ABBEAMI.		RECORDING
APPROVAL:	MINOR LAND PARTITION	FILED FOR RECORD THIS THE 13th DAY OF February 1992 AT 9:51 O'CLOCK
John M. Louis Date 1-24-92		$\frac{1}{4}$.M. AND RECORDED AS PARTITION PLAT NO. $\frac{P-16-1992}{4}$ of the records of Partition
ASHLAND PLANNING COMMISSION P.A. # 91/36	PARTITION PLAT NO. $P-16-1992$	PLATS OF JACKSON COUNTY, OREGON. INDEX VOLUME 3 PAGE 16
Boundary Line Adjustment	located in	
APPROVAL:	Lot 4 of the W.C. MYER ADDITION to Ashland, Oregon in the NE 1/4 of Section 5,	Kathleen S. Beckett Jonet Keller County Clerk Deputy
Examined and approved this 17th day of the Market 1992.	in D.L.C. No. 38, T. 39 S., R. I E., W.M., in Jackson County, Oregon.	
Court X. Surin	for	COUNTY SURVEYOR FILE NO. 12863
AGET City Surveyor	Jerry and Debra Lynn Tonou	There are no water rights appurtenant to this property.
We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of	Jerry and Debra Lynn Toney 855 North Main Street	
Nov. 12, 1991, this map is hereby approved. Dated this 24 day of January, 199.	Ashland, Oregon	DATE: December 13, 1991.
12/ Bensen Lewitze (.		SURVEYED BY: Edwards Surveying and Land Planning Inc.
President ACTING Secretary		823 W. 8th Street Medford, Oregon 97501
SURVEYOR'S CERTIFICATE		Phone: (503) 776-23/3 * * RECEIVED * * REGISTERED PROFESSIONAL LAND SLIPVEY OF
I, Devid A. Edwards, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify to have correctly surveyed and marked with the proper monuments as provided by law, the tract of land as sho	North line Lot 4, W.C. MYER ADD.	AL DISCO TO
hereen and that this plot is a correct representation of said tract and that the following is an accurate description of the boundary lines:	ription per R.S.N. //354	This survey Consists of: Object Obje
Beginning at the Initial Point, which is a 5/8 inch steel pin marking the Southwest corner of Lot 4, W.C. I	home N 99°25°5 2 99°	of way line is 60' SW of & per R.S.N. 1/354.
ADDITION to Ashland, Oregen, being situated in the Northeast quarter of Section 5, Township 39 South, Ran East, Williamette Meridian in Jackson County, Oregon; thence South 89° 45' 20" East, along the South line said Let 4, 270.91 feet to a 5/8 inch steel pin marking the Southeast corner of a tract described in Docum	Slope ear	perment per Vol. 436, Pg. 393, Deed Records does If the property described hereon as said easement I to a line 40' SW of C. JACKSON COUNTY
Number 89–29920, Official Records for said County and State; thence North 3° 52' 36" West, along the E line of said tract, 119.82 feet to a point on the Southwesterly right of way line of North Main Street; thence	ast 30' 216.30'	SWILL sight of may line Pacific Hay
North 57° 15' 43" West, along seid right of way line, 285.53 feet to a 1/2 inch iron pipe marking a point on North line of said Lot 4, W.C. MYER ADDITION; thence North 89° 50' 43" West, along said North line, 21.65		per R.S.N. //354. Width in this area is variable due to the preminity
feet to the Northwest corner of said Lot 4; thence South 0° 12' 22" West 272,86 feet to the Initial Point.		of the Southern Pacific railroad right of way lying NE by of the highway, Existing right of way maps give no exact widths. See Narrailva. Re-
exact photoco	by of the original. 14,868 Sq. Ft.	20' wide 'Mutual Private Access and Public UNNIty Easement' dedicated hereon.
Barid a.	Editorial S	SP. SP. SPREE
DECLARATION	VEYOR ST.	3.60.K
KNOW ALL MEN BY THESE PRESENTS, that we, Jerry Toney and Debra Lynn Toney, husband and wife, the owners in fee simple of the lands as shown hereon and being more particularly described in the "Surveyo Certificate" and have caused the partitioning as shown hereon. That portion of Parcel I situated within the		2*44'17" W., 739.28. 74.68.
20 foot wide "Mutual Private Access and Public Utility Easement", as shown hereon, shall be utilized for muting ingress and egress to Parcel I and Parcel 2. Restrictions of any kind, maintenance of said "Mutual Private Ac	ress" Fd. 5/8" diam. I. Pin	62/15/92
and to the extent these or any other provisions that are felt necessary by the dedicators herein, shall be set forth as encumbrances in the deed conveying said parcels of land to the new landowners, their heirs, assigns	or (5: 043.95)	PARCEL I
successors in interest. Public and private emergency vehicles shall have the right of ingress and egress over across said "Mutual Private Access Easement". We do hereby dedicate to the City of Ashland said 20 foot to	and 1983 3. W. 26. 56 W. 2	20,684 Sq. Ft. 18 18 23.04.
Public Utility Easement and also the 10 and 12 foot wide Public Utility Easements as shown hereon. TCI Cablevision or their successors in interest shall have the right to install and maintain underground television	(5.6) (8. 1 °) (8. 1	Old house to so a get the of the partition in
cables in those "Public Utility Easements" as shown hereon.	Station "Billings" Fd. Br. Cap in conc. PARCEL 3 18,098 Sq. Ft.	Decument No. 89-29920, Official Records.
IN WITNESS WHEREOF, we have set our hands and seals this $\frac{27^{1/4}}{4}$ day of $\frac{D}{4}$	per R.S.N. 50II	25 5 3 3 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5
Jerry Toney Debra-Lynn Toney	N. 12' wide P.U.E. dedicated hereon N. 185.59'	38.425 27 6 2 2 40 5
Jerry Toney Debra-Lynn Toney	162'60.	Existing "Mutual Private Access & Public Utility Easement" per M.L.P. Vol. 10, Pg. 10
STATE OF OREGON) ss	S. 89° 45' 20" E. 270.9 INITIAL POINT - Fd. 1/2" diam. I. Pipe w/ plug	Fd. Pipe / plug bent and N. 89° 45' 20" W. 160.00' 5.3°52'36"E., 12.02'
County of Jackson) ss DECEMBER 27 A.D. 199 L.	per R.S.N. 354. Replaced same with 5/8" x 30" steel pin with red plastic cap mkd. "D.A. South Line of Lot 4, W.C. EDWARDS-LS 2339". MYER ADDITION, per ——	out of position. Reset pin/cap at corner. (Fd. pipe 39" deep-
Personally appeared before me the above named Jerry Toney and Debra Lynn Toney, husband and wife,	R.S.N. //354.	set pin flush). Pipe apparently disturbed 8
ond acknowledged the foregoing instrument to be their voluntary act and deed. LEGEN		buried recently by construction.
	es 1/2" diam. galv. I. Pipe w/plastic plug mkd. "SWAIN-LS 759" fd. per R.S.N. 11354	15.52e 9. 32 15.52'
Butore me.	es 5/8" diam. steel pin with plastic cap mkd. "D.A. EDWARDS-RPLS 2339" per R.S.N. 11818 found.	7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7
Zoui R. Clark	es 5/8" x 24" steel pin w/plastic cap mkd, "D.A. EDWARDS-LS 2339" set.	E. E
I LACTIVALLY ADDITION OF THE PROPERTY OF THE P	ecorded Survey Number M.L.P. = Minor Land Partitions, Jackson County, Oregon.	N 6: 53" V 6: 53" V 6: 53" V
My Commission Expres March 10, 1994 SCALE: I"	= 50' M.P.A. & P.U.E. = Mutual Private Access and Public Utility Easement.	N. 0. 0. 14. 16. 14. 16. 14. 16. 16. 16. 16. 16. 16. 16. 16. 16. 16
	ackson County Surveyor R.P.P. = Record of Partition Plats, Jackson County, Oregon.	s s s s s s s s s s s s s s s s s s s
BASIS OF	BEARINGS: True Meridian at North-South center line Section 5, as derived from the N.O.A.A. net established is 1968 and on file in the office of the Jackson County Surveyor. The	Existing Per
	reference line for bearing control for this survey was taken from monuments on the SW'ly right of way line of North Main St., as shown hereon and as referenced on filed	
	Survey No. 11354 in the office of the Jackson County Surveyor.	N. 89° 45' 36" W.
T39-IE-5AC Tex Lots 100 and 306	ÿ <i>S</i> A	ERIDAN 57. Sheet of
		Sheet I of I

Edwards Surveying & Land Planning Inc.

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



DAVID A. EDWARDS OREGON REG. 2339 TO THE STATE OF THE PROPERTY SET OF THE SET

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

SURVEY NUMBER

12863

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

SURVEY FOR:

Jerry and Debra Lynn Toney

4866 Grant Road

Central Point, Oregon 97502

LOCATION:

In Lot 4 of the W.C. MYER ADDITION to Ashland, Oregon & D.L.C. No. 38 & the NE 1/4 of Sec. 5, T.39 S., R.1 E., W.M., Jackson County, Oregon.

PURPOSE:

Minor Land Partition; Planning Dept. File No. P.A. 91-136. To monument the new boundaries of

Parcels 1, 2 and 3 as shown on the

accompanying plat, to prepare and record said plat in order to create said parcels and to

dedicate certain easements as shown.

PROCEDURE:

Utilized for control monuments of record per recorded surveys numbered 11354 and 11818 as shown on the accompanying plat. R.S.N. 11818 was performed by this office and the parent tract was surveyed thereon. Computations are now made for the locations of the new parcel boundaries. As noted on the plat, the width of North Main Street or Pacific Highway varies along this stretch and the difficulty and cost which would be incurred by locating the railroad right of way in order to determine these variable widths was deemed extraordinary and unnecessary by both the client and the City Surveyor. Monuments set on this survey consist of 5/8" x 24" steel pins with red plastic caps mkd. "D.A. EDWARDS-LS 2339" unless noted otherwise on said plat.

BASIS OF BEARINGS:

True Meridian at N-S center line Sec. 5, as derived from the N.O.A.A. net established in 1968 and on file in the office of the Jackson County Surveyor. The reference line for bearing control for this survey was taken from monuments on the SW'ly right of way line of North Main St., as shown hereon and as referenced on filed survey no. 11354 in the office of the Jackson County Surveyor.

EQUIPMENT:

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

DAIL

COMPLETED:

Date 3-13-93-By S

This survey Consists of:
_________ sheet(s) Map

_____ page(s) Narrative

JACKSON COUNTY SURVEYOR

T39-1E-5AC Tax Lots 100 306

PROFESSIONAL LAND SURVEYOR

OREGON BY W 1000 DAVID A EDWARDS 2339