

APPROVAL: John McLaughlin
ASHLAND PLANNING COMMISSION
PA 92-050 Minor Land Partition
Date 10-15-92

MINOR LAND PARTITION PARTITION PLAT NO. P-114-1992

RECORDING:
Filed for record this 22 day of October, 1992, at 4:25 O'Clock, P.M., and recorded as Partition Plat No. P-114-1992 of Records of Jackson County, Oregon.
INDEX VOLUME 3 PAGE 114
Kathleen S. Beckett County Clerk
Cheryl Angeris Deputy

APPROVAL:
Examined and approved this 8th day of October, 1992
James H. Olson
City Surveyor

located in
SE 1/4 of Sec 15, T39S, R1E, WM.
1645 Peachey Road
City of Ashland, Jackson County, Oregon

County Surveyor File No. 13195

We certify that, pursuant to authority granted to us by the Ashland Planning Commission in open meeting on the 12th day of May, 1992, this plat is hereby approved.
Dated this 15th day of October, 1992.
Barbara A. Quinn President
John Ferguson Secretary

** RECEIVED **
Date 10-22-92 By [Signature]
This survey consists of:
- sheet(s) Map
- page(s) Narrative
JACKSON COUNTY SURVEYOR

for
Oarus D. McGee
393 Courtney Street
Ashland, Oregon
September 8, 1992

WATER RIGHTS STATEMENT:
There are no water rights appurtenant to the lands included in this partition.

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that I, Oarus D. McGee, am the owner in fee simple of the lands hereon described, and have caused the land to be partitioned as shown hereon, and the sizes of the parcels and the course and length of all lines are plainly set forth, and that this is a correct representation of the partition. I hereby dedicate to the public for street purposes that 3.50 foot wide strip along the north boundary of Peachey Road as designated hereon. Also, a portion of Parcel 1 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. TCI Cablevision or their successors in interest shall have the right to install and maintain television cables in said utility easement.

IN WITNESS WHEREOF, I have set my hand and seal this 16th day of October, 1992.

Oarus D. McGee
Oarus D. McGee

*** SURVEYOR'S CERTIFICATE ***
STATE OF OREGON)
County of Jackson) ss

I, Roger A. Roberts, a duly Registered Surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundaries:

Commencing at the Southeast corner of Donation Land Claim No. 45 in Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence North 89°47'17" West, along the south boundary of said Claim No. 45, a distance of 196.73 feet and South 00°12'43" West, perpendicular to said Claim boundary, 1217.75 feet (deed record West 196.7 feet and South 1217.7 feet) to the northeast corner of that tract described in Volume 18, Page 488 of the Deed Records of said Jackson County; thence North 89°47'17" West, along the north boundary of said described tract, 437.42 feet to a 3/4 inch diameter iron pipe at the southeast corner of GARDEN HOMES TRACT, CLARKS ADDITION TO ASHLAND; thence continuing North 89°47'17" West 146.67 feet to the northwest corner of that tract described in Volume 391, Page 234 of said deed records; thence South 00°12'43" West 20.00 feet, along the west boundary of said described tract, to the southeast corner of that tract described in Instrument No. 92-13678 of the Official Records of said Jackson County, for the INITIAL POINT OF BEGINNING; thence continuing South 00°12'43" West 277.00 feet to the southwest corner of said tract described in Volume 391, Page 234 of said deed records, said point being on the north boundary of the right of way of Peachey Road; thence along said north boundary North 89°47'17" West 146.67 feet to the southwest corner of that tract described in Instrument No. 74-08694 of said Official Records; thence along the west boundary of said described tract North 00°12'43" East 277.00 feet to the southwest corner of that tract described in Instrument No. 92-13678 of said Official Records; thence along the south boundary of said described tract South 89°47'17" East 146.67 feet to the initial point of beginning.

STATE OF OREGON)
County of Jackson) ss

On this the 16th day of October, 1992, personally appeared before me Oarus D. McGee and acknowledged the foregoing instrument to be his voluntary act and deed.

Sonya N. Akerman
Notary Public

Sonya N. Akerman
SONYA N. AKERMAN
NOTARY PUBLIC - OREGON
My Commission Expires 4-6-94

- LEGEND
- SE cor DLC 45 - Found Jackson County Surveyor 2.5" brass disc
 - - Found City of Ashland 2.5" brass disc in monument case
 - - Found 3/4" iron pipe at corner of Hiawatha & Walker
 - - Found 5/8" iron pin with cap marked "ANDREWS PLS 1626"
 - ⊙ - Initial Point, set 5/8x30 inch iron pin with orange plastic cap marked "R. ROBERTS LS 1656"
 - - Set 5/8x24 inch iron pin with orange plastic cap marked "R. ROBERTS LS 1656"
 - x---x--- - Wire fence line
 - Instr. No. - Instrument Number, Official Records of Jackson County
 - PUE - Existing public utility easement (re Instr. No. 91-29050)

SCALE:
1" = 60'

LANDMARK SURVEYING

Roger A. Roberts
205 West Ninth Street
Medford, Oregon 97501
Tel: (503) 772-2071
(92-030)

I certify this to be an exact copy of the original plat.

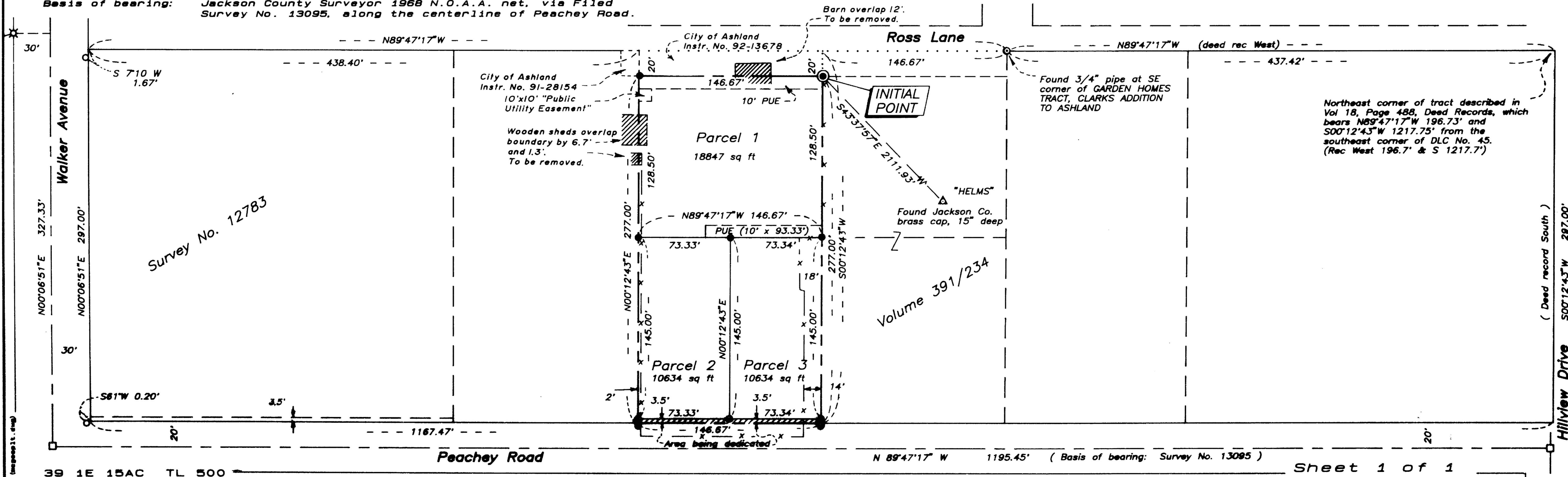
Roger A. Roberts
Surveyor

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Roger A. Roberts

OREGON
JULY 14, 1876
ROGER A. ROBERTS
1888

Basis of bearing: Jackson County Surveyor 1968 N.O.A.A. net, via Filed Survey No. 13095, along the centerline of Peachey Road.



39 1E 15AC TL 500

Sheet 1 of 1

SURVEY NO. 13195

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 205.250
OREGON REVISED STATUTES

SURVEY FOR: Oarus D. McGee
393 Courtney Street
Ashland, Oregon

LOCATION: Southeast quarter of Section 15, Township 39 South,
Range 1 East of the Willamette Meridian, City of
Ashland, Jackson County, Oregon

PURPOSE: Locate and monument the boundary of the property and
partition into 3 parcels.

PROCEDURE: The property is a portion of a tract that was
created in 1889 by Deed Record Volume 18, Page 488.
Using measurements as shown and correlating with
information shown on the map of Survey No. 13095,
the boundaries of the tract were determined. The
boundaries of the subject parcel were then
calculated and monumented as shown.

Basis of bearing: Filed Survey No. 13095, along the
centerline of Peachey Road.

Date: September 16, 1992

**** RECEIVED ****
Date 10-22-92 By RF
This survey Consists of:
1 sheet(s) Map
1 page(s) Narrative
**JACKSON COUNTY
SURVEYOR**

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**
Roger R. Roberts
**OREGON
JULY 14, 1978
ROGER R. ROBERTS
1656**

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