

# PARTITION PLAT NO. P-75-1992

### APPROVALS:

*John M. Smith*  
 ASHLAND PLANNING COMMISSION  
 PA # 82-834  
 DATE 5-1-92

EXAMINED AND APPROVED THIS 10th DAY OF April, 1992.

*James H. Olson*  
 CITY SURVEYOR

WE CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO US BY THE ASHLAND PLANNING COMMISSION IN OPEN MEETINGS March 12, 1991 THIS MAP IS HEREBY APPROVED.

DATED THIS 21st DAY OF April, 1992.

*W. J. Benson* PRESIDENT  
*John Ferguson* SECRETARY

### DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT JOSEPH A. BOVA IS THE OWNER IN FEE SIMPLE OF THE LAND DESIGNATED HEREON AS PARCELS NO. 1 AND 2 AND HAS CAUSED THE SAME TO BE PARTITIONED, SURVEYED, AND PLATTED AS SHOWN HEREON. I HEREBY DEDICATE TO THE CITY OF ASHLAND STREET RIGHT-OF-WAY AND THE PUBLIC UTILITY EASEMENTS, OVER, ACROSS, AND THROUGH PARCELS NO. 1 AND 2 AS SHOWN HEREON.

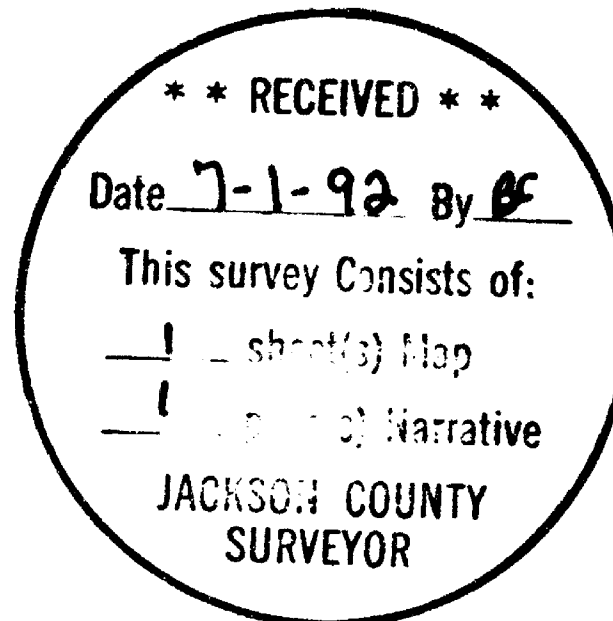
IN WITNESS WHEREOF,

I HAVE SET BY HAND AND SEAL THIS 9th DAY OF April, 1992

*Joseph A. Bova*  
 JOSEPH A. BOVA

STATE OF OREGON )  
 COUNTY OF JACKSON )

April 9, 1992



PERSONALLY APPEARED THE ABOVE NAMED JOSEPH A. BOVA AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME:

*Jana M. Smith*  
 JANA M. SMITH  
 NOTARY PUBLIC - OREGON  
 My Commission Expires 8/2/92

*Jana M. Smith*  
 JANA M. SMITH  
 NOTARY PUBLIC FOR OREGON  
 MY COMMISSION EXPIRES 8/2/92

### SURVEYOR'S CERTIFICATE

I, JOSEPH A. BOVA, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON NO. 2418, HEREBY CERTIFY THAT THIS PLAT IS CONFORMABLE TO THE FIELD NOTES AND THE SURVEY HAS BEEN CORRECTLY DESCRIBED 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 concrete post with bronze disk situated at the Southwest corner of Donation Land Claim No. 44, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon; THENCE South 0° 05' 22" West along the boundary line common to Donation Land Claims No. 43 and 45 a distance of 317.535 feet to a point in the northerly right of way line of East Main Street and being common to the Southwest corner of MILL POND SUBDIVISION, A Planned Unit Development, to the City of Ashland, as now recorded; THENCE North 89° 43' 25" East along said northerly right of way line and the southerly boundary line of said Subdivision a distance of 274.735 feet to an 8 inch diameter by 24 inch long concrete post situated at the corner common to MILL POND SUBDIVISION, A Planned Unit Development, as now recorded and MILL POND SUBDIVISION, A Planned Unit Development, Phase VI as now recorded, being the INITIAL POINT thereof and also being the INITIAL POINT OF BEGINNING; THENCE leaving said northerly right of way line North 0° 05' 05" East along the boundary line common to said subdivision for a distance of 142.08 feet to the northeast corner of Lot 1, Block 2 of MILL POND SUBDIVISION, A Planned Unit Development, to the City of Ashland, as now recorded; THENCE North 89° 52' 58" West along the northerly boundary line of said lot for a distance of 58.28 feet to the northwest corner thereof; THENCE South 0° 05' 00" West along the westerly boundary line of said lot 182.425 feet to the southwest corner thereof; THENCE North 89° 43' 25" East along the southerly line of said lot 58.28 feet to the INITIAL POINT OF BEGINNING.

I CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL  
*Joseph A. Bova*  
 SURVEYOR  
 LS 2418

RECORDING  
 FILED FOR RECORD THIS 1 DAY OF July, 1992 AT 11:28 O'CLOCK  
A M. AND RECORDED AS PARTITION PLAT NO. P-75-1992 OF THE RECORDS OF JACKSON COUNTY,  
 OREGON. INDEX VOLUME 3, PAGE 75.

*Kathleen S. Beckett* COUNTY CLERK  
*Gloria E. Bartlett* DEPUTY

COUNTY SURVEYOR FILE NO. 13054

### LAND PARTITION

LOCATED IN:

LOT 1 OF BLOCK 2 OF MILL POND SUBDIVISION  
 IN DONATION LAND CLAIM NO. 45 IN THE NORTHWEST QUARTER OF  
 SECTION 10, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE BASE AND MERIDIAN  
 JACKSON COUNTY, OREGON

FOR

JOSEPH A. BOVA  
 1423 E. MAIN STREET  
 ASHLAND, OR 97520

### WATER RIGHTS STATEMENT:

NO WATER RIGHTS ARE APPURTENANT TO THIS PROPERTY.

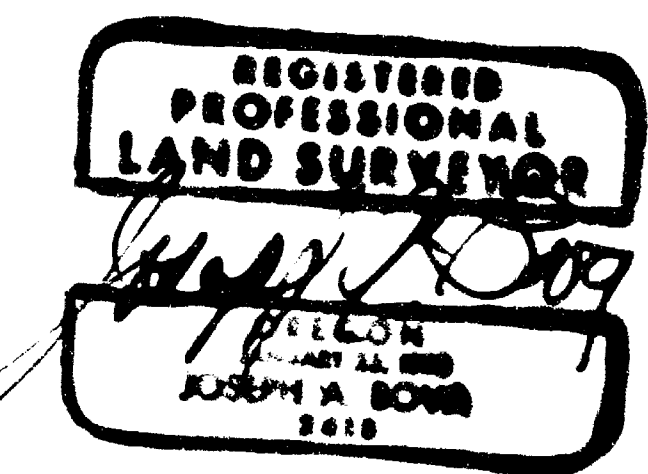
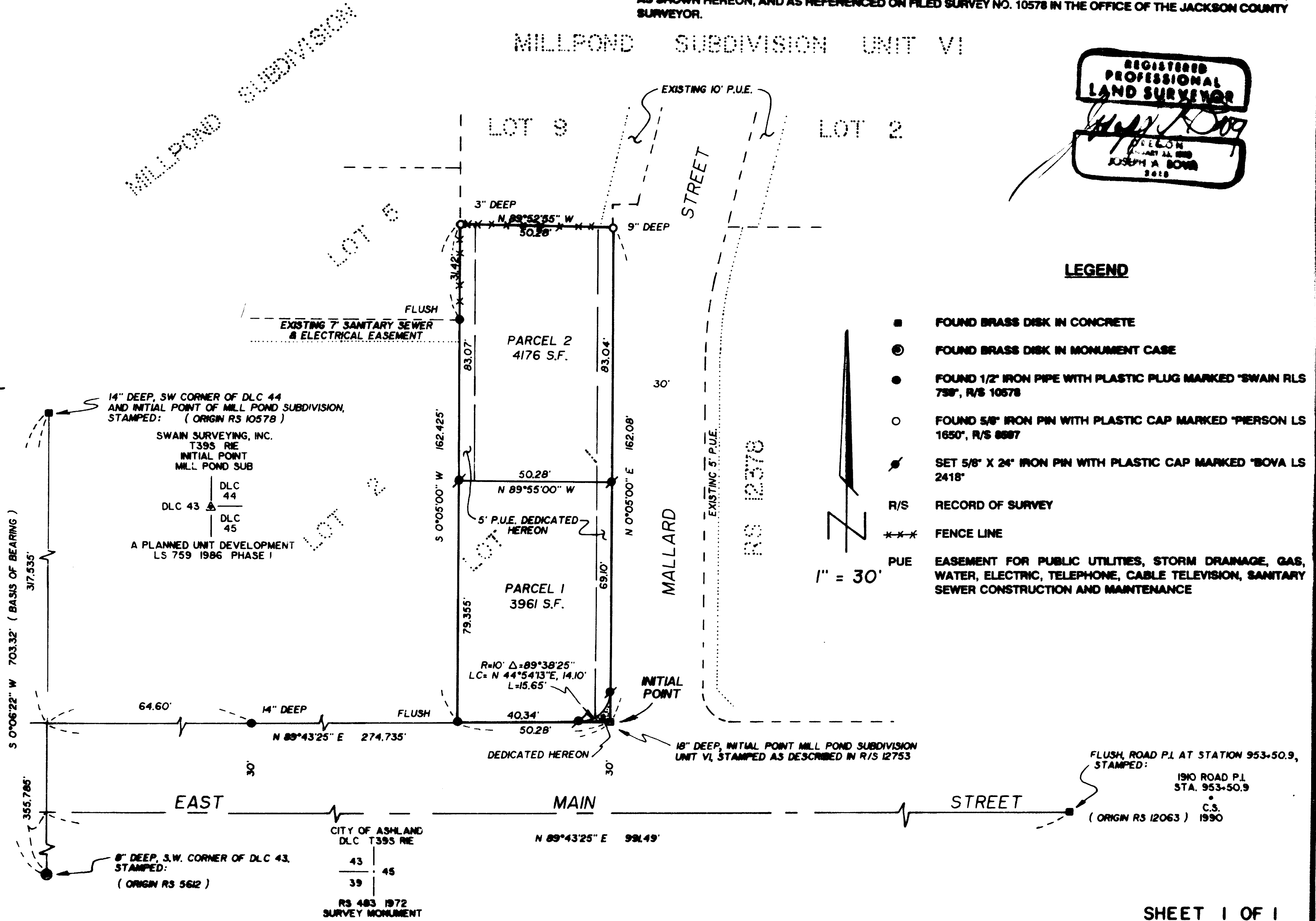
### SURVEYOR

JOSEPH A. BOVA  
 1423 E. MAIN ST.  
 ASHLAND, OR 97520

APRIL 6, 1992

SCALE 1" = 30 FEET

BASE OF BEARING: TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 10, AS DERIVED FROM THE N.O.A.A. NET, ESTABLISHED IN 1988 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, AS SHOWN HEREON, AND AS REFERENCED ON FILED SURVEY NO. 10578 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.



### LEGEND

- FOUND BRASS DISK IN CONCRETE
- ⊙ FOUND BRASS DISK IN MONUMENT CASE
- FOUND 1/2" IRON PIPE WITH PLASTIC PLUG MARKED "SWAIN RLS 738", R/S 10578
- FOUND 5/8" IRON PIN WITH PLASTIC CAP MARKED "PERSON LS 1650", R/S 8887
- ⊙ SET 5/8" X 24" IRON PIN WITH PLASTIC CAP MARKED "BOVA LS 2418"
- R/S RECORD OF SURVEY
- \*\*\* FENCE LINE
- PUE EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION, SANITARY SEWER CONSTRUCTION AND MAINTENANCE

1" = 30'

FLUSH ROAD P.I. AT STATION 953+50.9, STAMPED:  
 190 ROAD P.I. STA. 953+50.9  
 C.S. 1990  
 (ORIGIN RS 12063)

SURVEY NO. 13054

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: Joseph A. Bova  
1423 E. Main St.  
Ashland, OR 97520

LOCATION: Lot 1 of Block 2 of Mill Pond Subdivision in  
Donation Land Claim No. 45 in the Northwest  
quarter of Section 10, Township 39 South,  
Range 1 East of the Willamette Meridian,  
Jackson County, Oregon.

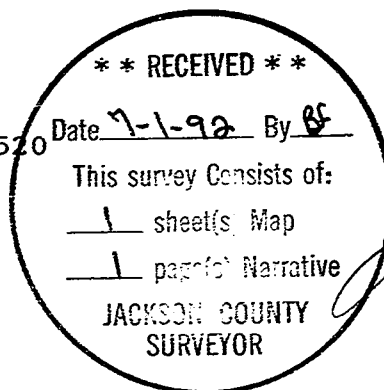
PURPOSE: To partition the subject parcel as approved by  
the City of Ashland Planning Commission in  
file PA #91-034.

PROCEDURE: After verifying the origin and position of  
found monuments, I set monuments as shown on  
the accompanying plat.

BASIS OF BEARING: The east line of DLC No. 43 as shown on filed  
Survey No. 10578.

DATE: April 6, 1992

Joseph A. Bova  
1423 E. Main St.  
Ashland, OR 97520



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Joseph A. Bova*

OREGON  
JANUARY 23, 1990  
JOSEPH A. BOVA  
2418