

APPROVAL

ASHLAND PLANNING COMMISSION  
PA #90-159  
Boundary Line Adjustment

10-8-91  
DATE

APPROVAL

Examined and Approved this 4th day of October, 1991.

James H. Olson  
City Surveyor

We certify that pursuant to authority granted to us by the  
Ashland Planning Commission in open meeting August 14,  
1990 this map is hereby approved.

Dated this 8 day of October, 1991.

President

Secretary

MINOR LAND PARTITION

PARTITION PLAT NO. P-103-1991

LOCATED IN

Southeast Quarter of Section 15, Township 39 South, Range 1 East, of the  
Willamette Base and Meridian

JACKSON COUNTY OREGON

FOR

DAVID M. BARRETT

1050 Paradise Lane  
Ashland, Oregon 97520

RECORDING

FILED FOR RECORD THIS THE 9 DAY OF October, 1991  
AT 9:30 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO.  
P-103-1991 OF THE RECORDS OF JACKSON COUNTY, OREGON.  
INDEX VOLUME 2, PAGE 103.

Kathleen S. Bickett  
County Clerk

Glenda E. Bartlett  
Deputy

COUNTY SURVEYOR FILE NO. 12683

WATER RIGHTS STATEMENT

See Document No. 91-24457 of the official Records  
of Jackson County, Oregon.

SURVEYOR'S CERTIFICATE

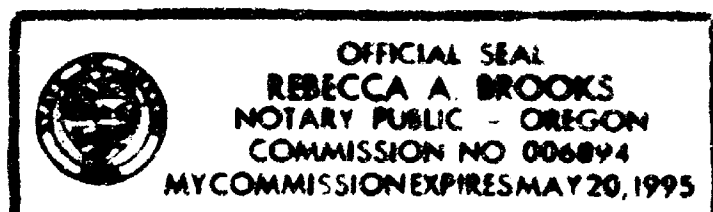
I, James Andrews, certify that I am a duly Registered Professional Land Surveyor in the State of Oregon,  
License No. 1626, being first duly sworn, do hereby certify that this plat correctly represents  
a survey made by me and that I have correctly surveyed and marked with proper monuments the  
tract of land shown hereon, and that said plat and survey conform with the Ordinances of the  
City of Ashland, and Jackson County, and the Statutes of the State of Oregon and that the  
following is an accurate survey and title description of the boundaries of said tract:

Commencing at a point which bears North 89 47' 22" West, 562.49 feet (Record West, 8.54 chains), and  
South 00 19' 16" West, 1513.78 feet (Record South, 22.95 chains) from the southeast corner of Donation  
Land Claim No. 45 in Township 39 South, Range 1 East, Willamette Meridian, in the City of Ashland, Jackson  
County, Oregon, said point being the northwest corner of that tract of land conveyed by Nellie May  
Conner to C.B. Lambkin and being the northeast corner of tract as described in Volume 239, Page 299  
of the Deed Records of Jackson County, Oregon; thence South 0 19' 16" West (Record South) along the  
east line of said tract, 40.00 feet to intersect the south line of Peachey Road as described in  
Commissioners Journal Volume 18, Page 577 and 578, Records of Jackson County, Oregon for the TRUE POINT  
OF BEGINNING; thence continue along the said east line, South 0 19' 16" West, 553.81 feet to the north  
line of Bristol Avenue per the Plat of Kensington Subdivision, Plat Records of Jackson County, Oregon;  
thence along the north line of said Bristol Avenue and its extension, North 89 50' 50" West, (Record  
West), 411.43 feet to a point 20.00 feet east of when measured at right angles to the centerline of  
Paradise Lane as described in Commissioners Journal Volume 18, Page 577 and 578, Records of Jackson  
County, Oregon; thence 20.00 feet opposite of and parallel to the centerline of said Paradise Lane,  
North 00 00' 13" East, 378.48 feet to the north line of that tract of land described in Document No.  
76-14366, Official Records of Jackson County, Oregon; thence along the said north line, North 87 27'  
35" East, 136.67 feet to a boundary line agreement described in Document no. 76-11840, Official Records  
Jackson County, Oregon; thence along the said boundary line agreement, South 04' 59' 20" East, 51.96  
feet to a 5/8 inch rebar at the point of beginning of said boundary line agreement at the north line of  
that tract of land described in Volume 335, Page 291, Deed Records of Jackson County, Oregon; thence  
along the said north line, South 89 51' 56" East, (Record East), 177.20 feet to an angle point in said  
description; thence North 0 19' 16" West, (Record North), 220.63 feet to a point on the South line of  
said Peachey Road; thence along the said south line of said Peachey Road, South 89 50' 03" East  
(Record East), 95.02 feet to the True Point of Beginning.

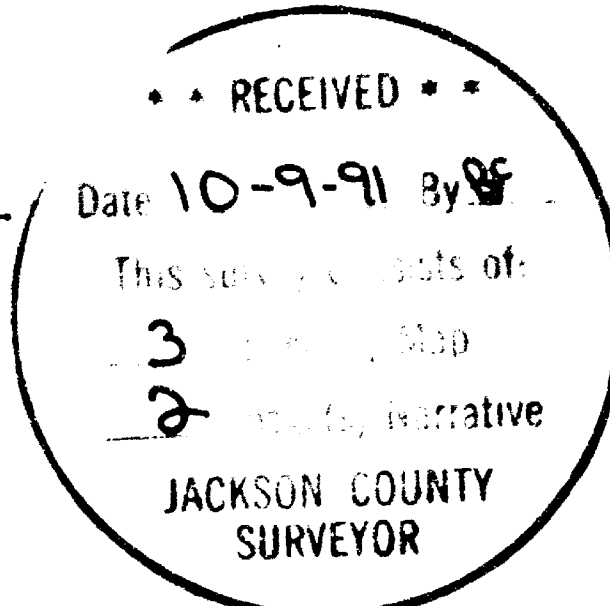
ALSO Commencing at the southwest corner of the above described parcel; thence North 89 50' 50" West,  
40.00 feet to a point on the west line of the above described Paradise Lane for the TRUE POINT OF  
BEGINNING; thence continue North 89 50' 50" West, 209.86 feet; thence North 24 30' 29" East, 120.98  
feet; thence North 6 31' 23" East, 25.42 feet to a 5/8 inch rebar which is the true point of beginning  
of a Boundary Line Agreement as recorded in Document No. 91-14888 Official Records, Jackson County,  
Oregon; thence along said Boundary Line Agreement, North 5 28' 56" East, 262.51 feet; thence South  
89 51' 56" East, 131.73 feet to a point on the west line of said Paradise Lane; thence along said west  
line 20.00 feet opposite of and parallel to the centerline of said Paradise Lane, South 0 00' 13"  
West, 396.90 feet to the True Point of Beginning. SUBJECT TO a private Sanitary Sewer and Water Line  
Easement as shown hereon.

Subscribed and Sworn to before me this 16 day of July, 1991.

Rebecca A. Brooks  
Notary



James Andrews  
Surveyor



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that I, David M. Barrett am the owner in fee simple of the lands  
shown hereon and designated as Parcels 1, 2, 3, and 4 and that I Bruce Barrett am the owner in  
fee simple of the land shown hereon and designated as Parcel 5, and we have caused the  
partitioning as shown hereon and we do hereby dedicate and convey to the public, for street  
purposes, the land as shown hereon.

ALSO we dedicate to the City of Ashland a Conservation Easement and Drainage Way Easement across  
a portion of Parcels 1, 2, 3, and 5 as shown hereon.

ALSO we create a private water and sewer easement across Parcels 1, and 2 to be used by Parcels  
2, and 3 as shown hereon or as they may be divided in the future.

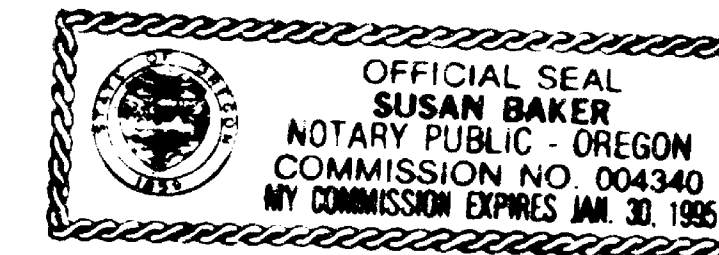
David M. Barrett  
David M. Barrett

Bruce Barrett  
Bruce Barrett

STATE OF OREGON )  
                                  )ss  
COUNTY OF JACKSON)

Personally appeared the above named David M. Barrett and Bruce Barrett and acknowledged the  
foregoing instrument to be their voluntary act and deed.

Susan Baker  
Comm. Expires 1/30/95



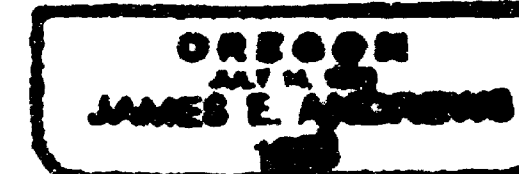
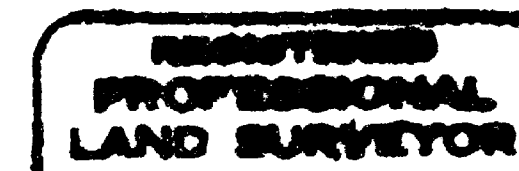
BASIS OF BEARINGS

TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 15 PER SURVEY NO. 5753 DERIVED FROM THE N.O.A.  
NET BEARING CONTROL FOR THIS SURVEY TAKEN FROM THE CALCULATED TIE FROM THE NORTHEAST CORNER  
OF SURVEY NO. 5753 TO THE SOUTHEAST CORNER OF D.L.C. NO. 45

FEBRUARY 14, 1991

SURVEYED BY

JAMES ANDREWS  
837 E. JACKSON  
MEDFORD, OREGON 97504  
PH 773-8866



I certify that this is a true and exact copy  
of the original map

James Andrews  
Surveyor

7

SURVEY NO. 12683

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

SURVEY FOR: David Barrett  
1050 Paradise Lane  
Ashland, Oregon 97520

DATE: February 14, 1991

LOCATION: Southeast Quarter of Section 15, Township 39 South, Range 1 East,  
of the Willamette Base and Meridian, Jackson County, Oregon.

PURPOSE: To divide the property as shown per City of Ashland Planning  
Action 90-159.

PROCEDURE: The original control for this survey was established in Survey No. 12257 its accompanying narrative will explain how the east and south boundaries were established, and the the location of Peachy Road was determined, which is consistant with the description per Commissioners Journal Volume 18, Pages 577 and 578. An Affidavit of Correction was recorded in Document no. 91-10473 correcting a distance omission on the north line of Peachy Road. Monuments were set on the south line of Peachy Road in Survey no. 11090 but surveyor used the centerline of the existing road and the portion of Peachy Road as monumented in Peachy Estates Subdivision for his alignment which is inconsistant with the Road Record. Also the south line of Peach Road was set in Survey no. 12036. When questioning the surveyor as to his alignment I learned that he just used cardinal directions based on the True Meridian as recited in his legal description not based on the True Meridian.

In determining the location of Paradise Lane per Commissioners Journal Volume 18, Page 577 and 578, the east line of the Southeast Quarter of Section 15 was tied and the south line of the Southeast Quarter of Section 15 as determined from the southeast section corner and east and south quarter corners. The east line of the York Tract was held in the same angular relationship to the North-South centerline of Section 15 and its extension for the centerline of Paradise Lane to the north line of Peachy Road.

The west boundary was held partly as the east line of Survey no. 12036 and then as a proposed boundary line agreement to bring it more in line with the original fence line.

Boundary corners were set as shown on the attached map.

12683

BASIS OF BEARINGS: The Basis of Bearings is the True Meridian at the North-South centerline of Section 15 per Survey no. 5753 derived from the N.O. A.A. net. Bearing control for this survey was taken from the calculated tie from the northeast corner of Survey no. 5753 and to the Southeast corner of Donation Land Claim no. 45 (See Survey no. 12257) per Survey no. 5753.

SURVEYED BY: James Andrews  
837 E. Jackson  
Medford, Oregon 97504

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 14, 1922  
JAMES E. ANDREWS  
1025

*James E. Andrews*

\*\* RECEIVED \*\*  
Date 10-9-91 By JA  
This survey consists of:  
3 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR



MINOR LAND PARTITION

PARTITION PLAT NO. P-103-1991

LOCATED IN

Southeast Quarter of Section 15, Township 39 South, Range 1 East,  
of the Willamette Base and Meridian

JACKSON COUNTY OREGON

FOR

DAVID M. BARRETT  
1050 PARADISE LANE  
ASHLAND, OREGON 97520

NOTE

The easement for the buried pipeline for the Talent Irrigation District exist by the fact that the property lies within the T.I.D. boundaries.

No easement exist for the buried telephone cable.

I certify that this is a true and exact copy of the original map

*James E. Andrews*  
Surveyor

LEGEND

● = FOUND MONUMENT AS SHOWN

○ = SET 5/8" x 24" REBAR W/CAP MKD. "ANDREWS LS1626"

( ) = RECORD DATA AS SHOWN.

J.C. = JACKSON COUNTY

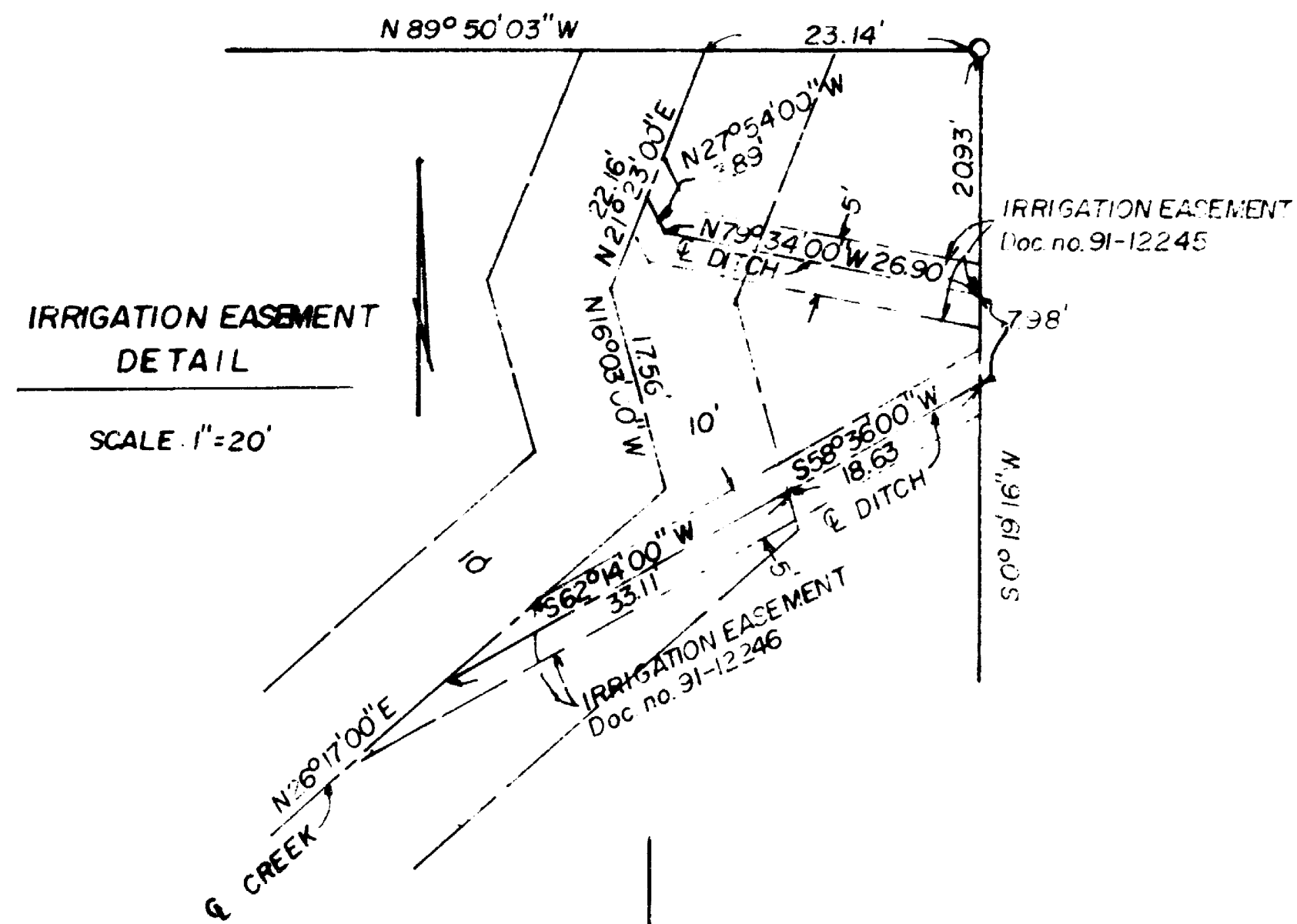
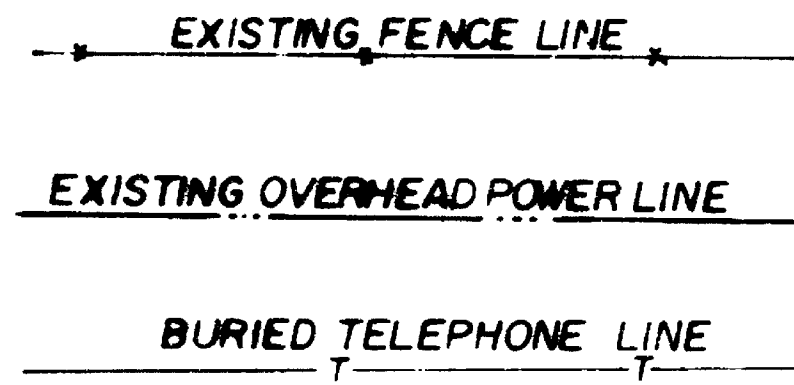
D.R. = DEED RECORD

Q.R. = OFFICIAL RECORDS

S.N. = SURVEY NUMBER

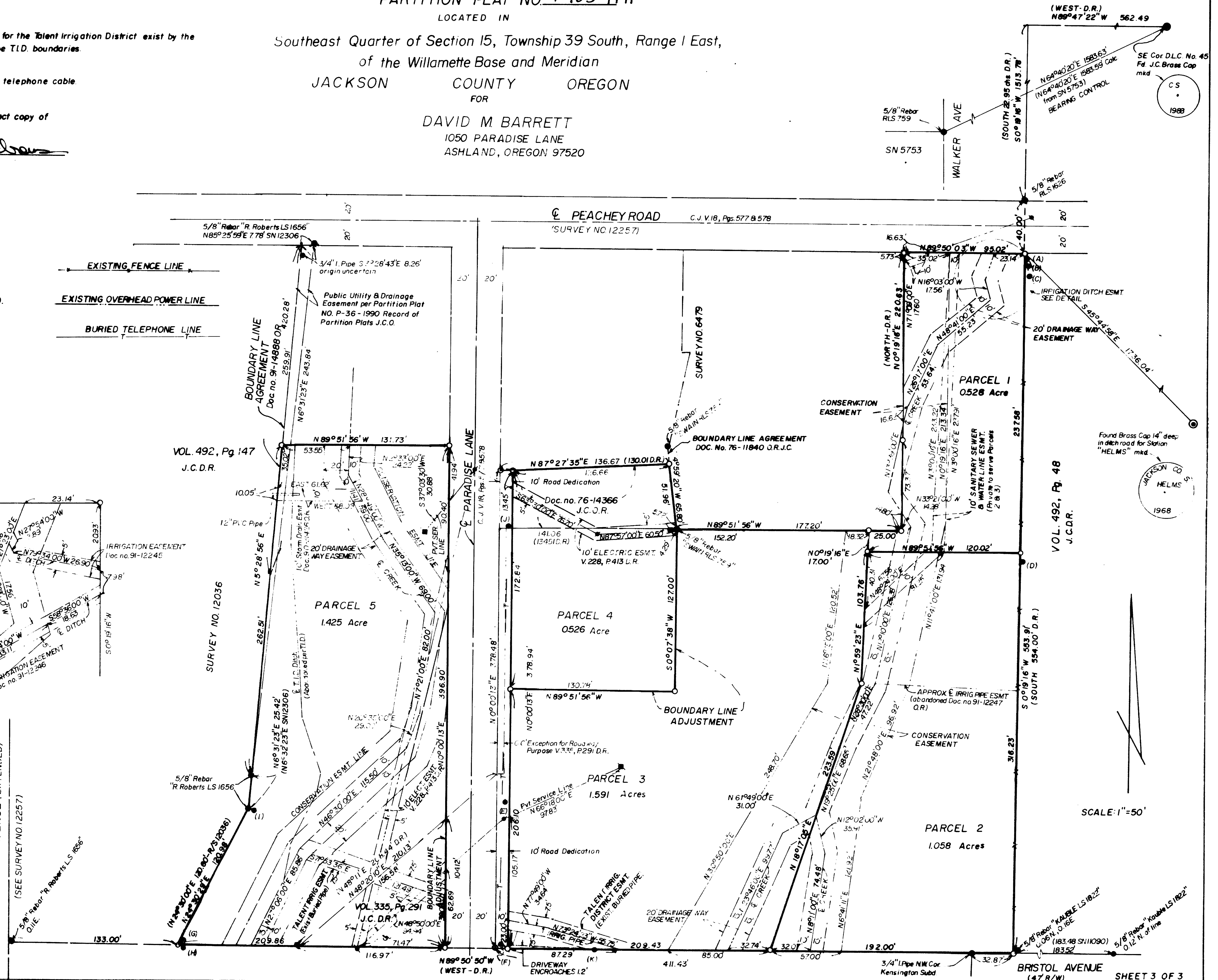
⚡ = ELECTRIC CO. POLE

⚡ = PRIVATE ELECTRIC POLE



Professional Land Surveyor seal for James E. Andrews, Oregon, No. 12257.

MAP 39-1E-15D T.L.'s 900, 902, 1100



SCALE: 1"=50'

# MINOR LAND PARTITION

## PARTITION PLAT NO. P-103-1991

LOCATED IN

Southeast Quarter of Section 15, Township 39 South, Range 1 East of the  
Willamette Base and Meridian

JACKSON COUNTY OREGON

FOR

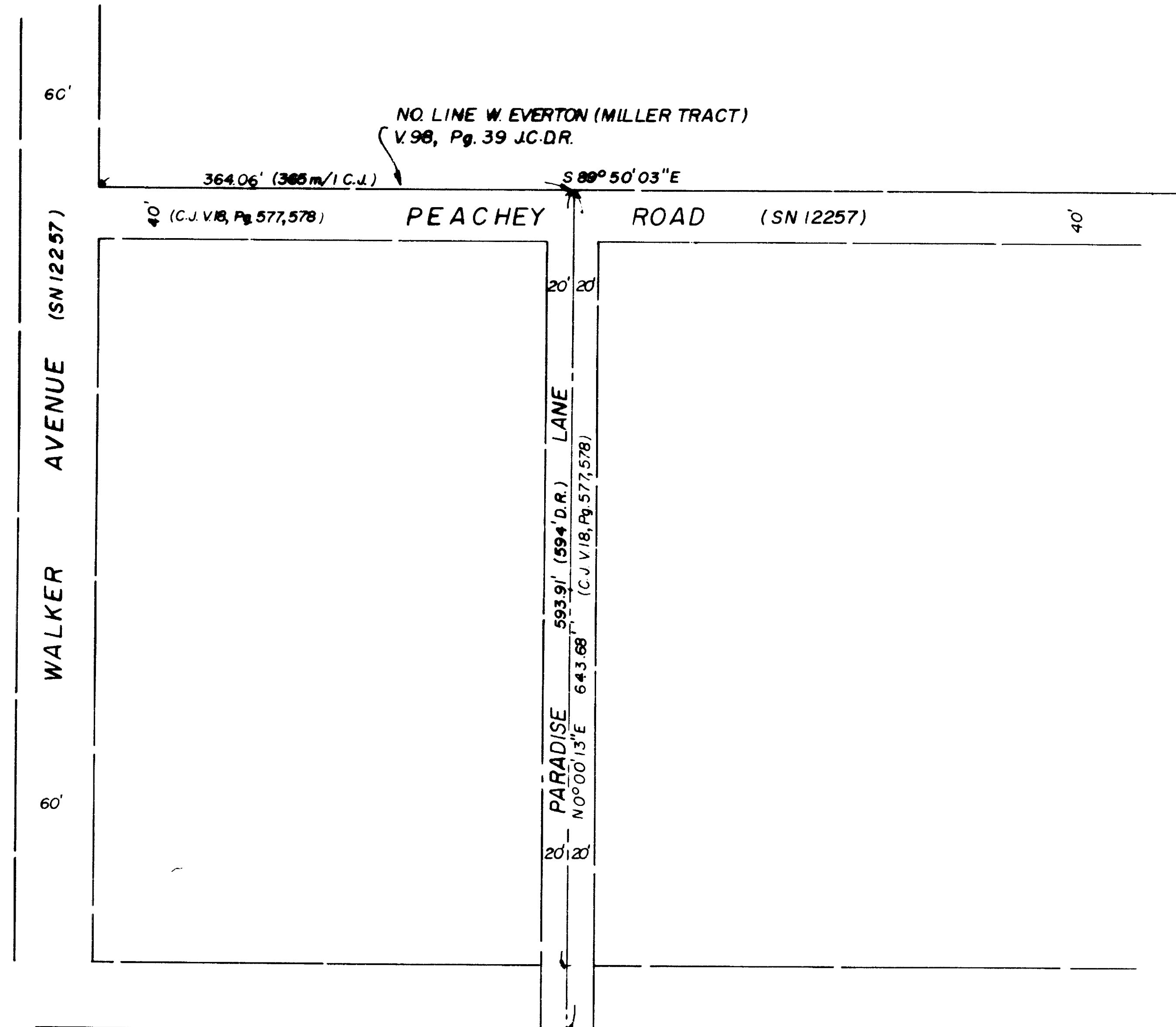
DAVID M. BARRETT

1050 PARADISE LANE  
ASHLAND, OREGON 97520

### RECORD of MONUMENTS FOUND

(SEE SHEET 3)

- (A) 5/8" Rebar w/cap mkd. "KAUBLE LS 1822" S3°28'39"E -1.45' SN 11090.
- (B) 5/8" Rebar w/cap mkd. "KAUBLE LS 1822" S1°29'53"E -4.92' SN 11150.
- (C) 5/8" Rebar exposed 7" S2°16'30"E 13.56' origin unknown.
- (D) 5/8" Rebar w/cap mkd. "KAUBLE LS 1822" SN 11150 falls 0.20 E'y.
- (E) 1-1/2" I. pipe S2°33'46"W 88.54' from SW. cor. Parcel 2 origin unknown.
- (F) 1-1/2" I. pipe N53°57'52"W 5.30' from SW. cor. Parcel 3 origin unknown.
- (G) 5/8" Rebar w/cap mkd. "Roberts LS 1656" N12°32'07"E 0.38' SN 12036.
- (H) 1/2" I. pipe S82°38'37"E 2.10' origin uncertain.
- (I) 3/4" I. pipe crimped S71°30'34"E 1.89' origin uncertain.
- (J) 1" I. pipe S4°28'22"W 45.89' from N.W. cor. Parcel 4 set by David Barrett to replace wood hub.
- (K) 1" Rebar exposed 13" S89°46'28"E 68.99' from S.W. cor. Parcel 3 origin unknown.

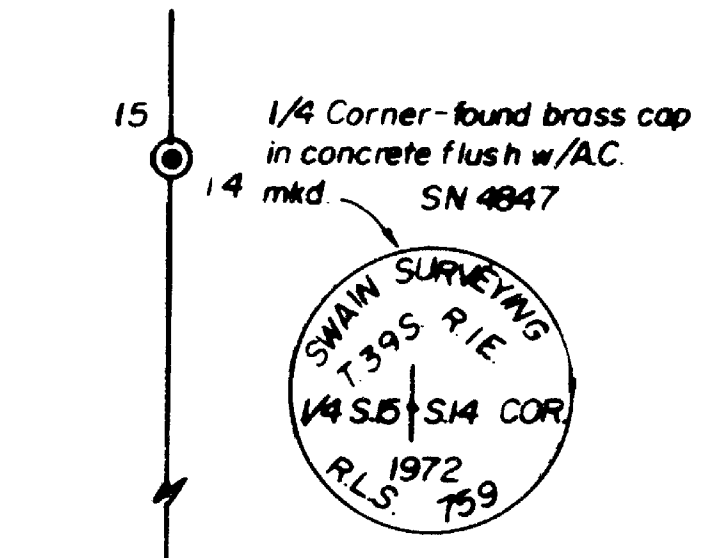


SCALE: 1"=100'

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*James E. Andrews*  
**OREGON**  
 JUL 14, 1983  
**JAMES E. ANDREWS**  
 1983

I certify that this is a true and exact copy of the original map

*James E. Andrews*  
Surveyor



(N0°02'51"W 2644.7' SN 8607)  
N0°03'44"W 2645.02'

1/4 Corner Fd. 5/8" Rebar Per SN 2555

E 1/16 Corner Fd. 5/8" Rebar w/atum cap mkd T.39 S RIE S15 E1/16 S22 RLS 759 1981

796.00' (D.R. V. 117, P. 232)

1323.41' (323.67' SN 9294)

S 89°53'32" W 2646.82'  
(S 89°54'13" W 2647.34' SN 9294)

Section Corner found 2" iron pipe 10" deep 3/4" iron pipe inside 2" deep SN 4847 & 11119