

APPROVAL:

John Ferguson, ASHLAND PLANNING COMMISSION, Date 3-26-92

APPROVAL:

Examined and approved this 16th day of March, 1992.

Conrad A. Swain, ASHLAND City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of January 14, 1992, this map is hereby approved. Dated this 26 day of March, 1992.

John Ferguson, President; John Ferguson, 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 plat is a correct representation of said tract and that the following is an accurate description of the boundary lines:

Commencing at the accepted Southeast corner of Donation Land Claim Number 43 in Township 39 South, Range 1 East, Willamette Meridian in Jackson County, Oregon; thence North 89° 54' 33" West 30.00 feet to a 5/8 inch steel pin marking an angle point on the West line of Wightman Street, being also the INITIAL POINT; thence South 0° 04' 33" West, along said West line, 108.14 feet to a point on the Northeastly right of way line of the Southern Pacific Railroad; thence North 55° 12' 43" West, along said Northeastly line, 189.455 feet to a point on the South line of said Donation Land Claim Number 43; thence South 89° 59' 56" East, along said Claim line, 53.917 feet to a point on the East line of that tract described in Volume 60, Page 283, Deed Records for said County and State; thence North 0° 06' 22" East, along said East line, 155.09 feet to the Southwest corner of that tract described in Volume 138, Page 400, said Deed Records; thence East 3.00 feet to the Southeast corner of last said tract; thence North 0° 06' 22" East, along the East line of last said tract, 146.695 feet to a point on Southerly right of way line of East Main Street; thence North 79° 14' 14" East, along said Southerly line, 100.62 feet to a point on said West line of Wightman Street; thence South 0° 06' 22" West 320.53 feet to the INITIAL POINT.

David A. Edwards, Surveyor

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS that we, Neal E. Kinzie and Becki J. Kinzie, husband and wife, are the owners in fee simple of the lands designated hereon as Parcels 1, 2 and 3, being more particularly described in the "Surveyor's Certificate" and that we have caused the partitioning as shown hereon. We do hereby dedicate to the public and to the City of Ashland the 10.00 foot wide Public Utility Easement and the additional Public Utility Easement as shown hereon. We do further dedicate to the public for street purposes the area adjacent to the Northeastly line of Parcel 1 as shown hereon.

IN WITNESS WHEREOF, we have set our hands and seals this 10th day of February, 1992.

Neal E. Kinzie, Becki J. Kinzie

STATE OF OREGON ) ss February 10 A.D. 1992
County of Jackson )

Personally appeared before me the above named Neal E. Kinzie and Becki J. Kinzie and acknowledged the foregoing instrument to be their voluntary act on a deed.

Notary Public - Oregon, Tom R. Clark, My Commission Expires March 10, 1994

LEGEND

- Indicates monument found as noted.
Indicates Br. Cap / I. Pipe in mon. case found per post mon. of MILL POND SUBD. mkd. LS 759.
Indicates 5/8" x 30" steel pin w/red plastic cap mkd. "D.A. EDWARDS-LS 2339" set.
Indicates 5/8" x 24" steel pin w/red plastic cap mkd. "D.A. EDWARDS-LS 2339" set.
Denotes Deed Record Data except where noted.
Denotes Record Data per plat of MILL POND SUBDIVISION.
D.R. = Deed Records for Jackson County, Oregon.
Fence Line, R.S.N. = Recorded Survey Number

SCALE: 1" = 60'

BASIS OF BEARING: True meridian at North-South center line Section 10, as derived from N.O.A.A. net established in 1968 and on file in the office of the Jackson County Surveyor.

MINOR LAND PARTITION

PARTITION PLAT NO. P-31-1992

located in

Donation Land Claims Numbered 43 and 39 and the NW 1/4 of Section 10, T. 39 S., R. 1 E., W.M. City of Ashland, Jackson County, Oregon.

for

Neal and Becki Kinzie, 1380 East Main Street, Ashland, Oregon 97520

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

RECEIVED stamp, REGISTERED PROFESSIONAL LAND SURVEYOR stamp for David A. Edwards, Oregon July 26, 1988, License No. 2339

I certify this plat to be an exact photocopy of the original. David A. Edwards, SURVEYOR

PUBLIC UTILITY EASEMENT DATA

- E1 = N. 79° 14' 14" E., 78.34'
E2 = R=10.00' L=17.605' CH= 5.50°19'42"E., 15.418'
E3 = S. 0° 06' 22" W., 296.35'
E4 = S. 0° 04' 33" W., 50.10'
E5 = S. 43° 14' 22" W., 32.35'
E6 = N. 55° 12' 43" W., 129.05'

RECORDING

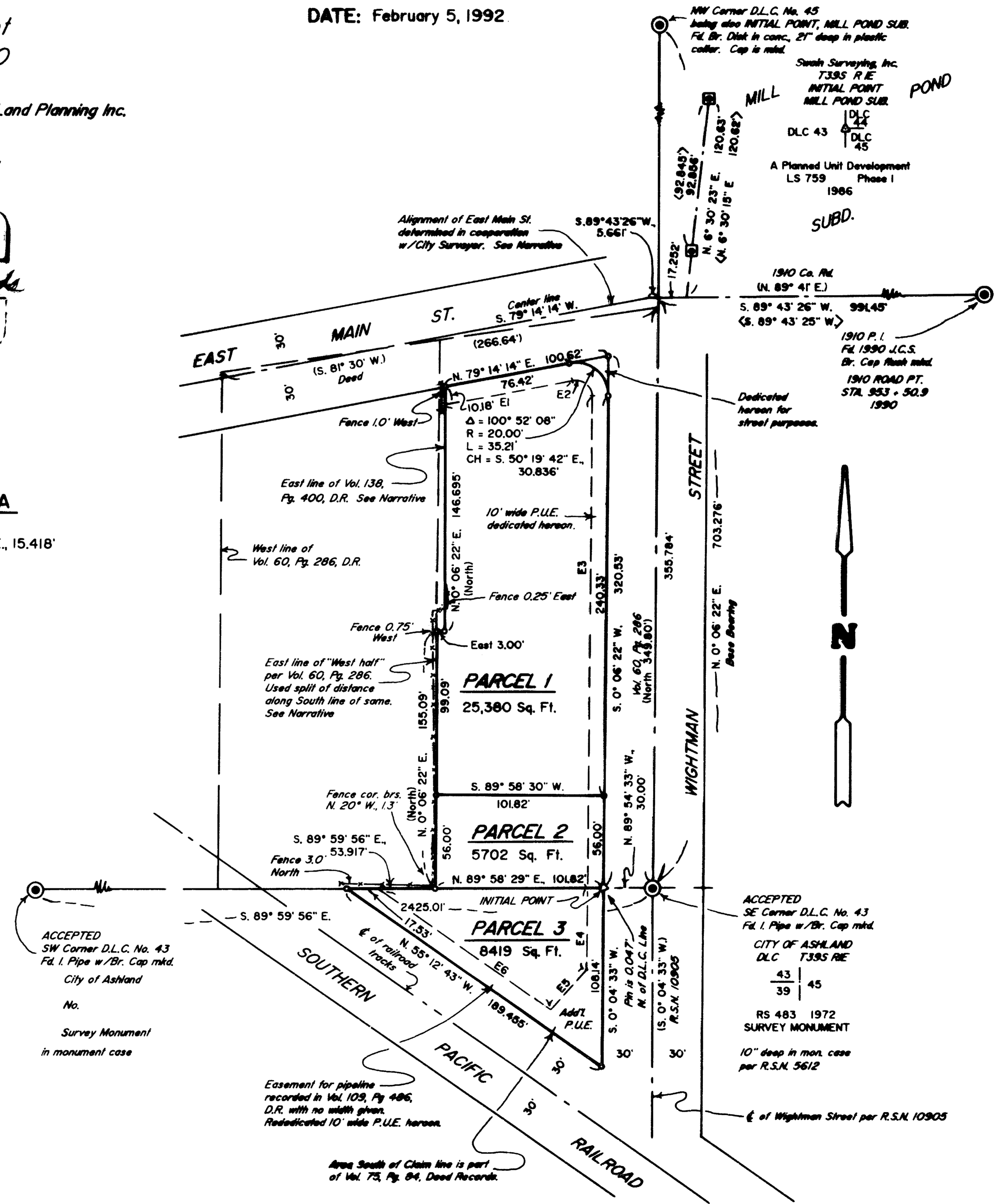
FILED FOR RECORD THIS THE 27 DAY OF March, 1992 AT 10:17 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P-31-1992 OF THE RECORDS OF PARTITION PLATS OF JACKSON COUNTY, OREGON. INDEX VOLUME 3, PAGE 31.

Kathleen S. Beckett, COUNTY CLERK; Lenda E. Bartlett, DEPUTY

COUNTY SURVEYOR FILE NO. 12916

WATER RIGHTS STATEMENT: There are no water rights appurtenant to this property.

DATE: February 5, 1992.



# 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

12916

**BASIS OF  
BEARINGS:**

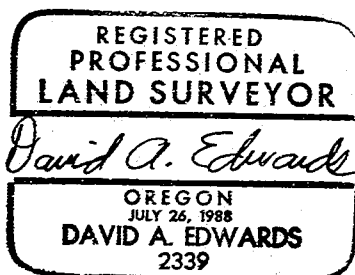
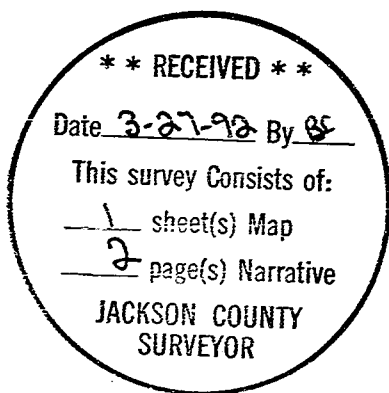
True meridian at North-South center line of Section 10, as derived from the N.O.A.A. net established in 1968 and on file in the office of the Jackson County Surveyor. The reference line for bearing control for this survey was taken from monuments on the East line of D.L.C. No. 43 and referenced on filed survey No. 10578 in the office of the Jackson County Surveyor.

**EQUIPMENT:**

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

**DATE**

**COMPLETED:** February 5, 1992



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SURVEY NUMBER 12916

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

- SURVEY FOR:** Neal and Becki Kinzie  
1380 East Main Street  
Ashland, Oregon 97520
- LOCATION:** In D.L.C.'s No. 43 & 39, and the NW 1/4 of  
Section 10, T. 39 S., R. 1 E., W.M., City of  
Ashland, Jackson County, Oregon.
- PURPOSE:** Minor Land Partition; Planning Dept. File No.  
P.A. 92-01. To locate and monument the outside  
boundary of the parent tract and the new  
parcel boundaries and to prepare and record  
said plat in order to create said parcels and  
to dedicate certain easements thereon.
- PROCEDURE:** Utilized for control monuments and data of  
record per recorded surveys numbered 10578,  
10905 and 5612 as well as certain City and  
County established monuments as shown on the  
accompanying plat. The parent tract is actually  
a remnant parcel created by conveyances  
recorded in Vol. 60, Pg. 286 and Vol. 138, Pg.  
400, together with a portion of that tract  
desc. in Vol. 75, Pg. 84, Deed Records. The  
description found in Vol. 60, Pg. 286 calls for  
"the West half of the following" and describes  
a 2 acre parcel with it's South boundary being  
the South line of D.L.C. No. 43 which is also  
the closing call of "4 chains to the point of  
beginning". Computations were made and  
positions searched using both area and a split  
of distance along said South line to determine  
a "West half". No monuments could be found at  
either set of positions. The evidence of  
occupation ( fences ) fit much better using a  
split of the computed closing distance. This  
solution was employed. The 1910 Jackson County  
Road survey of East Main Street appears to have  
omitted a call in the vicinity of Wightman St.  
The City Engineer's Office is in the process of  
retracing and monumenting the center line of  
same and the right of way shown on the attached  
plat will conform to said center line.  
Monuments set on this survey consist of 5/8" x  
24" or 30" steel pins with red plastic caps  
mkd. "D.A. EDWARDS-LS 2339".