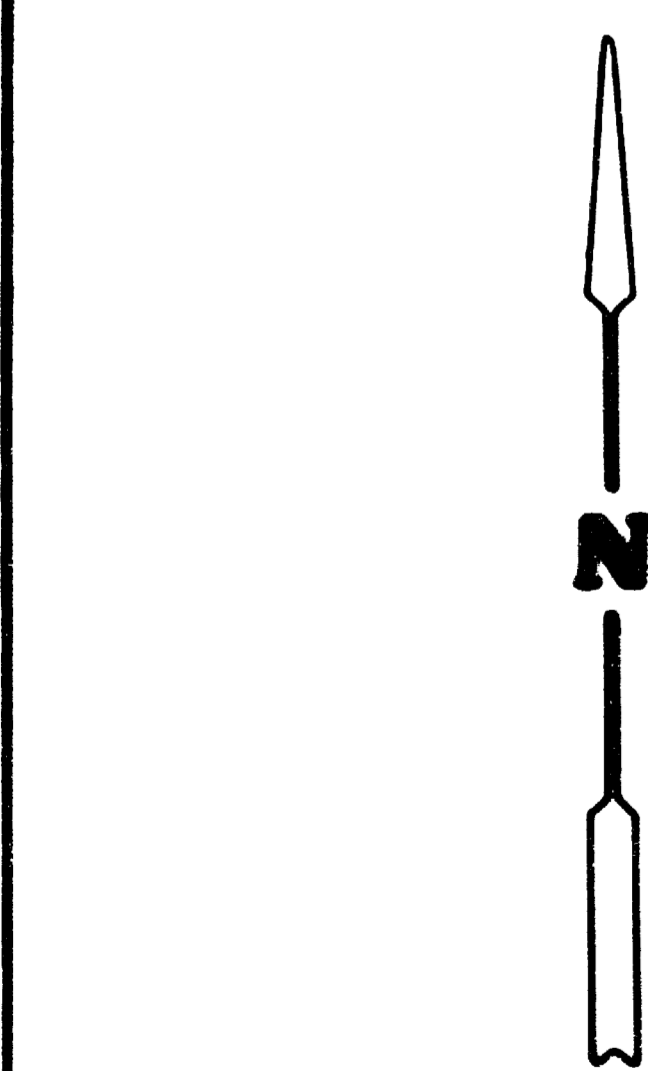
R/W = right of way

SCALE: 1" = 40'

BASIS OF BEARINGS: N.O.A.A. true meridian at North-South \downarrow of Section 9 per R.S.N. 5874. Reference bearing for this survey taken along NE'y right of way line of East Main St. as shown hereon.

R.S.N. = Recorded Survey Number

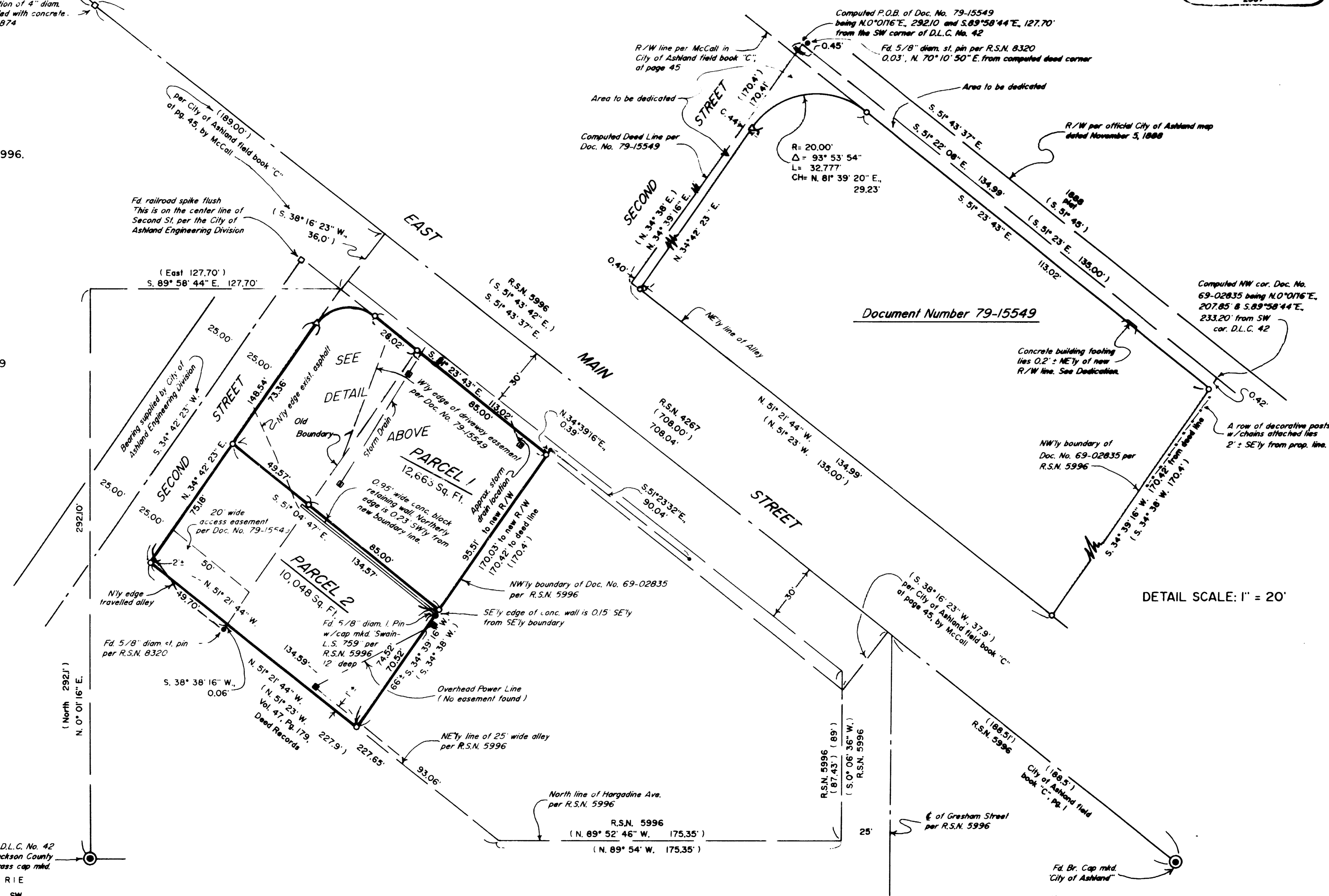
- Indicates existing power pole
- Indicates existing storm drain catch basin



SW Corner D.L.C. No. 42
Fd. 1969 Jackson County
Surveyor brass cap mkd.

T39S R1E
DLC SW
COR. 42

CS 1969



DETAIL SCALE: 1" = 20'

Edwards Surveying & Land Planning Inc.

DARREL W. EDWARDS
OREGON REG. 741
ARIZONA REG. 9746



DAVID A. EDWARDS
OREGON REG. 2339

REGISTERED LAND SURVEYORS
823 WEST 8TH ST.
MEDFORD, OREGON 97501
(503) 776-2313 • (503) 471-7059

12538

SURVEY NUMBER

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,
OREGON REVISED STATUTES

SURVEY FOR: George Eshoo, Et. Al.
344 East Main Street
Ashland, Oregon 97520

LOCATION: In D.L.C. No. 42 and the NW 1/4 of Section 9,
T. 39 S., R. 1 E., W.M., City of Ashland,
Jackson County, Oregon.

PURPOSE: Minor Land Partition: Boundary Line
Adjustment; P.A. No. 91-055: To locate and
monument the boundaries of those tracts
described in Document Number 79-15549, to
adjust the boundaries of said tracts and to
dedicate certain property for street purposes,
as shown on the accompanying plat.

PROCEDURE: During the course of performing Recorded Survey
Number 12235, monuments of record per R.S.N.
5874 were tied in and a position computed for
the 4" diameter iron pipe said to be on the
West line of D.L.C. No. 42 and the center line
of East Main Street. From control points set on
said R.S.N. 12235, additional street center
line and survey monuments per R.S.N. 5996 and
8320 were tied in with the resultant data being
as shown on the accompanying plat. The data
found in City of Ashland field book "C" was
utilized to compute the SW'ly right of way of
East Main Street at the direction of the City
Surveyor. The right of way for Second Street
was computed by holding to the found railroad
spike near the intersection of Second and East
Main and using the center line bearing
furnished to me by the City Surveyor, as shown
on the accompanying plat. This right of way
location (with a 50' right of way width), falls
within approx. 0.3 of a foot behind the
sidewalk on the SE side of the street and
clears the SE wall of the building NW of Second
St. by the same amount. Monuments set on this
survey consist of 5/8" x 24" steel pins with
red plastic caps mkd. "D.A. EDWARDS-RPLS 2339"
unless otherwise noted on the attached plat.

** RECEIVED **

Date 6-10-91 By SK

This survey consists of:

2 sheet(s) Map

1 page(s) Narrative

JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David A. Edwards

OREGON
JULY 26, 1988
DAVID A. EDWARDS
2339

**BASIS OF
BEARINGS:**

N.O.A.A. true meridian at North-South center
line of Section 9. Reference bearing taken for
this survey along the NE'ly right of way of
East Main Street per R.S.N. 5874 as shown on
the attached plat.

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

**DATE
COMPLETED:** May 7, 1991

T39-1E-9BD Tax Lots 6100 & 6200

APPROVAL:

John V. Fin
ASHLAND PLANNING COMMISSION
91-055
Boundary Line Adjustment

6-7-91
DATE

APPROVAL

EXAMINED and approved this 7th day of June, 1991.

James H. Olson
City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of May 14, 1991, this map is hereby approved. Dated this 7 day of JUNE, 1991.

Val A. Benson President
John McCall ACTING Secretary

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, George V. Eshoo and Barbara Eshoo, husband and wife, as to an undivided one-fourth interest; John W. Stranberg and Caroline J. Stranberg, husband and wife, as to an undivided one-fourth interest; Ellis V. Wilson and Mildred Wilson, husband and wife, as to an undivided one-fourth interest and Ann L. Salter as to a one-fourth interest, are the owners in fee simple of the lands as shown hereon and more particularly described in the "Surveyor's Certificate", and that I, Albert C. Meyer, by virtue of mortgage recorded as Document Number 83-21108, official records of Jackson County, Oregon, am a beneficiary interest holder in said lands and that we have caused the partitioning as shown hereon. In the interest of more accurately defining the right of way lines on the Southwesterly side of East Main Street and on the Southeasterly side of Second Street, we do hereby dedicate any interest we may have in the lands lying North-easterly and Northwesterly, respectively, of the right of way lines monumented on this survey to the public for street purposes. The City of Ashland, by virtue of its approval of this plat, accepts the Southeasterly right of way line of Second Street as monumented and described hereon as the boundary between the public street easement and the abutting property. Reserving unto the dedicators, their heirs and assigns, the right to maintain the building located on Parcel 1 in its existing location for as long as it remains standing. Should the existing building be demolished, or any new construction be proposed, the new construction shall be located outside of the public right of ways as shown hereon.

IN WITNESS WHEREOF, we have set our hands and seals this 8th day of May, 1991.

John W. Stranberg John W. Stranberg
Caroline J. Stranberg Caroline J. Stranberg

Ellis V. Wilson Ellis V. Wilson
Mildred Wilson Mildred Wilson

Ann L. Salter Ann L. Salter
Albert C. Meyer Albert C. Meyer

George V. Eshoo George V. Eshoo
Barbara Eshoo Barbara Eshoo

STATE OF OREGON) ss May 8, A.D. 1991
County of Jackson)

Personally appeared before me the above named George V. Eshoo, Barbara Eshoo, John W. Stranberg, Caroline J. Stranberg, Ellis V. Wilson, Mildred Wilson, Ann L. Salter and Albert C. Meyer and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kim L. Carson My Commission expires: Oct. 5, 1993
Notary Public for Oregon

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REGISTERED PROFESSIONAL LAND SURVEYOR
David A. Edwards
OREGON
JULY 26, 1988
DAVID A. EDWARDS
2339

RECEIVED
Date 6-10-91 By SL
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

RECORDING

FILED FOR RECORD THIS THE 10 DAY OF June, 1991 AT 9:06 O'CLOCK A. M. AND RECORDED AS PARTITION PLAT NO. P-59-1991

OF THE RECORDS OF JACKSON COUNTY, OREGON, INDEX VOLUME 2, PAGE 59

Kathleen S. Beckett County Clerk
Jay A. Reuter Deputy

COUNTY SURVEYOR FILE NO. 12538

WATER RIGHTS STATEMENT: See Document No. 91-13027 of the Official Records of Jackson County, Oregon.

SURVEYOR'S CERTIFICATE

STATE OF OREGON) SS
County of Jackson)

I, David A. 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:

Commencing at the Southwest corner of Donation Land Claim Number 42, Township 39 South, Range 1 East of the Willamette Meridian, Jackson County, Oregon; thence North 0° 0' 16" East 292.10 feet; thence South 89° 58' 44" East 127.70 feet to the true point of beginning of the herein described tract of land; thence South 51° 22' 08" East 134.99 feet to the Northwest corner of that tract described in Document Number 69-02835, official records for said County and State; thence South 34° 39' 16" West, along the Northwesterly line of said tract, 170.42 feet to the most Westerly corner thereof, said corner being also a point on the Northeastery line of a public street described in Volume 47, Page 179, Deed Records for Jackson County, Oregon; thence North 51° 21' 44" West, along said Northeastery line, 134.99 feet to the most Westerly corner of that tract described in Document Number 79-15549, said official records; thence North 34° 39' 16" East, along the Northwesterly line of last said tract, 170.41 feet to the true point of beginning.

David A. Edwards
Surveyor

Subscribed and sworn to before me this 8th day of May, 1991.

I certify this plat to be an exact photocopy of the original.
David A. Edwards
SURVEYOR

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

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