

APPROVAL

*John M. Taylor* 10-19-92  
Ashland Planning Commission Date  
PA #92-100 Minor Land Partition & Lot Line Adjustment

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting September 8, 1992 this plat is hereby approved. Dated this 15th day of October, 1992.

*Caroline R. Jarvis* President  
*John Joseph Owen* Secretary

APPROVAL

EXAMINED AND APPROVED this 6th day of October, 1992.

*Geovett R. Swain*  
Asst City Surveyor

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND COMPLIES WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Beginning at the Northeast corner of Donation Land Claim No. 40, of Township 39 South, Range 1 East, Willamette Meridian, in the City of Ashland, Jackson County, Oregon; thence South 89°52'57" East, 454.28 feet to a brass disk at the centerline angle point of Oak Street; thence North 02°57'21" East, along said centerline, 771.05 feet to a 1" iron rod; thence North 63°21'58" East (record North 63°20'19" East), 34.50 feet to a point on the Easterly right-of-way of Oak Street; thence North 86°00'25" East, 129.94 feet (record 129.88 feet) to a 1/2" galvanized iron pipe at the point of beginning of that certain boundary line described in Document No. 90-26264, Official Records of Jackson County, Oregon said pipe also being on the West line of the tract second described in Exhibit "B" of Document No. 90-26264, said Official Records; thence along said West line, South 02°58'10" West (record South 03" West), 137.04 feet to a 5/8 inch iron pin and the INITIAL POINT OF BEGINNING; thence along said West line, North 02°58'10" East, (record North 03" East), 137.04 feet to the aforesaid 1/2 inch galvanized iron pipe; thence along the aforesaid boundary line described in Document No. 90-26264, said Official Records, North 86°03'58" East, 340.23 feet (record North 86°03'25" East, 340.25 feet) to a 5/8" iron pin; thence North 86°42'37" East (record North 86°42'29" East), 32.67 feet to a 5/8" iron pin at the Northerly projection of the most Easterly line of that tract described in Document No. 69-00266, said Official Records; thence along said Easterly line, South 00°00'39" East (record South), 35.50 feet to a 5/8" iron pin on the North line of that tract described in Volume 287, Page 635, Deed Records of Jackson County, Oregon; thence along said North line, South 89°59'21" West (record West), 18.00 feet to the Northwest corner of said tract; thence along the West line of said tract, South 00°00'39" East (record South), 1.00 feet to a 5/8" iron pin witness corner; thence continue along said West line, South 00°00'39" East (record South), 125.50 feet to a 5/8" iron pin on the North right-of-way line of Nevada Street as described in Document No. 89-13446, said Official Records; thence along said right-of-way line, South 89°59'21" West (record West), 361.17 feet to the INITIAL POINT OF BEGINNING.

*James E. Hibbs*  
SURVEYOR

\*\*\*\*\* DECLARATION \*\*\*\*\*

Know all men by these presents that I, Dan E. Bunn on the owner in fee simple of the lands shown on this Partition Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be partitioned into the parcels as shown on the Partition Plat.

*D. E. Bunn*  
Dan E. Bunn

STATE OF OREGON )  
                          ) ss.  
COUNTY OF JACKSON)

PERSONALLY appeared the above named Dan E. Bunn and acknowledged the foregoing instrument to be his voluntary act and deed on this

30 day of September, 1992.

Before me: *Mary Toney*  
Notary Public of Oregon.

MARY TONEY  
NOTARY PUBLIC - OREGON  
My Commission Expires 6-23-94

MINOR LAND PARTITION

PARTITION PLAT NO. P-112-1992  
Being a portion of D.L.C. No. 41 in the N.W. 1/4 of Sec. 4, T.39 S., R.1 E., W.M. City of Ashland Jackson County, Oregon.

for

Gregg Adams & Dan E. Bunn  
269 Maple Street  
Ashland, OR 97520

RECORDING

Filed for record this 19 day of October, 1992 at 1:12 o'clock P.m., and recorded as Partition Plat No. P-112-1992 of the records of Jackson County, Oregon.

Index Volume 3, Page 112.

*Kathleen S. Beckett* County Clerk  
*Cheryl Augeria* Deputy

County Surveyor File No. 13190

WATER RIGHTS STATEMENT

The information available is inadequate to determine to specific location of any water rights appurtenant to this property according to the Jackson County Watermaster's Office.

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument the corners of four parcels created through a Minor Land Partition and Lot Line Adjustment.

PROCEDURE: Tied various monuments set 7543, 11704, 12281 and other surveys in the immediate area into a closed loop traverse. Ties were also made to the N.E. corner of D.L.C. No. 40, street centerline monuments and to geodetic control monuments as shown on Sheet 2. The North boundary of the subject tract was monumented by Survey No. 12281. The West boundary was monumented by Survey Nos. 7543 & 11704. The centerline of Nevada Street was held at map record bearing from the centerline monument at Oak Street per Survey No. 11704, et al. The Easterly boundary was held per Doc. No. 69-00266, DRJCO & Vol. 287, Pg. 635, JCDR. The Northerly 30' of Nevada Street was vacated by City Ordinance No. 204, Doc. No. 89-13446, DRJCO, re-dedicated 23.5' plus a 10' PUE and slope easement. Those monuments found as well as those set are as shown on Sheet 2.

REGISTERED PROFESSIONAL LAND SURVEYOR

*James E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234

\*\* RECEIVED \*\*  
Date 10-19-92 By BS  
This survey consists of:  
2 maps  
0 narrative  
JACKSON COUNTY SURVEYOR

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

SHEET 1 OF 2

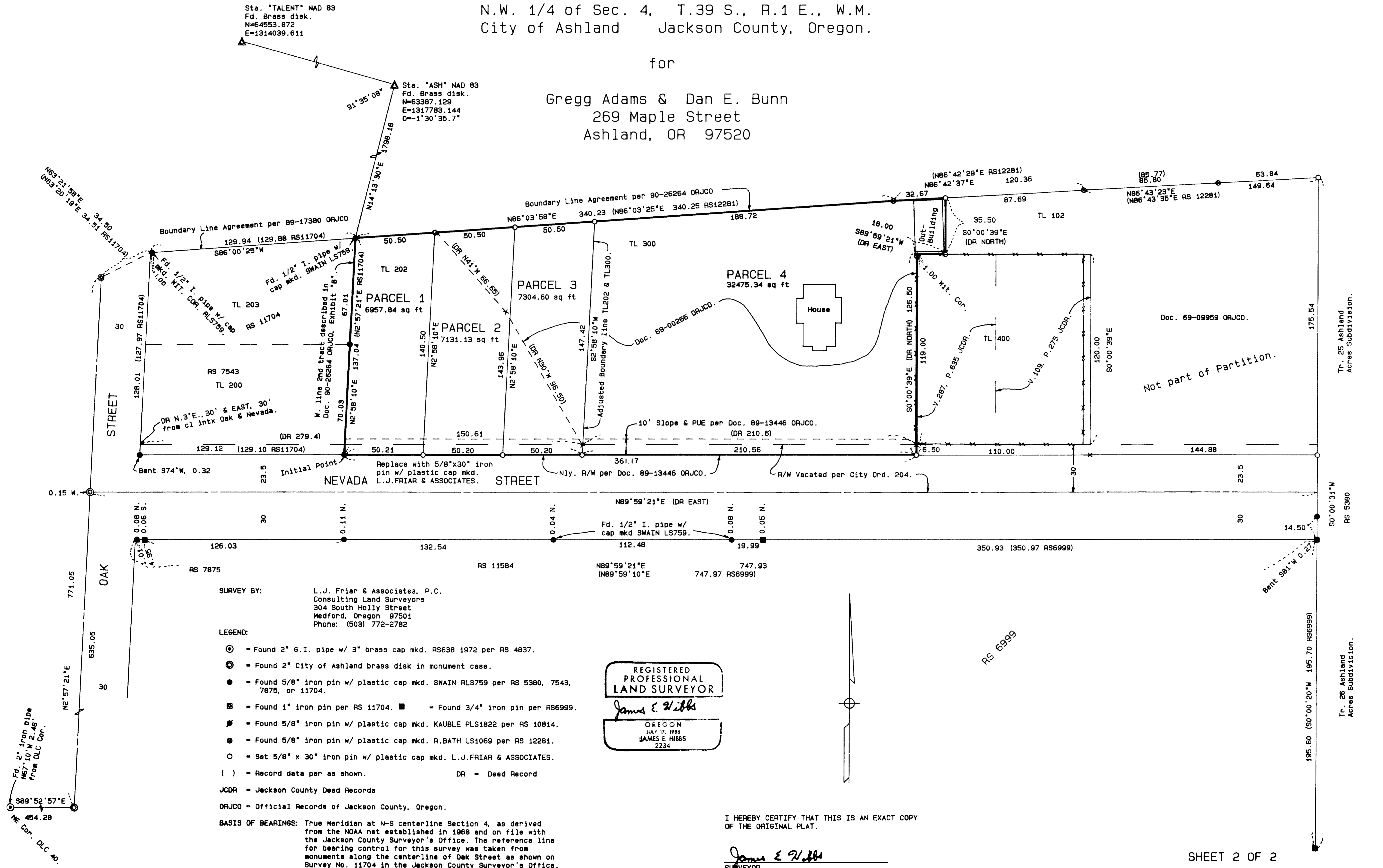
*James E. Hibbs*  
SURVEYOR

# MINOR LAND PARTITION

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Being a portion of D.L.C. No. 41 in the  
N.W. 1/4 of Sec. 4, T.39 S., R.1 E., W.M.  
City of Ashland Jackson County, Oregon.

for

Gregg Adams & Dan E. Bunn  
269 Maple Street  
Ashland, OR 97520



SURVEY BY: L.J. Friar & Associates, P.C.  
Consulting Land Surveyors  
304 South Holly Street  
Medford, Oregon 97501  
Phone: (503) 772-2782

LEGEND:

- ⊙ = Found 2" 6.I. pipe w/ 3" brass cap mkd. RS638 1972 per RS 4837.
- ⊙ = Found 2" City of Ashland brass disk in monument case.
- = Found 5/8" iron pin w/ plastic cap mkd. SWAIN RLS759 per RS 5380, 7543, 7875, or 11704.
- = Found 1" iron pin per RS 11704. ■ = Found 3/4" iron pin per RS6999.
- = Found 5/8" iron pin w/ plastic cap mkd. KAUBLE PLS1822 per RS 10814.
- = Found 5/8" iron pin w/ plastic cap mkd. R.BATH LS1069 per RS 12281.
- = Set 5/8" x 30" iron pin w/ plastic cap mkd. L.J.FRIAR & ASSOCIATES.
- ( ) = Record data per as shown. DR = Deed Record

JCDR = Jackson County Deed Records  
ORJCO = Official Records of Jackson County, Oregon.

BASIS OF BEARINGS: True Meridian at N-S centerline Section 4, as derived from the NOAA net established in 1968 and on file with the Jackson County Surveyor's Office. The reference line for bearing control for this survey was taken from monuments along the centerline of Oak Street as shown on Survey No. 11704 in the Jackson County Surveyor's Office.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*James E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234

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*James E. Hibbs*  
SURVEYOR