

APPROVAL:

John M. [Signature] 3-30-92
ASHLAND PLANNING DEPARTMENT DATE
PA #91-149

APPROVAL

Examined and Approved this 23rd day of March, 1992.

[Signature] City Surveyor

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

Dated this 31st day of March, 1992.

[Signature] President
[Signature] Secretary
SURVEYOR

SWAIN SURVEYING, INC.
27-1/2 North Main Street
Ashland, Oregon 97520

JANUARY 31, 1992

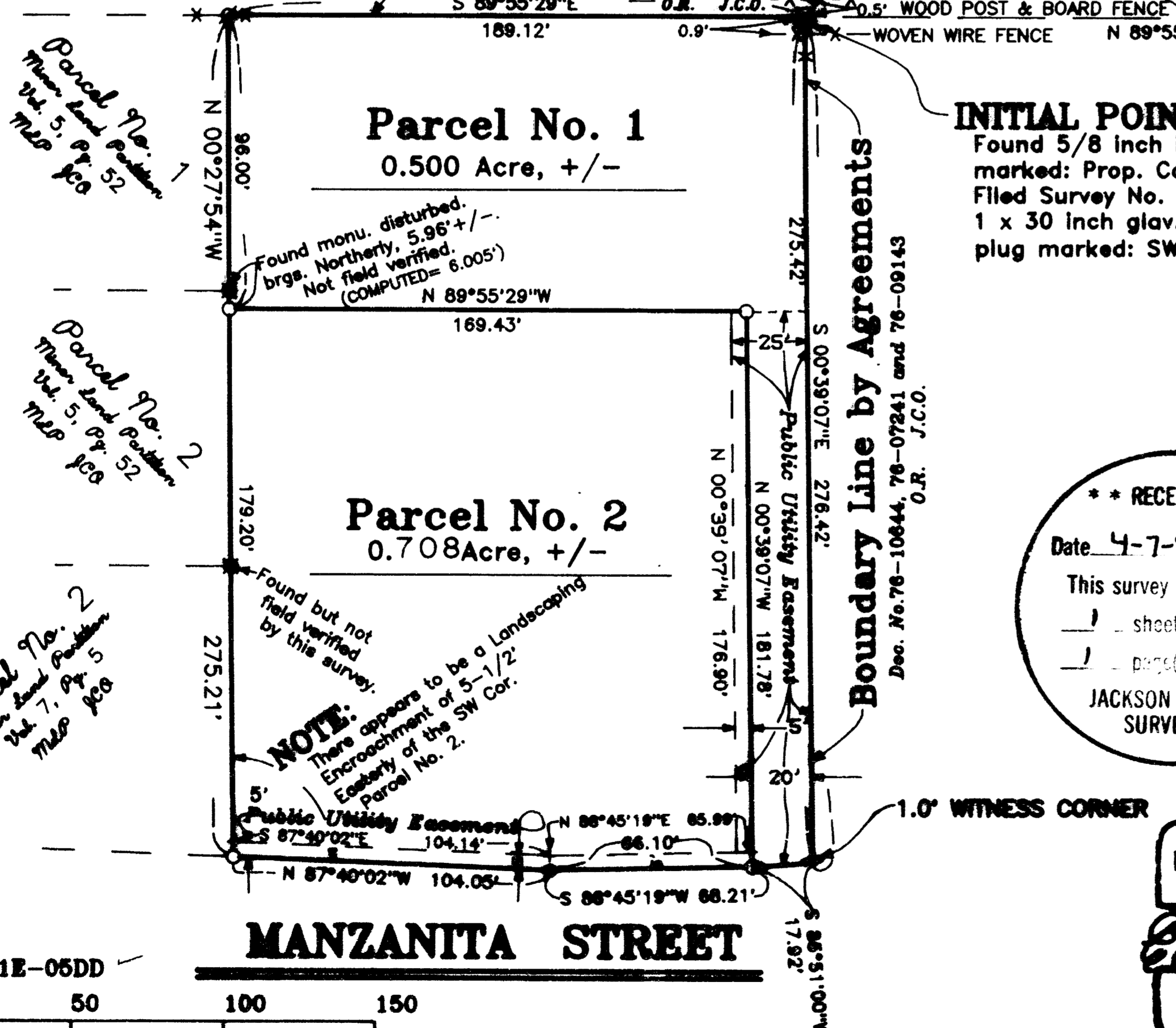
SCALE: 1" = 50'
BASIS OF BEARING:

Telephone: 482-4318
TRUE MERIDIAN at the
N-S Centerline Sec.5
(derived from Jackson County Surveyor's)
(N.O.A.A. not established in 1968)

- Found 5/8 inch Iron Rod with Alum. Cap marked: Prop. Cor. 1975 per Filed Survey No. 6284
- Found 5/8 inch Iron Rod with Alum. Cap marked: Wrt. Cor. 1975 per Filed Survey No. 6284
- Found 5/8 inch Iron Rod with Yellow Plastic Cap marked: SWAIN LS 759 per Filed Survey No. 10536
- Found 5/8 inch Smooth Iron Rod with Yellow Plastic Cap marked: SWAIN LS 759 per Filed Survey No. 9938
- Found 5/8 inch Iron Rod with plain Alum. Cap per Filed Survey No. 6195
- Set 1/2x24 inch Galv. Iron Pipe with yellow plastic plug marked: SWAIN LS 759, unless otherwise shown.

Boundary Line by Agreements

Dec. Nos. 75-12599, 75-12817 and 75-12990
S 89°55'29"E 189.12' 0.9' WOOD POST & BOARD FENCE



INITIAL POINT

Found 5/8 inch iron rod with Alum. Cap marked: Prop. Cor. 1975 as shown on Filed Survey No. 6284. Replaced with a 1 x 30 inch galv. iron pipe with yellow plastic plug marked: SWAIN LS 759

** RECEIVED **
Date 4-7-92 By [Signature]
This survey consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

EVERETT L. SWAIN
JULY 8, 1968
759

LAND PARTITION SURVEY
PARTITION PLAT No. P-40-1992

Gov't Lot 4 in the Southeast Quarter of Section 5,
Township 39 South, Range 1 East of the Willamette Base and Meridian,
JACKSON COUNTY OREGON

Mr. and Mrs. Jay Lunt
145 Manzanita Street
Ashland, Oregon 97520

Accepted NE Corner Gov't Lot 4
Found 1" square iron bar in Monument Case.
M.L. McCall 1886

hereby certify that this plat is an Auto-positive photocopy of the original.

[Signature] SURVEYOR

RECORDING

FILED FOR RECORD THIS THE 7th DAY OF April, 1992
AT 12:30 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT No. P-40-1992
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON
INDEX VOLUME 3, PAGE 40

[Signature] County Clerk

[Signature] Deputy

COUNTY SURVEYOR File No. 12929

WATER RIGHTS STATEMENT:

There are no water rights appurtenant to this tract of land according to information from the Jackson County Watermaster's office.

SURVEYOR'S CERTIFICATE

I, Everett L. Swain, Registered Professional Land Surveyor of the State of Oregon No. 759, hereby certify that this map is conformable to the field notes and the survey has been correctly executed within the requirements and regulations of the State of Oregon and the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:---

Commencing at a found 1 inch square iron bar situated at the ACCEPTED Northeast corner of Government Lot 4, Section 5, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon; THENCE South 00 degrees 04 minutes 43 seconds West along the Easterly boundary line of said Government Lot which is common to the Westerly boundary line of Donation Land Claim No. 40 for a distance of 573.95 feet to a found 5/8 inch iron rod; THENCE leaving said common boundary line North 89 degrees 55 minutes 30 seconds West along a boundary line by agreement as set forth in Document No. 75-12599 of the Official Records of Jackson County, Oregon for a distance of 267.79 feet to a 1 by 30 inch galvanized iron pipe replacing a found 5/8 inch iron rod situated at the beginning of that boundary line by agreement as set forth in Document Nos. 76-10644, 76-07241 and 76-09143 and being the TRUE POINT OF BEGINNING; THENCE South 00 degrees 39 minutes 07 seconds East along the East line Denotation Land Claim No. 40 for a distance of 276.42 feet to a point in the Northern right of way line of Manzanita Street, said point bears South 00 degrees 39 minutes 07 seconds East for a distance of 1.00 foot from a found 5/8 inch iron rod WITNESS CORNER; THENCE along the Northern right of way line of Manzanita Street the following course: South 85 degrees 51 minutes 00 seconds West for a distance of 17.92 feet to a found 5/8 inch iron rod; THENCE South 89 degrees 45 minutes 19 seconds West for a distance of 68.21 feet to a found 5/8 inch iron rod; THENCE North 87 degrees 40 minutes 02 seconds West for a distance of 104.05 feet to a found 1/2 inch galvanized iron pipe situated at the Southeast corner of Parcel No. 2 as set forth on Minor Land Partition filed for record the 21st day of April, 1986 and recorded in Volume 7 at Page 5 of "Minor Land Partitions" in Jackson County, Oregon; THENCE leaving the Northern right of way line of Manzanita Street North 00 degrees 27 minutes 54 seconds West along the Easterly boundary line of said Parcel No. 2 and the Westerly boundary line of Parcel No. 1 of said Minor Land Partition as recorded in Volume 7 at Page 5 of said "Minor Land Partitions" in Jackson County, Oregon for a distance of 275.21 feet to a found 5/8 inch smooth iron rod situated in that boundary line by agreement and set forth in Document No. 75-12599 of the Official Records of Jackson County, Oregon; THENCE along said boundary line by agreement South 89 degrees 55 minutes 30 seconds East for a distance of 189.12 feet to the point of beginning. Together with and subject to covenants, easements, and restrictions of record and those apparent on the land.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I

Rose Ann Wirth, a widow, am the owner in fee simple of the land as set forth in the Surveyor's Certificate and Jay Lunt and Carol Lunt, husband and wife, are the contract purchasers and we have caused the partitioning as shown hereon. We do hereby dedicate to the City of Ashland those easements as shown hereon.

IN WITNESS WHEREOF, I have set my hand and seal this 18 day of March, 1992.

[Signature] Rose Ann Wirth

STATE OF OREGON

County of [Signature]

March 18 A.D. 1992

Personally appeared the above named Rose Ann Wirth, a widow and acknowledge the foregoing instrument to be her voluntary act and deed.

Before me: [Signature]

IN WITNESS WHEREOF, we have set our hands and seals this 12th day of MARCH, 1992.

[Signature] Jay Lunt

[Signature] Carol Lunt

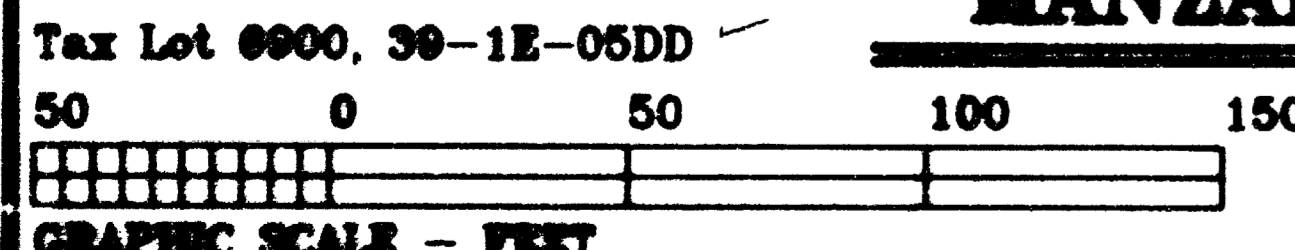
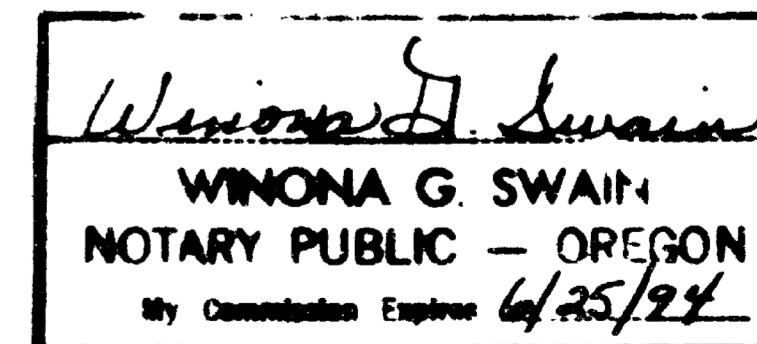
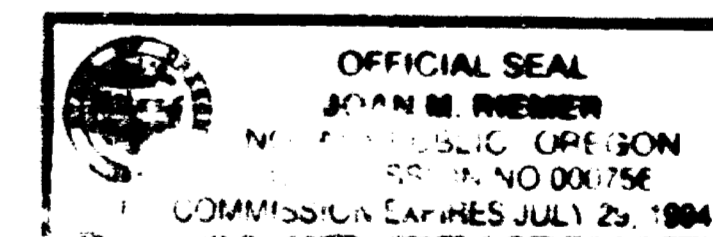
STATE OF OREGON

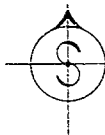
County of JACKSON

March 12 A.D. 1992

Personally appeared the above named Jay Lunt and Carol Lunt, husband and wife and acknowledge the foregoing instrument to be their voluntary act and deed.

Before me: [Signature]





SWAIN SURVEYING, INC.

27½ North Main Street
Ashland, Oregon 97520

Survey No. 12929

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

SURVEY FOR: Mr. and Mrs. Jay Lunt
145 Manzanita Street
Ashland, Oregon 97520

LOCATION: Situated in Gov't Lot 4 in the Southeast Quarter of
Section 5, Township 39 South, Range 1 East of the
Willamette Base and Meridian, Jackson County, Oregon.

PURPOSE: To survey and partition the remaining ownership of the
Lunt's, at the above shown address, according to
client's request and the conditions imposed by the City
of Ashland Planning Commission.

PROCEDURE: All the boundaries of this property were established by
this Surveyor some years ago. A field search was made
to verify the corner monumentation that was still in
place or needed to be replaced. Recovered traverse
control points established in previous surveys and
utilized these points to monument or re-monument the
property corners applicable to this survey. Easements
were dedicated to the City of Ashland, as required.
Manzanita Street is a street with no centerline
established. Right of way is being acquired as each
boundary problem arises and needs clarified. As a
general rule, the 'as constructed' location of the
street improvements are considered to be controlling,
Westerly of the West line of Donation Land Claim No.
40, EXCEPT where right of way has been agreed to by the
Landowner and the City of Ashland, surveyed, monumented
and deeded for Street Right of Way. The remaining data
for this survey is as shown on the accompanying map.

**** RECEIVED ****
Date 4-7-92 By BF
This survey consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

BASIS OF BEARING: True Meridian at the N-S Centerline of Section 5 as
derived from the National Oceanic and Atmospheric
Administration (formerly Coast and Geodetic Survey)
survey net established in 1968 and filed in the office
of the Jackson County Surveyor.

January 31, 1992

ref: CL1434T.nar
Tax Lot 6900, 39-1E-05DD —

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**
Everett L. Swain
OREGON
JULY 8, 1966
EVERETT L. SWAIN
759