

APPROVAL: [Signature]
ASHLAND PLANNING COMMISSION
PA 90-054
223

7-17-92
Date

MINOR LAND PARTITION PARTITION PLAT No. P-104-1992

located in
Donation Land Claim No. 41 and
the southwest quarter of Section 4,
Township 39 South, Range 1 East, W.M.
CITY OF ASHLAND, JACKSON COUNTY, OREGON
for

Wil and Jean Blair
694 Oak Street
Ashland, Oregon

RECORDING:

Filed for record this 8th day of October,
1992, at 3:07 O'Clock, P. M., and recorded as
Partition Plat No. P-104-1992 of Records
of Jackson County, Oregon.
INDEX VOLUME 3 PAGE 104
Kathleen S. Beckett Janet Keller
County Clerk Deputy

County Surveyor File No. 13178

WATER RIGHTS STATEMENT:

According to the Jackson County office of the
Oregon State Water Masters Office, the information
available is inadequate to determine the exact
location of the water right.

APPROVAL:
Examined and approved this 25th day of June, 1992
[Signature]
City Surveyor

We certify that, pursuant to authority granted to us by the
Ashland Planning Commission in open meeting on the 11
day of December, 1990, this plat is hereby approved.
Dated this 17 day of July, 1992.
[Signature] [Signature]
President Secretary

LEGEND

- ⊙ - Found Jackson County Surveyor 2.5" brass disc in monument case, as described in Survey No. 12467
- ⊕ - Found tack in concrete, in monument case, re Survey No. 10315
- ⊙ - Found City of Ashland brass disc No. 127, in monument case
- - Found 5/8 inch iron pin with plastic cap marked "ALS 750", re Survey No. 7441
- - Found 5/8 inch iron pin, re Survey No. 12139, marked "A ROBERTS LS 1656"
- - Found 1/2 inch iron pipe, re Survey No. 4170
- - Found 1/2 inch iron pipe with plastic plug marked "SWAIN LS 750", re Survey No. 12467
- ⊙ - Initial point, set 5/8x30 inch iron pin *
- ⊙ - Set 5/8x30 inch iron pin *
- ⊙ - Set 5/8x24 inch iron pin *
- - - Old wire fence line
- - - Wooden fence line
- - - Record measurement from prior survey
- - - Deed record
- - - Instrument Number

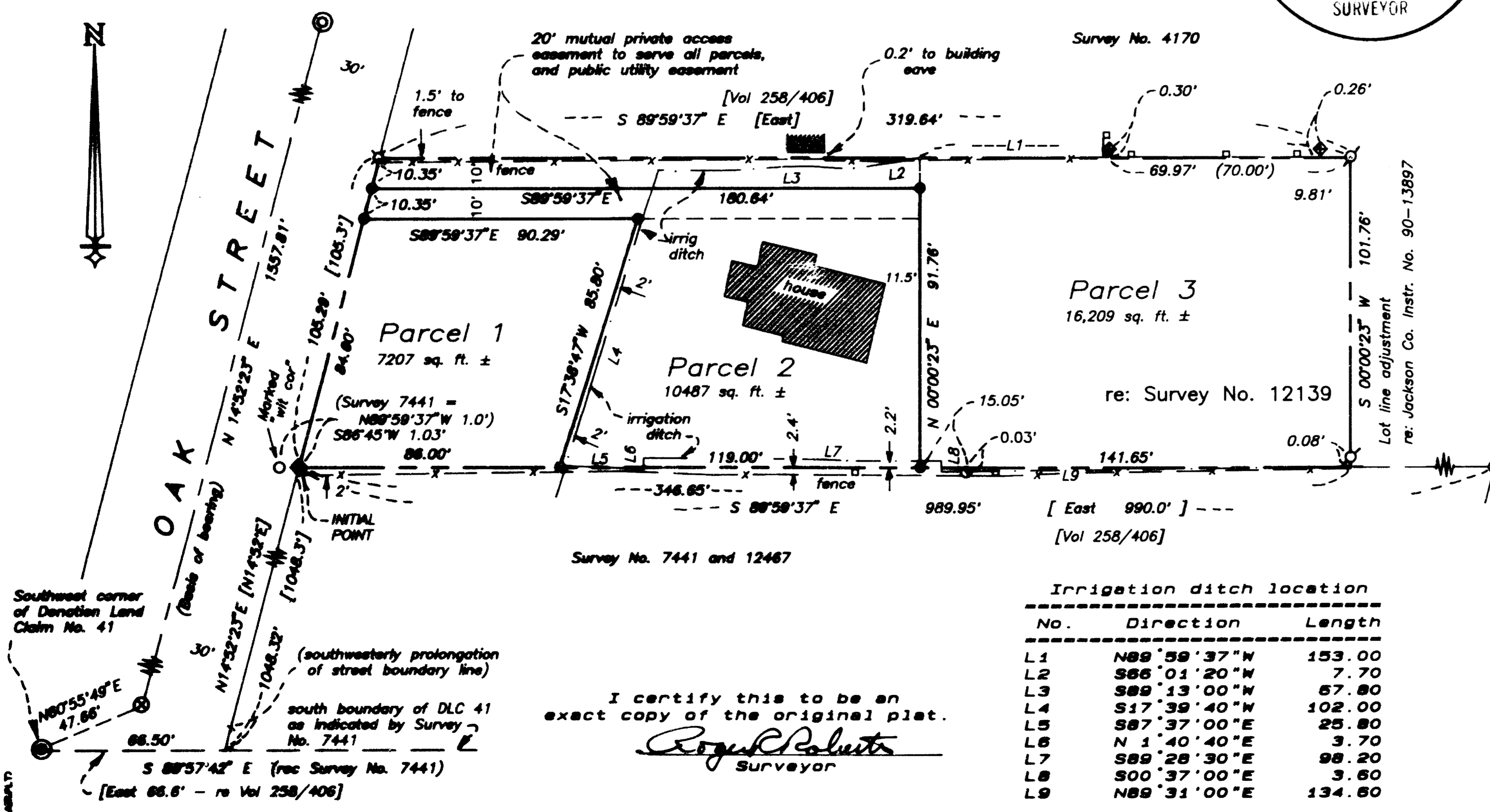
* Set 5/8 inch diameter pins have orange plastic cap marked "A ROBERTS LS 1656"

Basis of bearing: N.O.A.A true bearing via Survey No. 7441, along centerline of Oak Street



Scale: 1" = 40'

RECEIVED
Date 10-8-92 By [Signature]
This survey consists of:
- [] street map
- [] descriptive narrative
JACKSON COUNTY SURVEYOR



***** DECLARATION *****
KNOW ALL MEN BY THESE PRESENTS, that we, Wil Blair and Jean Blair, 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 2 and 3 are designated hereon as a "Mutual Private Access Easement" and shall be used for mutual ingress and egress to Parcels 1, 2 and 3. Maintenance of and any restrictions pertaining to said "Mutual 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 land-owners, their heirs, assigns or successors in interest. Public and private emergency vehicles shall have the right of ingress and egress over and across said "Mutual Private Access Easement".
ALSO, a portion of Parcels 2 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.

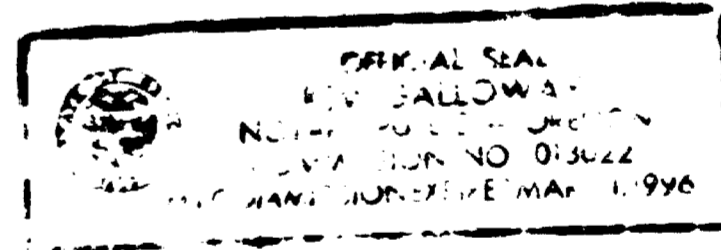
IN WITNESS WHEREOF, we have set our hands and seals this day of July, 1992.

[Signature] [Signature]
Wil Blair Jean Blair

STATE OF OREGON)
County of Jackson) ss

On this the 18 day of June, 1992, personally appeared before me Wil Blair and Jean Blair and acknowledged the foregoing instrument to be their voluntary act and deed.

[Signature]
Notary Public - Oregon



***** SURVEYORS CERTIFICATE *****

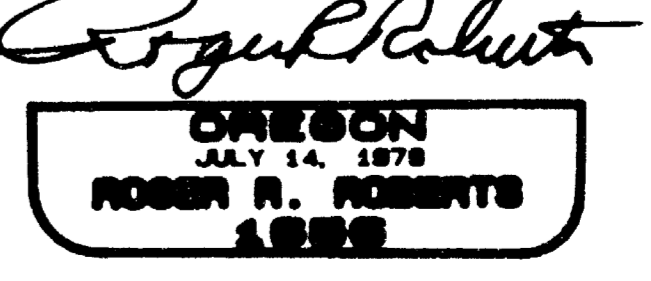
I, Roger A. Roberts, a duly Registered Professional Land Surveyor in the State of Oregon, being first duly sworn, do hereby certify that this map correctly represents a survey made by me and complies with the regulations for Minor Land Partitions and the following is an accurate description of the parent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

Commencing at the southwest corner of Donation Land Claim No. 41 in Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence South 89°57'42" East 66.50 feet (record East 66.6 feet) to a point on the southwesterly prolongation of the easterly boundary of Oak Street in the City of Ashland; thence along said easterly boundary North 14°52'23" East (record North 14°52' East) 1048.32 feet to the southwest corner of that tract described in Instrument No. 90-13897 of the Official Records of said Jackson County, said point being marked by a 5/8 inch diameter iron pin, for the INITIAL POINT OF BEGINNING; thence continuing North 14°52'23" East, along the easterly boundary of Oak Street, 105.29 feet to the northwest corner of said described tract; thence along the north boundary of said described tract South 89°59'37" East 319.64 feet to the northeast corner of said described tract; thence South 00°00'23" West 101.76 feet to the southeast corner of said described tract; thence North 89°59'37" West along the south boundary of said described tract 346.65 feet to the initial point of beginning.

LANDMARK SURVEYING

Roger A. Roberts
205 West Ninth Street
Medford, Oregon 97501
Tel 772-2071
(File 90-005)

December 9, 1991



SURVEY NO. 13178

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 205.250
OREGON REVISED STATUTES

SURVEY FOR: Wil and Jean Blair
694 Oak Street
Ashland, Oregon

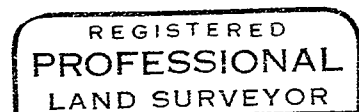
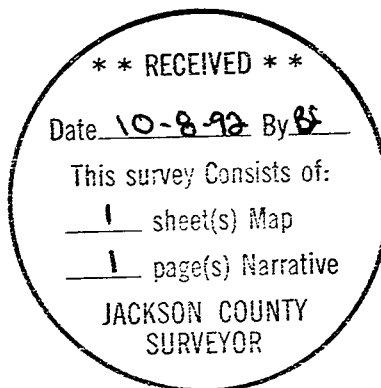
LOCATION: Donation Land Claim No. 41, and the southwest
quarter of Section 4, Township 39 South, Range
1 East, WM., City of Ashland, Jackson County,
Oregon.

PURPOSE: Minor Land Partition (City of Ashland Planning
Action PA 90-223)

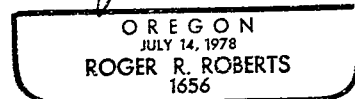
PROCEDURE: This office conducted a survey recently of this
parcel, the map of which is on file in the Office
of the County Surveyor as Survey No. 12139. The
control for that survey was retraced and used to
establish the boundaries shown as being set on the
accompanying plat.

Basis of bearing: N.O.A.A. true bearing via Survey
No. 7441, along the centerline
of Oak Street.

Date: December 11, 1991



Roger R. Roberts



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