13856

APPROVAL:

Bill Mel — Date 2/9/94

ASHLAND PLANNING COMMISSION
P.A. #93-083

APPROVAL:

Examined and approved this 31st day of January, 1994.

James H Olson
City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of June 8, 1993, this map is hereby approved. Dated this 8th day of February, 1994.

Barbara A. Jenkins — President
John W. Kelly — Secretary

LAND PARTITION SURVEY

PARTITION PLAT NO. P-16-1994

located in

the NE 1/4 of Section 8, T. 39 S., R. 1 E., W.M.,
City of Ashland, Jackson County, Oregon

for

Douglass Neuman
490 Strawberry Lane
Ashland, Oregon 97520

RECORDING

FILED FOR RECORD THIS THE 14 DAY OF February, 1994 AT 3:37 O'CLOCK P M. AND RECORDED AS PARTITION PLAT NO. P-16-1994 OF THE RECORDS OF PARTITION PLATS OF JACKSON COUNTY, OREGON. INDEX VOLUME 5, PAGE 16.

Kathleen S. Beckett — COUNTY CLERK
Glenda E. Barthett — DEPUTY

COUNTY SURVEYOR FILE NO. 13856

WATER RIGHTS STATEMENT: There are no water rights appurtenant to this property.

DATE: January 13, 1994.

SURVEYOR'S CERTIFICATE

I, David A. Edwards, a Registered Professional Land Surveyor of the State Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land as 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 center one-quarter corner of Section 8, Township 39 South, Range 1 East, Willamette Meridian in Jackson County, Oregon; thence North 89° 52' 42" East , along the East-West center line of said Section, 363.48 feet to a 5/8 inch diameter steel pin marking the INITIAL POINT; thence North 4° 37' 23" East 798.40 feet to a 1/2 inch diameter iron pipe marking a point on the Southerly right of way line of Strawberry Lane; thence North 83° 00' 25" East, along said Southerly line, 64.23 feet to a 1/2 inch diameter iron pipe; thence North 84° 10' 00" East, along said Southerly line, 235.71 feet to a 5/8 inch diameter iron rod; along the arc of a 25.00 foot radius curve to the right, being concave to the southwest and having a long chord which bears South 49° 07' 59" East 36.39 feet, a distance of 40.75 feet to a 5/8 inch diameter iron rod marking a point on the Westerly right of way line of Hitt Road; thence southerly along said Westerly line the following courses and distances: South 2° 25' 58" East 158.04 feet to a 3/4 inch diameter iron rod; along the arc of a 379.57 foot radius curve to the right, being concave to the West and having a long chord which bears South 5° 24' 17" West 103.52 feet, a distance of 103.84' to a 3/4 inch diameter iron rod; South 13° 14' 31" West 137.83 feet to a 5/8 inch diameter iron rod; along the arc of a 130.80 foot radius curve to the right, being concave to the northwest and having a long chord which bears South 49° 17' 12" West 153.93 feet, a distance of 164.57 feet to a 5/8 inch diameter iron rod; South 85° 19' 52" West 1.00 foot; along the arc of a 95.42 foot radius curve to the left, being concave to the southeast and having a long chord which bears South 22° 48' 41" West 169.31 feet, a distance of 208.24 feet to a 5/8 inch diameter iron rod; South 39° 42' 31" East 164.02 feet to a 5/8 inch diameter iron rod; along the arc of a 255.00 foot radius curve to the right, being concave southwest and having a long chord which bears South 36° 11' 12" East 31.33 feet, a distance of 31.35 feet to a 5/8 inch diameter iron rod marking a point on said East-West center line of Section 8; thence leaving said Westerly right of way line of Hitt Road South 89° 52' 42" West 295.47 feet to the initial point.

David A. Edwards
Surveyor

* * RECEIVED * *
Date 2-14-94 By
This survey Consists of:
2 sheet(s) Map
1 sheet(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
David A. Edwards
OREGON
JULY 26, 1988
DAVID A. EDWARDS
2339
Expires 12/31/95

I certify this plat to be an exact photocopy of the original.
David A. Edwards
SURVEYOR

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that we, Douglass Neuman and Rebecca Neuman, husband and wife, are the owners in fee simple of the lands described hereon in the "Surveyor's Certificate" and that we have caused the partitioning as shown hereon. We do hereby dedicate to the City of Ashland the overhead power easement as shown hereon.

Douglass Neuman — Douglass Neuman
Rebecca Neuman — Rebecca Neuman

STATE OF OREGON)
County of Jackson) ss January 14 A.D., 1994.

Personally appeared before me the above named Douglass Neuman, Rebecca Neuman and Reed Slatkin, each of whom did acknowledge the foregoing instrument to be their voluntary act and deed.

Before me: Toni R. Clark
TONI R. CLARK
NOTARY PUBLIC - OREGON
My Commission Expires [illegible] 1994

Examined and approved as required by O.R.S. 92.100 this 14th day of February, 1994.

Ron Lindsey
Assessor, Department of Assessment

All taxes , fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of Feb 14, 1994.

Jerry Haught Deputy
Tax Collector

T39-1E-8AC Tax Lot 201

13856

LAND PARTITION SURVEY

PARTITION PLAT NO. P-16-1994

located in

the NE 1/4 of Section 8, T. 39 S., R. 1 E., W.M.,
City of Ashland, Jackson County, Oregon

for

Douglass Neuman
490 Strawberry Lane
Ashland, Oregon 97520

SURVEYED BY: *Edwards Surveying and Land Planning, Inc.*
816 W. 8th Street
Medford, Oregon 97501
Phone: (503) 776-2313

REGISTERED PROFESSIONAL LAND SURVEYOR
David A. Edwards
OREGON
EXP. JUL. 1988
DAVID A. EDWARDS
2339
Expires 12/31/93

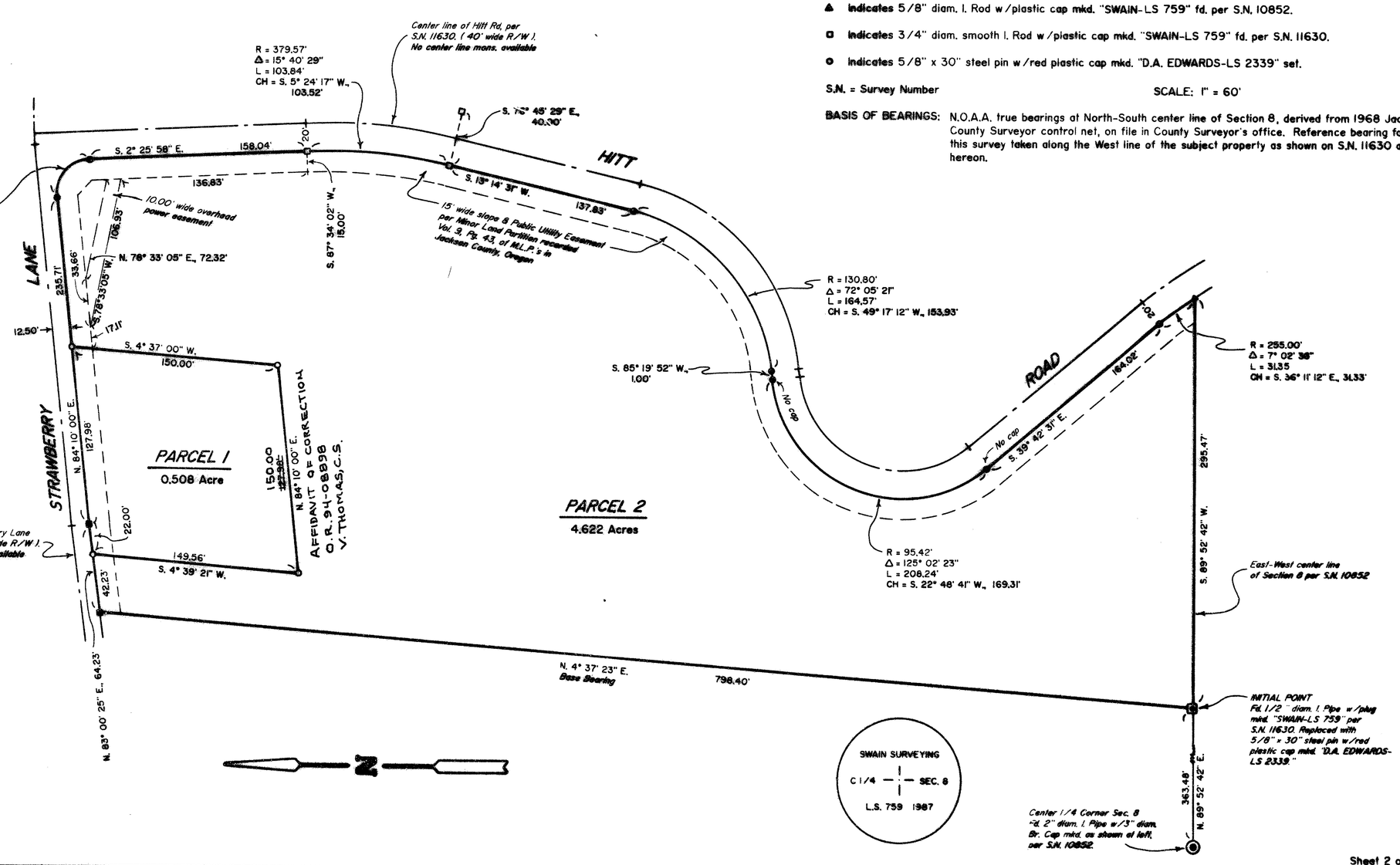
LEGEND

- ● **Indicates** 5/8" diam. I. Rod w/plastic cap mkd. "SWAIN-LS 759" fd. per S.N. 11630.
- ■ **Indicates** 1/2" diam. I. Pipe w/plastic plug mkd. SWAIN-LS 759" fd. per S.N. 11630.
- ▲ **Indicates** 5/8" diam. I. Rod w/plastic cap mkd. "SWAIN-LS 759" fd. per S.N. 10852.
- ◻ **Indicates** 3/4" diam. smooth I. Rod w/plastic cap mkd. "SWAIN-LS 759" fd. per S.N. 11630.
- ○ **Indicates** 5/8" x 30" steel pin w/red plastic cap mkd. "D.A. EDWARDS-LS 2339" set.

S.N. = Survey Number

SCALE: 1" = 60'

BASIS OF BEARINGS: N.O.A.A. true bearings at North-South center line of Section 8, derived from 1968 Jackson County Surveyor control net, on file in County Surveyor's office. Reference bearing for this survey taken along the West line of the subject property as shown on S.N. 11630 and hereon.



I certify this plat to be an exact photocopy of the original.
David A. Edwards
SURVEYOR

NOTE: Underground telephone line easement per Doc. No. 88-20409 does not appear to to affect the lands shown hereon because said easement falls within the 15 foot wide slope & P.U.E. as shown hereon.

T39-1E-8AC Tax Lot 201

Sheet 2 of 2

Edwards Surveying & Land Planning Inc.

816 West 8th Street
Medford, OR 97501
Tel.: (503) 776-2313
FAX: (503) 776-9978

223 SW "I" Street
Grants Pass, OR 97526
Tel.: (503) 471-7059
FAX: (503) 471-7809

SURVEYING • ENGINEERING • PLANNING

SURVEY NUMBER 13856

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250, OREGON REVISED STATUTES

SURVEY FOR: Douglass Neuman
490 Strawberry Lane
Ashland, Oregon 97520

LOCATION: In the NE 1/4 of Section 8, T. 39 S., R. 1 E., W.M., City of Ashland in Jackson County, Oregon.

PURPOSE: Land Partition; P.A. No. 94-017: To locate and monument the new boundaries of Parcel 1 as shown on the accompanying plat and to prepare and record said plat for the purpose of creating Parcels 1 and 2 as shown.

PROCEDURE: Utilizing for control the found monuments per Surveys Numbered 10852 and 11630, determined the boundaries of the parent tract to be as shown. Monuments set on this survey consist of 5/8" x 30" steel pins with red plastic caps mkd. "D.A. EDWARDS-LS 2339".

BASIS OF BEARINGS: True Meridian at the North-South center line of Section 8 as derived from the 1968 Jackson County Surveyor N.O.A.A. net. Reference bearing for this survey taken from monuments along the West line of the subject property as shown on S.N. 11630 and on the attached plat.

EQUIPMENT: Nikon DTM-A5 Electronic Total Station.

DATE COMPLETED: January 13, 1994.

* * RECEIVED * *
Date 2-14-94 By BC
This survey Consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
David A. Edwards
OREGON
JULY 26, 1968
DAVID A. EDWARDS
2339
Expires 12/31/95

T39-1E-8AC Tax Lot 201.

94-08898

5 00
6 00
12:03

Edwards Surveying & Land Planning Inc.

DARREL W. EDWARDS
OREGON REG. 741
ARIZONA REG. 9746

DAVID A. EDWARDS
OREGON REG. 2339

REGISTERED LAND SURVEYORS
823 WEST 8TH ST.
MEDFORD, OREGON 97501
(503) 776-2313 • (503) 471-7059

13856

AFFADAVIT OF CORRECTION

Be it hereby noted that the distance shown as 127.98 feet for the South line of Parcel 1 of Partition Plat No. P-16-1994 of the records of Partition Plats of Jackson County, Oregon and filed as Survey Number 13856 in the office of the Jackson County Surveyor should be corrected to read 150.00 feet.

Date: 3-9-1994 David A. Edwards
David A. Edwards R.P.L.S. No. 2339
Medford, Oregon

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David A. Edwards
OREGON
JULY 26, 1988
DAVID A. EDWARDS
2339
Expires 12/31/95

STATE OF OREGON)
County of Jackson) ss

Personally appeared the above named David A. Edwards, Registered Professional Land Surveyor, and acknowledged the foregoing to be his voluntary act and deed, before me this 9th day of March, 1994.

Before me: Toni R. Clark
TONI R. CLARK
NOTARY PUBLIC – OREGON
My Commission Expires March 10, 1994

CERTIFICATION

I, Verlyn Thomas, Jackson County Surveyor, hereby certify that I have examined this Affidavit of Correction, and that the changes are permitted in accordance with Chapter 209, Paragraph 255, Oregon Revised Statutes.

Verlyn Thomas
Verlyn Thomas, Jackson County Surveyor

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

12:03 MAR 09 1994 P M.

KATHLEEN S. BECKETT
CLERK and RECORDER
By Joy Ramsey Deputy