

APPROVAL

Ashland Planning Commission PA No. 92-055 Date 8-12-92

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting APRIL 14, 1992, this map is hereby approved.

Dated this 12 day of August, 1992.

President Secretary

Examined and approved this the 29 day of July, 1992.

City Surveyor.

PARTITION PLAT NO. P-80-1992

LOCATED IN

N. E. 1/4 SEC. 15, T. 39 S., R. 1 E., W. M., JACKSON CO., OR.

FOR

MADGE CENTER, 1932 HIGHWAY 66  
ASHLAND, OREGON 97520

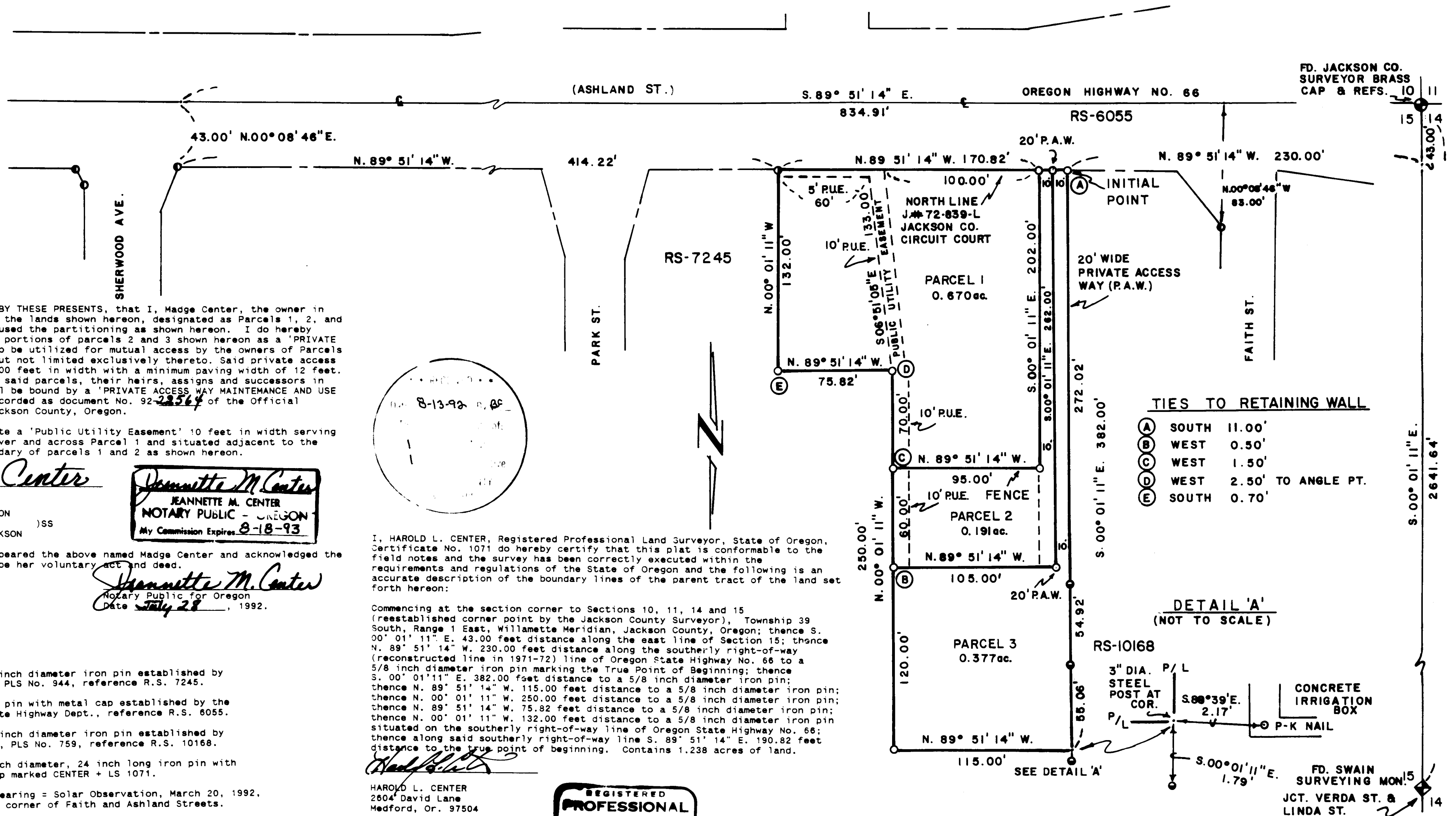
RECORDING

Filed for record this the 12 day of August, 1992 at 11:00 o'clock A.M. and recorded as partition plat No. P-80-1992 of the records of Jackson County, Oregon.

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County Surveyor File No. 13104

There are no water rights appurtenant to this property.



DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I, Madge Center, the owner in fee simple of the lands shown hereon, designated as Parcels 1, 2, and 3 and have caused the partitioning as shown hereon. I do hereby dedicate that portions of parcels 2 and 3 shown hereon as a 'PRIVATE ACCESS WAY' to be utilized for mutual access by the owners of Parcels 1, 2, and 3 but not limited exclusively thereto. Said private access way is to 20.00 feet in width with a minimum paving width of 12 feet. The owners of said parcels, their heirs, assigns and successors in interest shall be bound by a 'PRIVATE ACCESS WAY MAINTENANCE AND USE AGREEMENT' recorded as document No. 92-23567 of the Official Records of Jackson County, Oregon.

I also dedicate a 'Public Utility Easement' 10 feet in width serving each parcel over and across Parcel 1 and situated adjacent to the westerly boundary of parcels 1 and 2 as shown hereon.

Madge Center  
Madge Center

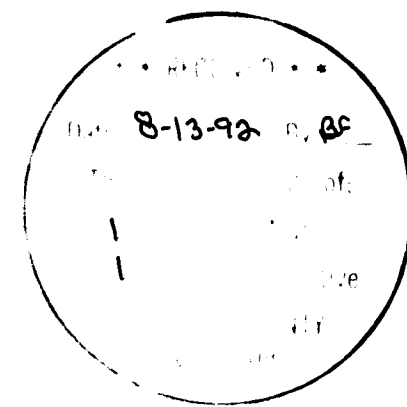
STATE OF OREGON )  
COUNTY OF JACKSON )

Personally appeared the above named Madge Center and acknowledged the foregoing to be her voluntary act and deed.

BEFORE ME,

JEANNETTE M. CENTER  
NOTARY PUBLIC - OREGON  
My Commission Expires 8-18-93

Jeannette M. Center  
Notary Public for Oregon  
Date July 28, 1992.



I, HAROLD L. CENTER, Registered Professional Land Surveyor, State of Oregon, Certificate No. 1071 do hereby certify that this plat 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 the land set forth hereon:

Commencing at the section corner to Sections 10, 11, 14 and 15 (reestablished corner point by the Jackson County Surveyor), Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence S. 00° 01' 11" E. 43.00 feet distance along the east line of Section 15; thence N. 89° 51' 14" W. 230.00 feet distance along the southerly right-of-way (reconstructed line in 1971-72) line of Oregon State Highway No. 66 to a 5/8 inch diameter iron pin marking the True Point of Beginning; thence S. 00° 01' 11" E. 382.00 feet distance to a 5/8 inch diameter iron pin; thence N. 89° 51' 14" W. 115.00 feet distance to a 5/8 inch diameter iron pin; thence N. 00° 01' 11" W. 250.00 feet distance to a 5/8 inch diameter iron pin; thence N. 89° 51' 14" W. 75.82 feet distance to a 5/8 inch diameter iron pin; thence N. 00° 01' 11" W. 132.00 feet distance to a 5/8 inch diameter iron pin situated on the southerly right-of-way line of Oregon State Highway No. 66; thence along said southerly right-of-way line S. 89° 51' 14" E. 190.82 feet distance to the true point of beginning. Contains 1.238 acres of land.

HAROLD L. CENTER  
2604 David Lane  
Medford, Or. 97504

REGISTERED PROFESSIONAL LAND SURVEYOR

HAROLD L. CENTER  
O.R.S. 97.001

LEGEND

- Found 5/8 inch diameter iron pin established by L. Moffit, PLS No. 944, reference R.S. 7245.
- Found iron pin with metal cap established by the Oregon State Highway Dept., reference R.S. 8055.
- Found 5/8 inch diameter iron pin established by E.L. Swain, PLS No. 759, reference R.S. 10168.
- Set 5/8 inch diameter, 24 inch long iron pin with plastic cap marked CENTER + LS 1071.

Basis of Bearing = Solar Observation, March 20, 1992, Location - corner of Faith and Ashland Streets.

( ) Denotes deed record.

P.A.W - Denotes Private Access Way Access

Scale 1 inch = 50 feet.

Date of Survey, Commenced March 20, 1992, completed June 29, 1992.

39 1E 15AA 3400

TRUE COPY OF THE ORIGINAL

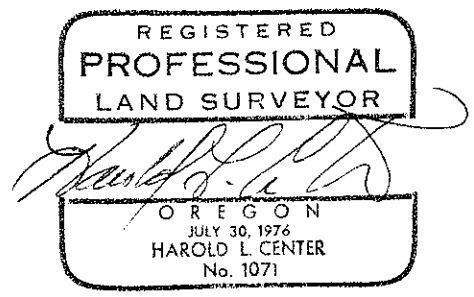
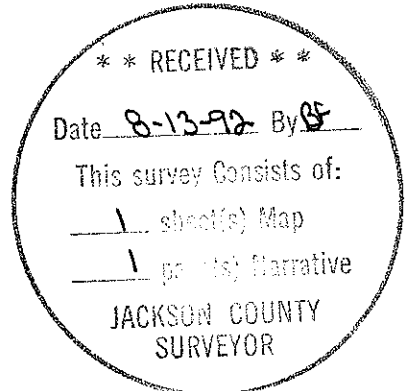
A concrete block wall has been constructed along the different lines with the exception of along the most extreme west line. The Wall was constructed by Jack Center (surveyors father) over a period of several years. The location was by mutual agreement of adjacent owners and the expense was shared. The location of the wall is noted on the attached partition plat.

Monumentation established during record survey No. 10168 along the east line were utilized as control along that line.

The southeast corner point for parcel 3 is situated in the south end of the concrete block wall. A 3 inch diameter iron fence corner post exists at the corner point location making establishment of a standard iron pin monument impossible. In addition a irrigation pipe exists adjacent to the iron post. The owner requested that no monument be established at the point. The corner point is referenced by a P-K nail (cemented) in the top of a concrete diversion box (S.W. corner). and an iron pin established by Surveyor E.L. Swain during R. S. 10168. Refer to Detail 'A' on the attached plat.

DATE OF SURVEY: Commenced March 20, 1992, completed June 29, 1992.

SURVEYOR: HAROLD L. CENTER  
Registered Professional Land Surveyor  
Oregon Certificate No. 1071  
2604 David Lane  
Medford, Or. 97504



SURVEY NARRATIVE TO COMPLY WITH  
PARAGRAPH 209.250 OREGON REVISED STATUTES

SURVEY FOR: Madge Center  
1932 Highway 66  
Ashland, Or. 97520

LOCATION: NE 1/4 Section 15, Township 39 South, Range 1  
East, Willamette Meridian, Jackson County,  
Oregon.

BASIS OF BEARING: Solar Observation

PURPOSE: To partition the parcel of land described within  
Volume 420 Page 496 of the deed records of  
Jackson County, Oregon as shown on the attached  
partition plat.

PROCEDURE: I began this survey with the recovery of  
previously established monuments from record  
surveys No. 6055, 7245, 7955, and 10168. I also  
recovered the 1977 County Surveyor monument for  
the corner to Sections 10, 11, 14 and 15.

No centerline monumentation was recovered for  
control of the reconstructed Oregon State Highway  
No. 66 (reference R.S. 6055) for stations  
23+98.19, POT 31+50 or 34+98.27. Monumentation  
was recovered along the southerly right-of-way  
line at Faith and Sherwood Streets and was  
utilized to control the north line of the parcel.  
During the reconstruction of Highway No. 66 in  
1971-72 the portion of land situated between the  
existing right-of-way and the original deed line  
was taken by eminent domain action reference  
Jackson County Circuit Court Case No. J#  
72-839-L. The intent of the court action was to  
take for public use all land situated north of  
the monumented line.

The north and south lines were held parallel to  
the north half of the east line of Section 15 and  
the east and west lines held parallel to the  
southerly right-of-way line of the highway.