

APPROVAL:

John M. Lyle
ASHLAND PLANNING COMMISSION
P.A. # 96,040
Boundary Line Adjustment

Date 4-1-92

APPROVAL:

Examined and approved this 31st day of March, 1992.

James H. Lane
City Surveyor

NOTES: Right of Way granted for spur track in Vol. 52, Page 487, D.R., has reverted to the successors due to the abandonment of said track.
There is no irrigating ditch anywhere near the location of the Right of Way center line as described in Vol. 12, Page 444, D.R.

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 Northwest corner of Donation Land Claim Number 42, Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence North 249.15 feet (record North 248.8 feet); thence West 506.10 feet (record West 507 feet) to a point on the Westerly line of Water Street, said point being the INITIAL POINT; thence South 32° 47' 49" West, along said Westerly line, 418.474 feet to a point on the Northerly line of Van Ness Avenue; thence North 63° 43' 17" West, along said Northerly line, 281.236 feet to a point on the Easterly line of Helman Street; thence North 25° 35' 07" East, along said Easterly line, 415.835 feet to a point on the Southerly line of Hersey Street; thence South 63° 42' 55" East, along said Southerly line, 333.77 feet to the INITIAL POINT.

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

David A. Edwards
SURVEYOR

David A. Edwards
Surveyor



CURVE DATA TABLE

	Radius	L	Chord Bearing & Distance	Δ
A	2839.790'	109.091'	S. 39° 50' 07" E. 109.084'	2° 12' 04"
B	2804.790'	171.000'	N. 42° 57' 22" W. 170.974'	3° 29' 35"
C	2804.790'	138.212'	N. 40° 32' 11" W. 138.199'	2° 44' 00"

APPROVANT OF CORRECTION
O.R. 92-10038 V. THOMAS, C.S. 4/20/92

LEGEND

R.S.N. = Recorded Survey Number
() Denotes Record Data per R.S.N. 5795 unless otherwise noted.
< > Denotes Record Data per 1888 "City of Ashland" plat.
x—x—x Fence Line
● Indicates monument found as noted.
○ Indicates 5/8" x 24" steel pin w/red plastic cap mkd. "D.A. EDWARDS-LS 2339" set.
⊙ Indicates 5/8" x 30" steel pin w/red plastic cap mkd. "D.A. EDWARDS-LS 2339" set.
D.R. = Deed Record for Jackson County, Oregon.

BASIS OF BEARINGS: True meridian at North-South center line of Section 4, 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 along the center line of Helman St., as shown hereon, and as referenced on filed Survey Number 5795 in the office of the Jackson County Surveyor.

SCALE: 1" = 50'

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that Bagley Canning Company, an Oregon Corporation, is the owner in fee simple of the lands designated hereon as Parcels 1, 2 and 3 and as described in the "Surveyor's Certificate" and that the board of directors of said Corporation has executed a resolution authorizing the partitioning as shown hereon.

IN WITNESS WHEREOF, we, Fred C. Roberts, President and Ruth V. Roberts, Secretary, of said Bagley Canning Company, an Oregon Corporation, have set our hands and seals this 3rd day of March, 1992.

Fred C. Roberts
Fred C. Roberts

Ruth V. Roberts
Ruth V. Roberts

STATE OF OREGON) ss
County of Jackson)

Personally appeared before me the above named Fred C. Roberts and Ruth V. Roberts and acknowledged the foregoing instrument to be their voluntary act and deed and that this partitioning is in accordance with the board of directors' resolution noted above.

Before me:

David Clark
DAVID CLARK
NOTARY PUBLIC - OREGON
My Commission Expires March 15, 1994

** RECEIVED **
Date 4-2-92 By B
This survey consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

MINOR LAND PARTITION

PARTITION PLAT NO. P-35-1992

located in

Donation Land Claim No. 40 & the SW 1/4 of Section 4,
T. 39 S., R. 1 E., W.M., City of Ashland,
Jackson County, Oregon

for

NEW HORIZONS WOODWORKS
278 Helman Street
Ashland, Oregon 97520

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

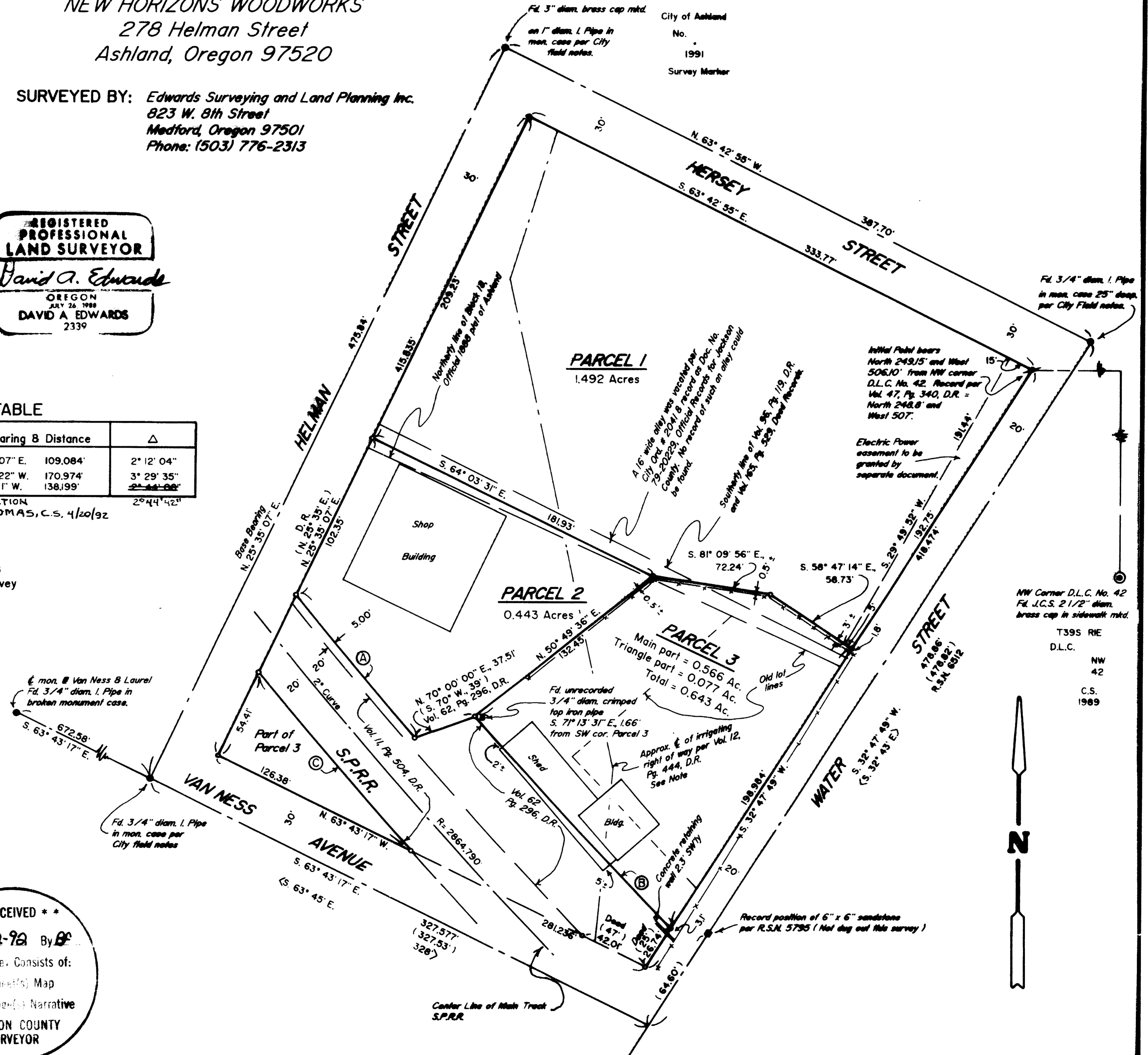
RECORDING

FILED FOR RECORD THIS THE 2 DAY OF April, 1992 AT 1:35 O'CLOCK
P.M. AND RECORDED AS PARTITION PLAT NO. P-35-1992 OF THE RECORDS OF PARTITION
PLATS OF JACKSON COUNTY, OREGON. INDEX VOLUME 3 PAGE 35

Kathleen S. Beckett *Glenada E. Bartlett*
County Clerk Deputy
COUNTY SURVEYOR FILE NO. 12923

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

DATE: March 18, 1992



5.00
6.00

Edwards Surveying & Land Planning Inc.

92-10038

9:38

DAVID A. EDWARDS
OREGON REG. 2339

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



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

12923

AFFIDAVIT OF CORRECTION

Be it hereby noted that the radius and Delta for curve "C" in the "curve data table" shown on Partition Plat Number P-35-1992, record of partition plats in the office of the Jackson County Clerk and recorded as survey number 12923 in the office of the Jackson County Surveyor is incorrect and should be corrected to read as follows:
Radius= 2884.79'; Delta=2°44'42";

Date: April 9, 1992 David A. Edwards
David A. Edwards R.F.L.S. No. 2339
Medford, Oregon

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David A. Edwards

OREGON
JULY 26, 1988
DAVID A. EDWARDS
2339

CERTIFICATION

I, Verlyn Thomas, Jackson County Surveyor, hereby certify that I have examined this Affidavit of Correction, and that the changes are permitted in accordance with Chapter 209, Paragraph 255, Oregon Revised Statutes.

Verlyn Thomas
Verlyn Thomas, Jackson County Surveyor

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

9:38 APR 10 1992 A.M.

KATHLEEN S. BECKETT
CLERK and RECORDER
Kathleen S. Beckett Deputy

Posted 4/20/92

Edwards Surveying & Land Planning Inc.

12923

DAVID A. EDWARDS
OREGON REG. 2339

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



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

Monuments set on this survey consist of 5/8" x 24" or 30" steel pins with red plastic caps mkd. "D.A. EDWARDS-L.S. 2339".

BASIS OF BEARINGS:

True meridian at North-South center line of Section 4, 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 along the center line of Helman St., as shown on the attached plat and as referenced on filed survey No. 5795 in the office of the Jackson County Surveyor.

EQUIPMENT:

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

DATE

COMPLETED:

March 18, 1992

** RECEIVED **
Date 4-2-92 By BS
This survey consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David A. Edwards
OREGON
JULY 26, 1988
DAVID A. EDWARDS
2339

Edwards Surveying & Land Planning Inc.

DARREL W. EDWARDS
OREGON REG. 741
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DAVID A. EDWARDS
OREGON REG. 2339

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SURVEY NUMBER 12923

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

- SURVEY FOR:** New Horizons Woodworks
278 Helman Street
Ashland, Oregon 97520
- LOCATION:** In D.L.C. No. 40 and the SW 1/4 of Section 4,
T. 39 S., R. 1 E., W.M., City of Ashland,
Jackson County, Oregon.
- PURPOSE:** Boundary Line Adjustment; Planning Dept. File
No. P.A. 92-040. To locate and monument the
outside boundaries of tax lots 100, 1800 & 1900
and to adjust the lines which separate these
tracts to the configuration shown on the
accompanying plat and to monument the new
boundaries.
- PROCEDURE:** A closed traverse was executed around the
subject property which tied in the center line
monuments as shown. Ties were also made to the
NW corner D.L.C. No. 42 and the center line
monument at Laurel and Van Ess. Holding to the
center line bearing along Helman St. per R.S.N.
5795 produced data along, Water and Hersey
Streets and Van Ness Ave. which is comparable
to data of record per said R.S.N. 5795, R.S.N.
6512 and R.S.N. 8277. The tie North and West
from the NW corner of D.L.C. No. 42 is similar
in its relationship to deed record to measured
ties shown on R.S.N. 5795. The Official 1888
plat of Ashland shows Block 18 to consist of 3
Lots being 200' along Helman St. and 210.6'
along Water Street. Vol. 96, Pg. 119 and Vol.
165, Pg. 529, Deed Records begin at a point on
the West line of Water St. (the Initial Point)
and indicate for their Southerly boundary a
line parallel to Hersey St. projecting NW'ly
from a point 201.8 feet Southerly along the
West line of Water St. from the P.O.B. This
would indeed create a hiatus between those
tracts and the Northerly line of Block 18. No
record of an alley could be found in the Deed
Records, however. All of the interior lines are
being adjusted to fit existing improvements,
rendering these matters moot. The center of the
main track of the S.P.R.R. was tied into and
right of way lines were computed and monumented
according to data found in Vol. 11, Pg. 504 and
Vol. 62, Pg. 296 as shown on the accompanying
plat.