

APPROVAL:

*John M. Paul*  
ASHLAND PLANNING COMMISSION  
P.A. 93-003  
Date 5-18-93

APPROVAL:

Examined and approved this 13th day of May, 1993.

*James H. Lane*  
City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of JANUARY 12, 1993, this map is hereby approved. Dated this 18 day of MAY, 1993.

*Ruth Ann A. Jenkins*  
President

*John M. Paul*  
Secretary

LAND PARTITION SURVEY

PARTITION PLAT NO. P-41-1993

located in  
the SE 1/4 of Section 15, T. 39 S., R. 1 E., W.M., City of Ashland  
in Jackson County, Oregon

for

*Yair Strauss*  
1660 Peachey Road  
Ashland, Oregon 97520

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

RECORDING

FILED FOR RECORD THIS THE 20 DAY OF May, 1993 AT 10:07 O'CLOCK A.M.  
AND RECORDED AS PARTITION PLAT NO. P-41-1993 OF THE RECORDS OF PARTITION  
PLATS OF JACKSON COUNTY, OREGON. INDEX VOLUME 4, PAGE 41.

*Kathleen S. Beckett* COUNTY CLERK  
*Ylenda E. Bartlett* DEPUTY

COUNTY SURVEYOR FILE NO. 13511

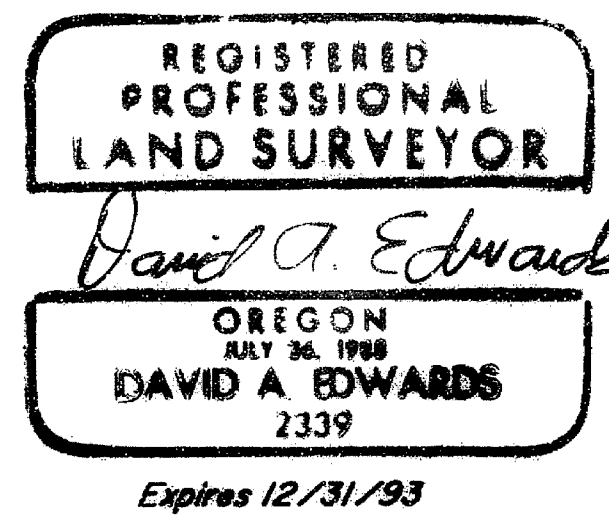
WATER RIGHTS STATEMENT: There are no water rights appurtenant to this property.

DATE: April 27, 1993

SURVEYOR'S CERTIFICATE

I, David A. Edwards, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly 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:

Commencing at the Southeast corner of Donation Land Claim Number 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 line of said Claim, 195.535 feet (record West 196.68 feet); thence South 0° 19' 33" West (record South), 1534.71 feet to a brass cap monumenting the center line of Peachey Road; thence North 89° 47' 17" West, along said road center line, 183.48 feet to a point on the East line of that tract described in Volume 244, Page 55, Dead Records for said County and State; thence South 0° 19' 33" West, (record South), along said East line, 23.50 feet to a 5/8 inch diameter steel pin marking the Northeast corner of that tract described in Document Number 92-37565, Official Records for said County and State, said point being also the INITIAL POINT; thence continue South 0° 19' 33" West, (record South), along said East line, 237.80 feet (record 237.41 feet), to a 5/8 inch diameter iron pin marking the Southeast corner of said tract in Document Number 92-37565; thence North 89° 48' 40" West 183.48 feet to a 5/8 inch diameter steel pin marking the Southwest corner of last said tract; thence North 0° 19' 33" East 237.88 feet to a 5/8 inch diameter iron pin marking a point on the South line of said Peachey Road, said point being also the Northwest corner of last said tract; thence South 89° 47' 17" East 183.48 feet to the INITIAL POINT.



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

*David A. Edwards*  
Surveyor

DECLARATION

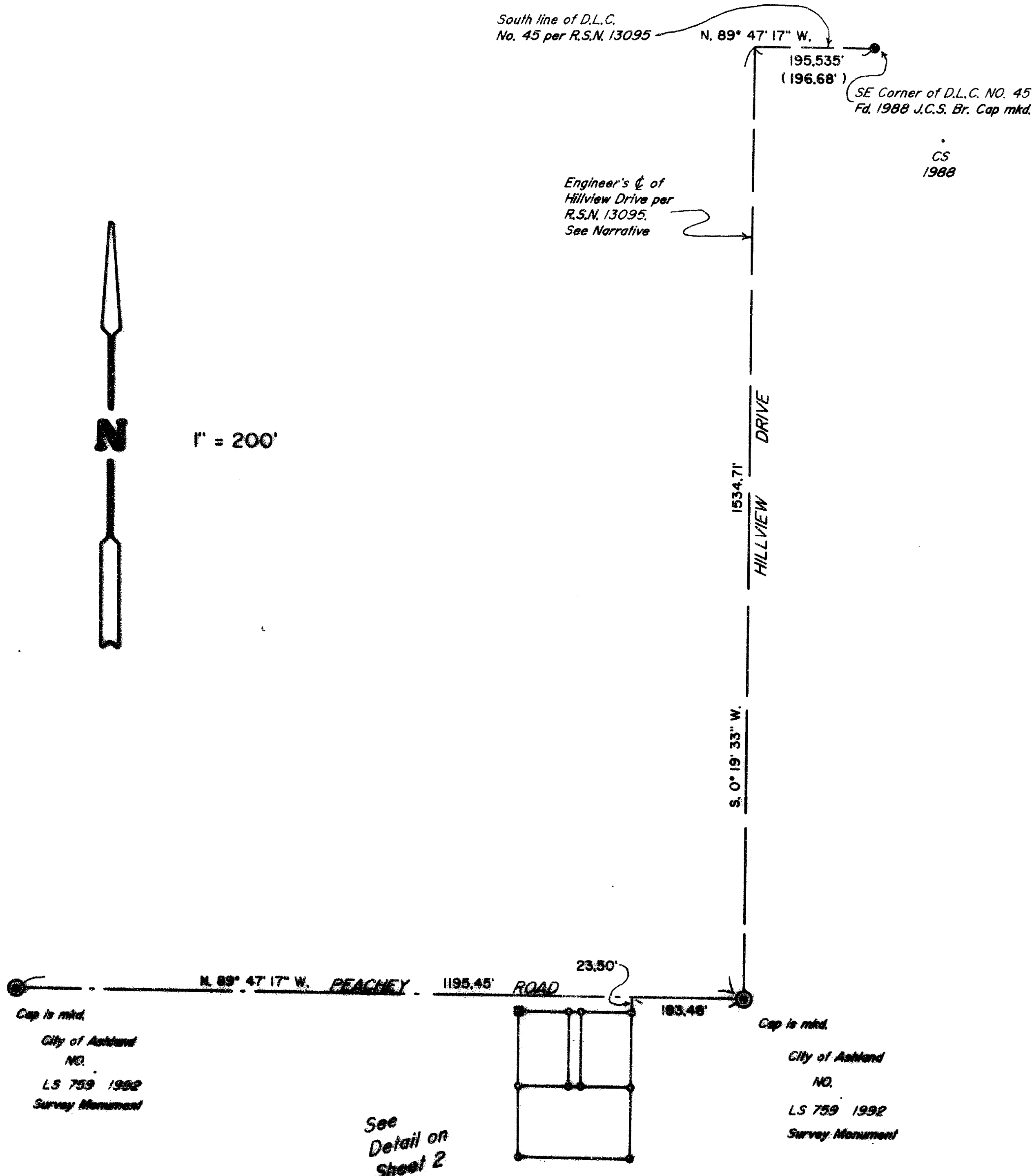
KNOW ALL PERSONS BY THESE PRESENTS, that I, Yair Strauss, am the owner in fee simple of the lands described hereon in the "Surveyor's Certificate" and that I have caused the partitioning as shown hereon. I do hereby dedicate to the City of Ashland the 5.00 foot wide Public Utility Easement as shown hereon. The flag access strip shown hereon as a part of Parcel 3 shall be utilized for ingress and egress to said Parcel 3 and one additional parcel to be partitioned from said Parcel 3 at a later date only.

*Yair Strauss*  
Yair Strauss

STATE OF OREGON )  
County of Jackson ) ss April 27 A.D., 1993

Personally appeared before me the above named Yair Strauss who did acknowledge the foregoing instrument to be his voluntary act and deed.

Before me:



# 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

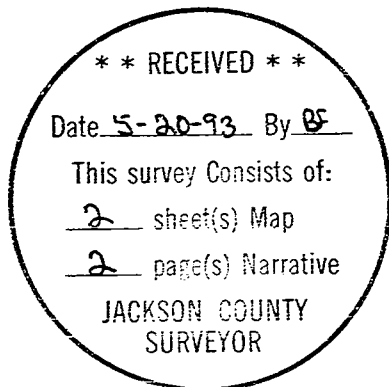
## 13511

The intent of the dedication of 3.5' to the City for right of way use on said R.S.N. 11150 was to dedicate an additional 3.5' parallel with the center line of Peachey Road. After tying the center line monuments per R.S.N. 13095 I find or set monuments accordingly as shown on the accompanying plat. Monuments set on this survey consist of 5/8" x 24" or 30" steel pins with red plastic caps mkd. "D.A. EDWARDS-LS 2339".

BASIS OF BEARINGS: Jackson County Surveyor 1968 N.O.A.A. net, via Recorded Survey Number 13095, along the center line of Peachey Road as shown on the accompanying plat.

EQUIPMENT: Nikon DTM-A5 Electronic Total Station.

DATE COMPLETED: April 27, 1993.



# Edwards Surveying & Land Planning Inc.

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



DAVID A. EDWARDS  
OREGON REG. 2339

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SURVEY NUMBER 13511

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

**SURVEY FOR:** Yair Strauss  
P.O. Box 1035  
Ashland, Oregon 97520

**LOCATION:** In the SE 1/4 of Section 15, T. 39 S.,  
R. 1 E., W.M., City of Ashland in Jackson  
County, Oregon.

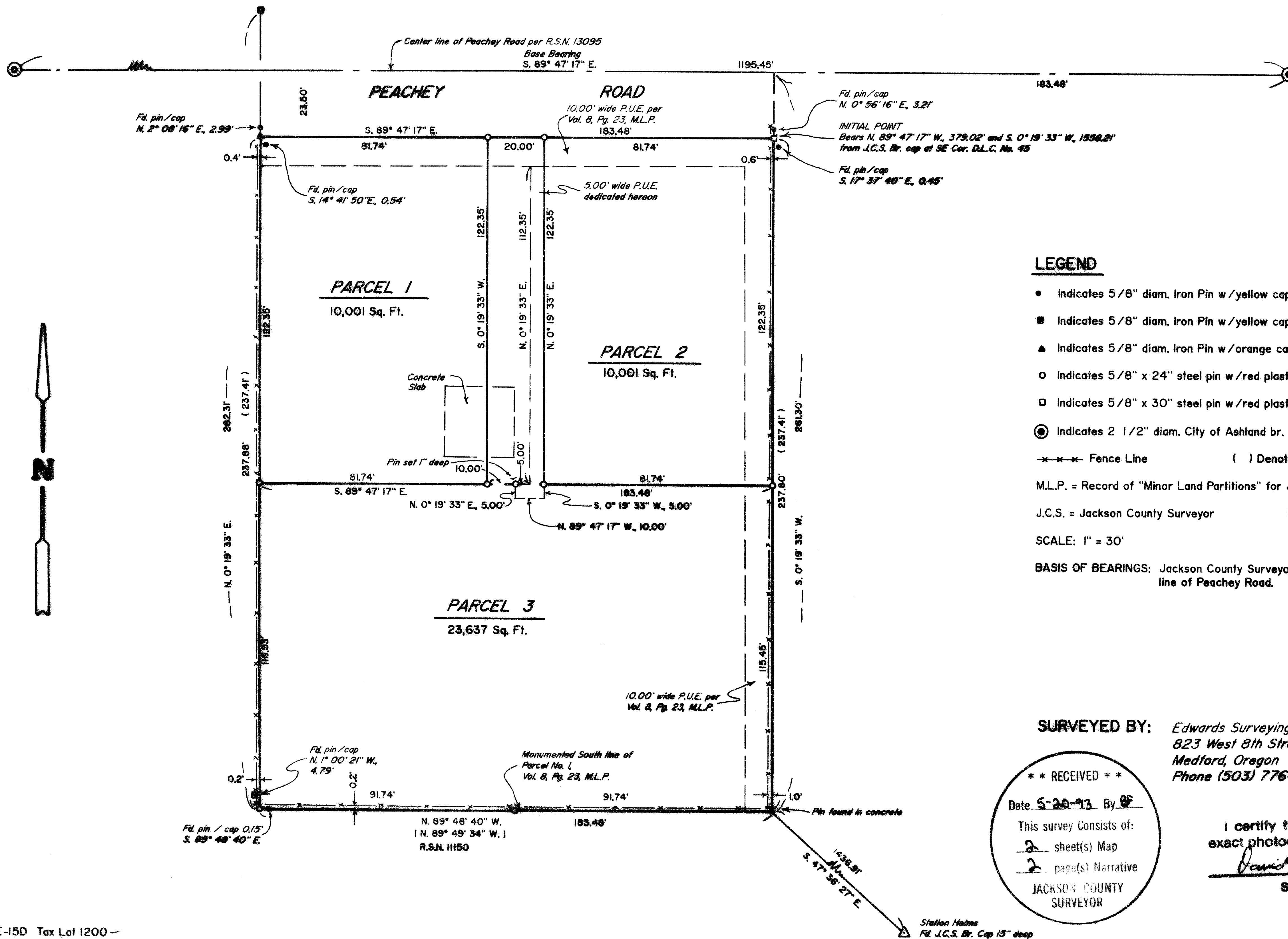
**PURPOSE:** Land Partition; Planning Dept. File No. P.A.  
93-003. To locate and monument the parcel  
boundaries as shown on the accompanying plat  
and to prepare and record said plat for the  
purpose of creating Parcels 1 and 2 and to  
dedicate the 5 foot wide Public Utility  
Easement to the City of Ashland as shown.

**PROCEDURE:** A control traverse was executed which tied in  
the monuments shown as found on the  
accompanying plat. Computations were then made  
using these ties and data found in Vol. 244,  
Pg. 55, Deed Records. This deed, along with  
many other deeds dating further back (1890),  
give a call of "2.98 chains (196.68') West and  
22.95 chains (1514.70') South of the SE corner  
of D.L.C. No. 45 as the place of beginning. The  
distance "West" in these calls has been  
measured as 195.53' or 195.535', along the  
South line of said D.L.C., in Recorded Surveys  
Numbered 4573, 11090, 12257 and 13095. The  
narrative of R.S.N. 4573, circa 1971, mentions  
a City of Ashland field book which returns the  
distance as 195.36'. This same 1971 survey sets  
the East line of Vol. 244, Pg. 55 at Deed  
Record distance West from the center line of  
Hillview Drive. This center line is the same  
"Engineer's center line shown on the attached  
map. Given the long occupation of properties  
all along Hillview Drive and finding in the  
very old deeds noted above no compelling  
reasons to do otherwise, I monument the East  
and West lines of the subject property parallel  
with the "Engineer's" center line of Hillview  
Drive as shown on R.S.N. 13095. The South line  
of the property was originally established on a  
minor land partition, (R.S.N. 11150), and the  
found monuments from that survey were held for  
North-South position.

# LAND PARTITION SURVEY PARTITION PLAT NO. P-41-1993

located in  
the SE 1/4 of Section 15, T. 39 S., R. 1 E., W.M., City of Ashland  
in Jackson County, Oregon

for  
*Yair Strauss*  
1660 Peachey Road  
Ashland, Oregon 97520



### LEGEND

- Indicates 5/8" diam. Iron Pin w/yellow cap mkd. "KAUBLE-LS 1822" fd. per R.S.N. 11090 or 11150.
- Indicates 5/8" diam. Iron Pin w/yellow cap mkd. "ANDREWS-PLS 1626" fd. per R.S.N. 12257.
- ▲ Indicates 5/8" diam. Iron Pin w/orange cap mkd. "ROBERTS-LS 1656" fd. per R.S.N. 13344.
- Indicates 5/8" x 24" steel pin w/red plastic cap mkd. "D.A. EDWARDS-LS 2339" set.
- Indicates 5/8" x 30" steel pin w/red plastic cap mkd. "D.A. EDWARDS-LS 2339" set.
- ⊙ Indicates 2 1/2" diam. City of Ashland br. cap in mon. case fd. per R.S.N. 13095.

--- Fence Line ( ) Denotes Deed Record Data  
M.L.P. = Record of "Minor Land Partitions" for Jackson County, Oregon  
J.C.S. = Jackson County Surveyor R.S.N. = Recorded Survey Number  
SCALE: 1" = 30'  
BASIS OF BEARINGS: Jackson County Surveyor 1968 N.O.A.A. net, via R.S.N. 13095, along the center line of Peachey Road.

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

\*\* RECEIVED \*\*  
Date 5-20-93 By DE  
This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

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

*David A. Edwards*  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*David A. Edwards*  
OREGON  
JULY 26, 1988  
DAVID A. EDWARDS  
2339  
Expires 12/31/93