

LAND PARTITION SURVEY
PARTITION PLAT No.

Donation Land Claim No. 38 & the Northwest One-Quarter of Section 5
Township 30 South Range 1 East of the Willamette Base & Meridian
JACKSON COUNTY OREGON

TIMOTHY AND PATRICIA BILLINGS
485 Schofield Street
Ashland, Oregon 97520

SURVEYOR

STEWART LAND SURVEYS
6370 Highway 66
Ashland, Oregon 97520

November 21, 1992

SCALE: 1" = 50
BASIS OF BEARING:

phone (503) 488-2831
TRUE MERIDIAN at the
North-South Center Line Section 5
(derived from Jackson County Surveyor's
(N.O.A.A. not established in 1898))

LEGEND

- fd. 3/4" galv. iron pipe with yellow plastic plug marked "E.L. SWAIN RLS 759" unless otherwise noted
- Witness corner as per F.S. 11258 not tied by this survey unless otherwise noted.
- ⊙ fd. 5/8" iron rod witness corner as per F.S. 4087
- ◄ fd. 5/8" iron rod with orange plastic cap marked "R. Roberts LS 1656" as per F.S. 13154, unless otherwise noted
- fd. a 2.5" Brass disk on a 2" galv. iron pipe 13" deep for the Southwest corner of Donation Land Claim No. 38
- fd. Survey monument of unknown origin, as noted
- set 5/8" X 30" iron rod with a yellow plastic cap marked "STEWART L.S. 2057" unless otherwise noted
- set 5/8" X 30" iron rod witness corner with a yellow plastic cap marked "STEWART L.S. 2057", unless otherwise noted
- ⊙ fd. 2.5" Brass disk in concrete
- ▲ computed position, unless otherwise noted.

(()) McCall's Fieldbook "C" Page 44 as found on file with the Jackson County Surveyor.

Approximate Centerline location as noted

REGISTERED PROFESSIONAL LAND SURVEYOR

Martin C. Stewart

OREGON JULY 15, 1983
MARTIN C. STEWART
2057

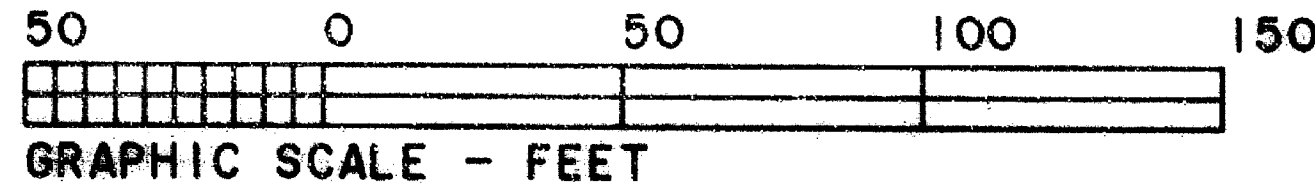
Surveyor's Registration Expires December 31, 1994

terminus B.L.A. #93-13695 O.R.J.Co.

Set 1" X 30" G.I. Pipe w/ Yellow Plastic Plug mkd. "STEWART LS 2057", flush

fd. 5/8" I. Rod w/ Orange Plastic Cap mkd. "R. ROBERTS LS 1656" as per F.S. 13154

fd. 3/4" G.I. Pipe exposed 6' brs. N89°54'59"W 2.62'
terminus B.L.A. #92-07066 O.R.J.Co. P-94-1992 J.Co. (F.S. 13154)
B.L.A. #92-07066 O.R.J.Co.



Boundary Line Agreement per Document No. 93-13695 O.R.J.Co.

Parcel 2 P-94-1992 J.Co. (F.S. 13154)

N 89°54'59"W 724.90'
(N89°55'23"W 724.90'
f.s. 13154 P-94-1992 J.Co.)
(N 89°51' W 727.40')

Assessor's plat 30s-18-56a Tax Lots 1800 & 1700

Curve Data

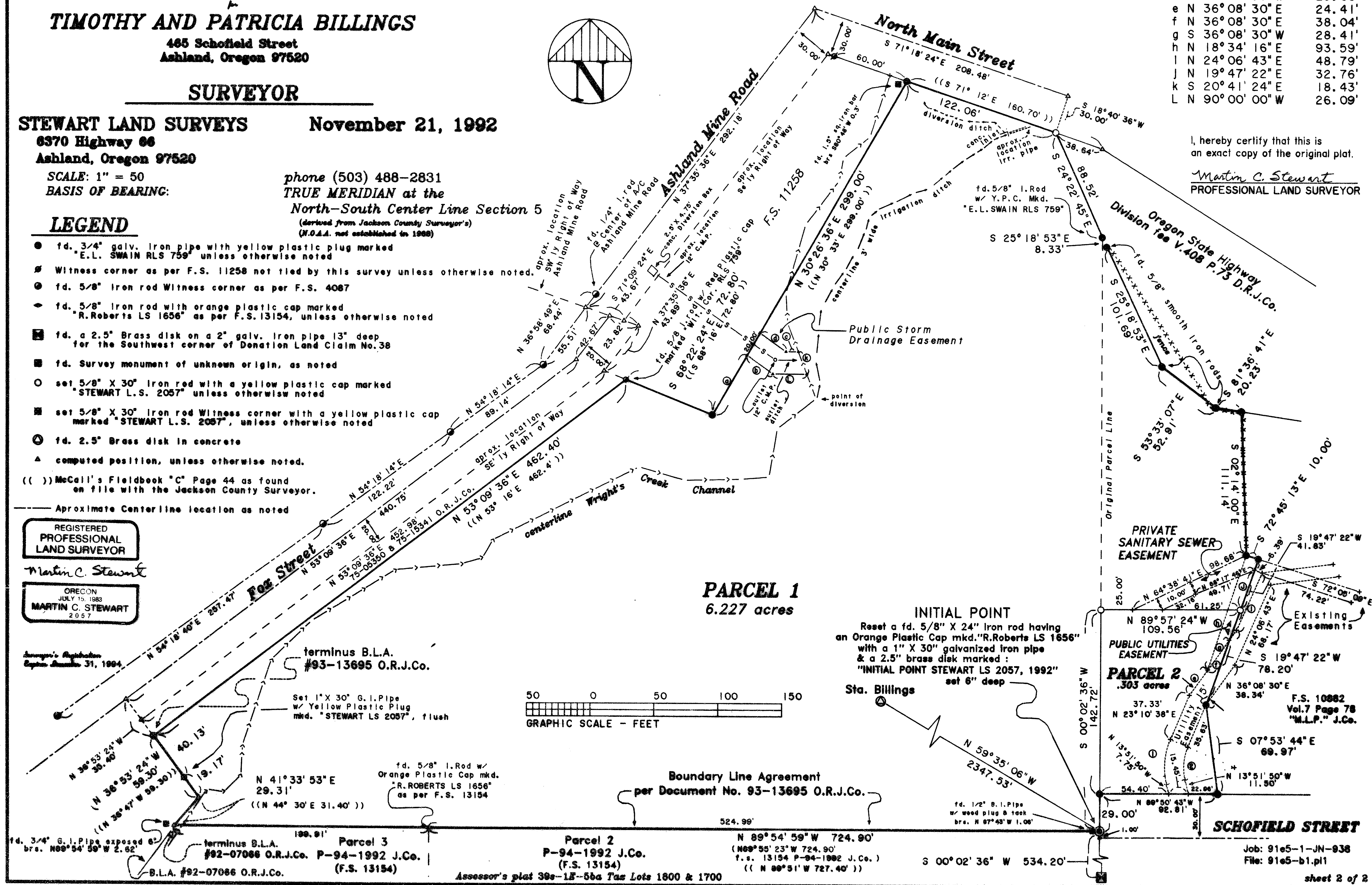
CURVE CH. BEARING	RADIUS	LENGTH	DELTA	CHORD
1	55.00'	35.56'	37°02'28"	34.94'
2	40.00'	25.86'	37°02'28"	25.41'

Call Data

COURSE	BEARING	DISTANCE
a	N 30°26' 36" E	53.46'
b	S 54°43' 55" E	25.00'
c	N 90°00' 00" E	9.45'
d	N 54°43' 55" W	25.00'
e	N 36°08' 30" E	24.41'
f	N 36°08' 30" E	38.04'
g	S 36°08' 30" W	28.41'
h	N 18°34' 16" E	93.59'
i	N 24°06' 43" E	48.79'
j	N 19°47' 22" E	32.76'
k	S 20°41' 24" E	18.43'
l	N 90°00' 00" W	26.09'

I, hereby certify that this is an exact copy of the original plat.

Martin C. Stewart
PROFESSIONAL LAND SURVEYOR



Job: 91e5-1-JN-938
File: 91e5-b1.pl1

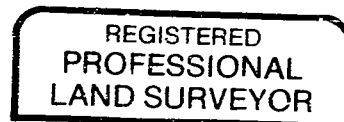
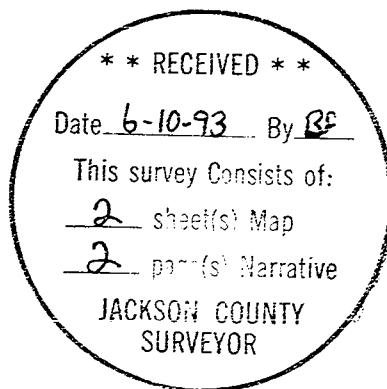
STEWART LAND SURVEYS
6370 HIGHWAY 66
ASHLAND, OREGON 97520
Phone (503) 488-2831

13534

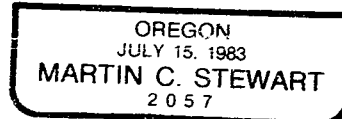
NARRATIVE of SURVEY
to comply with paragraph 209.250
OREGON REVISED STATUTES

As well, the impracticality of verifying the theoretical locations necessitate utilizing a Boundary Line Agreement to provide a location that best resolves all these disparate elements.

From a previously established control network the corners set in F.S. 10882 (Volume 7 at Page 78 "Minor Land Partitions" of Jackson County, Oregon) were verified for location and found to be well within acceptable limits. The current partition line was established as per client's instructions and intended to include an existing house and related improvements on Parcel 2. A private sanitary sewer easement was created, as well, to serve this house and a public utility easement was widened to provide service to Parcel 1. The remainder of Parcel 3, created in F.S. 10882, was re-consolidated into the parent tract (Vol.48 Page 52 D.R.J.Co.) as shown on the accompanying Partition Plat.



Martin C. Stewart



My Registration expires 12/31/94

Job: 91E5-1-JN-938
File: Nrtv938.doc

STEWART LAND SURVEYS
6370 HIGHWAY 66
ASHLAND, OREGON 97520
Phone (503) 488-2831

NARRATIVE of SURVEY
to comply with paragraph 209.250
OREGON REVISED STATUTES
SURVEY NO. 13534

SURVEY FOR: Timothy and Patricia Billings
465 Schofield Street
Ashland, Oregon 97520

LOCATION: Donation Land Claim No.38 and the Northwest
One/Quarter of Section 5 Township 39 South, Range 1
East of the Willamette Base and Meridian in Jackson
County, Oregon.

PURPOSE: To re-consolidate, through a Property Line
Adjustment, that portion of Lot 1 of W.C.Myer's
Addition which had been previously partitioned
as Parcel 3 as recorded in Volume 7 at Page 78 of
"Minor Land Partitions", Jackson County, Oregon.

DATE: November 21, 1992

BASIS OF

BEARING: True Meridian at the North-South Centerline
of Section 5, Township 39 South, Range 1 East
W.B.& M.; as derived from the Jackson County
Surveyor's N.O.A.A. control network established
in 1968.

PROCEDURE: A thorough research of the public records
revealed several early surveys that established deed lines
based on the Northwest 1/16th corner of Section 5. Copies of
field notes and County Road surveys indicate at least 4
different early surveyors (B.F. Myer, M.L. McCall, Peter
Applegate and J.A. McCall,) performed surveys in this area
from 1870 to 1903. I contacted other practicing surveyors
who have worked in the area and they felt that a City
Surveyor named Frank Walker who worked in the area subsequent
to the previously mentioned City Surveyors may have retraced
one or more of these surveys and his resurvey could be the
source for the found monuments of unknown origin. Be that as
it may, many of the controlling Public Land Survey corners
that were part of the establishment of these early deed lines
or early Road surveys have been obliterated or lost. Some
have been recovered or re-established based on the best
available evidence at the time. Other corners are now no
longer in existence and their re-establishment is beyond the
scope of this survey. Subsequent surveys found on file with
the Jackson County Surveyor indicated that the present
location of some of these controlling Section Corners and
D.L.C. Corners are not in harmony with the original locations
used by these early surveys. These early surveys create
lines of possession as well as right of way lines that do fit
well relative to themselves. However, when the current
theoretical location of the Northwest 1/16th is used the
resultant deed lines are placed approximately 18' northerly
and 16 to 20' easterly from the lines of possession and
existing improvements. The found monuments that apparently
were set as a part of one of these early surveys are found to
be southerly 5' to 8' and 12-13' westerly when compared to
the theoretical deed line locations. Accordingly, what could
be reconstructed relative to these early surveys controlled
where-ever possible, however, a Boundary Line Agreement is
needed to resolve the present theoretical location of the
South Line of Government Lot 7 as well as the theoretical
location of the NW 1/16th relative to found monuments, lines
of possession, and existing improvements.

APPROVAL:

[Signature]
ASHLAND PLANNING DEPARTMENT
P.A. #92-123
Property Line Adjustment
DATE 6-8-93

APPROVAL

Examined and Approved this 4th day of June, 1993.

[Signature]
James H. Olsen
City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting JUNE 8, 1993 this map is hereby approved.

Dated this 8 day of JUNE, 1993.

[Signature]
President

DECLARATION

[Signature]
Secretary

KNOW ALL MEN BY THESE PRESENTS, that we

JOHN S. BILLINGS AND GLADYS M. BILLINGS, as trustees of the John S. Billings Trust (an unrecorded trust dated May 11, 1984) and TIMOTHY L. BILLINGS and PATRICIA A. BILLINGS, husband and wife, are the owners in fee simple of that certain real property as set forth in the SURVEYOR'S CERTIFICATE as shown hereon. We have caused and consented to the creation and establishment of Parcels No. 1 and 2 and the Property Line Adjustment as shown hereon. We do hereby create and establish a PUBLIC UTILITY EASEMENT, a PUBLIC STORM DRAINAGE EASEMENT and an exclusive PRIVATE SANITARY SEWER EASEMENT as shown hereon. The exclusive PRIVATE SANITARY SEWER EASEMENT is for the benefit of the owner(s) of PARCEL 2, their heirs, assigns, and/or successors in interest; over, across, and through PARCEL 1 as shown hereon. The PUBLIC STORM DRAINAGE EASEMENT is for the benefit of the City of Ashland, a municipal corporation, to provide ingress and egress for maintenance, improvements, repairs, and service over, across, and through Parcel 1 as shown hereon. Subject to those easements and conditions as set forth in the dedication on Minor Land Partition filed for record the 28th day of May, 1987 and recorded in Volume 7 at Page 78 of "Minor Land Partitions" in Jackson County, Oregon. Together with and subject to covenants, easements, restrictions of record; as well as those apparent on the land.

IN WITNESS WHEREOF, We have set our hands and seals this 3rd day of June, 1993
[Signature] JOHN S. BILLINGS
[Signature] GLADYS M. BILLINGS

STATE OF OREGON

County of Jackson
June 3 A.D. 1993

Personally appeared the above named John S. Billings and Gladys M. Billings, as trustees of the John S. Billings Trust (an unrecorded trust dated May 11, 1984) and acknowledge the foregoing instrument to be their voluntary act and deed.

Before me: *[Signature]* 8/10/96

IN WITNESS WHEREOF, We have set our hands and seals this 3rd day of June, 1993

[Signature] TIMOTHY L. BILLINGS
[Signature] PATRICIA A. BILLINGS

STATE OF OREGON

County of Jackson
June 3 A.D. 1993

Personally appeared the above named Timothy L. Billings and Patricia A. Billings, husband and wife and acknowledge the foregoing instrument to be their voluntary act and deed.

Before me: *[Signature]*

LAND PARTITION SURVEY
PARTITION PLAT No. P-47-1993
Donation Land Claim No. 38 & the Northwest One/Quarter of Section 5
Township 39 South Range 1 East of the Willamette Base & Meridian
JACKSON COUNTY OREGON

TIMOTHY AND PATRICIA BILLINGS

485 Schofield Street
Ashland, Oregon 97520

I, hereby certify that this is an exact copy of the original plat.

[Signature]
PROFESSIONAL LAND SURVEYOR

**** RECEIVED ****
Date 6-10-93 By BF
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

OFFICIAL SEAL
MARGIE COGBURN
NOTARY PUBLIC - OREGON
COMMISSION NO. 012633
MY COMMISSION EXPIRES MAR. 21, 1996

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JULY 15, 1983
MARTIN C. STEWART
2057

Surveyor's Registration Expires December 31, 1994.

RECORDING

FILED FOR RECORD THIS THE 10 DAY OF June 1993
AT 11:49 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT No. P-47-1993
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON
INDEX VOLUME 4 PAGE 47

[Signature] Kathleen J. Beckett
County Clerk
[Signature] Jay A. Remiter
Deputy

COUNTY SURVEYOR File No. 13534

Water Rights Statement

There are no water rights appurtenant to this tract or parcel of land, according to the information provided by the Jackson County Watermaster's Office.

SURVEYOR'S CERTIFICATE

I, Martin C. Stewart, registered Professional Land Surveyor of the State of Oregon No. 2057, hereby certify that this plat is conformable to the field notes and the survey has been correctly executed within the requirements and regulations of the State of Oregon and the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:---

A tract or parcel of land situated in Lot 1 of the W.C. Myer Addition to Ashland in Donation Land Claim No. 38 in the Northwest Quarter of Section 5, Township 39 South, Range 1 East of the Willamette Base and Meridian in Jackson County, Oregon and being more fully described as follows: Commencing at a found 2 inch iron pipe with a 2 & 1/2 inch brass disk situated at the Southwest Corner of Donation Land Claim No. 38, of said Township and Range; THENCE North 00 degrees 02 minutes 36 seconds East along the Westerly boundary line of said Land Claim No. 38, for a distance of 534.20 feet to a 1 inch X 30 inch galvanized iron pipe with a 2 & 1/2 inch brass disk for the INITIAL POINT OF BEGINNING; THENCE leaving said West Claim line and along that Boundary Line by Agreement, as set forth in Document No. 93-13695 of the Official Records of Jackson County, Oregon, as follows: North 89 degrees 54 minutes 59 seconds West for a distance of 724.90 feet to the terminus of a prior Boundary Line Agreement as set forth in Document No. 92-07066 of said Official Records from which a found 3/4 inch galvanized iron pipe witness corner bears North 89 degrees 54 minutes 59 seconds West for a distance of 2.62 feet; THENCE leaving said terminus point, North 41 degrees 33 minutes 53 seconds East for a distance of 29.31 feet to a point from which a 1 inch diameter X 30 inch long galvanized iron pipe WITNESS CORNER bears North 36 degrees 53 minutes 24 seconds West for a distance of 19.17 feet; THENCE North 36 degrees 53 minutes 24 seconds West for a distance of 19.17 feet to a 1 inch diameter X 30 inch long galvanized iron pipe WITNESS CORNER; THENCE North 36 degrees 53 minutes 24 seconds West for a distance of 40.13 feet to a 5/8 inch diameter X 30 inch long iron rod WITNESS CORNER; THENCE North 36 degrees 53 minutes 24 seconds West AND/OR South 36 degrees 53 minutes 24 seconds East to a point in the Southeastly right of way line for Fox Street; THENCE leaving said Boundary Line by Agreement, North 53 degrees 09 minutes 36 seconds East, along the said Southeastly right of way line for a distance of 462.40 feet to a found 5/8 inch iron rod WITNESS CORNER; THENCE leaving said Southeastly right of way line, South 68 degrees 22 minutes 24 seconds East for a distance of 72.80 feet to a found 3/4 inch iron pipe; THENCE North 30 degrees 26 minutes 36 seconds East for a distance of 299.00 feet to a found 3/4 inch iron pipe on the Southwesterly right of way line for North Main Street; THENCE South 71 degrees 18 minutes 27 seconds East along said Southwesterly right of way line for a distance of 122.06 feet to a 5/8 inch X 30 inch iron rod on the southwesterly boundary line of that tract of land as set forth in Volume 408 Page 73 of the Deed Records of Jackson County, Oregon; THENCE along the said southwesterly boundary line as follows: South 24 degrees 22 minutes 45 seconds East for a distance of 88.52 feet to a found 5/8 inch iron rod; THENCE South 25 degrees 18 minutes 53 seconds East for a distance of 8.33 feet to a found 5/8 inch smooth iron rod; THENCE South 25 degrees 18 minutes 53 seconds East for a distance of 101.69 feet to a found 5/8 inch smooth iron rod; THENCE South 53 degrees 33 minutes 07 seconds East for a distance of 52.91 feet to a found 5/8 inch smooth iron rod; THENCE South 81 degrees 36 minutes 41 seconds East for a distance of 20.23 feet to a found 3/4 inch iron pipe on the Easterly boundary line of Parcel 3 of that Partition Plat as set forth in Volume 7 Page 78 of "Minor Land Partitions" of Jackson County, Oregon; THENCE leaving said southwesterly boundary line and along the said Easterly boundary line of Parcel 3 as follows: South 02 degrees 14 minutes 00 seconds East for a distance of 111.14 feet to a found 3/4 inch iron pipe; THENCE South 72 degrees 45 minutes 13 seconds East for a distance of 10.00 feet to a found 3/4 inch iron pipe; THENCE South 19 degrees 47 minutes 22 seconds West for a distance of 120.03 feet to a found 3/4 inch iron pipe; THENCE South 07 degrees 53 minutes 44 seconds East for a distance of 69.97 feet to a found 3/4 inch iron pipe on the Northerly Right of Way line of Schofield Street; THENCE leaving said Easterly boundary line, South 89 degrees 50 minutes 43 seconds West along the Northerly Right of Way line for Schofield Street for a distance of 92.81 feet to a found 3/4 inch iron pipe on the West line of said Donation Land Claim No. 38; THENCE leaving the said Northerly Right of Way line, South 00 degrees 02 minutes 36 seconds West along the West line of said Donation Land Claim NO. 38 for a distance of 29.00 feet to the INITIAL POINT OF BEGINNING.