

MAJOR LAND PARTITION
PARTITION PLAT No. P-114-1991

LOCATED IN
The N.W. 1/4 of Section 8, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon

RECORDING
Filed for record this the 18 day of November 1991
at 4:12 o'clock P.M. and recorded as Partition Plat No.
P-114-1991 of the Records of Jackson County, Oregon.
Index Volume 2 Page 114
Kathleen J. Bushell County Clerk
Joy A. Ramirez County Surveyor
COUNTY SURVEYOR File No. 12734

WATER RIGHTS STATEMENT:
See Document No. 91-28168 of the
Official Records of Jackson County, Oregon.

I certify this plat to be an
exact photocopy of the original!
Douglas C. McMahon
SURVEYOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I INGRID O'CONNOR, am the
owner of the real property represented on this partition plat and more
particularly described in the Surveyor's Certificate, and that I have caused
the same to be partitioned into parcels as shown hereon, and I hereby dedicate
to the City of Ashland the power line easement, over, across and through that
variable width strip of land as shown hereon along with a 40 foot drainage easement as
shown hereon.

STATE OF OREGON }
COUNTY OF JACKSON } ss. Ingrid O'Connor

Personally appeared the above named INGRID O'CONNOR
and acknowledged the foregoing instrument to be her voluntary act and
deed before me this 25th day of March, 1991

Cheryl A. Jerna
Notary Public for the State of Oregon
My Commission expires 12-23-93

Cheryl A. Jerna
CHERYL A. JERNA
NOTARY PUBLIC - OREGON
My Commission Expires 12-23-93

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas C. McMahon
OREGON
JULY 18, 1960
DOUGLAS C. McMAHAN
No. 1913

HOFFMAN & ASSOCIATES, INC.
219 NORTH GAMBAGE AVENUE MEDFORD, OREGON
779-4641 97501
BY: DOUGLAS C. McMAHAN LS No. 1913
SCALE: 1 inch = 40 feet

- O = Set 5/8"x24" iron pin with plastic cap stamped "D. McMahon LS 1913"
- = Found monument as shown
- A/C = Asphalt Paving
- = Boundary of Reciprocal Easement per Rec. 91-18144
- x-x- = Fence line
- Gap = Dead Gap
- S/N = Filled Survey No.
- Rec = Deed Record of Jackson County

APPROVAL:
ASHLAND PLANNING COMMISSION
PA # 90-110
DATE 11-14-91

APPROVAL
Examined and Approved this 5th day of November, 1991.
James H. Blain
City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning
Commission in open meeting on 11-12-91 this map is hereby approved.
Dated this 14th day of November, 1991

SURVEYOR'S CERTIFICATE:
I, Douglas C. McMahon, 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 Major Land Partitions
and the following is an accurate description of the parent tract of
land as set forth hereon:

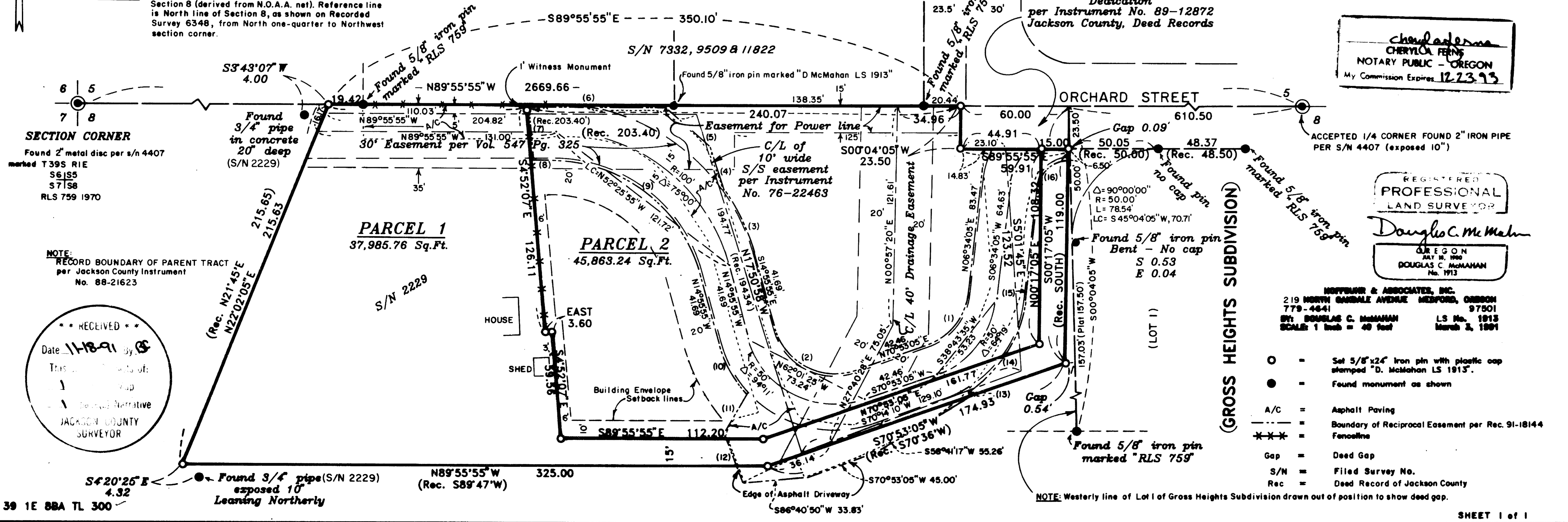
Commencing at a found 2 (two) inch iron pipe situated at the quarter
corner common to Sections 5 and 8, Township 39 South, Range 1 East of
the Willamette Meridian, Jackson County, Oregon; thence North 89°55'55" West
along the Section line common to said Sections, 670.50 feet for the POINT OF
BEGINNING; Thence leaving said Section line South 00°04'05" West 23.50 feet;
thence South 89°55'55" East 59.91 feet to a point which bears South 00°17'05" West
(Record South) 23.50 from the Northeast corner of that tract of land described
in Instrument No. 88-21623 of Deed Records, Jackson County, Oregon; thence
South 00°17'05" West (Record South) 119.00 feet; thence South 70°53'05" West
(Record South 70°36' West) 174.93 feet; thence North 89°55'55" West (Record
South 89°47' West) parallel with the North line of said Section 8, 325.00 feet;
thence North 22°02'05" East 215.63 feet (Record North 21°45' East 215.65 feet)
to a point on the North line of said Section 8; thence South 89°55'55" East 350.10
feet along the North line of said Section 8 to the point of beginning.

Douglas C. McMahon
SURVEYOR

CURVE AND LINE TABLE

No.	Delta	Radius	Length	Bearing and distance (line or long chord)
(1)	64°19'19"	35.00	39.29	N38°43'35"E, 37.26
(2)	94°10'33"	35.00	57.53	S62°01'25"E, 51.27
(3)	17°19'55"	115.00	34.79	S23°36'41"E, 34.65
(4)	---	---	---	S18°59'11"E, 35.35
(5)	---	---	---	S46°14'31"E, 30.15
(6)	---	---	---	S89°55'55"E, 78.00
(7)	---	---	---	N0°52'07"W, 30.11
(8)	---	---	---	N89°55'55"W, 12.33
(9)	74°38'24"	85.00	111.23	N52°25'55"W, 103.46
(10)	31°32'36"	65.00	35.79	N30°42'27"W, 35.34
(11)	---	---	---	N35°07'14"E, 21.19
(12)	---	---	---	N18°14'45"W, 27.21
(13)	---	---	---	S30°43'23"E, 3.40
(14)	52°42'42"	65.00	59.80	S32°55'16"W, 57.71
(15)	---	---	---	S06°34'05"W, 64.63
(16)	83°08'45"	17.60	25.24	S48°08'08"W, 23.36

BASIS OF BEARING: TRUE MERIDIAN at the North-South centerline of
Section 8 (derived from N.O.A.A. net). Reference line
is North line of Section 8, as shown on Recorded
Survey 6348, from North one-quarter to Northwest
section corner.



SECTION CORNER
Found 2" metal disc per s/n 4407
marked T39S R1E
S61S5
S71S8
RLS 759 1970

NOTE:
RECORD BOUNDARY OF PARENT TRACT
per Jackson County Instrument
No. 88-21623

RECEIVED
Date 11-18-91 by [Signature]
This is a true and correct
copy of the original
as shown to me by the
JACKSON COUNTY
SURVEYOR

SURVEY NO. 12734

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Ingrid O'Connor
dba Arts & Enterprises, Co.
565 Orchard Street
Ashland, Oregon

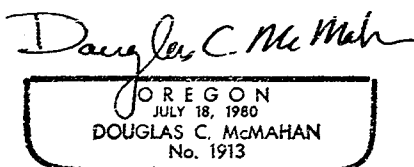
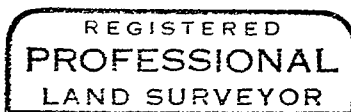
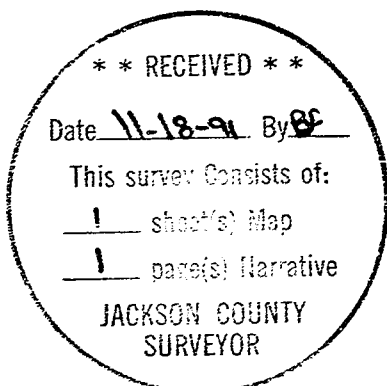
LOCATION: In the Northwest one-quarter (1/4) of Section 8, Township 39 South, Range 1 East of the Willamette Meridian in the City of Ashland, Jackson County, Oregon

PURPOSE: To survey, monument and prepare plat for a Major Land partition as per clients request and as approved by the City of Ashland.

PROCEDURE: Utilizing a one second theodolite and electronic distance measuring equipment a control traverse was run between the Northwest corner of Section 8 and the North one-quarter corner of Section 8. From this control line monuments found from Recorded Surveys No. 2229, 7332, 9509, 11822 and from Gross Heights Subdivision were tied. Deed Record distances and Deed Record angles were held to establish the exterior boundary of the clients tract and interior partition lines were computed per clients instructions. A northerly extension of the West line of GROSS HEIGHTS SUBDIVISION and the East line of the clients tract meet at a common point on the North line of Section 8. The bearing of the west line of GROSS HEIGHTS is a 90° angle to the Section line. By holding the Deed Record angle for the east line of clients tract a gap is created between the two lines as shown.

BASIS OF BEARING: TRUE MERIDIAN at the North-South centerline of Section 8 (derived from N.O.A.A. net) Reference line is North line of Section 8, as shown on Recorded Survey 6348, from North one-quarter to Northwest section corner

March 3, 1991
(Re: 90-145)



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