

APPROVAL: *John M. Kelly*
ASHLAND PLANNING COMMISSION
9-9-92

9-9-92
Date

MINOR LAND PARTITION PARTITION PLAT No. P-94-1992

located in
Northwest quarter of Section 5
Township 39 South, Range 1 East, W.M.
CITY OF ASHLAND, JACKSON COUNTY, OREGON
for
Robert V. and Pauline M. Sullivan
525 Sheridan Street
Ashland, Oregon

RECORDING:

Filed for record this 18 day of September 1992, at 2:28 O'Clock, P.M., and recorded as Partition Plat No. P-94-1992 of Records of Jackson County, Oregon.
INDEX VOLUME 3 PAGE 94

Kathleen S. Beckatt
County Clerk

Satan Kelley
Deputy

County Surveyor File No. 13154

WATER RIGHTS STATEMENT:

There are no water rights appurtenant to the lands included in this partition.

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that we, Robert V. Sullivan and Pauline M. Sullivan, husband and wife, are the owners in fee simple of the lands hereon described, and have caused the land to be partitioned as shown hereon. We do hereby declare that a portion of Parcels 1 and 3 are designated hereon as a "Private Access Easement" and shall be used for ingress and egress to Parcels 1, 2 and 3. Maintenance of and any restrictions pertaining to said "Private Access Easement", to the extent that these or any other provisions are felt necessary by the declarants herein, shall be set forth as encumbrances in the deeds conveying said Parcels to the new landowners, their heirs, assigns or successors in interest. Public or private emergency vehicles shall have the right of ingress and egress over and across said "Private Access Easement".
ALSO, a portion of Parcels 1 and 3 is designated hereon as a "public utility easement" and is hereby dedicated to the City of Ashland and shall be utilized for the installation and maintenance of utilities. T.C.I. Cablevision or their successors in interest shall have the right to install and maintain television cables in said utility easements.

IN WITNESS WHEREOF, we have set our hands and seals this 27th day of August, 1992.

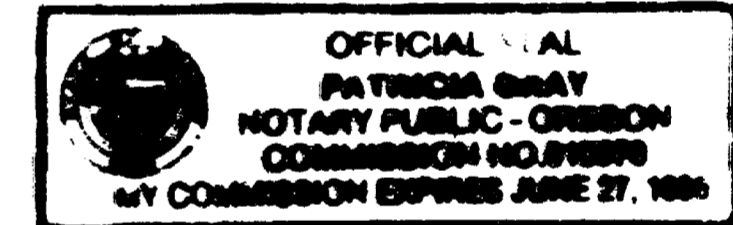
Robert V. Sullivan
Robert V. Sullivan

Pauline M. Sullivan
Pauline M. Sullivan

STATE OF OREGON) ss
County of Jackson)

On this the 27th day of August, 1992, personally appeared before me Robert V. Sullivan and Pauline M. Sullivan, and acknowledged the foregoing instrument to be their voluntary act and deed.

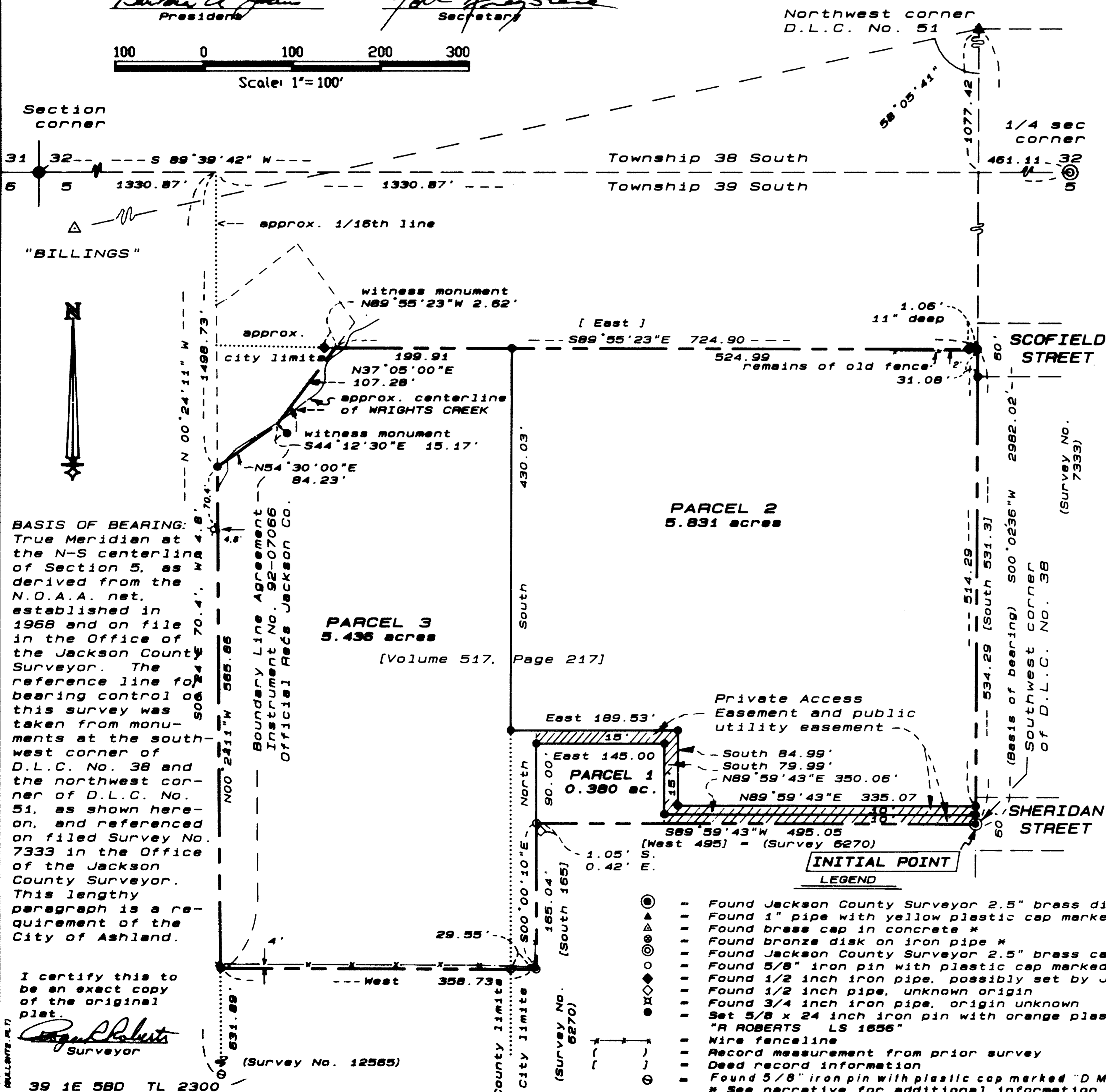
Patricia Gray
Notary Public - Oregon



*** SURVEYORS CERTIFICATE ***

I, Roger R. Roberts, a duly Registered Professional Land Surveyor in the State of Oregon, being first duly sworn, do hereby certify that this map correctly represents a survey made by me and complies with the regulations for Minor Land Partitions and the following is an accurate description of the parent tract of land as set forth hereon:

Commencing at the brass cap monument marking the southwest corner of Donation Land Claim No. 38 in Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon, for the INITIAL POINT OF BEGINNING; thence South 89°59'43" West 495.05 feet (deed record West 7.50 chains = 495 feet), along the southerly boundary of that tract described in Volume 517, Page 217 of the Deed Records of said Jackson County, to a 5/8 inch diameter iron pin; thence South 00°00'10" East 165.04 feet (deed record South 2.50 chains = 165 feet) to a 5/8 inch diameter iron pin; thence West 358.73 feet to a 5/8 inch diameter iron pin at the point of beginning of that boundary agreement line described in Instrument No. 92-07066 of the Official Records of said Jackson County; thence North 00°24'11" West, along said boundary agreement line 565.86 feet; thence North 54°30'00" East 84.23 feet; thence North 37°05'00" East 107.28 feet to the point of terminus of said boundary agreement line, said point being on the north boundary of that parcel described in said Volume 517, Page 217 of said Deed Records; thence South 89°55'23" East (deed record East), along said north boundary, 724.90 feet to the west boundary of said Donation Land Claim No. 38; thence South 00°02'36" West 534.29 feet (deed record South 8.05 chains = 531.3 feet) to the initial point of beginning.



BASIS OF BEARING: True Meridian at the N-S centerline of Section 5, 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 of this survey was taken from monuments at the southwest corner of D.L.C. No. 38 and the northwest corner of D.L.C. No. 51, as shown hereon, and referenced on filed Survey No. 7333 in the Office of the Jackson County Surveyor. This lengthy paragraph is a requirement of the City of Ashland.

I certify this to be an exact copy of the original plat.
Roger R. Roberts
Surveyor

RECEIVED
Date 9-18-92 By *R.R.*
This survey made of:
1 s. map
2 narrative
JACKSON COUNTY SURVEYOR

LANDMARK SURVEYING
Roger R. Roberts
205 West Ninth Street
Medford, Oregon 97501
(File 91-007)
November 20, 1991

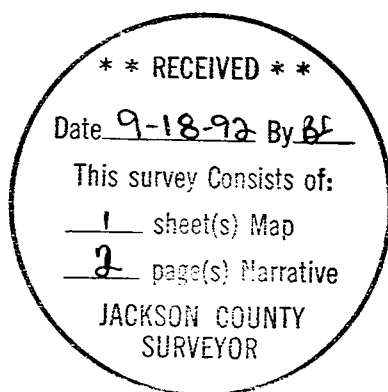
REGISTERED PROFESSIONAL LAND SURVEYOR
Roger R. Roberts
OREGON
JULY 14, 1978
ROGER R. ROBERTS
1998

Quarter-section corner on the north boundary of Section 5. Found Jackson County Surveyor 2½ inch diameter brass cap, 12 inches deep, marked

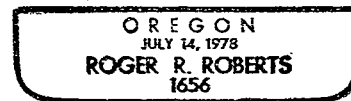
T38 - 39S, R1E
 $\frac{1}{4}$ $\frac{32}{5}$ cor

CS 1970

Date: November 20, 1991



Roger R. Roberts



Roger R. Roberts
 LANDMARK SURVEYING
 205 West Ninth Street
 Medford, Oregon 97501

T39S R1E 5BD TL 2300

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 205.250
OREGON REVISED STATUTES

SURVEY FOR: Robert V. and Pauline M. Sullivan
525 Sheridan Street
Ashland, Oregon

LOCATION: Northwest quarter of Section 5 in Township 39 South,
Range 1 East of the Willamette Meridian, Jackson
County, Oregon

PURPOSE: City Planning Department PA-034, Minor Partition.
Locate and monument the exterior boundaries of the
parent tract and partition into three parcels.

PROCEDURE: The south boundary of the property, as described in
Volume 517, Page 217 of the Deed Records of Jackson
County, was found to be partially monumented by Filed
Survey No. 6270. The most westerly portion of the south
boundary was held at the deed record bearing of " West"
to meet the west boundary.

The deed description does not call for the west
boundary to be the north-south one-sixteenth line in the
northwest quarter of Section 5. However, a review of the
early deed descriptions of the neighboring properties
indicated that the west boundary should coincide with the
1/16th line. Due to a lack of adequate survey control to
determine the location of this line, a boundary line
agreement was obtained between the client and the owners
of the four properties adjoining the subject property
along its west boundary. This agreement is now recorded
as Instrument No. 92-07066 of the Official Records of
Jackson County.

One-half inch diameter pipes were found along the
north boundary, as shown on the plat. These monuments
were believed to have been set by J.A. McCall during that
survey reported in McCall Field Book C, page 44. A copy
of this book is available in the Office of the County
Surveyor. The location of these monuments were held to
control the alignment of the north boundary.

MONUMENT DESCRIPTIONS:

Southwest corner of Donation Land Claim No. 38.
Found the Jackson County Surveyor 2½ inch diameter brass
cap, 15" deep, marked T39S R1E

|
—
C.S. 1986

Station BILLINGS. Found brass cap in concrete, 4"
deep in centerline of canal access road, marked
SWAIN SURVEYING
BILLINGS

▲
1972
Survey Monument

Northwest corner of Section 5. Found brass cap on
iron pipe, marked T38S R1E

SEC 31 | 32 COR
6 | 5
T39S R1E
RLS 759 1970