

APPROVALS

ASHLAND PLANNING COMMISSION  
P.A. 92-102  
1-5-1994  
DATE

LAND PARTITION SURVEY  
PARTITION PLAT NO. P-5-1994

RECORDING STATEMENT  
FILED FOR RECORD THIS 14 DAY OF Jan 1994 AT 4:18  
O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-5-1994  
OF THE RECORDS OF PARTITION PLATS OF JACKSON COUNTY,  
OREGON, INDEX VOLUME 5, PAGE 5.  
Kathleen S. Beckert  
COUNTY CLERK  
Cheryl Angerich  
DEPUTY

EXAMINED AND APPROVED THIS 3 DAY OF January, 1994

LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 39 SOUTH, RANGE 1 EAST,  
WILLAMETTE BASE AND MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON

James H. Olson  
CITY SURVEYOR

OCTOBER 29, 1993

SURVEY FOR  
RODNEY A. BADGER  
610 ASHLAND STREET  
ASHLAND, OREGON 97520

SURVEY BY  
JOSEPH A. BOVA LS 2418  
45 MALLARD STREET  
ASHLAND, OREGON 97520  
(503)482-4853

COUNTY SURVEYOR FILE NO. 13810

WATER RIGHTS STATEMENT:  
THERE ARE NO WATER RIGHTS APPURTENANT TO THE  
PROPERTY SHOWN HEREON

WE CERTIFY THAT PURSUANT TO THE AUTHORITY GRANTED TO US BY THE  
ASHLAND PLANNING COMMISSION IN OPEN MEETING OF November 10, 1993,  
THIS MAP IS HEREBY APPROVED, DATED THIS 5th DAY OF JANUARY, 1994

Robert J. Julius  
PRESIDENT  
Joseph A. Bova  
SECRETARY

SURVEYOR'S CERTIFICATE

I, Joseph A. Bova, a Registered Professional Surveyor of the State of Oregon, do  
certify that I have correctly surveyed and marked with proper monuments as  
provided by law, the tract of land shown hereon and that this plat is a correct  
representation of said tract and that the following is an accurate description of  
the boundary lines:

Commencing at the quarter corner common to Sections 9 and 16, Township  
39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon;  
thence North 89°59'45" East along the Section line common to said Sections, 330.59 feet  
thence leaving said Section line, South 00°05'52" East along the east boundary line  
of the West Half of the West Half of the Northwest Quarter of the Northeast Quarter  
of Section 16, said Township and Range, 20.00 feet to the southerly right of way of  
Ashland Street, thence along said southerly right of way North 89°59'45" East, 30.00  
feet to a 5/8" x 30" iron pin for the Initial Point of Beginning; thence along said  
southerly right of way South 89°59'45" West, 30 feet to said East boundary line, thence  
South 00°05'52" East along said east boundary, 662.71 feet to a 5/8" x 24" iron pin;  
thence North 89°59'45" East and parallel to the northerly line of Section 16, a distance  
of 163.30 feet to a 5/8" x 24" iron pin; thence North 00°00'15" West, 352.68 feet to a  
5/8" x 24" iron pin; thence North 89°59'45" East, 10.00 feet to a 5/8" x 24" iron pin  
situated on the northerly right of way of Forest Street, if said right of way were  
extended Westerly; thence North 00°00'15" West, 170.03 feet to a 5/8" x 24" iron pin;  
thence South 89°59'45" West and parallel to the northerly boundary line of Section  
16, 50.00 feet; thence North 00°00'15" West, 140.00 feet to a found 5/8" x 24" iron pin  
situated on the southerly right of way of Ashland Street; thence South 89°59'45" West  
along said right of way, 94.38 feet to the Initial Point of Beginning.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 23, 1990  
JOSEPH A. BOVA  
2418

DECLARATION

Know all men by these presents that Rodney A. Badger and Virginia P. Badger are the  
owners of the real property represented on this partition plat and more particularly  
described in the surveyor's certificate, and have caused the same to be partitioned in  
to parcels as shown on the partition plat. We also dedicate to the public for public use  
the Public Utility Easement shown hereon.

IN WITNESS WHEREOF we have set our hands and seals this 30th day of December, 1993.

Rodney A. Badger  
Rodney A. Badger  
Virginia P. Badger

STATE OF OREGON  
COUNTY OF JACKSON

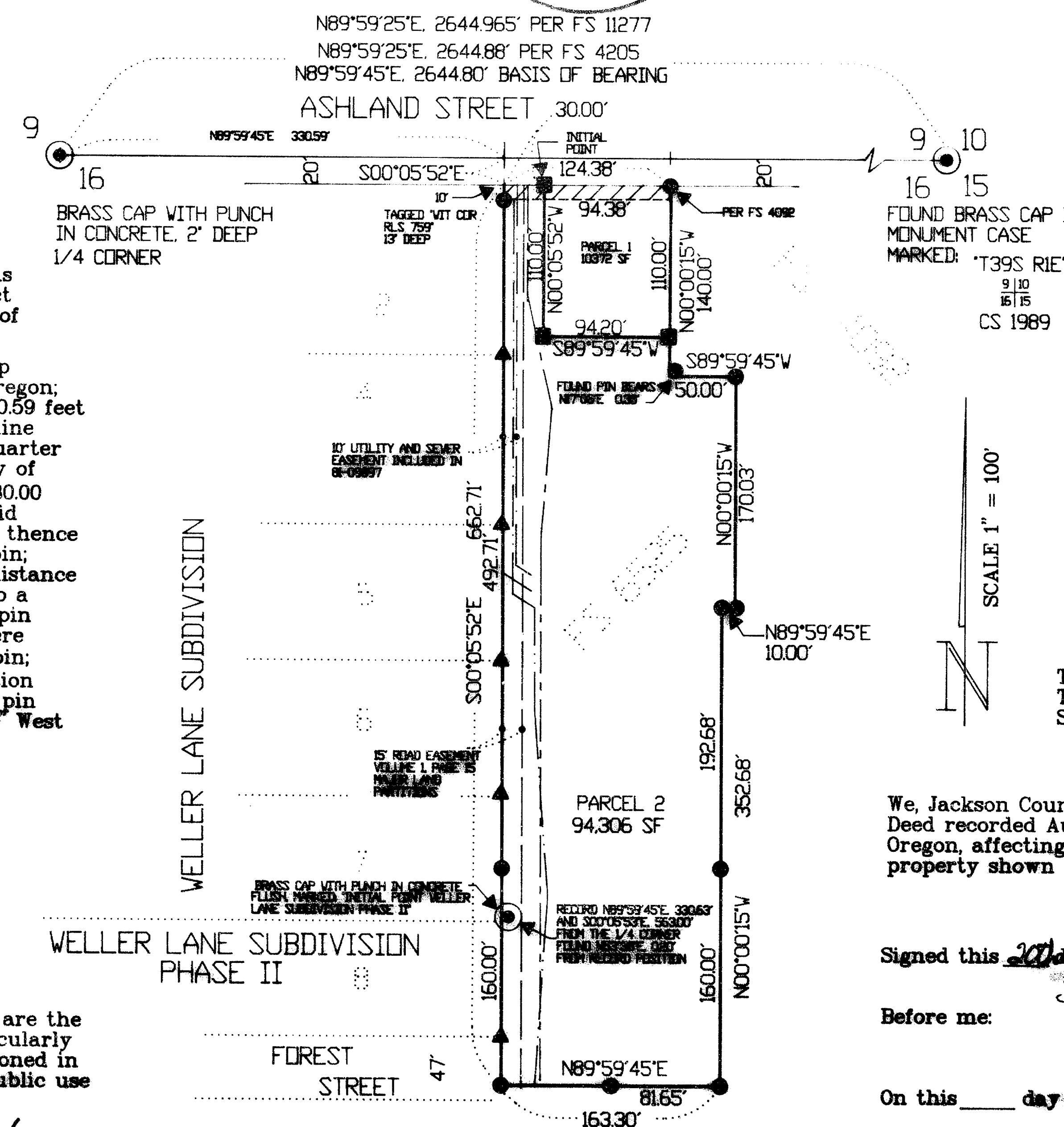
Personally appeared the above named Rodney A. Badger and Virginia P. Badger, and  
acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 30th day of December, 1993.

NOTARY PUBLIC FOR THE STATE OF OREGON  
MY COMMISSION EXPIRES 8-27-95

39 1E 16AB T.L. 2000

\*\* RECEIVED \*\*  
Date 1-14-94 By [Signature]  
This survey consists of:  
1. [Signature] Map  
1. [Signature] Narrative  
JACKSON COUNTY  
SURVEYOR



- LEGEND
- FOUND 5/8" STEEL PIN WITH PLASTIC CAP STAMPED "E.L. SWAIN-RLS759" PER FS 6525, EXCEPT WHERE NOTED
  - ⊙ BRASS CAP MONUMENT FOUND AS NOTED
  - SET 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED "BOVA LS 2418"
  - ▲ MONUMENT NOT TIED ON THIS SURVEY
- FS = FILED SURVEY  
PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER ELECTRIC, CABLE TV AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE  
SF = SQUARE FEET

- ▨ 10 FOOT WIDE PUE AND SIDEWALK EASEMENT DEDICATED HEREON
  - APPROXIMATE CENTERLINE OF 15' WIDE EASEMENT PER 81-09897, INDETERMINATE DESCRIPTION
  - CENTERLINE OF 15' WIDE EASEMENT PER 81-19703
- NOTE: DITCH AND PIPELINE RIGHT OF WAY PER VOLUME 154, PAGE 142 IS NOT LOCATABLE

BASIS OF BEARINGS  
TRUE MERIDIAN AT THE NORTH-SOUTH CENTERLINE OF SECTION 16 AS DERIVED FROM THE JACKSON COUNTY SURVEYOR'S 1968 N.O.A.A. NET. REFERENCE BEARING FOR THIS SURVEY TAKEN FROM SECTION LINE MONUMENTS AS SHOWN ON FS 6525.

We, Jackson County Federal Savings and Loan Association, the undersigned beneficiary of that Trust Deed recorded August 25, 1986, as Document No. 86-16432 of Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

Signed this 20th day of December, 1993  
Before me: Virginia J. Barn  
Title: Vice President

On this 04-18-94 day of 1993

We, Rogue Federal Credit Union, the undersigned beneficiary of that Trust Deed recorded July 24, 1990 as Document No. 90-18385 of Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed, all property shown hereon as dedicated to the public for public use.

Signed this 28th day of December, 1993

Before me: [Signature]  
Title: [Signature]

On this 28th day of December, 1993

I CERTIFY THIS PLAT TO BE AN EXACT  
PHOTOGRAPHY OF THE ORIGINAL  
[Signature]

FOUND BRASS CAP WITH PUNCH MARK  
IN CONCRETE, EXPOSED 5"  
MARKED: US COAST AND GEODETIC SURVEY  
TRIANGULATION STATION  
ASHLAND 1952

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

SURVEY FOR: RODNEY A. BADGER  
610 ASHLAND STREET  
ASHLAND, OR 97520

LOCATION: THE NORTHEAST QUARTER OF SECTION  
16, TOWNSHIP 39 SOUTH, RANGE 1 EAST  
OF THE WILLAMETTE BASE AND  
MERIDIAN, CITY OF ASHLAND, JACKSON  
COUNTY, OREGON

PURPOSE: TO CREATE TWO PARCELS AND PUBLIC  
UTILITY EASEMENT PER PLANNING  
ACTION #92-102.

PROCEDURE: UTILIZING EXISTING MONUMENTS  
FOUND AND SET IN FILED SURVEY  
NUMBER 6525 FOR THE BOUNDARIES  
OF ASHLAND STREET, OR 81-09899,  
OR 81-09898, AND OR 80-14151,  
I SET MONUMENTS AS SHOWN ON  
THE ACCOMPANYING PLAT.

BASIS OF BEARING: TRUE MERIDIAN AT THE  
NORTH SOUTH CENTERLINE OF  
SECTION 16, AS DERIVED  
FROM THE JACKSON COUNTY  
SURVEYOR'S 1968 NOAA NET.  
REFERENCE BEARING FOR  
THIS SURVEY TAKEN FROM  
SECTION LINE MONUMENTS AS  
SHOWN ON FILED SURVEY  
NUMBER 6525.

DATE: OCTOBER, 1993

SURVEY BY: JOSEPH A. BOVA, L.S.  
45 MALLARD ST.  
ASHLAND, OR 97520  
(503) 482-4853

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Joseph A. Bova*  
OREGON  
JANUARY 23, 1990  
JOSEPH A. BOVA  
2418

EXPIRES 12-31-93

\*\* RECEIVED \*\*  
Date 1-14-94 By RF  
This survey Consists of:  
1 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR