

APPROVAL

John M. Langell, Ashland Planning Commission, PA #91-056, 12-12-91

APPROVAL

Examined and Approved this 4th day of December, 1991

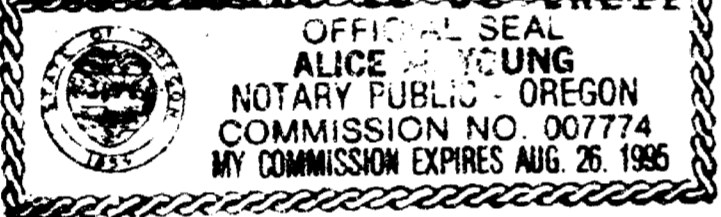
Janet H. Olson, City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting June 11, 1991 this map is hereby approved. Dated this 11th day of December, 1991.

Brent Thompson, President; John Ferguson, Secretary

ALSO we create an easement for Ingress and Egress over and across a portion of Parcel 3 as shown hereon, and a Private Utility Easement over and across a portion of Parcel 1 as shown hereon. ALSO we create an easement for existing Talent Irrigation Pipelines over and across a portion of Parcels 1, 2, and 3 as shown hereon.

STATE OF OREGON, COUNTY OF JACKSON, On this 4th day of Dec, 1991, personally appeared before me Thomas N. Cox and Kathleen A. Cox and acknowledged the foregoing as their voluntary act and deed.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, Thomas N. Cox and Kathleen A. Cox are the owners in fee simple of the lands as shown hereon and designated as Parcels 1, 2, and 3, 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 Drainage Way and Conservation easement over and across Parcel 3 as shown hereon, and we dedicate Public Utility Easements over and across a portion of Parcels 1, 2, and 3 as shown hereon, and a Slope Easement over and across a portion of Parcels 1, 2, and 3 as shown hereon.

MINOR LAND PARTITION

PARTITION PLAT NO. P-129-1991

located in Southeast Quarter of Section 15, Township 39 South, Range 1 East, of the Willamette Base and Meridian JACKSON COUNTY OREGON

for TOM COX 1000 Walker Avenue Ashland, Oregon 97520

RECORDING

FILED FOR RECORD THIS THE 12 DAY OF December, 1991

AT 3:07 PM AND RECORDED AS PARTITION PLAT NO.

P-129-1991 OF THE RECORDS OF JACKSON COUNTY, OREGON.

INDEX VOLUME 2, PAGE 129

Kathleen S. Beckett, County Clerk; Amanda E. Bartlett, Deputy

COUNTY SURVEYOR File no. 12783

WATER RIGHTS STATEMENT

There are no water rights appurtenant to this property

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:

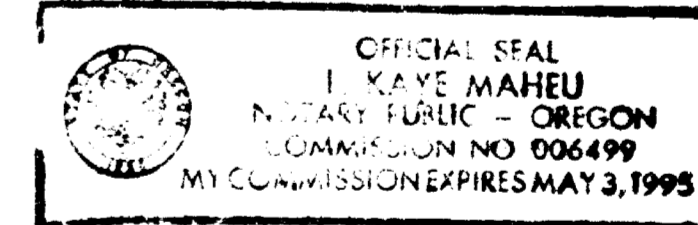
Commencing at the Southeast corner of Donation Land Claim no. 45 in Township 39 South, Range 1 East, of the Willamette Base and Meridian, Jackson County, Oregon; thence North 89° 47' 07" West, 637.10 feet to intersect the centerline of Harmony Lane; thence along the said centerline, South 0° 04' 31" West, 1217.69 feet to an iron pipe on the south line of Garden Homes Tract; thence along the said south line and its extension, North 89° 55' 29" West, 440.01 feet to the northeast corner of that tract of land as described in Document No. 91-00213 Official Records Jackson County, Oregon for the True Point of Beginning; thence continue North 89° 55' 29" West, 291.71 feet to intersect the east line of Walker Avenue; thence along the said east line of Walker Avenue, South 0° 06' 58" East, 295.33 feet to the north line of Peachey Road which is 20.00 feet northerly of when measured at right angles to the centerline of said Peachey Road; thence along a line 20.00 feet northerly of and parallel to the said centerline, South 89° 47' 34" East, 289.99 feet to the southeast corner of said tract of land as described in said Document no. 91-00213; thence along the east line of said tract of land North 0° 13' 09" East, 296.00 feet to the True Point of Beginning.

Subscribed and Sworn to before me this 4th day of December 1991.

L. Kay Mahen, Notary; James E. Andrews, Surveyor

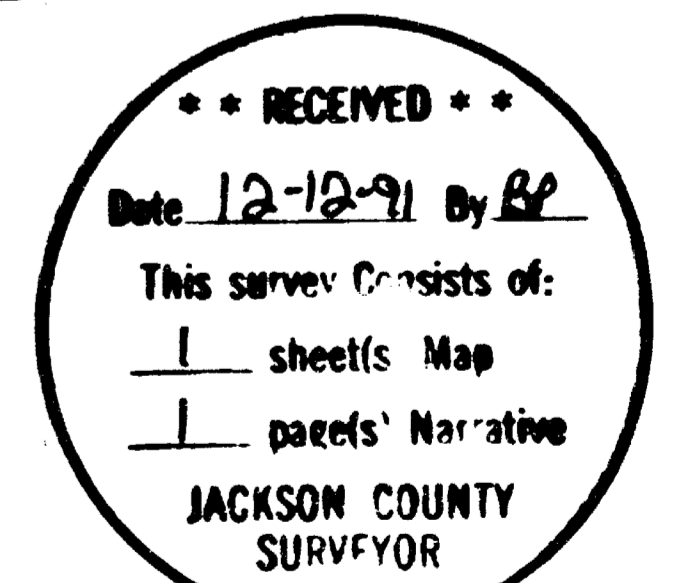
LEGEND

- (A) = Fnd. 3/4" Pipe per GARDEN HOMES TRACT. (B) = 5/8" Rebar w/cap mkd. "ANDREWS PLS 1626" Set per SN 12257 not tied this survey. (C) = Fnd. 5/8" Rebar w/cap mkd. "EL SWAIN R.L.S. 759" per SN 5056. (D) = Fnd. 1/2" Pipe w/plug mkd. "SWAIN RLS 759" per SN 0134. (E) = Fnd. spike set at E intersection by the City of Ashland Engineering Dept. (F) = Fnd. 5/8" Rebar w/cap mkd. "ANDREWS PLS 1626" per SN 12257. PR = Plat Record per GARDEN HOMES TRACT. OR = Official Records (Jackson County, Oregon) DR = Deed Records SN = Survey Number O = Set 5/8" x 24" Rebar w/cap mkd. "ANDREWS LS 1626" C = Concrete Irrigation Box Existing Fence



REGISTERED PROFESSIONAL LAND SURVEYOR

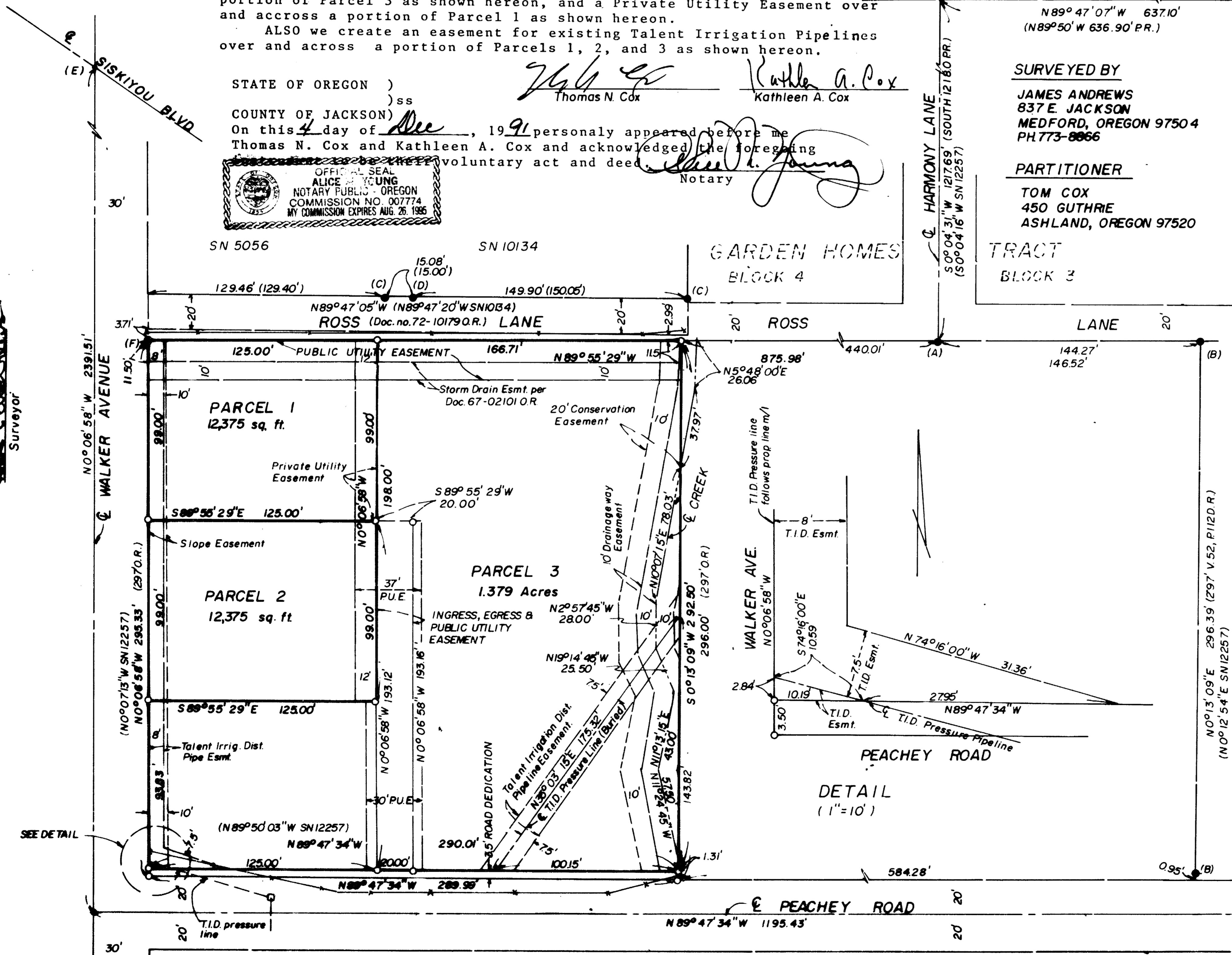
OREGON JAMES E. ANDREWS 1626



BASIS OF BEARINGS - THE TRUE MERIDIAN AT THE N-S OF SECTION 15 DERIVED FROM THE N.O.A.A. NET BEARING CONTROL FOR THIS SURVEY TAKEN AS N13°40'17"W FROM STA. "HELMS" TO THE SE COR. OF DLC. NO. 45 AS PROVIDED BY THE CITY OF ASHLAND ENGINEERING DEPT.

AUGUST 26, 1991 SCALE 1"=50'

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



SURVEY NO. 12783

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

SURVEY FOR: Tom Cox  
450 Guthrie  
Ashland, Oregon 97520

DATE: August 26, 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  
Department Planning Action 91-056.

PROCEDURE: I located the Southeast corner of D.L.C. no. 45 as shown  
and the pipe on the centerline of Harmony Lane per Garden  
Homes Tract. From the measurements to the D.L.C. corner and  
evidence on the ground, I concluded that said pipe was also  
the northwest corner of that tract per Document No. 89-08966.  
I then gave the tracts between that pipe and the northeast  
corner as surveyed the full width as called for in the deeds  
and the tract I surveyed the remainder per deed in Document  
no. 91-00213. The north boundary was established in Survey  
no. 12257, the east boundary was held parallel to that tract  
described in Volume 52, Page 112 Deed Records. The right of  
way of Peachey Road corresponds to the new centerline of  
Peachey Road established by the City of Ashland Engineering  
Department.

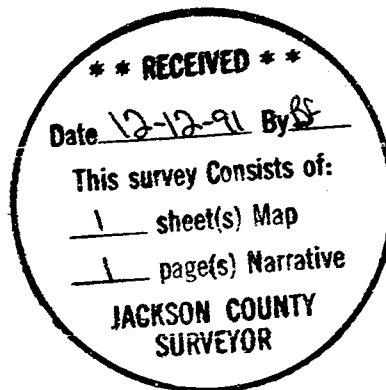
BASIS OF BEARINGS: The Basis of Bearings is the True Meridian at the  
North-South centerline of Section 15 derived from  
the N.O.A.A. net. Bearings control for this survey  
as North 13 40' 17" West, from Station "HELMS" to  
the Southeast corner of D.L.C. no. 45 as provided  
by the City of Ashland Engineering Department.

SURVEYED BY: James Andrews  
P.O. Box 8283  
Medford, Oregon 97504

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*James E. Andrews*

OREGON  
JULY 14, 1978  
JAMES E. ANDREWS  
1626



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