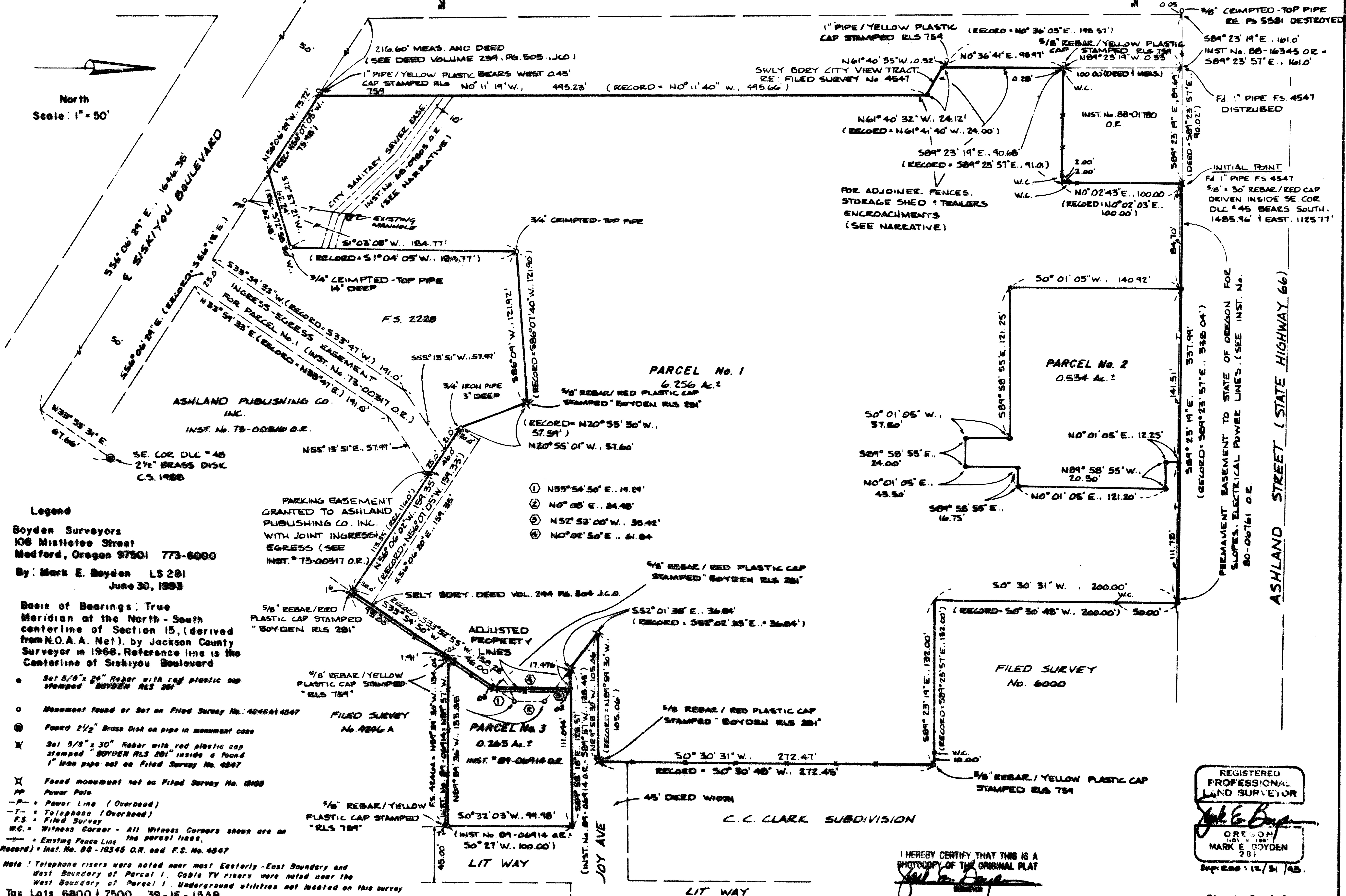
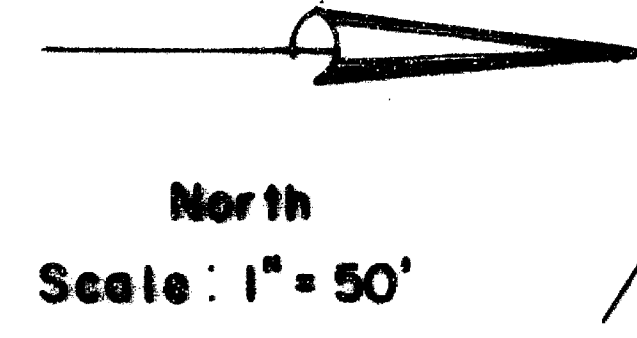


# Land Partition Survey PARTITION PLAT No. \_\_\_\_\_

Located in Donation Land Claim No. 45 in the Northeast Quarter of Section 15, Township 39, South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon

N0°11'19"W.  
WALKER AVENUE



**Legend**  
Boyd Surveyors  
108 Mistletree Street  
Medford, Oregon 97501 773-6000  
By: Mark E. Boyd LS 281  
June 30, 1993

**Basis of Bearings:** True Meridian at the North-South centerline of Section 15, (derived from N.O.A. Net), by Jackson County Surveyor in 1968. Reference line is the Centerline of Siskiyou Boulevard

- Set 5/8" x 24" Rebar with red plastic cap stamped "BOYDEN RLS 281"
  - Monument found or set on Filed Survey No. 4246414547
  - ⊙ Found 2 1/2" Brass Disk on pipe in monument case
  - ✕ Set 5/8" x 30" Rebar with red plastic cap stamped "BOYDEN RLS 281" inside a found 1" iron pipe set on Filed Survey No. 4347
  - ✕ Found monument set on Filed Survey No. 18103
  - PP Power Pole
  - P- Power Line (Overhead)
  - T- Telephone (Overhead)
  - F.S. Filed Survey
  - W.C. Witness Corner - All Witness Corners shown are on the parcel lines.
  - - - Existing Fence Line
- (Record) = Inst. No. 88-16345 O.R. and F.S. No. 4347

Note: Telephone risers were noted near most Easterly-East Boundary and West Boundary of Parcel 1. Cable TV risers were noted near the West Boundary of Parcel 1. Underground utilities not located on this survey  
Tax Lots 6800 + 7500 39-1E-15AB

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Mark E. Boyd*  
MARK E. BOYDEN  
281  
Exp. 12/31/95

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT  
*Mark E. Boyd*  
SURVEYOR

SURVEY NO. 13617

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

boundary of Parcel 1 falls in an existing commercial building.

The sanitary sewer easement described in Instrument No. 68-09805, Official Records was not specifically located on this survey. The easement description commenced at the Quarter corner common to Section 10 and 15, Township 39 South, Range 1 East, which position has been paved over and is not now referenced in the public records. The tie to Walker Avenue and the easement not having been monumented makes this easement nearly impossible to accurately locate. An old trailer park is located adjacent to the Westerly boundary of Parcel 1 and has trailers, fences and storage sheds that encroach upon Parcel 1. The maximum encroachment noted observed measured 4.2 feet.

A storm drain was observed running Northerly and lying Easterly from the West boundary of Parcel 1, running through the property described in Instrument No. 88-01780, Official Records and crossing Ashland Street.

The boundaries of Parcel 2 were determined by Architectural Design Works of Ashland, Oregon.

Final parcel corners were then computed and monumented at positions shown on the Partition Plat.

**\*\* RECEIVED \*\***  
Date 8-17-93 By BE  
This survey Consists of:  
2 sheet(s) Map  
3 para(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Mark E. Boyden*  
OREGON  
NOV. 9, 1951  
MARK E. BOYDEN  
281  
EXPIRES 12/31/93.

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

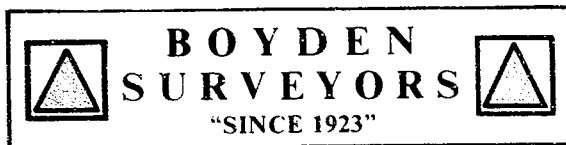
West property line of Parcel 1 but were not utilized for control, due to inconsistencies and because the survey has not been filed of record with the County Surveyor. We determined this West property line deed record distances and calls from Walker Avenue (See Parcel 3, Tracts A and B in Instrument No. 90-18361, Official Records) and we utilized the Southwesterly boundary of the CITY VIEW TRACT as located on Filed Survey No. 4547.

From ties to the Southeast corner of D.L.C. #45, the centerline monument at Siskiyou Boulevard and Walker Avenue and Surveyor Swain's control net points and coordinates we were able to refine our stub tie to the Southeast corner of D.L.C. #45 and compute the true centerline of Siskiyou Boulevard and the true centerline of Walker Avenue.

The location of the Southerly right-of-way line of Ashland Street (State Highway 66) was established from monuments found on said filed Survey No. 4547 at the West - Northwest, North-Northwest and East-Northeast corners of Parcel 1 of this partition. The remaining corners of Parcel 1 were established or re-established according to Filed Survey NO. 4547.

Parcel No. 3 boundaries were established from previously set monuments on Filed Survey No. 4246A. The Southerly monumented boundary of said Parcel 3 was extended Westerly 1.91 feet to intersect the Southeasterly boundary of the deed call in Instrument No. 89-06914, Official Records (being the Southeasterly boundary of Deed Volume 244, Page 304 Jackson County Records).

Witness corners were established because of existing fence and wall locations along the Northwesterly boundaries of Parcel 1 and because the "L" corner along the Easterly



MARK E. BOYDEN  
R.P.L.S. ORE. 281  
108 MISTLETOE ST., MEDFORD, OREGON 97501  
PHONE (503) 773-6000

SURVEY NO. 13617

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

SURVEY FOR: MICHAEL D. & BEVERLY A. RYDBOM  
1652 ASHLAND STREET  
ASHLAND, OREGON 97520

AND

THOMAS J. & MARGUERITE J. HARNETT  
625 LIT WAY  
ASHLAND, OREGON 97520

SURVEY BY: BOYDEN SURVEYORS  
108 MISTLETOE STREET  
MEDFORD, OREGON 97501

LOCATION: D.L.C. NO. 45 in the NE  $\frac{1}{4}$  of Sec. 15  
T. 39 S., R. 1 E., W.M.  
CITY OF ASHLAND, OREGON

BASIS OF BEARINGS: True Meridian at the "North-South"  
centerline of Section 15 (derived  
from N.O.A.A. net by Jackson County  
Surveyor in 1968). See Filed  
Survey Nos. 5581, 8586, 10905 and  
13095.

DATE: JUNE 30, 1993

PURPOSE: 1. To monument and describe the  
overall boundaries of Parcels 1, 2  
and 3 for a Land Partition survey  
and map, including a Property Line  
Adjustment between Parcels 1 & 3.  
Parcels 1 and 2 are to be owned by  
the Rydbom's (See description of  
Parcel No. 1 in Instrument No.  
88-16345, O.R.) and Parcel 3 is to  
be owned by the Harnetts (See  
Instrument No. 89-06914, O.R.)

PROCEDURE: Utilizing E.D.M. equipment, tied to  
controlling monuments set on Filed Survey 4547 and 13103 and  
to Surveyor Everett Swain's control net points and  
coordinates as graciously furnished by Surveyor Swain.

The West boundary of the overall property by deed is  
controlled by the position of Walker Avenue.

Apparently the accepted and now monumented centerline of  
Walker Avenue has been moved Easterly a variable distance of  
approximately 0.4 feet. (See Filed Survey Nos. 4547 and  
5581). It should be noted that unrecorded monuments with  
yellow caps marked "Andrews LS 1626" were found near this



# Land Partition Survey PARTITION PLAT No. P-69-1993

Located in Donation Land Claim No. 45 in the Northeast Quarter of Section 15, Township 39, South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon

for  
Michael D. & Beverly A. Rydbom & Thomas J. & Marguerite J. Harnett  
1652 Ashland Street Ashland, Oregon 97520  
625 Lit Way Ashland, Oregon 97520

### RECORDING

Filed for record this the 17 day of Aug 1993 at 3:12 O'Clock P.M. and recording as Partitioned Plat No. P-69-1993 of the Records of Partition Plats in Jackson County, Oregon Index Volume 4, Page 69

Kathleen S. Beckett  
County Clerk

Cheryl Auger  
Deputy

COUNTY SURVEYOR File No. 13617

### WATER RIGHTS STATEMENT

There are no water rights appurtenant to this property.

APPROVAL  
Ashland Planning Department  
PA # 93-052

8-17-93  
Date

Property Line Adjustment

APPROVAL  
Examined and Approved this 11 day of Aug 1993

James H. Olson  
City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting April 1992 this map is hereby approved.

Dated this 17 day of Aug. 1993  
President: [Signature]  
Secretary: [Signature]

### \*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS, that we, Michael D. Rydbom, Beverly A. Rydbom, husband and wife, and Thomas J. Harnett, Marguerite J. Harnett, husband and wife are the owners in fee simple of the lands hereon described and have caused the land to be partitioned and the property line adjusted between Parcel 1 and Parcel 3 as shown hereon, and the sizes of the parcels and the course and length of all lines are plainly set forth, and that this is a correct representation of the partition.

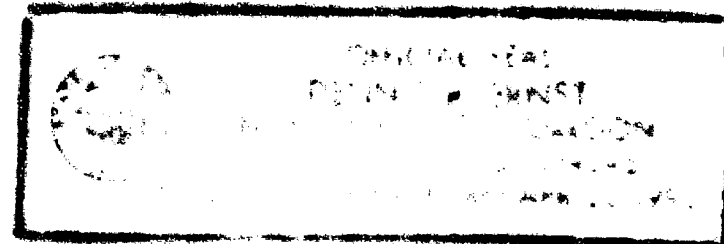
[Signatures]  
Michael D. Rydbom  
Beverly A. Rydbom

[Signatures]  
Thomas J. Harnett  
Marguerite J. Harnett

STATE OF OREGON)  
County of Jackson)

On this the 27th day of JULY, 1993, personally appeared before me Michael D. Rydbom, Beverly A. Rydbom, Thomas J. Harnett and Marguerite J. Harnett and acknowledged the foregoing instrument to be their voluntary act and deed.

[Signature]  
Notary Public



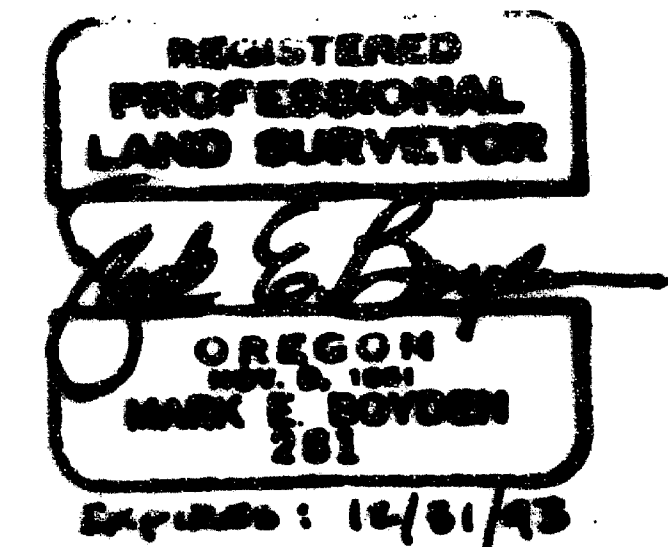
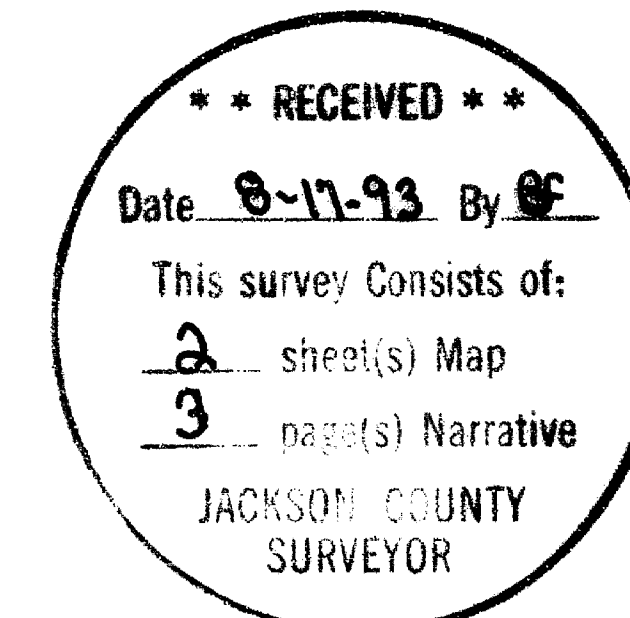
### \*\*\* SURVEYOR'S CERTIFICATE \*\*\*

STATE OF OREGON)  
County of Jackson)

I, Mark E. Boyden, a Registered Surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and the plat is a correct representation of the same, and the following is an accurate description of said tract:

Commencing at the Southeast corner of Donation Land Claim No. 45 in Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence North, 1485.96 feet; thence West, 1125.77 feet to a 5/8" X 30" rebar with red plastic cap set inside a found 1" X 20" galvanized iron pipe at the most-Northerly Northwest corner of tract described as Parcel No. 1 in Instrument No. 88-16345 of the Official Records of said County, for the INITIAL POINT OF BEGINNING; thence along the Southerly right-of-way line of Ashland Street (State Highway 66) South 89° 23' 19" East, 337.99 feet (Record = South 89° 23' 57" East, 338.04 feet) to the most-Northerly Northeast corner of said Parcel No. 1; thence along the Easterly boundary of said Parcel No. 1 as follows: South 0° 30' 31" West (Record = South 0° 30' 48" West), 200.00 feet; thence South 89° 23' 19" East (Record = South 89° 23' 57" East) 132.00 feet to the West boundary of C. C. CLARK SUBDIVISION in the City of Ashland as now recorded; thence along said subdivision boundary South 0° 30' 31" West, 272.47 feet (Record = South 0° 30' 48" West, 272.45 feet) to the Southwest corner of said subdivision; thence North 89° 58' 30" West (Record = North 89° 59' 30" West), 105.06 feet; thence South 52° 01' 38" East (Record = South 52° 02' 35" East), 36.84 feet to the Southerly right-of-way line of Joy Avenue in said City; thence leaving said Parcel No. 1 boundary and running along said avenue boundary South 89° 58' 18" East, (Record = South 89° 57' East) 128.57 feet to the Westerly right-of-way line of Lit Way; thence along said Lit Way line South 0° 32' 03" West, 99.98 feet (Record = South 0° 27' West, 100.0 feet) to a 5/8" rebar with yellow cap located at the Southeast corner of tract described in Volume 544, Page 117 of the Deed Records of said County; thence along the South boundary of said tract North 89° 59' 36" West, (Record = North 89° 57' West), 135.88 feet to intersect the Southeasterly boundary of tract described in Volume 244, Page 304 of said Deed Records; thence along said Southeasterly boundary, South 33° 54' 50" West, (Record = South 33° 52' 55" West, 93.00 feet) to a Southerly corner of aforesaid Parcel No. 1; thence along the Southerly boundaries of said Parcel No. 1 as follows: North 56° 06' 02" West, 159.35 feet (Record = North 56° 07' 05" West, 159.33 feet); thence North 20° 55' 01" West, 57.60 feet (Record = North 20° 55' 30" West, 57.59 feet); thence South 86° 09' West, 121.92 feet (Record = South 86° 07' 40" West, 121.90 feet); thence South 1° 03' 08" West, (Record = South 1° 04' 05" West),

184.77 feet; thence South 72° 57' 21" West, 62.24 feet (Record = South 72° 58' 30" West, 62.43 feet) to the Northeasterly right-of-way line of Siskiyou Boulevard; thence along said boulevard line North 56° 06' 29" West, 73.72 feet (Record = North 56° 07' 05" West, 73.98 feet) to a point (from which the East right-of-way line of Walker Avenue bears North 56° 06' 29" West along said boulevard line for a distance of 216.6 feet); thence parallel with East right-of-way line of Walker Avenue, North 0° 11' 19" West, 495.23 feet (Record = North 0° 11' 40" West, 495.66 feet) to the Southwesterly boundary of CITY VIEW TRACT, a recorded subdivision in said city; thence along said CITY VIEW TRACT boundary North 61° 40' 32" West, 24.12 feet (Record = North 61° 41' 40" West, 24.00 feet) to the Southeast corner of Tract B of Parcel 3 as conveyed to Valley Enterprises by Instrument No. 90-18361, said Official Records; thence along the East boundary of said Tract B (being normal to the Southerly right-of-way line of said Ashland Street) North 0° 36' 41" East, 98.97 feet to an intersection with the south boundary of tract described in Instrument No. 88-01780, said Official Records; thence South 89° 23' 19" East, 90.68 feet (Record = South 89° 23' 57" East, 91.04 feet) to the Southeast corner of said tract; thence North 0° 02' 43" East along the East boundary of said tract (Record = North 0° 02' 03" East) 100.00 feet to the INITIAL POINT OF BEGINNING.



I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT  
[Signature]



# Land Partition Survey PARTITION PLAT No. P-69-1993

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for  
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COUNTY SURVEYOR File No. 13617

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APPROVAL  
*[Signature]*  
Ashland Planning Department  
PA # 93-052  
Date 8-17-93

Property Line Adjustment  
APPROVAL  
Examined and Approved this 11 day of Aug 1993  
*[Signature]*  
City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting April 1992 this map is hereby approved.  
Dated this 17 day of Aug. 1993  
*[Signature]* President  
*[Signature]* Secretary

### \*\*\* DECLARATION \*\*\*

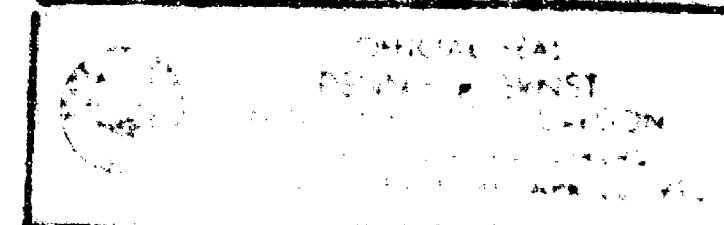
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*[Signature]* Michael D. Rydbom  
*[Signature]* Beverly A. Rydbom  
*[Signature]* Thomas J. Harnett  
*[Signature]* Marguerite J. Harnett

STATE OF OREGON)  
County of Jackson)

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*[Signature]*  
Notary Public



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\*\* RECEIVED \*\*  
Date 8-17-93 By GF  
This survey consists of:  
2 sheet(s) Map  
3 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*[Signature]*  
MARK E. BOYDEN  
261  
Exp. Date: 12/31/93

I HEREBY CERTIFY THAT THIS IS A  
PHOTOCOPY OF THE ORIGINAL PLAT  
*[Signature]*