

APPROVAL:

John M. Lough
ASHLAND PLANNING COMMISSION
P.A. # 91436
Boundary Line Adjustment

Date 1-24-92

APPROVAL:

Examined and approved this 17th day of January, 1992

Robert R. Scribner
Asst. City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of Nov. 12, 1991, this map is hereby approved. Dated this 24 day of January, 1992.

Nef Benson
President

John M. Lough
ACTING Secretary

SURVEYOR'S CERTIFICATE

I, David A. Edwards, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land as shown hereon and that this plot is a correct representation of said tract and that the following is an accurate description of the boundary lines:

Beginning at the Initial Point, which is a 5/8 inch steel pin marking the Southwest corner of Lot 4, W.C. MYER ADDITION to Ashland, Oregon, being situated in the Northeast quarter of Section 5, Township 39 South, Range 1 East, Willamette Meridian in Jackson County, Oregon; thence South 89° 45' 20" East, along the South line of said Lot 4, 270.91 feet to a 5/8 inch steel pin marking the Southeast corner of a tract described in Document Number 89-29920, Official Records for said County and State; thence North 3° 52' 36" West, along the East line of said tract, 119.82 feet to a point on the Southwesterly right of way line of North Main Street; thence North 57° 15' 43" West, along said right of way line, 285.53 feet to a 1/2 inch iron pipe marking a point on the North line of said Lot 4, W.C. MYER ADDITION; thence North 89° 50' 43" West, along said North line, 21.655 feet to the Northwest corner of said Lot 4; thence South 0° 12' 22" West 272.86 feet to the Initial Point.

David A. Edwards
Surveyor

I certify this plot to be an exact photocopy of the original.

David A. Edwards
SURVEYOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Jerry Toney and Debra Lynn Toney, husband and wife, are the owners in fee simple of the lands as shown hereon and being more particularly described in the "Surveyor's Certificate" and have caused the partitioning as shown hereon. That portion of Parcel 1 situated within the 20 foot wide "Mutual Private Access and Public Utility Easement", as shown hereon, shall be utilized for mutual ingress and egress to Parcel 1 and Parcel 2. Restrictions of any kind, maintenance of said "Mutual Private Access"; 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 successors in interest. Public and private emergency vehicles shall have the right of ingress and egress over and across said "Mutual Private Access Easement". We do hereby dedicate to the City of Ashland said 20 foot wide 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 cables in those "Public Utility Easements" as shown hereon.

IN WITNESS WHEREOF, we have set our hands and seals this 27th day of December, 1991.

Jerry Toney
Jerry Toney

Debra Lynn Toney
Debra Lynn Toney

STATE OF OREGON)
County of Jackson)

DECEMBER 27 A.D. 1991.

Personally appeared before me the above named Jerry Toney and Debra Lynn Toney, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Tom R. Clark
NOTARY PUBLIC - OREGON
My Commission Expires March 10, 1994

MINOR LAND PARTITION

PARTITION PLAT NO. P-16-1992

located in

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

for

Jerry and Debra Lynn Toney
855 North Main Street
Ashland, Oregon

RECORDING

FILED FOR RECORD THIS THE 13th DAY OF February, 1992 AT 9:51 O'CLOCK
A.M. AND RECORDED AS PARTITION PLAT NO. P-16-1992 OF THE RECORDS OF PARTITION
PLATS OF JACKSON COUNTY, OREGON. INDEX VOLUME 3, PAGE 16.

Kathleen S. Buekett
County Clerk

Janet Keller
Deputy

COUNTY SURVEYOR FILE NO. 12863

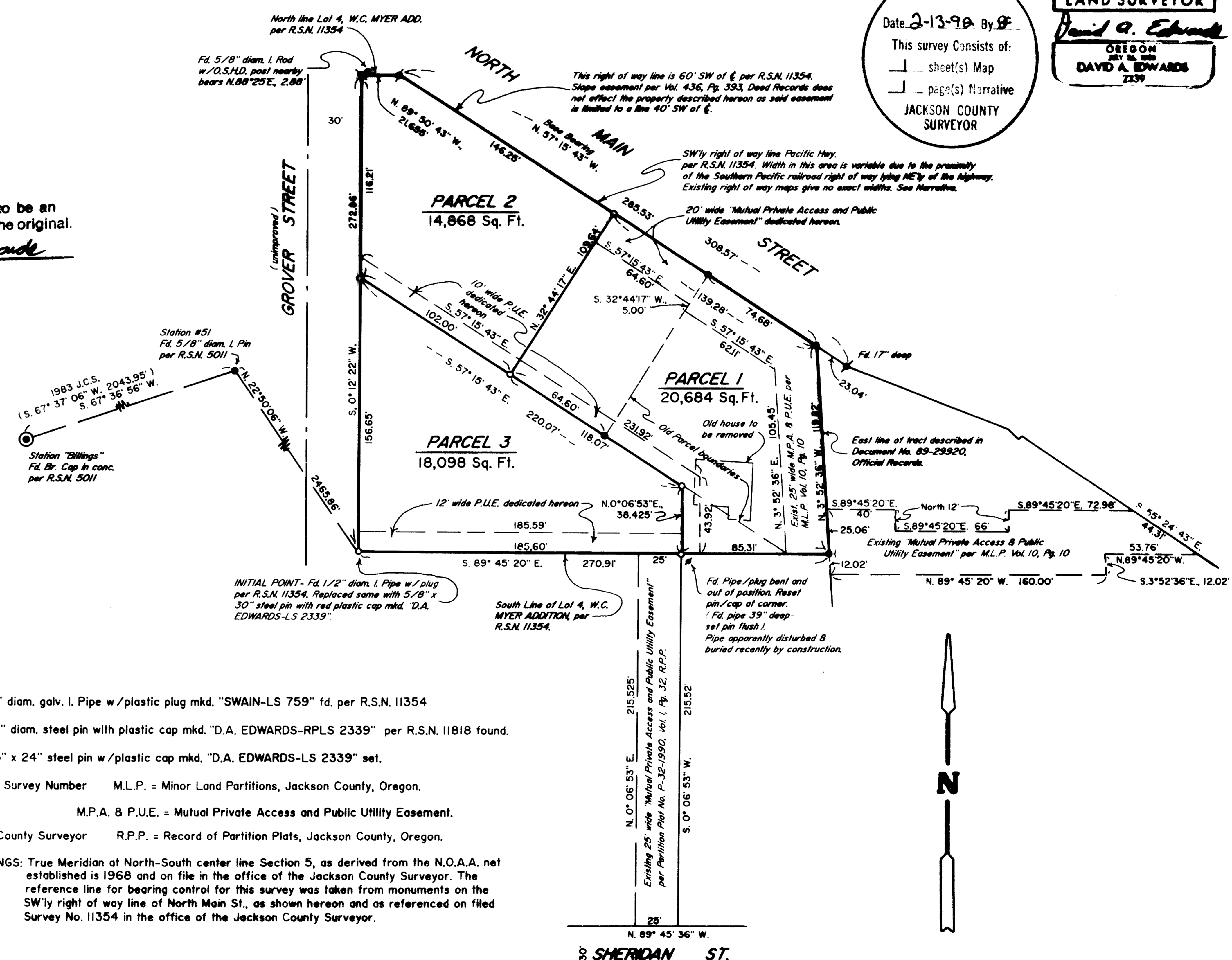
There are no water rights appurtenant to this property.

DATE: December 13, 1991.

SURVEYED BY: Edwards Surveying and Land Planning Inc.
823 W. 8th Street
Medford, Oregon 97501
Phone: (503) 776-2313

RECEIVED
Date 2-13-92 By [Signature]
This survey consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
DAVID A. EDWARDS
2339



Edwards Surveying & Land Planning Inc.

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



DAVID A. EDWARDS
OREGON REG. 2339

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.

DATE
COMPLETED:

December 13 1992

Date 2-13-92 By DE

This survey consists of:

1 sheet(s) Map

1 page(s) Narrative

JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David A. Edwards

OREGON
JULY 26, 1988
DAVID A. EDWARDS
2339