

APPROVAL:

John McCall
ASHLAND PLANNING COMMISSION
DATE 2-26-92
PA # 91-018

MINOR LAND PARTITION

PARTITION PLAT No. P-25-1992

LOCATED IN

D.L.C. 41 in the N.E. 1/4 of Section 4,
T.39S., R.1E., W.M., City of Ashland
Jackson County, Oregon

FOR

HUNTON A. CONRAD and SHEILA R. CONRAD
895 N. Mountain Ave.
Ashland, Oregon 97520

RECORDING

Filed for record this the 20 day of March, 1992
at 10:17 o'clock A.M. and recorded as Partition Plat No.
P-25-1992 of the Records of Jackson County, Oregon.

** RECEIVED **
Date 3-20-92 By [Signature]
This survey consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

Index Volume 3 Page 25
Kathleen J. Beckett
County Clerk

COUNTY SURVEYOR File No. 12902

WATER RIGHTS STATEMENT:

See Document No. 92-07660 of the
Official Records of Jackson County, Oregon.

N.E. Corner
D.L.C. No. 53
Bryan Disc
& Deep
Found marked
SURVEY
MONUMENT
T385 R1E
NE DLG NW DLG
53 54
RLS 759 1973

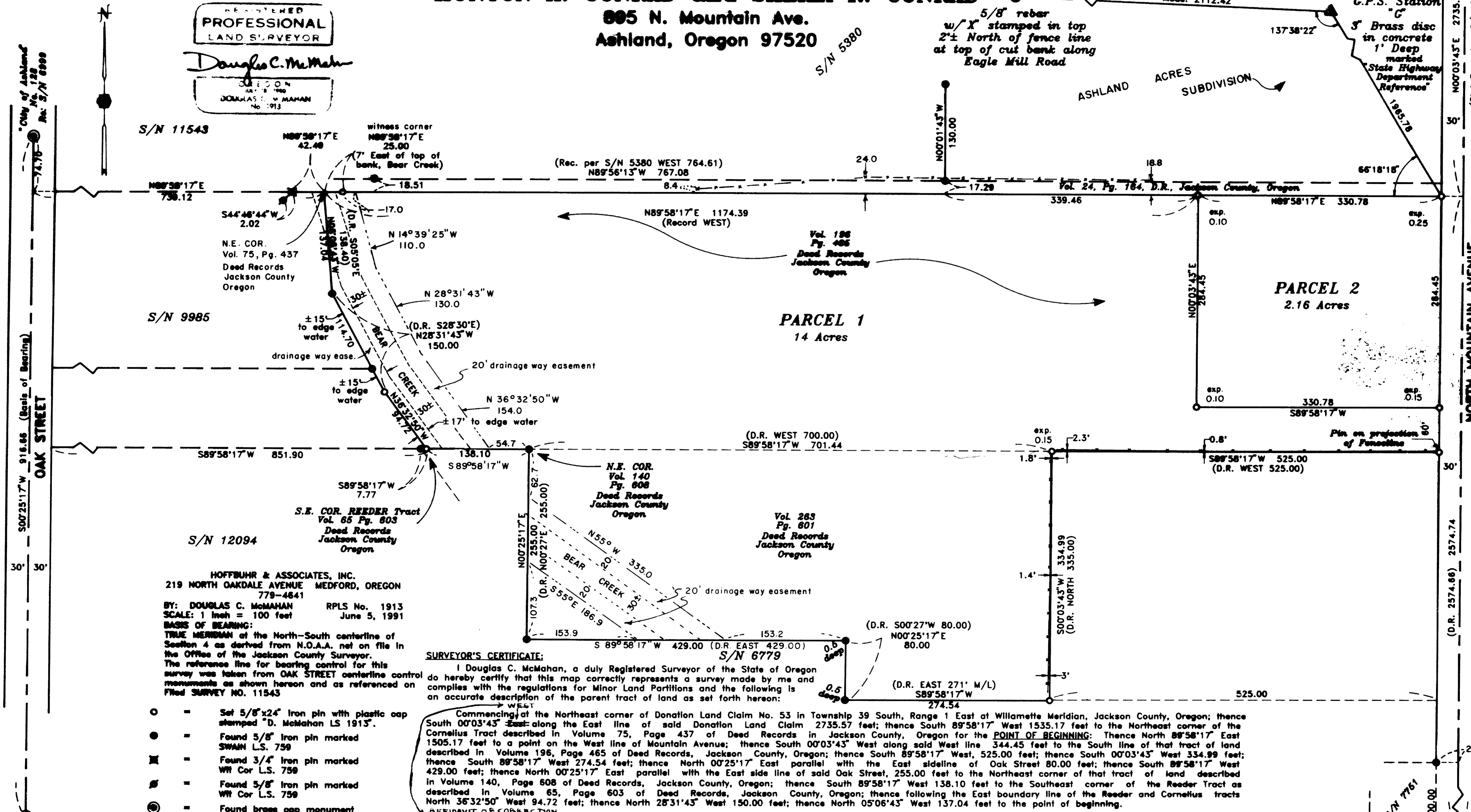
APPROVAL

Examined and Approved this 11th day of February, 1992.

James H. Olson
City Surveyor

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas C. McMahon
REGISTRATION
NO. 1913
JACKSON COUNTY, OREGON
DOUGLAS C. McMAHAN
No. 1913



S/N 9985

S/N 11543

S/N 12094

PARCEL 1
14 Acres

PARCEL 2
2.16 Acres

HOFFBUHR & ASSOCIATES, INC.
219 NORTH OAKDALE AVENUE MEDFORD, OREGON
778-4641
BY: DOUGLAS C. McMAHAN RPLS No. 1913
SCALE: 1 inch = 100 feet June 5, 1991
BASIS OF BEARING:
TRUE MERIDIAN of the North-South centerline of
Section 4 as derived from N.O.A.A. net on file in
the Office of the Jackson County Surveyor.
The reference line for bearing control for this
survey was taken from OAK STREET centerline control
monuments as shown hereon and as referenced on
Plat SURVEY NO. 11543

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 Minor Land Partitions and the following is
an accurate description of the parent tract of land as set forth hereon:

Commencing at the Northeast corner of Donation Land Claim No. 53 in Township 39 South, Range 1 East at Willamette Meridian, Jackson County, Oregon; thence
South 00°03'43" East along the East line of said Donation Land Claim 2735.57 feet; thence South 89°58'17" West 1535.17 feet to the Northeast corner of the
Cornelius Tract described in Volume 75, Page 437 of Deed Records in Jackson County, Oregon for the POINT OF BEGINNING; thence North 89°58'17" East
described in Volume 196, Page 485 of Deed Records, Jackson County, Oregon; thence South 00°03'43" West along said West line 344.45 feet to the South line of that tract of land
thence South 89°58'17" West 274.54 feet; thence North 00°25'17" East parallel with the East sideline of Oak Street 80.00 feet; thence South 89°58'17" West 334.99 feet;
thence South 89°58'17" West 429.00 feet; thence North 00°25'17" East parallel with the East side line of said Oak Street, 255.00 feet to the Northeast corner of that tract of land described
in Volume 140, Page 608 of Deed Records, Jackson County, Oregon; thence South 89°58'17" West 138.10 feet to the Southeast corner of the Reeder Tract as
described in Volume 65, Page 603 of Deed Records, Jackson County, Oregon; thence following the East boundary line of the Reeder and Cornelius tracts
North 36°32'50" West 94.72 feet; thence North 28°31'43" West 150.00 feet; thence North 05°06'43" West 137.04 feet to the point of beginning.

- = Set 5/8"x24" Iron pin with plastic cap stamped "D. McMahon LS 1913".
- = Found 5/8" Iron pin marked SWAN L.S. 759
- ⊞ = Found 3/4" Iron pin marked WH Cor L.S. 759
- ⊞ = Found 5/8" Iron pin marked WH Cor L.S. 759
- ⊞ = Found brass cap monument

S/N = Survey Number
D.R. = Dead Records
--- = Fence line

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that Hunton A. Conrad and Sheila R. Conrad are the owners of the real property represented on this partition plat and more particularly described in the SURVEYOR'S CERTIFICATE, and has caused the same to be partitioned into parcels as shown hereon. Also as a condition of approval imposed by the City of Ashland, Parcel 1 shall not be developed until such time as adequate City sewer services are made available. We hereby dedicate to the City of Ashland, a drainage way easement across Parcel 1, as shown above.

STATE OF OREGON

COUNTY OF JACKSON

Personally appeared the above named HUNTON A. CONRAD and SHEILA R. CONRAD and acknowledged the foregoing instrument to be their voluntary act and deed before me this 12th day of February, 1992.

[Signature] Surveyor

Hunton A. Conrad

Sheila R. Conrad

Cheryl A. Burns
COUNTY CLERK
JACKSON COUNTY, OREGON
12-23-92

I certify this plat to be an exact photocopy of the original
[Signature] SURVEYOR

NORTH MOUNTAIN AVENUE
S00°03'43"W 5310.31
(Plat Record - S/N 9985)
(Plat Record - S/N 9985)
(N00°03'38"E 5110.42)
(N00°02'23"E per S/N 12527)

(Plat Record - S/N 9985)
(Plat Record - S/N 9985)

92-09799

500
Suro 6^{cc}

HOFFBUHR & ASSOCIATES, INC.
1062 East Jackson
Medford, Oregon 97504
(503) 779-4641

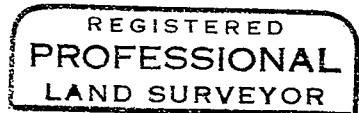
12902

AFFIDAVIT OF CORRECTION
pursuant to ORS 209.255

I, Douglas C. McMahan, Registered Professional Land Surveyor, of the State of Oregon, No. 1913, do hereby state that I have discovered a drafting error on my Plat of Minor Land Partition No. P-25-1992 filed for record the 20th day of March, 1992, and recorded in Office of County Surveyor as: County Surveyor File No. 12902.

Douglas C. McMahan L.S. 1913

STATE OF OREGON)
County of Jackson) ss.



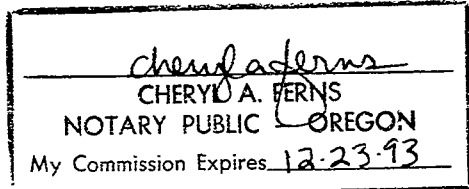
Douglas C. McMahan



March 31, A.D. 1992

Personally appeared the above named Douglas C. McMahan, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed before me.

Cheryl Adams
Notary Public for the State of Oregon
My Commission Expires 12-23-93



The correction is: (in the Surveyors Certificate, the second line of the description)

As Filed: "South 00°03'43" East along the East line"
Change to: "South 00°03'43" West along the East line"

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

Vernon Thomas
Jackson County Surveyor

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

11:40 APR 08 1992 A.M.

KATHLEEN S. BECKETT
CLERK and RECORDER

By *J. Ramler* Deputy

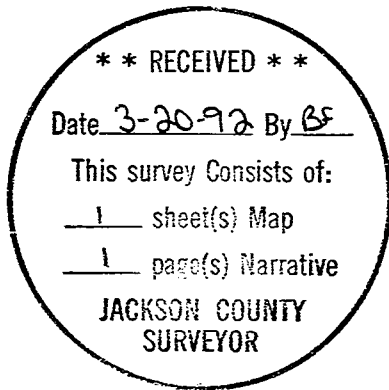
Posted 4-20-92
V. Thomas, C.S.

12902

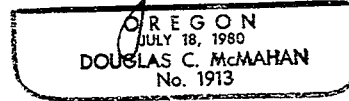
Surveyor. The reference line for bearing control for this survey was taken from Oak Street centerline control monuments as shown on the accompanying map and as referenced on Filed Survey No. 11543.

DATE:

June 5, 1991



Douglas C. McMahan



Douglas C. McMahan
Hoffbuhr & Associates, Inc.
219 N. Oakdale
Medford, Oregon 97501

SURVEY NO. 12902

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Hunton Conrad
895 N. Mountain Ave.
Ashland, Oregon 97520

LOCATION: Donation Land Claim No. 41 in the Northeast one-quarter of Section 4, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon

PURPOSE: To survey and partition into two parcels that tract of land described in Instrument No. 90-20708 of Deed Records, Jackson County, Oregon

PROCEDURE: Control for this survey was established from found monuments relating to Recorded Survey Numbers 5380, 6779, 9985, and 11543. Extensive research had been accomplished for those Recorded Surveys through which the location of the Northeast corner of the Cornelius Tract was determined. This same corner is the Point of Beginning of the legal description for this survey as described in Instrument No. 90-20708 of Deed Records, Jackson County, Oregon.

Now a problem arises in that the description calls from the Northeast corner of the Cornelius tract East along the South line of the Balfour-Guthrie tract as described in Volume 118, Page 459 of said Deed Records. An attempt was made to determine where the South line of the Balfour-Guthrie tract is located. A study of the Balfour-Guthrie description and of Lots 25 and 26 of "Ashland Acres" Subdivision revealed that corresponding bearings and distances compared very favorably. The conclusion being that the South line of Balfour-Guthrie must coincide with the South line of Lot 26, Ashland Acres Subdivision.

The next problem is that the Northeast corner of the Cornelius tract does not touch the South line of Lot 26. Extensive work was done for Recorded Survey No. 5380 in which the South boundary of Lot 26 was surveyed, and that survey shows a strip of land as described in Volume 24 Page 164 of Deed Records, Jackson County, Oregon which lies South of Lot 26. Recorded Survey No. 9985 shows the Northeast corner of the Cornelius tract to be on the South line of the aforementioned Volume 24 Page 164.

With the above facts determined, the South line of Volume 24 Page 164 was held as being a more likely representation of the subject boundary line than the South line of Lot 26 which would create an obvious overlap. The property was then surveyed and partitioned as shown on the attached map.

BASIS OF BEARING: True Meridian at the North-South centerline of Section 4 as derived from N.O.A.A. net on file in the office of the Jackson County