

APPROVAL:

John M. Fayall
ASHLAND PLANNING COMMISSION DATE 8-27-91
PA #91-048

MINOR LAND PARTITION
PARTITION PLAT No. P-85-1991

located in
Northeast Quarter of Section 8
Township 39 South, Range 1 East of the
Willamette Meridian
JACKSON COUNTY OREGON
for

RECORDING

FILED FOR RECORD THIS THE 28 DAY OF August, 1991
AT 8:58 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT No.
P-85-1991 OF THE RECORDS OF JACKSON COUNTY, OREGON.
INDEX VOLUME 2, PAGE 85

Kathleen S. Balcott
County Clerk
Deputy

APPROVAL MICHAEL YONDORF and MURIEL AMES

COUNTY SURVEYOR File No. _____

Examined and Approved this 23rd day of August, 1991.

195 & 205 Grandview Drive
Ashland, Oregon 97520

WATER RIGHTS STATEMENT:

See Document No. 89-05105 of the
Official Records of Jackson County,
Oregon.

James H. Olson
City Surveyor

I, hereby certify that this is
a photocopy of the original plat.

Martin C. Stewart
SURVEYOR

SURVEYOR'S CERTIFICATE

I, Martin C. Stewart, registered Professional Land
Surveyor of the State of Oregon No. 2057, hereby certify
that this plat is conformable to the field notes and
the survey has been correctly executed within the require-
ments 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:--

Commencing at the most Northerly corner of Parcel No. 3 of that Minor Land Partition filed on the 14th day of
March, 1989 and recorded in Volume 9 at Page 18 of "Minor Land Partitions" in Jackson County, Oregon
said corner bears South 06 degrees 47 minutes 14 seconds East for a distance of 177.81 feet from the
ACCEPTED East one-sixteenth section corner common to Sections 5 and 8, Township 39 South, Range 1 East of
the Willamette Meridian, Jackson County, Oregon, said corner being the TRUE POINT OF BEGINNING; THENCE South
56 degrees 35 minutes 22 seconds East along the Southwesterly right of way line of Grandview Drive for a
distance of 232.50 feet to a found 5/8 inch iron rod; THENCE continuing along said right of way line along a
curve to the right having a radius of 600.00 feet and an arc length of 15.39 feet, being subtended by a
chord of South 55 degrees 51 minutes 18 seconds East for a distance of 15.39 feet to a 5/8 inch iron
rod; THENCE leaving said right of way line, South 59 degrees 15 minutes 00 seconds West (deed record North
59-1/4 degree East) for a distance of 265.16 feet to a found 5/8 inch iron rod situated South 00 degrees 00
minutes 25 seconds West (deed record South, 448.8 feet) for a distance of 448.80 feet from the Accepted East
one-sixteenth section corner common to Sections 5 and 8, said Township and Range; THENCE South 00 degrees 00
minutes 25 seconds West (deed record South, 46.20 feet) for a distance of 46.20 feet to a found 5/8 inch
iron rod; THENCE North 89 degrees 42 minutes 52 seconds West for a distance of 79.52 feet to a found 5/8
inch iron rod situated in the Northeastly right of way line of Ditch Road as set forth on the hereinabove
referred to Minor Land Partition; THENCE North 19 degrees 36 minutes 00 seconds West along said
Northeastly right of way line for a distance of 172.03 feet to a found 5/8 inch iron rod; THENCE North 35
degrees 32 minutes 00 seconds West for a distance of 28.00 feet to a found 1/2 inch galvanized iron pipe
situated at the most Westerly corner of Parcel No. 3 as set forth hereinabove; THENCE leaving said right of
way line, North 52 degrees 39 minutes 25 seconds East for a distance of 219.58 feet to the point of
beginning. ALSO INCLUDING an Exclusive Private Driveway Access Easement over and across the following
described tract of land: Commencing at the TRUE POINT OF BEGINNING of the above described tract of land;
THENCE South 52 degrees 39 minutes 25 seconds West for a distance of 110.00 feet to a 5/8 x 30 inch iron rod
for the TRUE POINT OF BEGINNING; THENCE North 52 degrees 39 minutes 25 seconds East for a distance of 29.52
feet; THENCE North 65 degrees 07 minutes 23 seconds West for a distance of 40.69 feet; THENCE South 21
degrees 00 minutes 06 seconds East for a distance of 37.52 feet to the point of beginning. TOGETHER WITH and
subject to covenants, easements, and restrictions of record and those apparent on the land.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we

Michael Yendorf and Muriel Ames, husband and wife, are the owners in fee simple of the land as
set forth in the Surveyor's Certificate and Margaret P. Wiley, a widow, is the beneficiary of
that certain Trust Deed dated April 18, 1989 with Continental Land Title Company, a California
corporation being the Trustee, said instrument being recorded as Document No. 89-08715 of the
Official Records of Jackson County, Oregon. We do hereby create and establish Parcels No. 1 and
2, as shown hereon, along with Private Easements for 'Ingress and Egress' and Utility
Installation. Parcel No. 1 shall have the exclusive right of 'Ingress and egress', over and
across that variable strip of land shown hereon as "EXCLUSIVE PRIVATE DRIVEWAY ACCESS EASEMENT
FOR PARCEL No. 1." Parcels No. 1 and 2 shall have an equal right to utilize the PRIVATE UTILITY
EASEMENT, over, across and through that variable strip of land, as shown hereon, which includes
that portion of the EXCLUSIVE PRIVATE DRIVEWAY ACCESS EASEMENT FOR PARCEL No. 1 as is situated
in Parcel No. 2 as shown hereon. Covenants, Conditions, Restrictions and Maintenance Agreements
pertaining to the parcels of land as set forth hereon, shall be set forth in a separate
document and filed simultaneously herewith. TCI Cablevision shall have the right to utilize the
PRIVATE UTILITY EASEMENT, as shown hereon, for the placement of underground cable lines to
service those parcels of land as set forth hereon. Emergency Vehicles shall have a right of
'Ingress and Egress' over and across the access easements as referred to herein and/or as shown
hereon, at all times. Parcels No. 1 and 2 are hereby granted the right to utilize that
RESERVATION OF PRIVATE WAY as set forth in Document No. 90-03614 of the Official Records of
Jackson County, Oregon, subject to all the conditions as set forth therein. Also, Parcels No. 1
and 2 are hereby granted the right to utilize that EASEMENT as set forth in Document No.
90-03613 of the Official Records of Jackson County, Oregon, subject to all the conditions as set
forth therein.

IN WITNESS WHEREOF,

We have set our hands and seals this 22 day of August, 1991

Michael Yendorf
MICHAEL YONDORF

Muriel Ames
MURIEL AMES

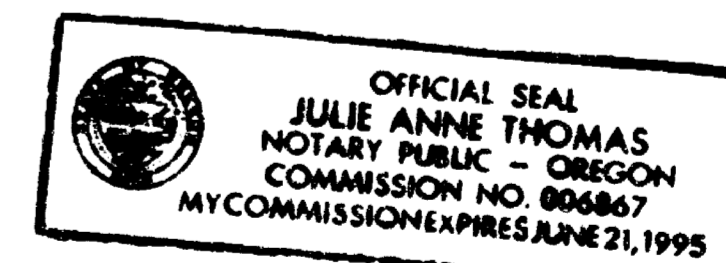
STATE OF OREGON

County of Jackson) ss

August 26 A.D. 1991

Personally appeared the above named Michael Yendorf and Muriel Ames
husband & wife and acknowledge the foregoing instrument
to be their voluntary act and deed.

Before me
Julie Anne Thomas

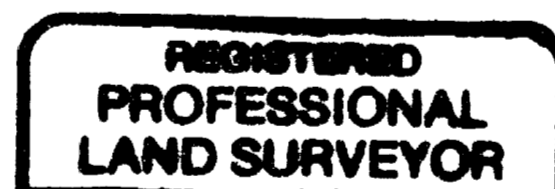


Declaration of Covenants, Conditions,
Restrictions and Agreements. See
Document No. _____ of the
Official Records of Jackson County,
Oregon.

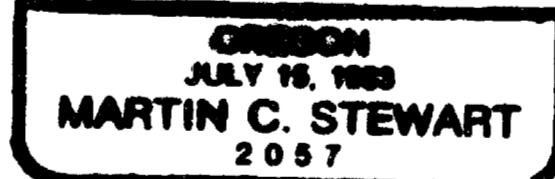
Martin C. Stewart
SURVEYOR
LS 2057

NOTARY
Subscribed and sworn to before me this

22 day of August, 1991



Martin C. Stewart



IN WITNESS WHEREOF,

I have set my hand and seal this 22 day of August, 1991

Margaret P. Wiley
MARGARET P. WILEY

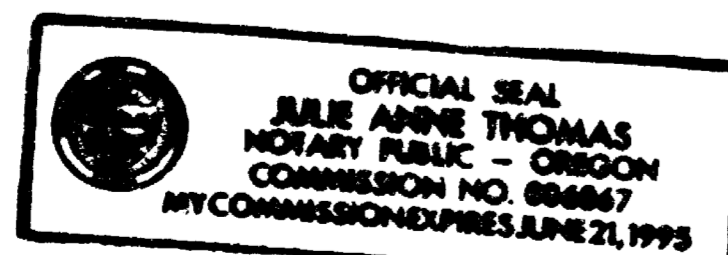
STATE OF OREGON

County of Jackson) ss

August 22 A.D. 1991

Personally appeared the above named Margaret P. Wiley
a widow and acknowledge the foregoing instrument
to be her voluntary act and deed.

Before me
Julie Anne Thomas



12632

SURVEY NO. _____

NARRATIVE of SURVEY
to comply with O.R.S. 209.250

SURVEY FOR : Michael Yondorf and Muriel Ames
275 Grandview Drive
Ashland, Oregon 97520

LOCATION: The Northeast Quarter of Section 8
Township 39 South, Range 1 East of the
Willamette Meridian in Jackson County, Oregon

PURPOSE: To prepare a Minor Partition Plat in conformance
with City of Ashland Planning Action no. 91-048
and in compliance with the requirements of the City
Surveyor

DATE: July 31, 1991

BASIS OF True Meridian at the
BEARING: East boundary line of Section 8

PROCEDURE: A control traverse, (s) incorporating right of way
and centerline monuments, property corners of record, and
improvement ties were used in the performance of this
survey.

In regards to existing improvements, water line valves and
and an exposed portion of a 5" pipe line were tied and noted
accordingly on the accompanying two page Partition Plat.
However, the exact location of the buried portion of this
line is not discernable on the ground and the exact location
is uncertain at this time. There are at least 3 documents of
record (Vol.20 Page 23; Vol.96 Page 23; and Vol.305 Page 350
Deed Records of Jackson County, Oregon) creating water line
easements for the City of Ashland. Creating some
uncertainty as to which of these documents relates to found
improvements and the possibility of other water pipelines in
existence and affecting this tract of land.
Further, a right of way 16' in width was created in Vol. 13
Page 374 (Deed Records of Jackson County, Oregon) on May 5,
1887 and reserved to the grantor (John Van Horn), his heirs
and assigns. This right of way lacks proof of existence on
the ground, has not been in use for a time

period of over 100 years, if it's intent were to create a roadway the physical location due to excessive cross slopes makes it an impractical location for such purposes, and this right of way is solely contained within the bounds of Parcels 2 and 3 of that Partition Plat filed for record as Vol.9 Page 18 "Minor Lands Partitons " Jackson County, Oregon. Because of these conditions this right of way easement is considered abandoned and is so noted on the accompanying two page Partition Plat.

Further there exists a hiatus between the accepted titled location of the West line of Government Lot 1 in Section 8 and the north-south subdivision line of the Northeast Quarter of Section 8. The building envelopes were created to minimize the effects of this hiatus on subsequent improvements. Further a Boundary Line Agreement was proposed and executed, as noted, on the accompanying Partition Plat, along this tract's southeasterly boundary line. In R.S. 7933, and subsequently on the plat for Logan Drive Subdivision Phase 1, and on Partiton Plat recorded in Vol. 9 Page 18 of Minor Land Partitions, Jackson County, Oregon; this boundary line was proposed and accepted as the existing property line. Since, having been proposed and of record for over 12 years, this has become a boundary line by acquiescence, as well and it's location on the ground fits most favorably to existing improvements and lines of possesion. Further, several easments of record exist granted to the City of Ashland for public utilities as well as for city streets and related improvement easements. There location is general in nature according to these descriptions, may overlap, and are not discernable on the ground.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Martin C. Stewart

OREGON
JULY 15, 1983
MARTIN C. STEWART
2057

I, hereby certify that this is a photocopy of the original plat.

Martin C. Stewart
SURVEYOR

MINOR LAND PARTITION

PARTITION PLAT No. 2-85-1991

located in
Northeast Quarter of Section 8
Township 39 South, Range 1 East of the
Willamette Meridian
JACKSON COUNTY OREGON
for

MICHAEL YONDORF and MURIEL AMES

ACCEPTED
1/4 SECTION CORNER
Fd. 2" Iron Pipe, exp. 10", with
wood plug & tack in top.
Re: Sunnyview Heights Subdivision,
as now recorded.

195 & 205 Grandview Drive
Ashland, Oregon 97520

ACCEPTED
East 1/16 Sec.
Cor. Fd. 2" Iron
Pipe per
Recorded Survey
No. 7933.
Fd. 1" Iron Pipe In Monu.
Case per City of Ashland
Reference Notes.
Re: Recorded Survey No.
7629

SURVEYOR

M. C. STEWART SURVEYING JULY 26, 1991

6370 Highway 66
Ashland, Oregon 97520

Telephone: 1-503-482-0188

SCALE: 1" = 50'
BASIS OF BEARING:

TRUE MERIDIAN at the
East bdry line of Sec. 8
(derived from N.O.A.A. net)

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C 1	600.00'	15.39'	1° 28' 11"	15.39'	S 55° 51' 18" E
C 2	585.00'	8.19'	0° 48' 09"	8.19'	S 56° 11' 19" E

- Found 1/2 inch galv. iron pipe with yellow plug marked: SWAIN LS 759
Re: Filled Survey No. 11536.
 - Found 5/8 inch iron rod with yellow cap marked: E.L. Swain RLS 759
Re: Filled Survey No. 7933
 - △ Found 5/8 inch iron rod with yellow cap marked: KAUBLE PLS 1822
Re: Logan Drive, a Planned Unit Development, as now recorded.
 - Set 5/8 x 30 inch iron rod with yellow plastic cap marked:
STEWART LS 2057
 - ⊙ Water Valve
- T.P.O.B. - TRUE POINT OF BEGINNING.

Fd. Iron Pipe with Brass Disk in Monu. Case per City of
Ashland Reference Notes.
Re: Recorded Survey No. 7933

REGISTERED
PROFESSIONAL
LAND SURVEYOR

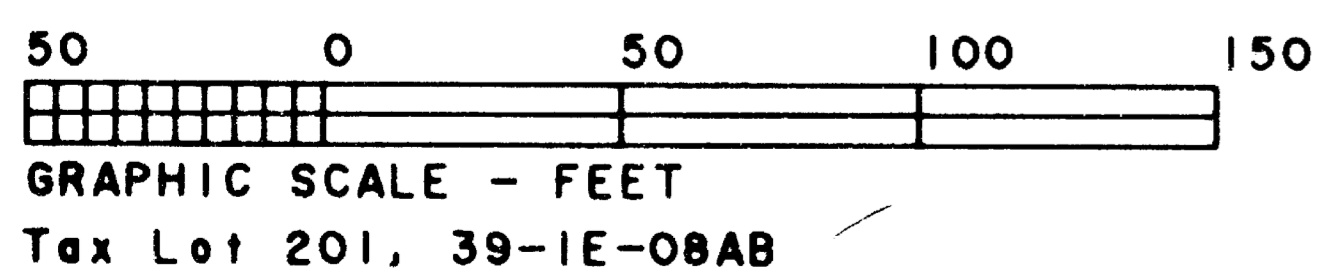
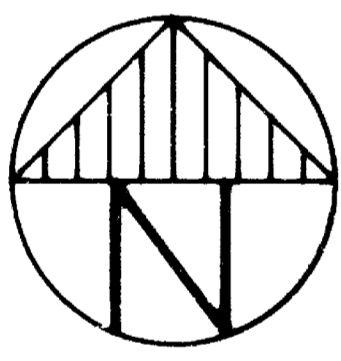
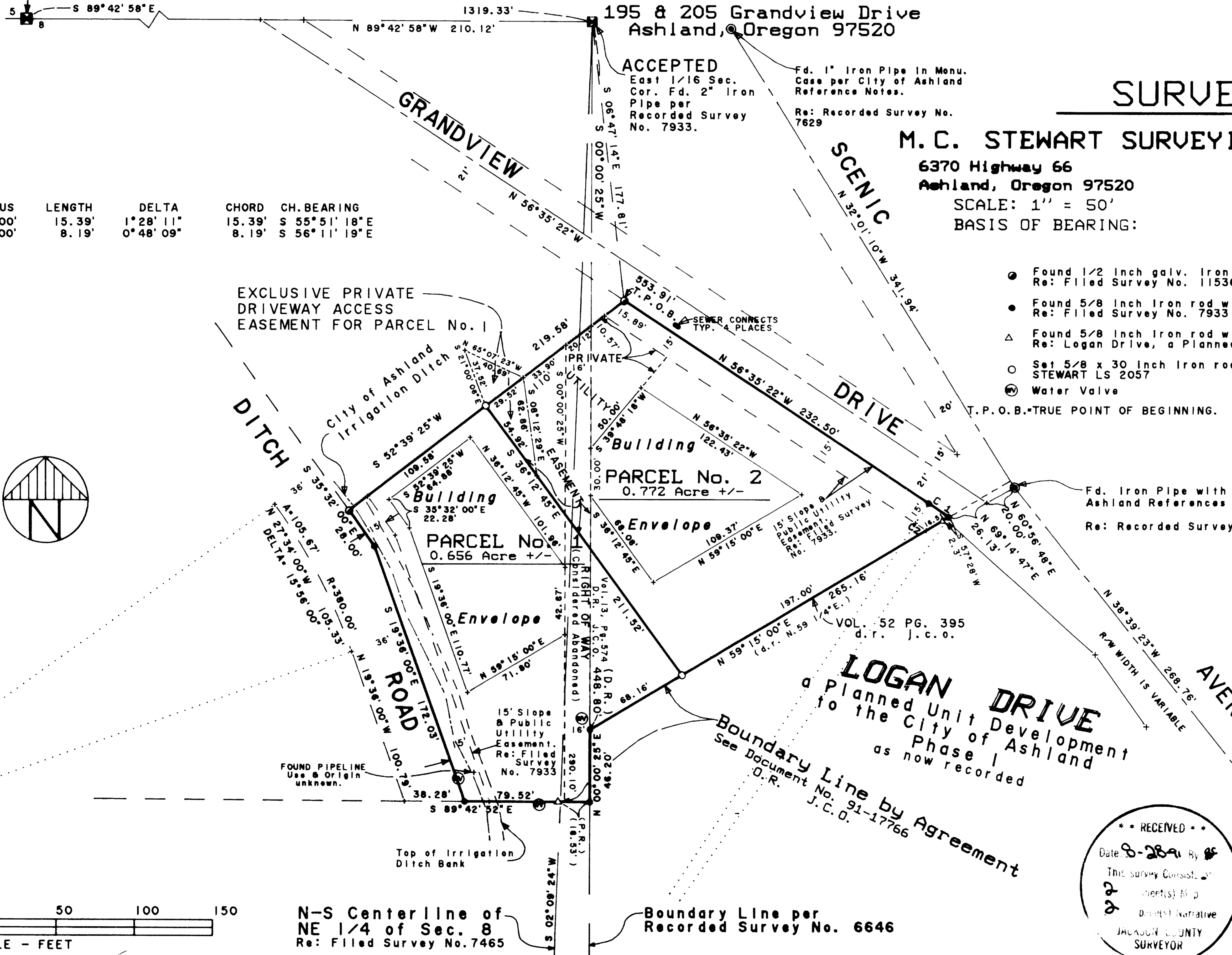
Martin C. Stewart

OREGON
JULY 15 1963
MARTIN C. STEWAHT
2057

Fd. 1" Iron Pipe In Monu. Case
per City of Ashland Reference
Notes.
Re: Recorded Survey No. 7629

RECEIVED
Date 8-28-91 By [Signature]
This survey consists of
sheet(s) 1 of 2
Dated 7/26/91
JACKSON COUNTY
SURVEYOR

Job: 08T39-1E
File: 08T39-1E



N-S Centerline of
NE 1/4 of Sec. 8
Re: Filled Survey No. 7465

Boundary Line per
Recorded Survey No. 6646