

Partition Plat No. P-13-1993

MINOR LAND PARTITION

Located in
The NW/4 of Section 10 and D.L.C. No. 43 T.30S., R.1E., W.M.
ASHLAND, JACKSON COUNTY, OR.

December 14, 1992

2-2-93
PLANNING COMMISSION
P.A. NO. 92-183

Examined and approved this 28th day
of January, 1993.

James Holden
CITY SURVEYOR

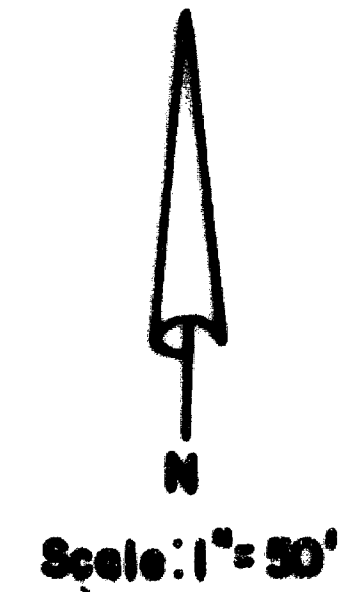
Survey for
**Terri Magruder
and
Glenn Archambault**
521 Fordyce Street
Ashland, Oregon
97520

Survey by
Kaiser Surveying
19440 Highway 62
Eagle Point, Oregon
97524

** RECEIVED **
Date 2-5-93 By *GF*
This survey consists of:
1 street(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**
J. O. K.
OREGON
JULY 16 1967
GARY D. KAISER
NO. 802

Essentials shown on a current Title
report which are not visible on the
subject Tract:
1. Telephone easement - Vol. 144, Page 100 D.R.
2. Power Line easement - Vol. 174, Page 70 D.R.
3. Power Line easement - Vol. 200, Page 8 D.R.



- Legend**
- 3" Br. Disk in Mos. Box
 - D.L.C. Corner monument not tied to survey - Location per SUMMITVIEW SUBD.
 - 5/8" rebar/plastic cap SUMMITVIEW SUBD.
 - Found monument as indicated
 - W.C. = Witness Corner (Trag corner falls on easement base for fence post)
 - S.N. = Filed survey number in the Office of the County Surveyor
 - Set 5/8" x 24" rebar with plastic cap marked "KAISER DLS 005"
- (Rec) = Record per Vol. 221, Page 478 D.R.

Basis of Bearings
TRUE MERIDIAN AT THE WEST LINE OF SEC. 10, AS DERIVED FROM THE N.O.A.A. NET ESTABLISHED IN 1988 AND ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING CONTROL FOR SUMMITVIEW SUBDIVISION - PHASE I AND THIS SURVEY WAS TAKEN FROM MONUMENTS ON THE EAST BOUNDARY OF D.L.C. No. 43, AS SHOWN HEREON, AND REFERENCED ON SURVEY No. 11748 AS FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, Gary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, the land represented on the attached Minor Land Partition map, the boundaries being described as follows:
Commencing at the Southwest corner of Donation Land Claim No. 44, Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence North, 597.588 feet; thence West, 531.389 feet to a 5/8" rebar with plastic cap set on the Westerly right-of-way line of Fordyce Street for the Northeast corner of tract described in Volume 221, page 478 of the Deed Records of Said County and THE INITIAL POINT OF BEGINNING; thence North 89° 54' 02" West, 500.711 feet (Record = North 89° 49' West, 503 feet) to a 5/8" rebar with plastic cap set for the Northwest corner of said tract; thence along the West boundary of tract described in Volume 223, Page 181 of said Deed Records, North 0° 12' 36" East, 173.155 feet to intersect the Westerly projection of the southerly boundary of MEADOWHAWK SUBDIVISION, a recorded subdivision in said county; thence South 89° 55' 24" East (Record = South 89° 53' 34" East), 8.17 feet to a 5/8" rebar with plastic cap found set for the Southwest corner of said subdivision; thence continue South 89° 55' 24" East, 500.113 feet (Record = 500.24 feet) to a 3" BR Disk in concrete found set for the initial point of said subdivision; thence continue South 89° 55' 24" East, 0.894 feet to intersect the Westerly right-of-way line of said Fordyce Street; thence South 0° 05' 58" West, 173.354 feet to THE INITIAL POINT OF BEGINNING.

J. O. K.
SURVEYOR

RECITALS

Know all men by these presents, that Glenn R. Archambault and Terri D. Magruder, husband and wife are the owners of the real property represented on this partition plat and more particularly described in the surveyor's certificate, and have caused the same to be partitioned in to parcels as shown on the partition plat.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS IN SEALS.
Glenn R. Archambault
GLENN R. ARCHAMBAULT
Terri D. Magruder
TERRI D. MAGRUDER

STATE OF OREGON)
)ss
COUNTY OF JACKSON)

Personally appeared the above named Glenn R. Archambault and Terri D. Magruder, husband and wife and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 29th day of JANUARY, 1993.

OFFICIAL SEAL
PATRICIA GRAY
NOTARY PUBLIC - OREGON
COMMISSION NO. 018670
MY COMMISSION EXPIRES JUNE 27, 1996

Patricia Gray
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: 6-27-93

WATER RIGHT STATEMENT

There is no private water right on this property, although the land does lie within the Talent Irrigation District boundaries and is subject to the statutory powers, rules and regulations of the district.

RECORDING CERTIFICATE

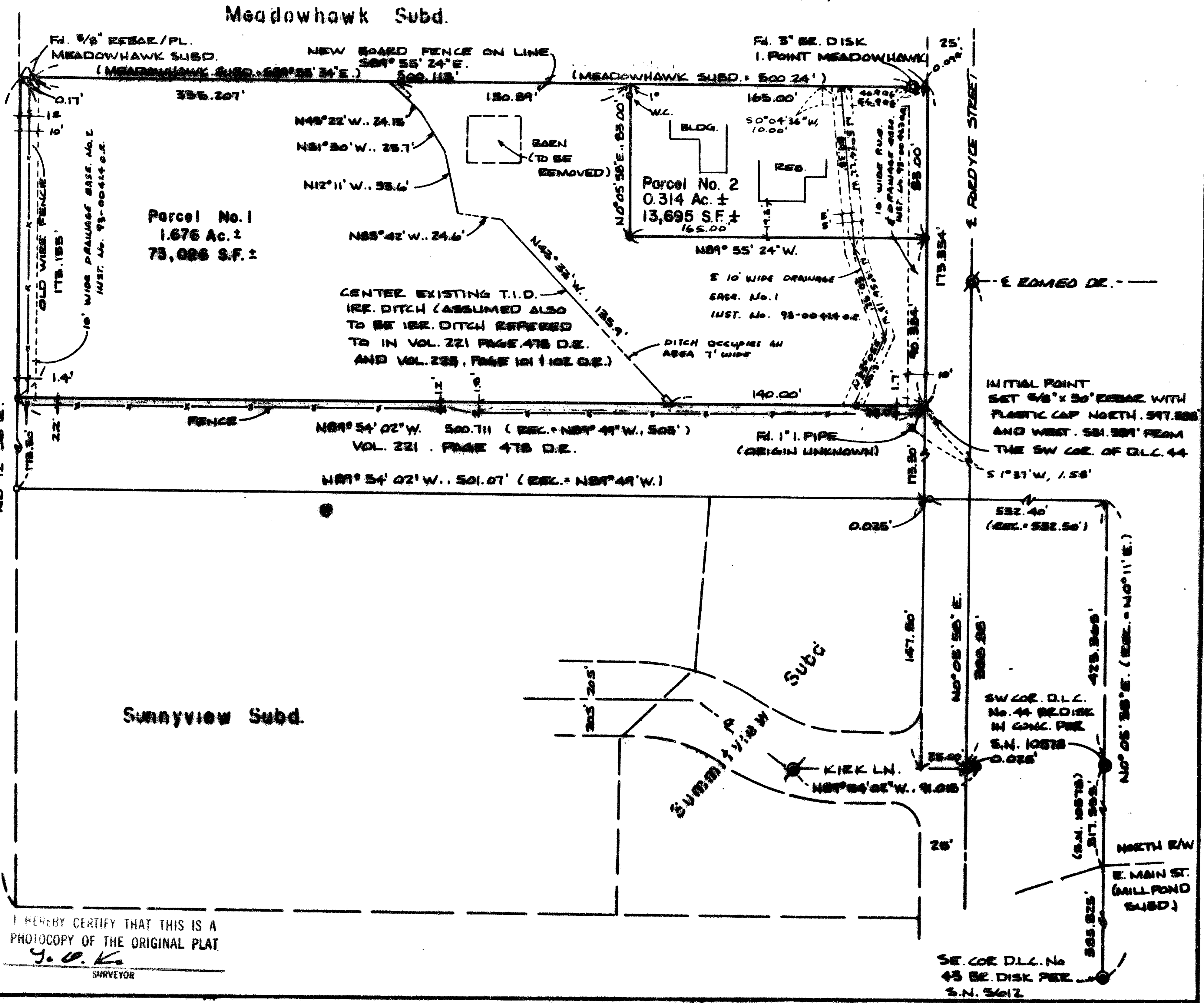
Filed for Record this 5 day of February, 1993
at 2:06 o'clock, P.M., and Recorded as Partition Plat No.
P-13-1993 of the Records of Jackson County, Oregon. Index Volume
4 Page 13

Kathleen J. Beckwith
COUNTY CLERK

Glenda E. Beath
DEPUTY
SURVEYOR

Tax Lot No. 391E10B-1300

County Surveyor File No. 13347



I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPIY OF THE ORIGINAL PLAT
J. O. K.
SURVEYOR

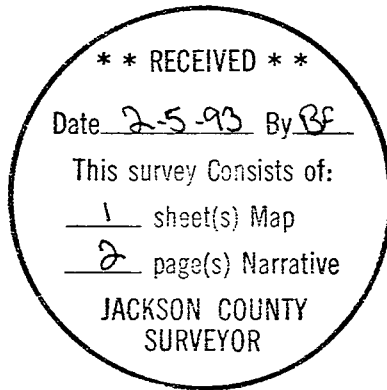
SE COR D.L.C. No. 43
45 BR. DISK PER
S.N. 10812

13347

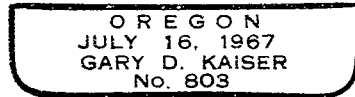
position for the North boundary of tract described in Vol. 221, Page 478 D.R..

The West boundary of subject tract was located per SUNNYVIEW SUBD. (Recorded) and Filed Survey No. 11745.

The monumented Southerly boundary of MEADOWHAWK SUBD. (Recorded) was held for the North boundary of the subject tract.



G. D. K.



Exp. 12-31-93

GARY D. KAISER
R.P.L.S. ORE. 803
C.W.R.E. ORE. 73

KAISER SURVEYING
19440 HIGHWAY 62
EAGLE POINT, OREGON 97524

PHONE
SHADY COVE (503) 878-3995
MEDFORD PHONE/FAX (503) 779-8040

13347

SURVEY NO. _____

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

SURVEY FOR: TERRI MAGRUDER AND GLENN ARCHAMBAULT
521 FORDYCE STREET
ASHLAND, OR 97520

SURVEY BY: KAISER SURVEYING
19440 HWY. 62
EAGLE POINT, OR 97524

LOCATION: NW ¼ of Section 10 and D.L.C. No. 43
T. 39 S., R. 1 E., W.M., Ashland,
Jackson County, Oregon

BASIS OF BEARINGS: True meridian at the West line of
Section 10, as derived from the
N.O.A.A. net established in 1968
and on file in the office of the
Jackson County Surveyor. The
reference line for bearing control
for SUMMITVIEW SUBDIVISION- PHASE I
and this survey was taken from
monuments on the East boundary of
D.L.C. No. 43, as shown hereon,
and as referenced on Survey No.
11745 as filed in the office of the
Jackson County Surveyor.

DATE: December 14, 1992

PURPOSE: To monument the parent tract corners
and the new boundaries approved for
Minor Partition by City Planning
File P.A. No. 92-103. The parent
tract is described in Inst. No. 87-
25700 O.R. with the original deed
out for this tract being described
in Vol. 223, Page 101 D.R..

PROCEDURE: The subject tract boundaries were
established by building on controls established by this
office on SUMMITVIEW SUBD. (Recorded) excepting the
centerline of Fordyce Street which has been established on a
recent survey by the City of Ashland which locates said
street 0.025' Westerly from the centerline utilized on
SUMMITVIEW SUBD..

The Southerly boundary of subject tract was located per
deed calls from the intersection of the East Main Street
North right-of-way line with the East boundary of D.L.C. No.
43 as said intersection was established on MILL POND SUBD.
(Recorded). Said deed calls agree with the deed record