

LAND PARTITION SURVEY PARTITION PLAT No. _____

located in
**Mountain Ranch Subdivision Unit No. 2 to the City of Ashland in
the Northwest One/Quarter of Section 23
Township 39 South of Range 1 East of the Willamette Base and Meridian
JACKSON COUNTY OREGON**

for ROBERT J. and LAURA J. MULLEN

2250 Ranch Road
Ashland, Oregon 97520

Delta Pompadour
computed location from
previously established control network

Delta Helms
fd. 3" brass disk in concrete 11" deep
marked: "JACKSON CO. S. HELMS 1968"

fd. 5/8" X 30" iron rebar w/ Yellow Plastic cap
marked "E.L. Swain RLS 759" this was replaced
with the monument as noted in Legend

SURVEYOR

STEWART LAND SURVEYS
6370 Highway 66
Ashland, Oregon 97520

July 16, 1993

SCALE: 1" = 40
BASIS OF BEARING:

phone (503) 488-2831
TRUE MERIDIAN at the
N-S Centerline Sec.23
(derived from Jackson County Surveyor's)
(N.O.A.A. not established in 1988)

Legend

- ⊙ fd. a 2.75" brass disk on a 1.5" galvanized iron pipe in monument case with no markings
- fd. 5/8" iron rod with a Yellow Plastic cap marked "E.L. Swain RLS 759" as per Mountain Ranch Subdivision Unit No. 2
- ⊙ fd. 5/8" X 30" iron rod disturbed, reset 5/8" X 30" iron rod with Yellow Plastic cap marked "STEWART LS 2057"
- ⊠ set 2.5" brass disc on a 1" X 30" galvanized iron pipe 6" deep marked "STEWART LAND SURVEYS PLS 2057 INITIAL POINT 1993"
- set a 5/8" X 30" iron rod with a Yellow Plastic cap marked: "STEWART LS 2057"
- ▲ computed location
- x-x-x-x-x- approximate fence location as noted

INITIAL POINT
11.93'

Open space

existing
Public utilities,
slope, and
irrigation easements
(10' wide)

Parcel 1
8107 sq. ft.
(Lot 1 Block 4 Unit #2
Mtn. Ranch Subd.)
orig. property line

high board fence
corner bears
N68°27'W 1.51'

Parcel 2
10018 sq. ft.
(Lot 2 Block 4 Unit #2
Mtn. Ranch Subd.)

Lot 3 Block 4 Unit #3
Mtn. Ranch Subd.

fd. 5/8" I. Rod w/ Yellow
Plastic cap mkd. "E.L. SWAIN RLS 759"
bears S 63°58' W .30' (disturbed)
(survey monument was found in
concrete at fence corner location)
note survey monument is also under board fence.

Ranch Road

Curve Data

| CURVE | RADIUS | LENGTH | DELTA | CHORD | CH. BEARING |
|-------|---------|---------|-------------|---------|---------------|
| 1 | 484.55' | 21.42' | 2°31'56" | 21.41' | S 25°20' 27"E |
| 2 | 20.00' | 15.77' | 45°11' 13" | 15.37' | S 04°00' 49"E |
| 3 | 45.00' | 34.23' | 43°34' 54" | 33.41' | S 03°12' 42"E |
| 4 | 45.00' | 2.08' | 2°39' 13" | 2.08' | S 26°21' 01"E |
| 5 | 45.00' | 40.17' | 51°09' 01" | 38.85' | S 53°13' 48"E |
| 6 | 45.00' | 3.51' | 4°28' 02" | 3.51' | S 81°02' 56"E |
| 7 | 45.00' | 79.99' | 101°51' 11" | 69.87' | S 32°20' 49"E |
| 8 | 461.05' | 126.56' | 15°43' 39" | 126.16' | N 40°12' 38"W |
| 9 | 461.05' | 66.57' | 8°16' 21" | 66.51' | N 28°12' 41"W |
| 10 | 461.05' | 193.13' | 24°00' 00" | 191.72' | N 36°04' 29"W |
| 11 | 55.00' | 38.30' | 39°53' 41" | 37.53' | N 47°59' 48"W |
| 12 | 55.00' | 44.76' | 46°37' 48" | 43.54' | N 04°44' 11"W |
| 13 | 10.00' | 7.89' | 45°11' 13" | 7.68' | N 04°00' 49"W |
| 14 | 494.55' | 21.86' | 2°31' 56" | 21.86' | N 25°20' 27"W |

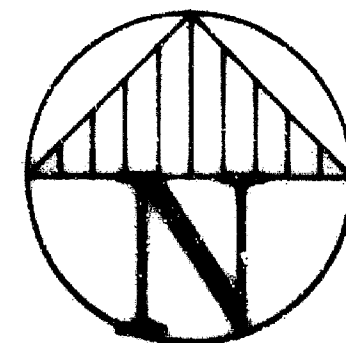
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Martin C. Stewart

OREGON
JULY 15, 1983
MARTIN C. STEWART
2057

Surveyor's Registration
Expires December 31, 1994

I, hereby certify that this is
an exact copy of the original plat.
Martin C. Stewart
PROFESSIONAL LAND SURVEYOR



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Martin C. Stewart

OREGON
JULY 16, 1963
MARTIN C. STEWART
2057

STEWART LAND SURVEYS

6370 Highway 66
Ashland, Oregon 97520
phone (503) 488- 2831

** RECEIVED **

Date 9-3-93 By JS

This survey Consists of:

2 sheet(s) Map

1 page(s) Narrative

JACKSON COUNTY
SURVEYOR

NARRATIVE of SURVEY to COMPLY with PARAGRAPH 209.250 of the OREGON REVISED STATUTES

Surveyor's Registration
Expires December 31, 1994

SURVEY No. 13639

SURVEY FOR: Robert J. and Laura J. Mullen
2250 Ranch Road
Ashland, Oregon 97520

LOCATION: Mountain Ranch Subdivision Unit No. 2 to the
City of Ashland in the Northwest One/Quarter
of Section 23, Township 39 South of Range 1
East of the Willamette Base and Meridian in
Jackson County, Oregon.

PURPOSE: A Property Line Adjustment to accommodate a
house addition.

DATE: July 16, 1993

**BASIS of
BEARINGS:** True Meridian at the North-South Centerline
of Section 23, Township 39 South of Range 1
East of the Willamette Base and Meridian
as derived from the 1968 Jackson County
Surveyor's control network which utilized
National Oceanic and Atmospheric
Administration geodetic survey monuments.

PROCEDURE: A thorough research of the public records
indicated the subject property lines and corners had been
established in the survey of Mountain Ranch Subdivision Unit
No. 2. The property corners were verified for correct
location and those found, that had not been disturbed, were
found well within acceptable positional tolerances. Several
of the property corners were found disturbed by the
installation of underground utilities as well as fence
construction. These were reset with the exception of the
southwest property corner of Lot 2 Block 4 as this was found
in concrete that secured a board fence corner post and was
underneath this board fence. To re-set this corner would
require removing the corner post and fence. All the
southerly and westerly property corners of both Lots 1 and 2
were found either encased in concrete or were missing
altogether (with exception of the original Initial Point
location). In two cases a substantial amount of work was
involved in removing portions of the fence and subsurface
concrete to re-establish missing corners. A low board fence
is encroaching on the southerly adjoiner of said Lot 2.
According to the current residents of these Lots a previous
owner of Lot 2 had used a right of way corner for Ranch Road
rather than the common property corner (this common corner
was found disturbed). This fence is approximately 4.5 feet
onto the southerly adjoiner at the Ranch Road right of way
line and tapers to 0.1 feet at the first common corner
westerly of the property corner common to Lot 2 Block 4 Unit
No. 2 and Lot 3 Block 4 Unit No. 3 (at the Ranch Road right
of way line). This is represented and shown on the
accompanying Partition Plat.

APPROVAL:

[Signature]
ASHLAND PLANNING DEPARTMENT
P.A. # 93-042
Property Line Adjustment
DATE 8-2-93

LAND PARTITION SURVEY
PARTITION PLAT No. P-74-1993

located in
Mountain Ranch Subdivision Unit No. 2 to the City of Ashland in
the Northwest One/Quarter of Section 23
Township 39 South of Range 1 East of the Willamette Base and Meridian
JACKSON COUNTY OREGON

RECORDING

FILED FOR RECORD THIS THE 3 DAY OF Sept 1993
AT 4:00 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT No. P-74-1993
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON
INDEX VOLUME 4 PAGE 74

Kathleen S. Beckett County Clerk
Cheryl Augeria Deputy

ROBERT J. and LAURA J. MULLEN

2250 Ranch Road
Ashland, Oregon 97520

COUNTY SURVEYOR File No. 13639

APPROVAL
Examined and Approved this 30 day of July, 1993.
[Signature]
City Surveyor

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.
(This statement is not applicable to local irrigation district rights.)

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we

ROBERT J. MULLEN and LAURA J. MULLEN, husband and wife; IRENE GORHAM, a single woman; and CHARLES THACKER and JACQUELYN THACKER, husband and wife are the owners in fee simple of that certain real property as set forth in the SURVEYOR'S CERTIFICATE and shown hereon. Further we have caused and consented to this Partitioning and Property Line Adjustment; together with and subject to covenants, restrictions, conditions, and easements of record as well as those apparent on the land.

IN WITNESS WHEREOF, We have set our hands and seals this 29 day of July, 1993
[Signatures]
ROBERT J. MULLEN LAURA J. MULLEN

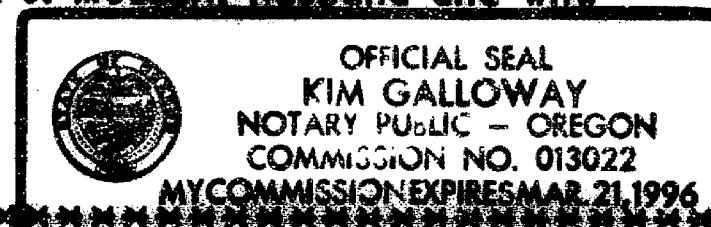
STATE OF OREGON

County of Jackson

A.D. 1993

Personally appeared the above named ROBERT J. MULLEN and LAURA J. MULLEN, husband and wife and acknowledge the foregoing instrument to be their voluntary act and deed.

Before me: *[Signature]*



IN WITNESS WHEREOF, I have set my hand and seal this 29 day of July, 1993

[Signature]
IRENE GORHAM

STATE OF OREGON

County of Jackson

A.D. 1993

Personally appeared the above named IRENE GORHAM, a single woman and acknowledge the foregoing instrument to be her voluntary act and deed.

Before me: *[Signature]*



IN WITNESS WHEREOF, We have set our hands and seals this 30 day of July, 1993

[Signatures]
CHARLES THACKER JACQUELYN THACKER

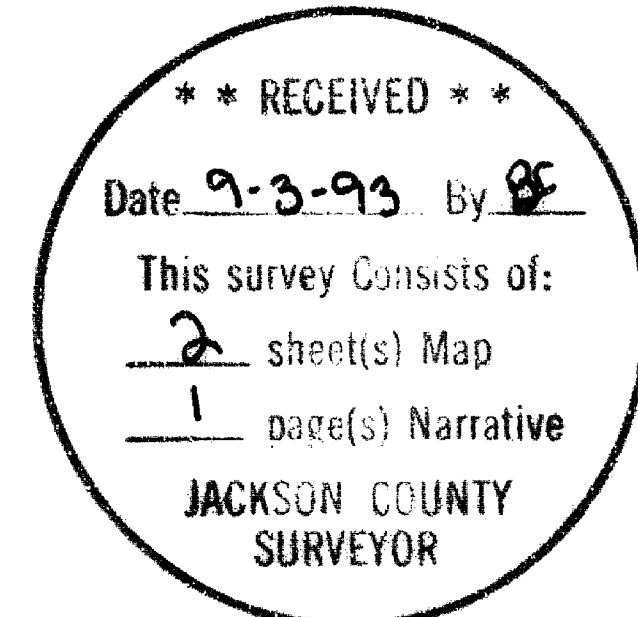
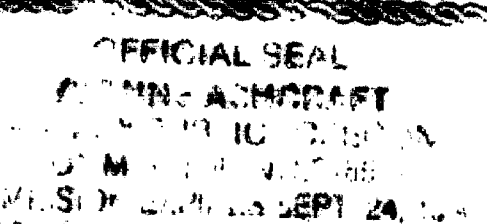
STATE OF OREGON

County of Jackson

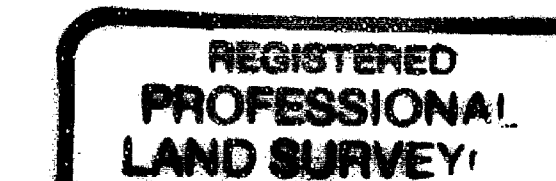
A.D. 1993

Personally appeared the above named CHARLES THACKER and JACQUELYN THACKER, husband and wife and acknowledge the foregoing instrument to be their voluntary act and deed.

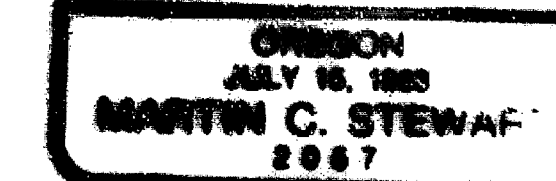
Before me: *[Signature]*



All that tract or parcel of land situated in the Mountain Ranch Subdivision Unit No. 2 to the City of Ashland recorded in Volume 12 Page 57 of the Jackson County Record of Plats and located in the Northwest One/Quarter of Section 23, Township 39 South of Range 1 East of the Willamette Base and Meridian in Jackson County, Oregon and being more fully described as follows:
BEGINNING at a 2.5 inch brass disk on a 1 inch X 30 inch galvanized iron pipe for the INITIAL POINT of this Partition Plat; THENCE along the southwesterly right of way line of Ranch Road as follows: South 24 degrees 04 minutes 29 seconds East for a distance of 52.42 feet to a 5/8 inch X 30 inch iron rod; THENCE along a curve to the left having a radius of 484.55 feet and an arc length of 21.42 feet, being subtended by a chord of South 25 degrees 20 minutes 27 seconds East for a distance of 21.41 feet to a 5/8 inch iron rod; THENCE along a curve to the right having a radius of 20.00 feet and an arc length of 15.77 feet, being subtended by a chord of South 04 degrees 00 minutes 49 seconds East for a distance of 15.37 feet to a 5/8 inch iron rod; THENCE along a curve to the left having a radius of 45.00 feet and an arc length of 34.23 feet, being subtended by a chord of South 03 degrees 12 minutes 42 seconds East for a distance of 33.41 feet to a 5/8 inch iron rod; THENCE along a curve to the left having a radius of 45.00 feet and an arc length of 42.26 feet, being subtended by a chord of South 51 degrees 54 minutes 15 seconds East for a distance of 40.72 feet to a 5/8 inch X 30 inch iron rod; THENCE leaving said southwesterly right of way line and along the boundary lines of Lot 2 Block 4 of said Mountain Ranch Subdivision as follows: South 60 degrees 10 minutes 33 seconds West for a distance of 82.90 feet to a 5/8 inch X 30 inch iron rod; THENCE South 31 degrees 38 minutes 27 seconds West for a distance of 65.84 feet to a 5/8 inch iron rod; THENCE North 64 degrees 04 minutes 29 seconds West for a distance of 75.00 feet to a point from which a 5/8 inch iron rod bears South 63 degrees 58 minutes West for a distance of 0.30 feet; THENCE North 24 degrees 03 minutes 10 seconds East for a distance of 100.00 feet to a 5/8 inch iron rod; THENCE leaving said Lot 2 Block 4 and along the westerly boundary lines of Lot 1 Block 4 of said subdivision as follows: North 24 degrees 03 minutes 10 seconds East for a distance of 33.76 feet to a 5/8 inch X 30 inch iron rod; THENCE North 32 degrees 51 minutes 32 seconds East for a distance of 99.25 feet to the INITIAL POINT of BEGINNING.



[Signature]



I, hereby certify that this is an exact copy of the original plat.
[Signature]
PROFESSIONAL LAND SURVEYOR

Job: 91e23T-1-JN-953
File: 91e23Tal.p11

Surveyor's Registration Expires December 31, 1994