

APPROVAL:

John M. Paul
Ashland Planning Commission
PA 002-022 Minor Land Partition
Date
Jan 13, 1993

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting Feb. 11, 1992 this plat is hereby approved.
Dated this 13th day of January, 1993

Brent Thompson President
John M. Paul Secretary

APPROVAL

EXAMINED AND APPROVED this 12th day of January, 1993

James H. Olson
City Surveyor

MINOR LAND PARTITION

PARTITION PLAT NO. P-3-1993
Being a portion of the N.W. 1/4 of the S.E. 1/4 of Sec. 5, T.39 S., R.1 E., W.M. City of Ashland Jackson County, Oregon.

for

John Maurer
269 Maple Street
Ashland, OR 97520

RECORDING

Filed for record this 14th day of January, 1993 at 3:39 o'clock P.M. and recorded as Partition Plat No. P-3-1993 of the records of Jackson County, Oregon.

Index Volume Page

Kathleen S. Beckett County Clerk
Cheryl Auger Deputy
County Surveyor File No. 13308

WATER RIGHTS STATEMENT

There are no water rights appurtenant to this property.

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 a point from which the Northeast corner of the Northwest quarter of the Southeast quarter of Section 5 of Township 39 South, Range 1 East, Willamette Meridian, in the City of Ashland, Jackson County, Oregon bears South 89°58'14" East, 311.52 feet (record East, 4.72 chains), said point also being the Northwest corner of that tract of land described in Volume 568, Page 443, Jackson County Deed Records; thence South 0°20'55" East, 241.81 feet (record South 0°30' East, 3.70 chains) to the North line of Maple Street, in the City of Ashland; thence along said North line, North 89°49'17" West, 189.45 feet (record North 89°53' West, 189.63 feet) to the Southeast corner of that tract described in Volume 484, Page 111, said Deed Records; thence North 0°15'37" West, 241.33 feet (record North 0°07' East, 241.45 feet) to the Northeast corner of that tract described in Volume 407, Page 143, said Deed Records; thence with 89°58'14" East, 189.08 feet (record East, 189.63 feet) to the Initial Point of Beginning.

James E. Hibbs
SURVEYOR

DECLARATION

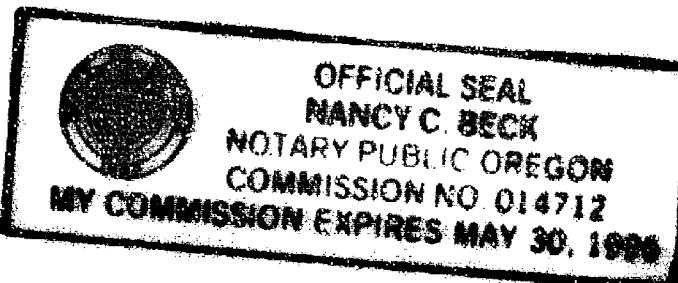
Know all men by these presents that we, John S. Maurer and John R. Reynolds, are the owners in fee simple of the lands shown on this Partition Plat, here particularly described in the Surveyor's Certificate, and have caused the same to be partitioned into the parcels as shown on the Partition Plat. We hereby dedicate to the public for public use that area labeled hereon as Public Utility Easement (PUE), subject to common parking and access easement as shown.

John S. Maurer
John R. Reynolds

STATE OF OREGON) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named John S. Maurer and acknowledged the foregoing instrument to be his voluntary act and deed on this 22nd day of December, 1992

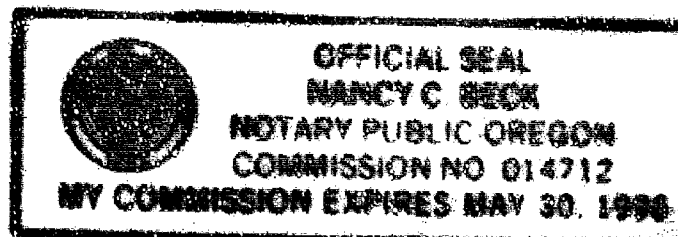
Before me: Nancy C. Beck
Notary Public of Oregon.



STATE OF OREGON) ss.
COUNTY OF JACKSON)

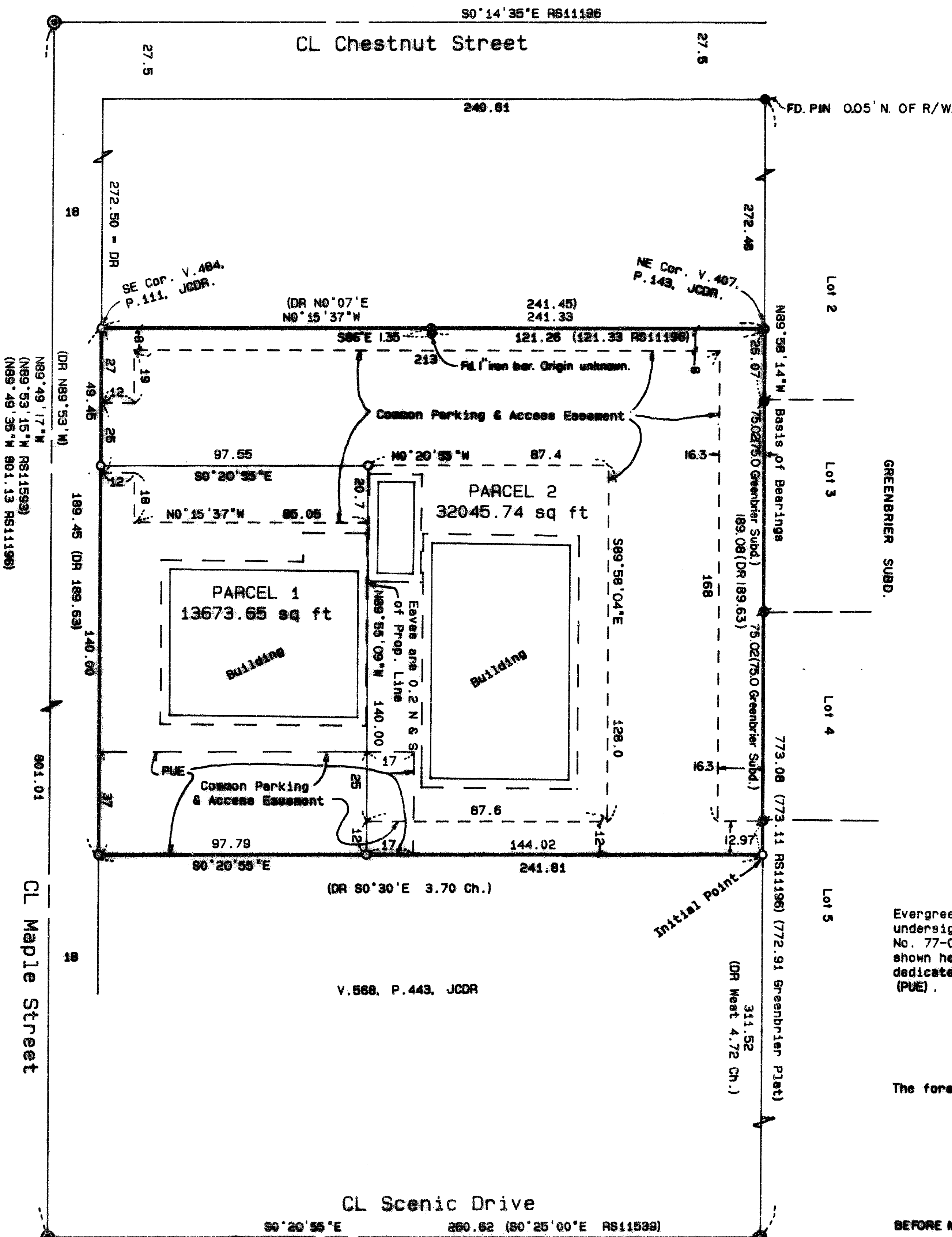
PERSONALLY appeared the above named John R. Reynolds and acknowledged the foregoing instrument to be his voluntary act and deed on this 20th day of December, 1992

Before me: Nancy C. Beck
Notary Public of Oregon.



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

James E. Hibbs
SURVEYOR



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 1/2" City of Ashland brass disk in monument case.
- - Found 5/8" iron pin w/ plastic cap mkd. DM EDWARDS PLS 741 per RS 11196.
- ⊙ - Found 1 1/4" iron pipe reported to be the C.E. 1/16 corner of Section 5. See RS 10319.
- ⊙ - Found 3/4" iron pipe per GREENBRIER SUBDIVISION Official Plat.
- - Set 5/8" x 30" iron pin w/ plastic cap mkd. L.J. FRIAR & ASSOCIATES.
- () - Record data per as shown. DR - Deed Record
- JCDA - Jackson County Deed Records PUE - Public Utility Easement

BASIS OF BEARING: True Meridian at N-S centerline Section 5, as derived from the NOAA net established in 1988 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 North line of Survey No. 11198 in the Jackson County Surveyor's Office.

DATE: June 30, 1992

SCALE: 1" = 40'

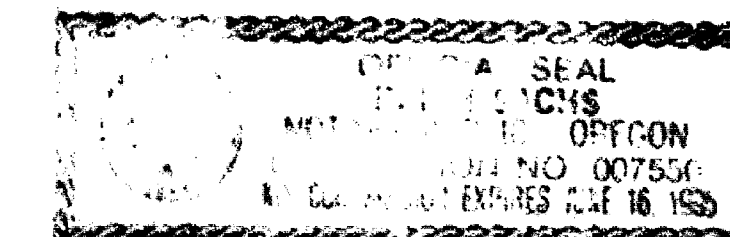
REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JAN 17, 1993
JAMES E. HIBBS
2224
Expires 12-31-93

Evergreen Federal Savings and Loan Association, an Oregon Corporation, the undersigned beneficiary of a certain Trust Deed recorded May 5, 1977 as Document No. 77-08776, Official Records of Jackson County, Oregon, affecting the lands shown hereon, does hereby release from the lien of said Trust Deed that area dedicated to the public for public use labeled hereon as Public Utility Easement (PUE).

Robert B. Moore, Vice-President

The foregoing instrument was acknowledged this 28th day of December, 1992.



BEFORE ME: [Signature]
NOTARY PUBLIC OF OREGON.

SHEET 1 OF 1

SURVEY NO. 13308

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

SURVEY FOR: John Maurer
269 Maple Street
Ashland, OR 97520

LOCATION: A portion of the N.W. 1/4 of the S.E. 1/4 of Sec. 5., T.39 S., R.1 E., W.M., City of Ashland, Jackson County, Oregon.

PURPOSE: To survey and monument the corners two parcels created through a Minor Land Partition. See City of Ashland P.A. #92-022.

PROCEDURE: Tied existing monuments into a closed loop traverse and made ties to the corners of the existing buildings and the overhanging eaves. The Northeast corner was held at deed record distance from the reported C.E. 1/16 corner of Section 5. I held the East line parallel to the centerline of Scenic Drive. The West line was held as monumented by Survey No. 11196. The North line of Parcel 1 was positioned to split the eaves of the two structures as required by the City of Ashland Planning Department. Those monuments found as well as those set are as shown on the attached Plat.

BASIS OF BEARING: True Meridian at N-S centerline Section 5, 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 North line of Survey No. 11196 in the Jackson County Surveyor's Office.

DATE: June 30, 1992

T39S R1E SEC05DB TL500

James E. Hibbs, PLS 2234
L.J. Friar & Associates P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, OR 97501
(503) 772-2782

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234