

APPROVAL:

[Signature]
ASHLAND PLANNING COMMISSION
P.A. # 92-098

Date 10-29-92

MINOR LAND PARTITION

PARTITION PLAT NO. P-119-1992

located in

Lot 13, NICKELL PLATE ADDITION to Ashland and the SW 1/4 of Section 5,
T. 39 S., R. 1 E., W.M. in Jackson County, Oregon.

for

Tyler Yarbrough
435 Thornton Way
Ashland, Oregon 97520

SURVEYED BY: Edwards Surveying & Land Planning, Inc.
823 West 8th Street
Medford, Oregon 97501
Phone: (503) 776-2313

RECORDING

FILED FOR RECORD THIS THE 3 DAY OF November, 1992 AT 1:52 O'CLOCK
P.M. AND RECORDED AS PARTITION PLAT NO. P-119-1992 OF THE RECORDS OF
PARTITION PLATS OF JACKSON COUNTY, OREGON. INDEX VOLUME 3, PAGE 119.

Kathleen S. Beckett COUNTY CLERK
Glenda E. Bartlett DEPUTY

COUNTY SURVEYOR FILE NUMBER 13221

WATER RIGHTS STATEMENT: There are no water rights appurtenant to this property.

DATE: October 1, 1992

APPROVAL:

Examined and approved this 21st day of October, 1992.

James H. Olson
City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting
of September 8, 1992, this map is hereby approved. Dated this 29th day of
October, 1992.

[Signature] President

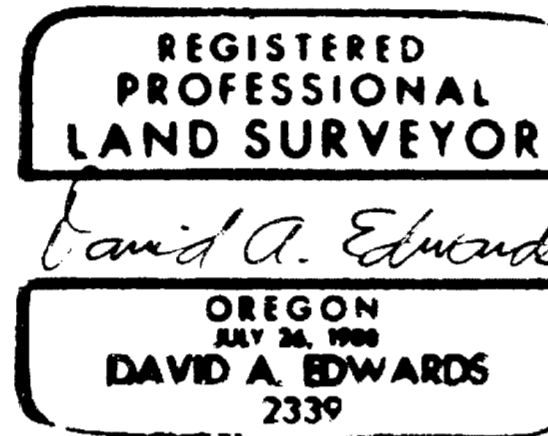
[Signature] Secretary

SURVEYOR'S CERTIFICATE

I, David A. Edwards, a Registered Land Surveyor of the State of Oregon, do hereby certify that I have
surveyed and marked with the proper monuments as provided by law, the tract of land as shown hereon and that
this plat is a correct representation of said tract and that the following is an accurate description of the
boundary lines:

Beginning at a 5/8 inch diameter steel pin marking the Northwest corner of Lot 13, NICKELL PLATE
ADDITION to Ashland in Section 5, Township 39 South, Range 1 East, Willamette Meridian in Jackson County,
Oregon, said corner being also the INITIAL POINT; thence North 89° 57' 55" East, along the North line of
said Lot, 206.03 feet to a point on the West line of Thornton Way; thence South 2° 17' 27" East, along said
West line, 154.55 feet to a point on the North line of Wimer Street; thence South 89° 57' 55" West 210.75
feet to the Southwest corner of said Lot 13; thence North 0° 32' 20" West 154.44 feet to the INITIAL POINT.

David A. Edwards
Surveyor



LEGEND

- ▲ Indicates 1 1/2" diam. Alum. cap mkd. "LS 759" per R.S.N. 10634.
 - Indicates 5/8" diam. I. Pin w/cap mkd. "R. BATH-LS 1069" fd. per R.S.N. 9079 unless noted otherwise.
 - Indicates 5/8" diam. I. Pin fd. per R.S.N. 5468A. P.U.E. = Public Utility Easement
 - ⊙ Indicates 5/8" diam. I. Pin fd. per R.S.N. 5468, replaced with 5/8" x 30" steel pin w/red plastic cap mkd. "D.A. EDWARDS-LS 2339" for INITIAL POINT.
 - Indicates 5/8" x 24" steel pin w/red plastic cap mkd. "D.A. EDWARDS-LS 2339" set.
 - () Denotes Record Data per R.S.N. 5468A except where noted.
 - [] Denotes Record Data per plat of NICKELL PLATE ADD.
- BASIS OF BEARINGS: True Meridian at North-South center line of Section 5, as derived from the N.O.A.A. net, established in 1968 and on file in the Jackson County Surveyor's Office. The reference line for bearing control for this survey was taken from monuments along the South line of NICKELL PLATE ADD., as shown hereon, and as referenced on filed Survey Number 10634 in the office of the Jackson County Surveyor.
- R.S.N. = Recorded Survey Number

I certify this plat to be an exact photocopy of the original.
David A. Edwards
SURVEYOR

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that we, Todd Yarbrough and Betty Yarbrough and Tyler J. Yarbrough and Sue Ann Donaldson Yarbrough, not as tenants in common but with the right of survivorship, are the owners in fee simple of the lands described hereon in the "Surveyor's Certificate" and the Jackson County Federal Bank, F.S.B., is a security interest holder in said lands and that we have caused the partitioning as shown hereon. We do hereby dedicate to the City of Ashland for use as a public street that area so designated hereon lying along the South side of the herein described lands. We do further dedicate to the City of Ashland the Public Utility Easements so designated hereon.

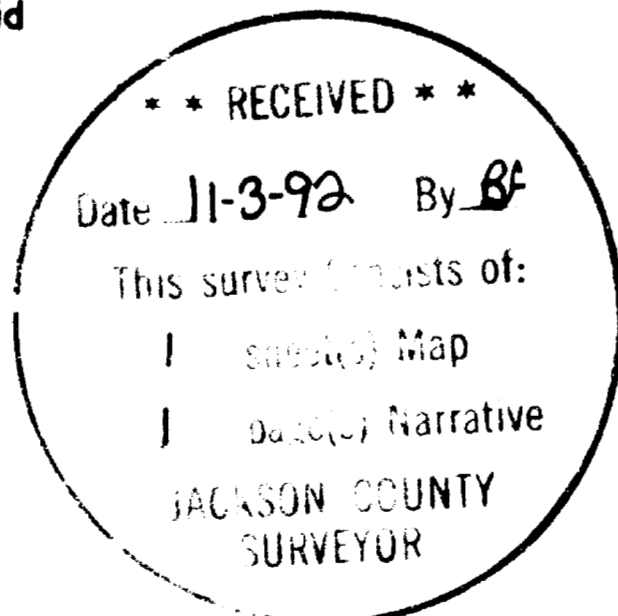
Todd Yarbrough Tyler J. Yarbrough, P.O.A. Sue Ann Donaldson Yarbrough, P.O.A.
Todd Yarbrough Tyler J. Yarbrough Sue Ann Donaldson Yarbrough
Betty Yarbrough Dallas Rhoden, Asst. V.P.
Betty Yarbrough Dallas Rhoden, Asst. V.P.

Power of Attorney recorded as Doc.No. 72-31241 and 72-31242, Official Records.

STATE OF OREGON) ss October 16, A.D., 1992
County of Jackson)

Personally appeared before me the above named Betty Yarbrough and acknowledged the foregoing instrument to be her voluntary act and deed, and Dallas Rhoden, who did say that he is an Assistant Vice President for said Jackson County Federal Bank, F.S.B. and that with the proper authority and on behalf of said Jackson County Federal Bank, F.S.B., he has acknowledged the above instrument to be his voluntary act and deed.

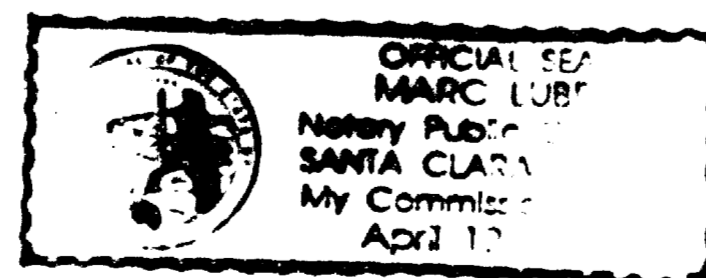
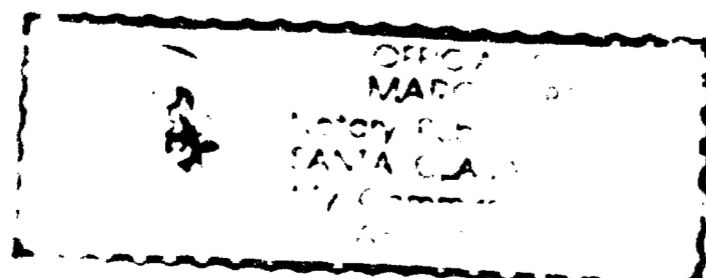
Before me: Toni R. Clark
TONI R. CLARK
NOTARY PUBLIC - OREGON
My Commission Expires March 10, 1994



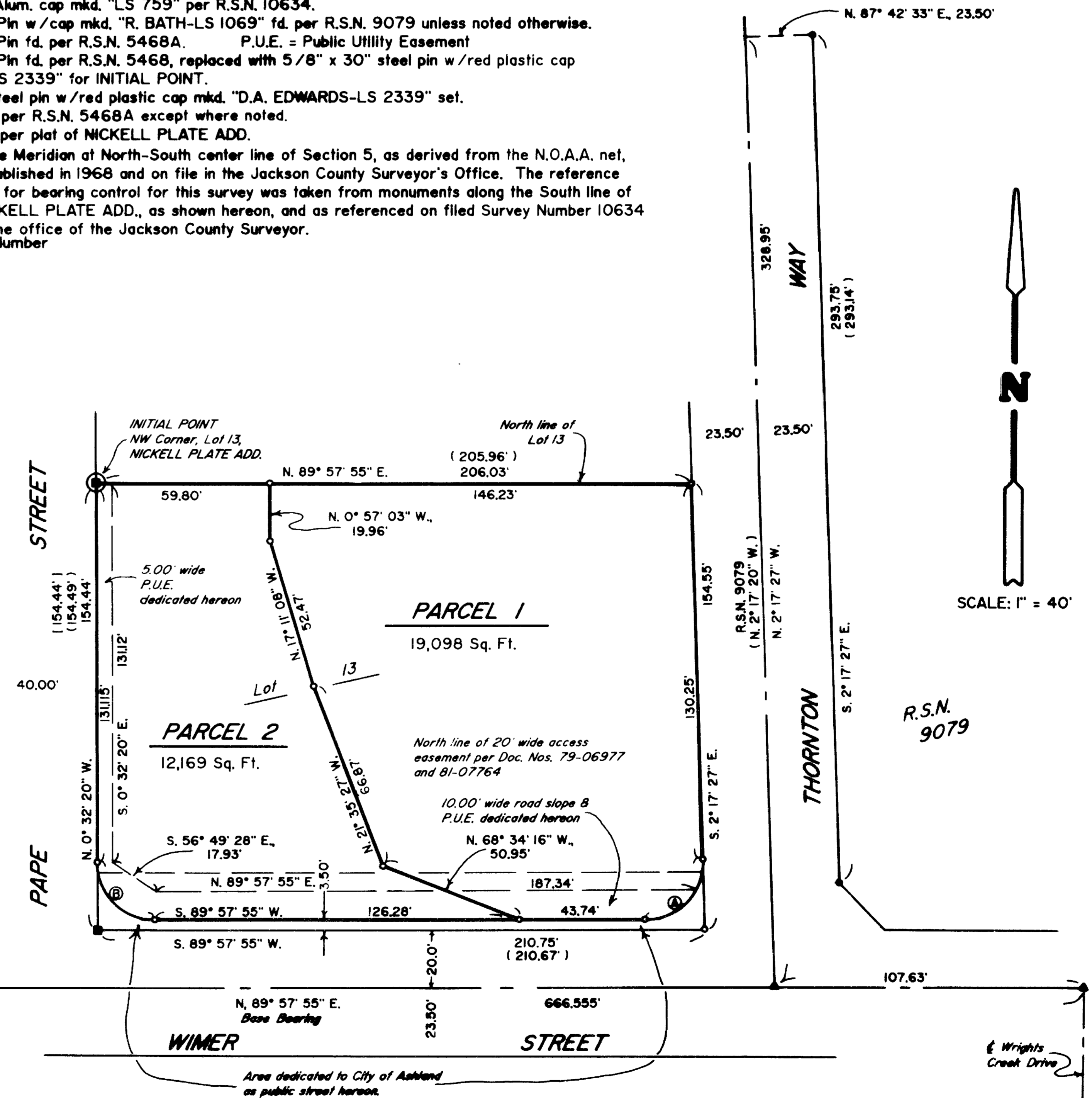
STATE OF CALIFORNIA) ss October 12th, A.D., 1992
County of Santa Clara)

Personally appeared before me the above named Todd Yarbrough, who, being duly sworn, did say that he is the attorney in fact for the above named Tyler J. Yarbrough and Sue Ann Donaldson Yarbrough and that he executed the foregoing instrument by authority of and in behalf of said principle and he acknowledged said instrument to be his own free and voluntary act as well as the free and voluntary act of said principle.

Marc Lubi
Notary Public for California
My Commission Expires: April 12, 1993



SW Corner NICKELL PLATE ADD.
Accepted SW 1/16 Cor. Sec. 5
1/2" diam. Iron Auto Shaft
2' deep



Edwards Surveying & Land Planning Inc.

DARREL W. EDWARDS
OREGON REG. 741
ARIZONA REG. 9746



DAVID A. EDWARDS
OREGON REG. 2339

REGISTERED LAND SURVEYORS
823 WEST 8TH ST.
MEDFORD, OREGON 97501
(503) 776-2313 • (503) 471-7059

SURVEY NUMBER 13221

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,
OREGON REVISED STATUTES

SURVEY FOR: Tyler Yarbrough
435 Thornton Way
Ashland, Oregon 97520

LOCATION: In Lot 13 of NICKELL PLATE ADDITION to the City
of Ashland in the SW 1/4 of Section 5,
T. 39 S., R. 1 E., W.M., Jackson County,
Oregon.

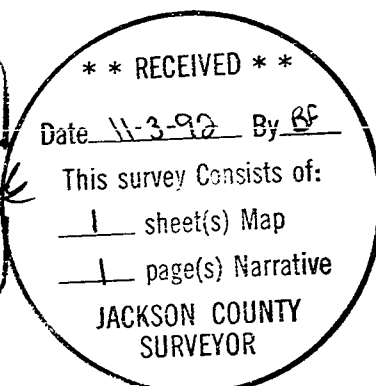
PURPOSE: Minor Land Partition; Planning Dept. File
No. P.A. 92-092. To locate and monument the
parcel boundaries as shown on the accompanying
plat and to prepare and record said plat for
the purpose of creating Parcels 1 and 2 and to
dedicate certain easements and right of way to
the City of Ashland as shown.

PROCEDURE: Utilizing for control existing monuments of
record per Recorded Surveys Numbered 5468,
9079, 10634 and the accepted SW 1/16 corner of
Section 5, as well as data found on the plat of
said NICKELL PLATE ADD., computed the parent
boundary as shown. Monuments set on this survey
consist of 5/8" x 24" or 30" steel pin with red
plastic caps mkd. "D.A. EDWARDS-LS 2339".

BASIS OF
BEARINGS: True Meridian at North-South center line of
Section 5, as derived from N.O.A.A. net,
established in 1968 and on file in the Jackson
County Surveyor's Office. The reference line
for bearing control for this survey was taken
from monuments along the South line of NICKELL
PLATE ADD., as shown hereon and as referenced
on filed survey number 10634 in the office of
the Jackson County Surveyor.

EQUIPMENT: Nikon DTM-A5 Electronic Total Station.

DATE
COMPLETED: October 1, 1992.



APPROVAL:

ASHLAND PLANNING COMMISSION
P.A. # 92-092

Date 10-29-92

MINOR LAND PARTITION

PARTITION PLAT NO. P-119-1992

located in

Lot 13, NICKELL PLATE ADDITION to Ashland and the SW 1/4 of Section 5,
T. 39 S., R. 1 E., W.M. in Jackson County, Oregon.

for

Tyler Yarbrough
435 Thornton Way
Ashland, Oregon 97520

SURVEYED BY: Edwards Surveying & Land Planning, Inc.
823 West 8th Street
Medford, Oregon 97501
Phone: (503) 776-2313

RECORDING

FILED FOR RECORD THIS THE 3 DAY OF November, 1992 AT 1:52 O'CLOCK
P.M. AND RECORDED AS PARTITION PLAT NO. P-119-1992 OF THE RECORDS OF
PARTITION PLATS OF JACKSON COUNTY, OREGON. INDEX VOLUME 3, PAGE 119.

Rothless S. Beckett COUNTY CLERK
Glenda E. Bartlett DEPUTY

COUNTY SURVEYOR FILE NUMBER 13221

WATER RIGHTS STATEMENT: There are no water rights appurtenant to this property.

DATE: October 1, 1992

APPROVAL:

Examined and approved this 21st day of October, 1992.

James H. Olson
City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting
of September 8, 1992, this map is hereby approved. Dated this 29th day of
October, 1992.

John M. Loughlin
Secretary

SURVEYOR'S CERTIFICATE

I, David A. Edwards, a Registered Land Surveyor of the State of Oregon, do hereby certify that I have surveyed and marked with the proper monuments as provided by law, the tract of land as shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines:

Beginning at a 5/8 inch diameter steel pin marking the Northwest corner of Lot 13, NICKELL PLATE ADDITION to Ashland in Section 5, Township 39 South, Range 1 East, Willamette Meridian in Jackson County, Oregon, said corner being also the INITIAL POINT; thence North 89° 57' 55" East, along the North line of said Lot, 206.03 feet to a point on the West line of Thornton Way; thence South 2° 17' 27" East, along said West line, 154.55 feet to a point on the North line of Wimer Street; thence South 89° 57' 55" West 210.75 feet to the Southwest corner of said Lot 13; thence North 0° 32' 20" West 154.44 feet to the INITIAL POINT.

David A. Edwards
Surveyor



LEGEND

- Indicates 1 1/2" diam. Alum. cap mkd. "LS 759" per R.S.N. 10634.
 - Indicates 5/8" diam. I. Pin w/cap mkd. "R. BATH-LS 1069" fd. per R.S.N. 9079 unless noted otherwise.
 - Indicates 5/8" diam. I. Pin fd. per R.S.N. 5468A. P.U.E. = Public Utility Easement
 - Indicates 5/8" diam. I. Pin fd. per R.S.N. 5468, replaced with 5/8" x 30" steel pin w/red plastic cap mkd. "D.A. EDWARDS-LS 2339" for INITIAL POINT.
 - Indicates 5/8" x 24" steel pin w/red plastic cap mkd. "D.A. EDWARDS-LS 2339" set.
 - () Denotes Record Data per R.S.N. 5468A except where noted.
 - [] Denotes Record Data per plat of NICKELL PLATE ADD.
- BASIS OF BEARINGS: True Meridian at North-South center line of Section 5, as derived from the N.O.A.A. net, established in 1968 and on file in the Jackson County Surveyor's Office. The reference line for bearing control for this survey was taken from monuments along the South line of NICKELL PLATE ADD., as shown hereon, and as referenced on filed Survey Number 10634 in the office of the Jackson County Surveyor.
- R.S.N. = Recorded Survey Number

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

David A. Edwards
SURVEYOR

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that we, Todd Yarbrough and Betty Yarbrough and Tyler J. Yarbrough and Sue Ann Donaldson Yarbrough, not as tenants in common but with the right of survivorship, are the owners in fee simple of the lands described hereon in the "Surveyor's Certificate" and the Jackson County Federal Bank, F.S.B., is a security interest holder in said lands and that we have caused the partitioning as shown hereon. We do hereby dedicate to the City of Ashland for use as a public street that area so designated hereon lying along the South side of the herein described lands. We do further dedicate to the City of Ashland the Public Utility Easements so designated hereon.

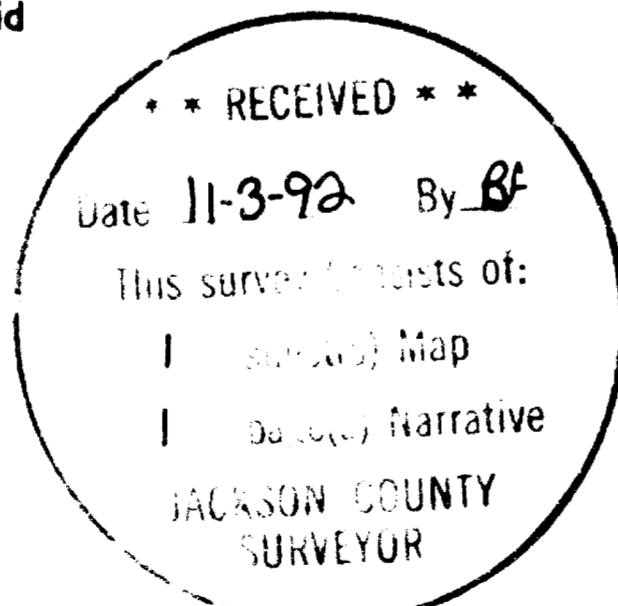
Todd Yarbrough Tyler J. Yarbrough, P.O.A. Sue Ann Donaldson Yarbrough, P.O.A.
Todd Yarbrough Tyler J. Yarbrough Sue Ann Donaldson Yarbrough
Betty Yarbrough Dallas Rhoden, Asst. V.P.
Betty Yarbrough Dallas Rhoden, Asst. V.P.

Power of Attorney recorded as Doc. No. 92-31241 and 92-31242, Official Records.

STATE OF OREGON) ss October 16, A.D., 1992
County of Jackson)

Personally appeared before me the above named Betty Yarbrough and acknowledged the foregoing instrument to be her voluntary act and deed, and Dallas Rhoden, who did say that he is an Assistant Vice President for said Jackson County Federal Bank, F.S.B. and that with the proper authority and on behalf of said Jackson County Federal Bank, F.S.B., he has acknowledged the above instrument to be his voluntary act and deed.

Before me: Toni R. Clark
TONI R. CLARK
NOTARY PUBLIC - OREGON
My Commission Expires March 10, 1994



STATE OF CALIFORNIA) ss October 12th, A.D., 1992
County of Santa Clara)

Personally appeared before me the above named Todd Yarbrough, who, being duly sworn, did say that he is the attorney in fact for the above named Tyler J. Yarbrough and Sue Ann Donaldson Yarbrough and that he executed the foregoing instrument by authority of and in behalf of said principle and he acknowledged said instrument to be his own free and voluntary act as well as the free and voluntary act of said principle.

Marc Luby
Notary Public for California

My Commission Expires: April 12, 1993

