

APPROVAL: *John M. Lynch*  
ASHLAND PLANNING COMMISSION  
PA 80-193

2-26-92  
Date

# MINOR LAND PARTITION PARTITION PLAT No. P-28-1992

located in  
Donation Land Claim No. 40 and  
the southwest quarter of Section 4,  
Township 39 South, Range 1 East, W.M.  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

RECORDING:  
Filed for record this 24 day of March  
1992 at 1:42 O'Clock, P.M. and recorded as  
Partition Plat No. P-28-1992 of Records  
of Jackson County, Oregon.  
INDEX VOLUME 3 PAGE 28  
*Kathleen J. Beckett* County Clerk  
*Glenda E. Bartlett* Deputy

APPROVAL:  
Examined and approved this 20th day of February, 1992  
*James H. Olson*  
City Surveyor

We certify that, pursuant to authority granted to us by the  
Ashland Planning Commission in open meeting on the 11  
day of October, 1990, this plat is hereby approved.  
Dated this 26 day of February, 1992  
*John M. Lynch* President  
*John M. Lynch* Secretary

County Surveyor File No. 12907

WATER RIGHTS STATEMENT:  
There are no water rights appurtenant to the  
lands included in this partition.

for  
**Patricia Zoline**  
384 Helman Street  
Ashland, Oregon

\*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS, that I, Patricia Zoline, also known as Patricia Z. Krader, am the owner in fee simple of the land designated hereon as Parcel 1 and Parcel 2 and have caused the land to be partitioned as shown hereon. I do hereby declare that a portion of Parcels 1 and 2 is designated hereon as a "Mutual Private Access Easement" and shall be used for mutual ingress and egress to Parcels 1 and 2. Maintenance of and any restrictions pertaining to said "Mutual Private Access Easement", to the extent these or any other provisions that are felt necessary by the declarant herein, shall be set forth as encumbrances in the deeds conveying said Parcels to the new landowners, their heirs, assigns or successors in interest. Public or private emergency vehicles shall have the right of ingress and egress over and across said "Mutual Private Access Easement".  
ALSO, a portion of Parcel 2 is designated hereon as a Sewer Access Easement and is hereby dedicated to the City of Ashland and shall be utilized for access to and from sanitary sewer drainage structures in the vicinity of the property along Ashland Creek.  
ALSO, a portion of Parcel 2 is designated hereon and dedicated to the City of Ashland as a Drainage Easement, to be used for the installation and maintenance of drainage facilities. Said portion of Parcel 2 is also designated hereon and dedicated to the City of Ashland as a Conservation Easement in accordance with Chapter 18.62 of the City of Ashland Land Use Ordinance.

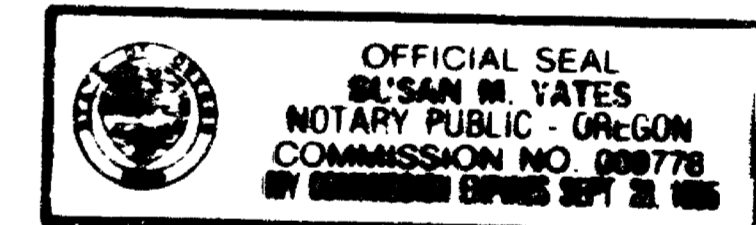
IN WITNESS WHEREOF, I have set my hand and seal this  
20th day of FEBRUARY, 1992

*Patricia Zoline*  
Patricia Zoline

STATE OF OREGON) ss  
County of Jackson)

On this the 10th day of  
January, 1992 personally  
appeared before me Patricia Zoline  
and acknowledged the foregoing  
instrument to be her voluntary act  
and deed.

Before me:



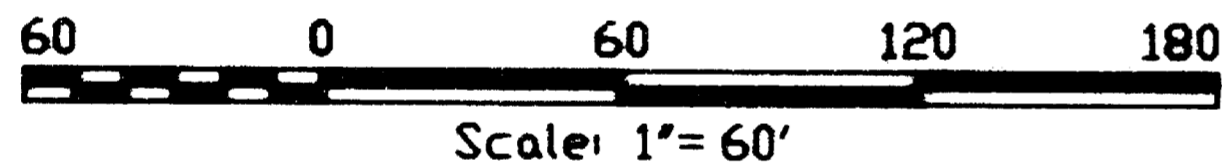
\*\*\* SURVEYORS CERTIFICATE \*\*\*

I, Roger R. Roberts, a duly Registered Professional Land Surveyor in the State of Oregon, being first sworn, 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 brass cap monument at the intersection of the centerlines of Van Ness Street (formerly Mechanic Street) and Helman Street in the City of Ashland, said monument bearing North 89°32'28" West 1024.79 feet from the brass cap monument marking the southwest corner of Donation Land Claim No. 41 in Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence North 27°45'31" East 790.66 feet (deed record North 27°45' East 791.22 feet) to the southwest corner of that tract described in Volume 49, Page 472 of the Deed Records of said Jackson County, said point being on the easterly boundary of the right of way of Helman Street; thence along said easterly right of way boundary, and the westerly boundary of said described tract, North 25°34'52" East 183.17 feet (deed record North 25°35' East 183.15 feet) to the southwest corner of that tract described in Volume 58, Page 54 of said Deed Records, from which the brass cap monument at the intersection of the centerlines of Van Ness Street and Helman Street bears South 27°20'57" West 973.72 feet (deed record South 27°16' West 965.40 feet), said point being marked by a 5/8 inch diameter by 30 inch long iron pin, for the INITIAL POINT OF BEGINNING; thence South 63°42'48" East (deed record South 63°45' East) 219.00 feet to the southeast corner of said described tract; thence along the easterly boundary of said described parcel North 39°02'12" East (deed record North 39° East) 30.35 feet; thence North 61°21'12" East (deed record North 61°19' East) 63.36 feet to the southeast corner of that tract described in Deed Record Volume 61, Page 213; thence North 63°42'48" West (deed record North 63°45' West) 251.47 feet to the southwest corner of said described tract, said point being on the easterly boundary of Helman Street; thence South 25°34'52" East 86.55 feet to the initial point of beginning.

- LEGEND
- ⊗ - Found Jackson County Surveyor 2.5" brass disc in monument case, as described in 1988 reestablishment
  - ⊙ - Found City of Ashland 3" brass disc in monument case
  - ⊖ - Found 3/4 inch iron pipe with nail inserted, in monument case
  - - Found 5/8 inch iron pin with cap marked "ALS 759", re Survey No. 8097
  - ⊕ - Found 3/4" iron pipe, re Survey No. 406
  - ◆ - Initial Point, set 5/8x30 inch iron pin with orange plastic cap marked "R. ROBERTS LS 1656"
  - - Set 5/8x24 inch iron pin with orange plastic cap marked "R. ROBERTS LS 1656"
  - - Old wire fence line
  - - Wooden fence line
  - - Record measurement from prior survey
  - ( ) - Deed record dimension
  - DR - Deed record
  - OR - Official Records, Jackson County, Oregon
  - Instr No - Instrument Number

Basis of bearing: N.O.A.A true bearing via Survey No. 5770, along centerline of Helman Street Survey No. 5770 refers to the N-S & of Sec 4 as the basis of bearing



LANDMARK SURVEYING  
Roger R. Roberts  
205 West Ninth Street  
Medford, Oregon 97501  
Tel 772-2071  
(File 91-010)  
September 20, 1991

I certify this to be an exact copy of the original plat.

*Roger R. Roberts*  
Surveyor

( FORMERLY MECHANIC STREET )  
VAN NESS STREET  
HERSEY STREET

SW corner of  
D.L.C. No. 41

\*\* RECEIVED \*\*  
Date: 3-24-92 By: RC  
This survey consists of:  
1 sheet(s) Map  
1 sheet(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger R. Roberts*  
OREGON  
JULY 14, 1978  
ROGER R. ROBERTS  
1992

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 205.250  
OREGON REVISED STATUTES

SURVEY FOR: Patricia Zoline  
384 Helman Street  
Ashland, Oregon

LOCATION: Donation Land Claim No. 40 and the southwest quarter  
of Section 4 in Township 39 South, Range 1 East of  
the Willamette Meridian, City of Ashland, Jackson  
County, Oregon

PURPOSE: Minor Land Partition (PA 90-193)

PROCEDURE: The deeds which controlled the location of the  
parent tract were all tied either directly or  
indirectly to the stone monument at the intersection of  
the centerlines of Hersey Street and Van Ness Street  
(formerly Mechanic Street). The intersection is now  
marked by a 3/4 inch iron pipe as shown on the plat.

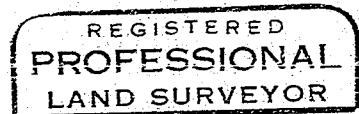
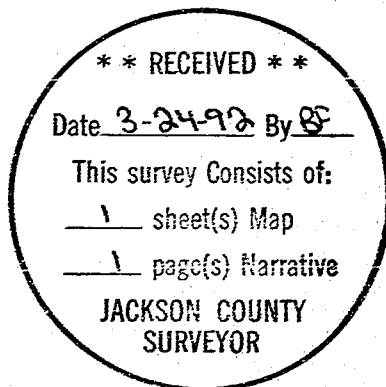
By holding the northerly boundary of that parcel  
monumented by Survey No. 8097 as being common with the  
southerly boundary of that tract described in Volume 49,  
Page 472 of the Jackson County Deed Records, the southerly  
and easterly boundaries of that tract described in  
Volume 58, Page 54 of said Deed Records were determined.  
This would in turn would be the southerly and easterly  
boundaries of the subject tract being partitioned.

The northerly boundary of the subject tract was then  
determined by the southerly boundary of that tract as  
described in Volume 61, Page 213 of said Deed Records.

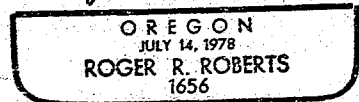
The exterior boundaries were then monumented  
accordingly. The resulting ties to the 3/4 inch pipe at  
the intersection of the centerlines of Helman and Van  
Ness Streets are shown on the plat, along with the deed  
record ties for comparison.

Basis of bearing: N.O.A.A. true bearing as determined by  
Survey No. 5770 along the centerline  
of Helman Street. Survey No. 5770  
refers to the N-S  $\frac{1}{4}$  of Section 4 as the  
basis of bearing.

Date: September 20, 1991



*Roger R. Roberts*



Roger R. Roberts  
LANDMARK SURVEYING  
205 West Ninth Street  
Medford, Oregon 97501  
Tel 779-2071