

APPROVAL: Bill Miller
ASHLAND PLANNING COMMISSION
PA 89-130 - Minor Land Partition

Date 10/15/93

LAND PARTITION SURVEY PARTITION PLAT NO. P-94-1993

located in
SE 1/4 of Sec 15, T39S, R1E, WM.
1000 Walker Avenue
City of Ashland, Jackson County, Oregon
for
Tom Cox
450 Guthrie Street
Ashland, Oregon

RECORDING:
Filed for record this 1 day of November,
1993, at 4:05 O'Clock, P. M., and recorded as
Partition Plat No. P-94-1993 of Records
of Jackson County, Oregon.
INDEX VOLUME 4 PAGE 94
Kathleen S. Baskett County Clerk
Cheryl Augeris Deputy

APPROVAL:
Examined and approved this 29 day of Sept., 1993
James H. Olson
City Surveyor

County Surveyor File No. 13708

We certify that, pursuant to authority granted to us by the
Ashland Planning Commission in open meeting on the
day of DECEMBER 8, 1993, this plat is hereby approved.
Dated this 18 day of October, 1993.
Thomas N. Cox President
Kathleen A. Cox Secretary

WATER RIGHTS STATEMENT:
There are no water rights appurtenant to the
lands included in this partition.

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson)

I, Roger A. Roberts, a duly 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 the
boundaries:

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that we, Thomas N. and Kathleen A. Cox, husband and
wife, are the owners in fee simple of the lands hereon described, and have caused the
land to be partitioned 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. We hereby dedicate to the public that ten foot wide public utility and
slope easement as shown hereon.
IN WITNESS WHEREOF, we have set our hands and seal this 25th day of October,
1993.
Thomas N. Cox
Kathleen A. Cox

Commencing at the Southeast corner of Donation Land Claim No. 45 in Township 39
South, Range 1 East of the Willemette Meridian in Jackson County, Oregon; thence North
89°47'17" West, along the south boundary of said Claim No. 45, a distance of 196.73 feet
and South 00°12'43" West, perpendicular to said Claim boundary, 1217.75 feet to the northeast
corner of that tract described in Volume 18, Page 488 of the Deed Records of said Jackson County; thence
North 89°47'17" West, along the north boundary of said described tract, 437.42 feet to
a 3/4 inch diameter iron pipe at the southeast corner of GARDEN HOMES TRACT, CLARKS
ADDITION TO ASHLAND; thence continuing North 89°47'17" West 146.67 feet to the northeast
corner of Tract A as described in Volume 420, Page 290 of said Deed Records; thence
North 89°47'17" West, along the north boundary of said described Tract A, 293.44 feet
(record West 293.34 feet) to the northwest corner of that tract described in Instrument
No. 91-00213 of the Official Records of said Jackson County; thence South 00°12'48" West
(record South) 0.85 feet to the Northeast corner of Partition Plat No. P-129-1991 of
"Record of Partition Plats" in said Jackson County, for the INITIAL POINT OF BEGINNING;
thence South 00°12'48" West, along the east boundary of said Partition, 292.65 feet
(record South 00°13'09" West 292.50 feet) to the southeast corner of said Partition;
thence North 89°47'17" West 289.95 feet (record North 89°47'34" West 291.01 feet) to the
southwest corner of said Partition; thence North 00°06'51" West 93.94 feet (record North
00°06'58" West 93.83 feet) to the southwest corner of Parcel No. 2 of said Partition;
thence South 89°55'10" East 124.95 feet (record South 89°55'29" East 125.00 feet) to the
southeast corner of said Parcel No. 2, said point being on the west boundary of Parcel
No. 3 of said Partition; thence North 00°05'58" West 137.86 feet (record 138.00 feet),
along said west boundary of Parcel No. 3, to the northwest corner thereof; thence South
89°58'20" East 166.68 feet (record South 89°55'29" East 166.71 feet) to the initial
point of beginning.

STATE OF OREGON)
County of Jackson)

On this the 25 day of October, 1993, per-
sonally appeared before me Thomas N. and Kathleen A. Cox
and acknowledged the foregoing instrument to be their
voluntary act and deed.
Thomas N. Cox
Kathleen A. Cox

** RECEIVED **
Date 11-1-93 By RF
This survey consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

LEGEND

- SE cor DLC 45 - Found Jackson County Surveyor 2.5" brass disc
- Found City of Ashland 2.5" brass disc in monument case
- Found 3/4" iron pipe at corner of Hiawatha & Walker
- Found 5/8" iron pin with cap marked "ANDREWS PLS 1626"
- Initial Point, found 5/8x24 inch iron pin with cap marked "PLS 1626". Replaced with a 5/8x30 inch iron pin with orange plastic cap marked "R. ROBERTS LS 1656"
- Set 5/8x24 inch iron pin with orange plastic cap marked "R. ROBERTS LS 1656"
- Property line
- Wire fence line
- Record measurements - Filed Survey No. 12783
- Instr. No. - Instrument Number, Official Records of Jackson County
- PUE - Existing public utility easement
- Basis of bearing: Jackson County Surveyor 1968 N.O.A.A. net, via Filed Survey No. 13095, along the centerline of Peachey Road.

SCALE:
1" = 60'

LANDMARK SURVEYING

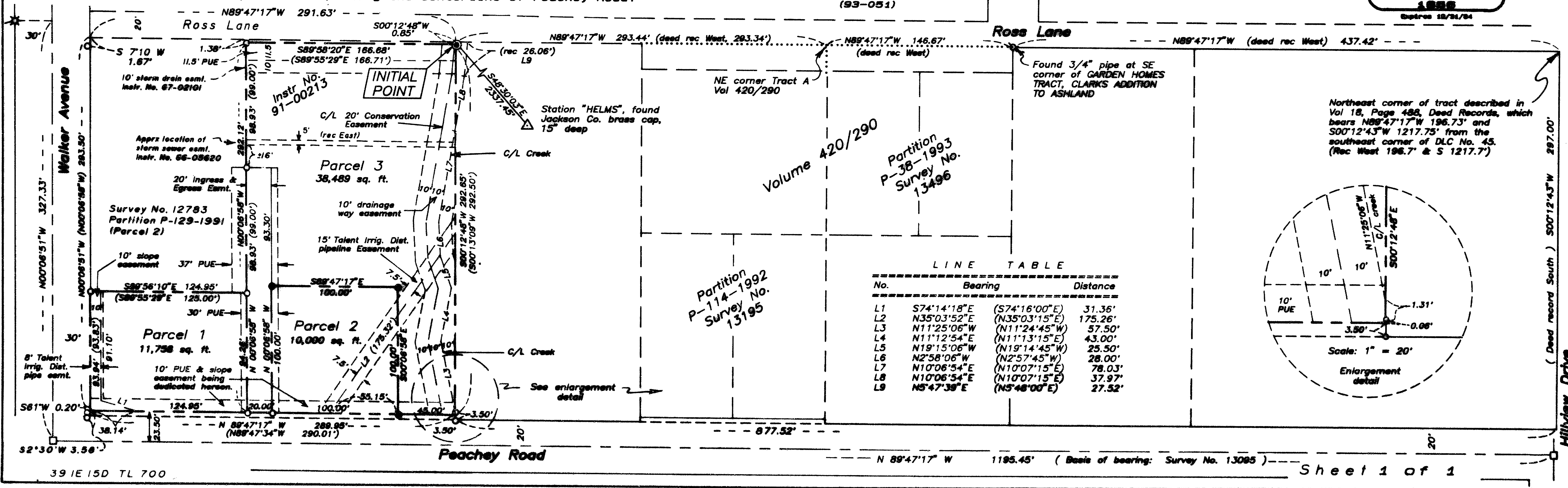
Roger A. Roberts
205 West Ninth Street
Medford, Oregon 97501
Tel: (503) 772-2071
(93-051)

I certify this to be an exact
copy of the original plat.
Roger A. Roberts
Surveyor

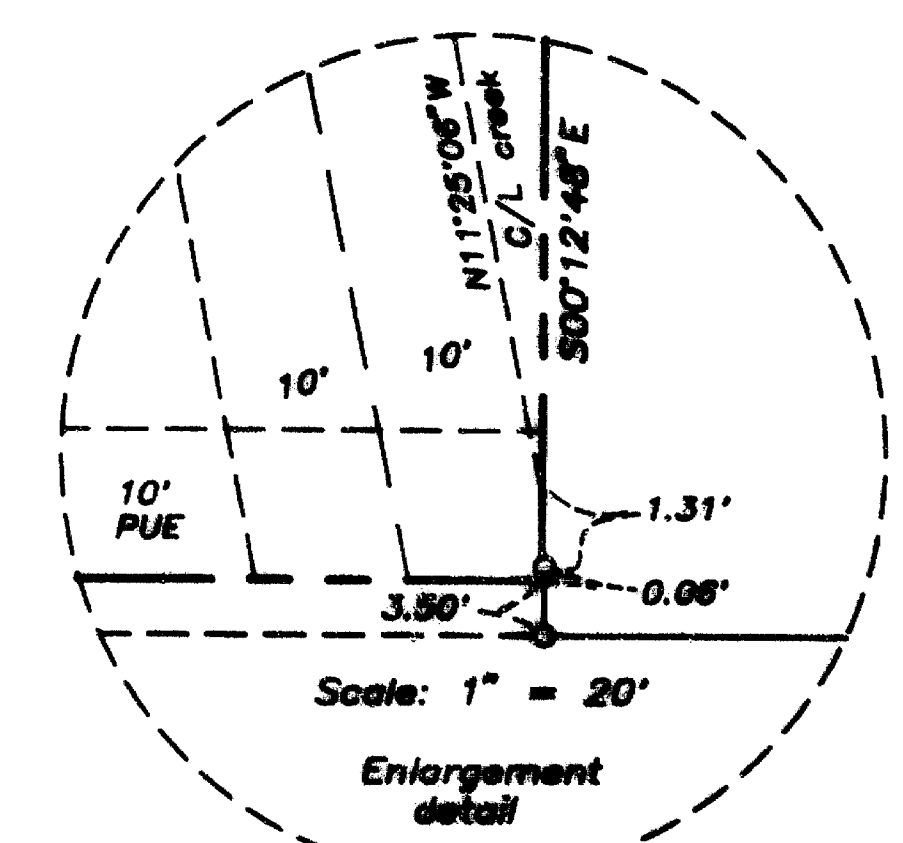
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Roger A. Roberts

OREGON
JULY 14, 1859
ROGER A. ROBERTS
1993
Expires 12/31/94



No.	Bearing	Distance
L1	S74°14'18"E (S74°16'00"E)	31.36'
L2	N35°03'52"E (N35°03'15"E)	175.26'
L3	N11°25'06"W (N11°24'45"W)	57.50'
L4	N11°12'54"E (N11°13'15"E)	43.00'
L5	N19°15'06"W (N19°14'45"W)	25.50'
L6	N2°58'06"W (N2°57'45"W)	28.00'
L7	N10°06'54"E (N10°07'15"E)	78.03'
L8	N10°06'54"E (N10°07'15"E)	37.97'
L9	N5°47'39"E (N5°48'00"E)	27.52'



SURVEY NO. 13708

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 205.250
OREGON REVISED STATUTES

SURVEY FOR: Thomas and Kathleen Cox
450 Guthrie Street
Ashland, Oregon

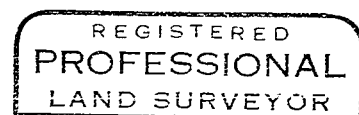
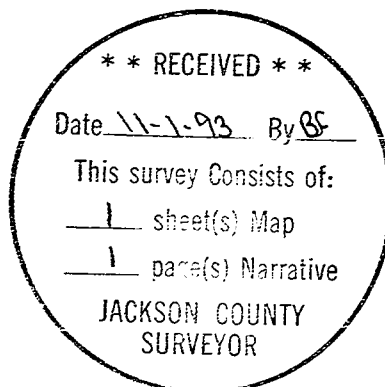
LOCATION: Southeast quarter of Section 15, Township 39 South,
Range 1 East of the Willamette Meridian, City of
Ashland, Jackson County, Oregon

PURPOSE: Locate the boundary of Parcel No. 3 of Partition No.
P-129-1991, and partition into 3 parcels.

PROCEDURE: All record monumentation was located on the
boundaries of the parent tract, being Parcel No. 3
of Partition No. P-129-1991. The centerline of
Peachey Road as monumented by the City of Ashland
was held to control the right of way boundary of
Peachey Road. There appears to be a narrow strip
of land left between the north boundary of the
subject parcel and the north boundary of a larger
tract of which it is within, that parcel being
described in Volume 420, Page 290, Tract A. As
shown on the map, this strip varies in width from
0.85 feet on the east end to 1.38 feet on the west
end.

Basis of bearing: Filed Survey No. 13095, along the
centerline of Peachey Road.

Date: August 10, 1993



Roger R. Roberts



Expires 12-31-94

Roger R. Roberts
LANDMARK SURVEYING
205 West Ninth Street
Medford, Oregon 97501