

APPROVAL: [Signature] 4-1-93
Ashland Planning Commission Date
PA 993-001 Minor Land Partition & Lot Line Adjustment

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting January 12, 1993 this plat is hereby approved.

Dated this 1st day of APRIL, 1993.

[Signature] President
[Signature] Secretary

APPROVAL:

EXAMINED AND APPROVED this 30th day of March, 1993.

[Signature]
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:

TRACT "A"

Parcel 4 of Partition Plat No. P-112-1992, according to the Official Plat thereof, now of record in Volume 3, Page 112 of Partition Plats of Jackson County, Oregon;

TRACT "B"

Beginning at the Northeast corner of said Parcel 4; thence along that certain boundary line described in Document No. 90-26264, Official Records of Jackson County, Oregon, North 86°42'37" East, 87.69 feet (record North 86°42'29" East) to a 5/8" iron pin; thence North 86°43'23" East, 149.64 feet (record North 86°43'35" East) to a 5/8" iron pin on the East line of that tract described in Document No. 69-09959, said Official Records; thence along said East line, South 0°00'31" West, 175.54 feet (record South) to a 5/8" iron pin on the North line of Nevada Street as described in Document No. 89-13446, said Official Records; thence along said right of way, South 89°59'21" West, 144.88 feet (record West) to a 5/8" iron pin at a point on the Southerly prolongation of the East line of that tract described in Volume 109, Page 275, Deed Records of Jackson County, Oregon; thence along said East line and its Southerly prolongation, North 0°00'39" West, 126.50 feet (record North) to a 5/8" iron pin at the Northeast corner of said tract; thence along the North line thereof, South 89°59'21" West, 92.00 feet (record West) to a 5/8" iron pin at the Easterly Southeast corner of the aforesaid Parcel 4; thence along the Easterly line of said Parcel 4, North 0°00'39" West, 35.50 feet to the point of beginning.

[Signature]
SURVEYOR

***** DECLARATION *****

Know all men by these presents that I, Dan E. Bunn, am 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 and hereby dedicate to the public for public use those easements labeled as Public Utility Easement (PUE) and Conservation Easement.

[Signature]
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.

Dated this 29 day of March, 1993.

Before me: [Signature]
Notary Public of Oregon.

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

LAND PARTITION SURVEY

PARTITION PLAT NO. P-29-1993

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 26 day of April, 1993 at 9:07 o'clock A.m., and recorded as Partition Plat No. P-29-1993 of the records of Jackson County, Oregon.

Index Volume 4, Page 29.

[Signature] County Clerk
[Signature] Deputy

County Surveyor File No. 13476

*** 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.

*** AFFIDAVIT OF CONSENT for Partition from Maxine M. Miller, recorded as Document No. 93-12950 ORJCO. ***

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

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

PROCEDURE: The exterior of the Partition was monumented by this office during Survey No. 13190. Calculated the position of and set the corners of the three Parcels. Those monuments found as well as those set are as shown on Sheet 2.

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234

Expires 12-31-93

*** RECEIVED ***
Date 4-26-93 By [Signature]
This survey consists of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

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

[Signature]
SURVEYOR

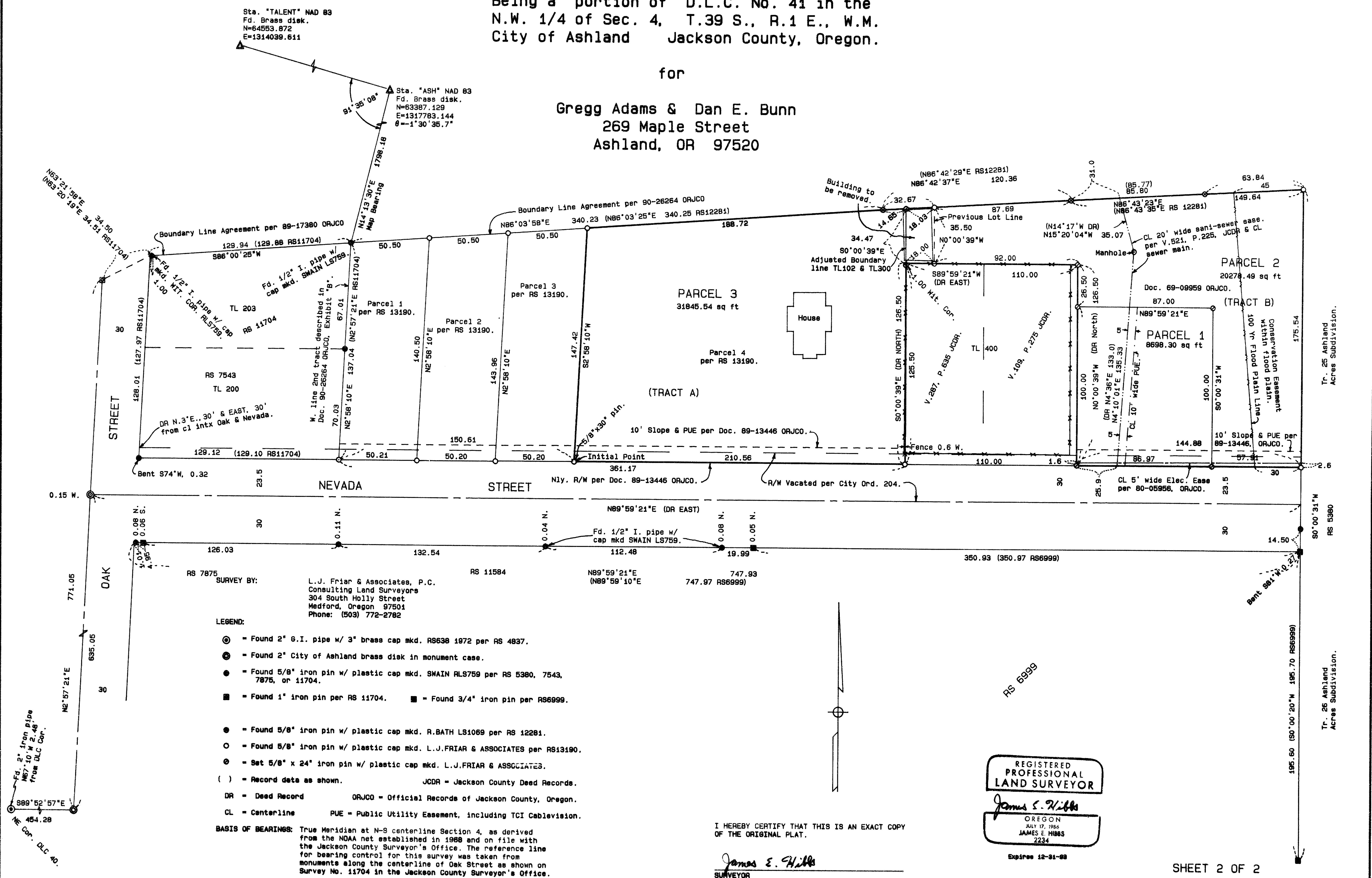
LAND PARTITION SURVEY

PARTITION PLAT NO. P-29-1993

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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" G.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. R.BATH LS1069 per RS 12281.
- = Found 5/8" iron pin w/ plastic cap mkd. L.J.FRIAR & ASSOCIATES per RS13190.
- ⊙ = Set 5/8" x 24" iron pin w/ plastic cap mkd. L.J.FRIAR & ASSOCIATES.
- () = Record data as shown. JCDR = Jackson County Deed Records.
- DR = Deed Record ORJCO = Official Records of Jackson County, Oregon.
- CL = Centerline PUE = Public Utility Easement, including TCI Cablevision.

BASIS OF BEARINGS: True Meridian at N-S centerline Section 4, 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 centerline of Oak Street as shown on Survey No. 11704 in the Jackson County Surveyor's Office.

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

James E. Hills
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hills
OREGON
JULY 17, 1986
JAMES E. HILLS
2234
Expires 12-31-98

SHEET 2 OF 2

391E04BD TL'S 102 & 300

DATE: February 15, 1993

SCALE: 1" = 40'