

STEWART LAND SURVEYS

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

NARRATIVE OF SURVEY TO COMPLY WITH PARAGRAPH 209.250 OF THE OREGON REVISED STATUTES

13654

SURVEY No. _____

SURVEY FOR: Laurance W. and Dorothy M. Clark
950 Pinecrest Terrace
Ashland, Oregon 97520

LOCATION: The Northeast One/Quarter and the Northwest
One/Quarter of Section 15, Township 39 South,
Range 1 East of the Willamette Base and Meridian

PURPOSE: To prepare a Partition Plat for a Property Line
Adjustment

DATE: April 15, 1993

BASIS OF BEARING: North-South Centerline of Section 15, Township 39
South of Range 1 East of the Willamette Base and
Meridian as derived from the 1968 Jackson County
Surveyor's control net which utilized National
Oceanic and Atmospheric Administration geodetic
monuments.

PROCEDURE: The adjusted property line was controlled by an
existing fence, an encroaching driveway, and the adjoiners
directions for a commonly agreed upon location that was
staked on the ground.

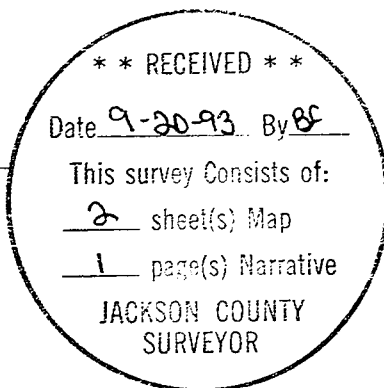
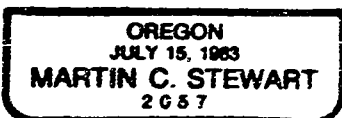
A thorough research of the public records indicated
there had been extensive surveying in the area. The outer
boundary included four "Minor Partitions", two Subdivisions
and several surveys; as well as two city street Right of
Ways. The resolution of all these relative to four
different surveyors over a thirty year time period proved to
be challenging. The apparent over-platting of the Timberline
Subdivision along the southerly boundary of Parcel 1 is
notable because the surveyor of Timberline Subdivision
probably used an old fence to control this location rather
than the East-West centerline of Section 15 as called for by
reference in the deed of record. There have been at least
two owners of the land bounded by Parcel 1 and they have not
contested the monumented location of Timberline Subdivision.
Therefor the overplatting is noted as a matter of record, for
the owners appear to have acquiesced to it's location.

Beyond the originating encroachment two more are noted on
this Partition. However, additional Property line
adjustments are being considered by the respective land
owners concerning both of these additional encroachments.

The southwest corner of Lot 7 Block 2 of the Black Oak
Terrace Subdivision is substantially out of position relative
to other found monuments along the southerly boundary of the
this subdivision. Though it appears undisturbed it may have
been reset erroneously by a current or previous owner.
Additional survey work along Woodland Drive's southerly right
of way may indicate the correct location for this corner.



Martin C. Stewart



Job: 91e15-1-J.N.934
File: Nrtv934.doc

APPROVAL:

[Signature]
ASHLAND PLANNING DEPARTMENT DATE
PA #93-059
Property Line Adjustment
8-18-93

LAND PARTITION SURVEY
PARTITION PLAT No. P- 78-1993

RECORDING

FILED FOR RECORD THIS THE 20 DAY OF September, 1993
AT 1:57 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT No. P- 78-1993
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON
INDEX VOLUME 4, PAGE 28

located in :

the Northeast One/Quarter & the Northwest One/Quarter of
Section 15
Township 39 South Range 1 East of the Willamette Base & Meridian
JACKSON COUNTY OREGON

[Signature]
County Clerk
[Signature]
Deputy

COUNTY SURVEYOR File No. 13654

APPROVAL

Examined and Approved this 18 day of August, 1993

[Signature]
City Surveyor

Laurance W. and Dorothy M. Clark

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

LAURANCE W. CLARK and DORTHY M. CLARK, husband and wife; and RICHARD ERNST and A. VAN H. ERNST, 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, easements, and restrictions of record as well as those apparent on the land.

950 Pinecrest Terrace
Ashland, Oregon 97520

SURVEYOR'S CERTIFICATE

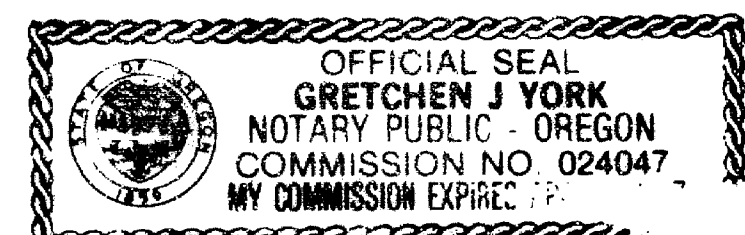
I, Martin C. Stewart, registered Professional Land Surveyor of the State of Oregon No. 2057, hereby certify that this plat is conformable to the field notes and the survey has been correctly executed within the requirements and regulations of the State of Oregon and the following is an accurate description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

All that tract or parcel of land situated in the Northeast One/Quarter and the Northwest One/Quarter of Section 15, Township 39 South of Range 1 East, Willamette Base and Meridian in Jackson County, Oregon and being more fully described as follows: COMMENCING at a found 3 inch brass disk on a 2 inch galvanized iron pipe for the Initial Point of Woodside, a Planned Unit Development to the City of Ashland, recorded in Volume 16 Page 44 of the Jackson County Record of Plats; THENCE South 89 degrees 47 minutes 22 seconds East for a distance of 95.00 feet to a 1 inch X 30 inch galvanized iron pipe for the Northwesterly corner of Parcel 1 of that Partition Plat filed for record in Volume 3 Page 9 of "Minor Land Partitions" Jackson County, Oregon and being the INITIAL POINT of BEGINNING; THENCE continuing South 89 degrees 47 minutes 22 seconds East along the Northerly boundary line of said Parcel 1 for a distance of 95.00 feet to a 5/8 inch iron rod for the Northeasterly corner of said Parcel 1; THENCE leaving said Northerly line, North 00 degrees 05 minutes 29 seconds West along the Westerly boundary line of Parcel 3 of that Partition Plat filed for record in Volume 1 Page 8 of "Minor Land Partitions" Jackson County, Oregon for a distance of 103.94 feet to a 3/4 inch iron rod for the Northwesterly corner of said Parcel 3; THENCE leaving said Westerly boundary line, South 89 degrees 58 minutes 08 seconds East along the Northerly boundary line of said Parcel 3 for a distance of 569.67 feet to a 5/8 inch iron rod for the Northeasterly corner of said Parcel 3; THENCE leaving hereinafter last said Northerly line, South 00 degrees 06 minutes 43 seconds East along the Easterly boundary line of said Parcel 3 for a distance of 291.38 feet to a 5/8 inch iron rod; THENCE leaving said Easterly boundary line along a curve to the left having a radius of 252.16 feet and an arc length of 81.62 feet, being subtended by a chord of North 44 degrees 26 minutes 33 seconds East for a distance of 117.71 feet to a 5/8 inch iron rod; THENCE North 35 degrees 10 minutes 12 seconds East for a distance of 117.71 feet to a 5/8 inch X 30 inch iron rod on the Westerly right of way line of Walker Avenue; THENCE continuing along said Westerly right of way line South 00 degrees 06 minutes 43 seconds East for a distance of 51.94 feet to a 5/8 inch iron rod; THENCE leaving said Westerly right of way line, South 35 degrees 10 minutes 12 seconds West for a distance of 75.31 feet to a 5/8 inch iron rod; THENCE along a curve to the right having a radius of 282.16 feet and an arc length of 110.71 feet, being subtended by a chord of South 46 degrees 24 minutes 37 seconds West for a distance of 110.00 feet to a 5/8 inch iron rod; THENCE along a curve to the right having a radius of 117.31 feet and an arc length of 29.52 feet, being subtended by a chord of South 64 degrees 51 minutes 37 seconds West for a distance of 29.45 feet to a 5/8 inch iron rod on the said Parcel 3 Easterly boundary line; THENCE along said Easterly boundary line, South 00 degrees 06 minutes 43 seconds East for a distance of 96.64 feet to a 5/8 inch iron rod for the Southeasterly corner of said Parcel 3; THENCE, leaving said Easterly boundary line, North 89 degrees 57 minutes 04 seconds West along the Southerly line of said Parcel 3 for a distance of 544.83 feet to a 5/8 inch X 30 inch iron rod for the Southwesterly corner of said Parcel 3; THENCE leaving said Southerly boundary line, North 00 degrees 05 minutes 29 seconds West along the Westerly boundary line of said Parcel 3 for a distance of 17.47 feet to a 5/8 inch X 30 inch iron rod for the Southeasterly corner of said Parcel 1; THENCE leaving the Westerly boundary line of said Parcel 3 and along the Northeasterly right of way line of Pinecrest Terrace on a curve to the left having a radius of 191.21 feet and an arc length of 66.55 feet, being subtended by a chord of North 24 degrees 23 minutes 16 seconds West for a distance of 66.21 feet to a 5/8 inch iron rod; THENCE continuing along said Northeasterly right of way line on a curve to the left having a radius of 589.00 feet and an arc length of 106.76 feet, being subtended by a chord of North 39 degrees 33 minutes 02 seconds West for a distance of 106.61 feet to a 5/8 inch iron rod for the Southwesterly corner of said Parcel 1; THENCE leaving said Northeasterly right of way line, North 00 degrees 05 minutes 29 seconds West along the Westerly boundary line of said Parcel 1 for a distance of 171.91 feet to the INITIAL POINT of BEGINNING.

IN WITNESS WHEREOF, we have set our hands and seals this 9th day of July, 1993
[Signature] LAURANCE W. CLARK
[Signature] DOROTHY M. CLARK

STATE OF OREGON

County of Jackson) ss
July 9 A.D. 1993

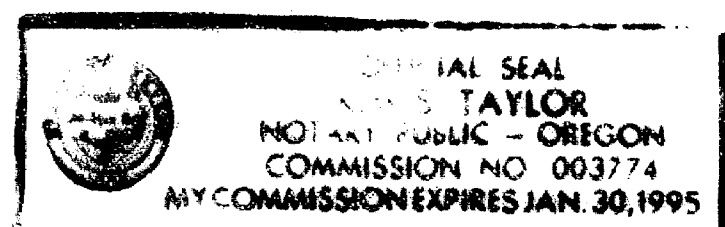


Personally appeared the above named Laurance W. Clark and Dorothy M. Clark, husband and wife and acknowledge the foregoing instrument to be their voluntary act and deed.
Before me: *[Signature]*

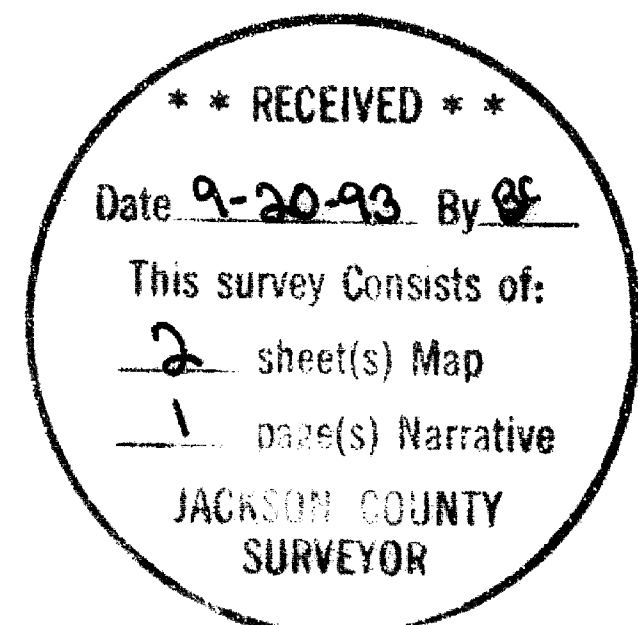
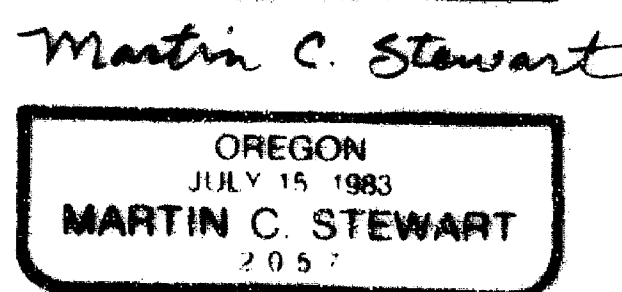
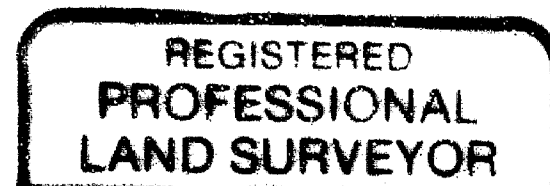
IN WITNESS WHEREOF, we have set our hands and seals this 30th day of July, 1993
[Signature] RICHARD ERNST
[Signature] A. VAN H. ERNST

STATE OF OREGON

County of Jackson) ss
July 30 A.D. 1993



Personally appeared the above named Richard Ernst and A. Van H. Ernst, husband and wife, and acknowledge the foregoing instrument to be their voluntary act and deed.
Before me: *[Signature]*



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

Surveyor's Registration
Expires December 31, 1994

Job: 91e15-1-jn-934
File: 91e15-bl.pll