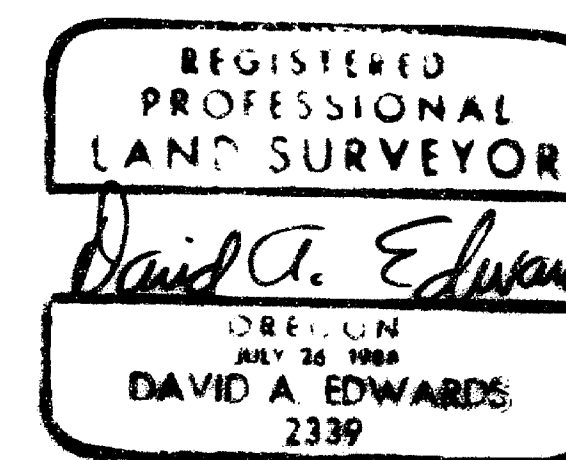


# LAND PARTITION SURVEY PARTITION PLAT NO. *P-28-1994*

located in  
Lots 11 and 12 of W.C MYER ADDITION to the  
the City of Ashland and the NE 1/4 of Section 5,  
T. 39 S., R. 1 E., W.M., in Jackson County, Oregon.

for  
**Frank Coffey**  
309 Sheridan Street  
Ashland, Oregon 97520

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



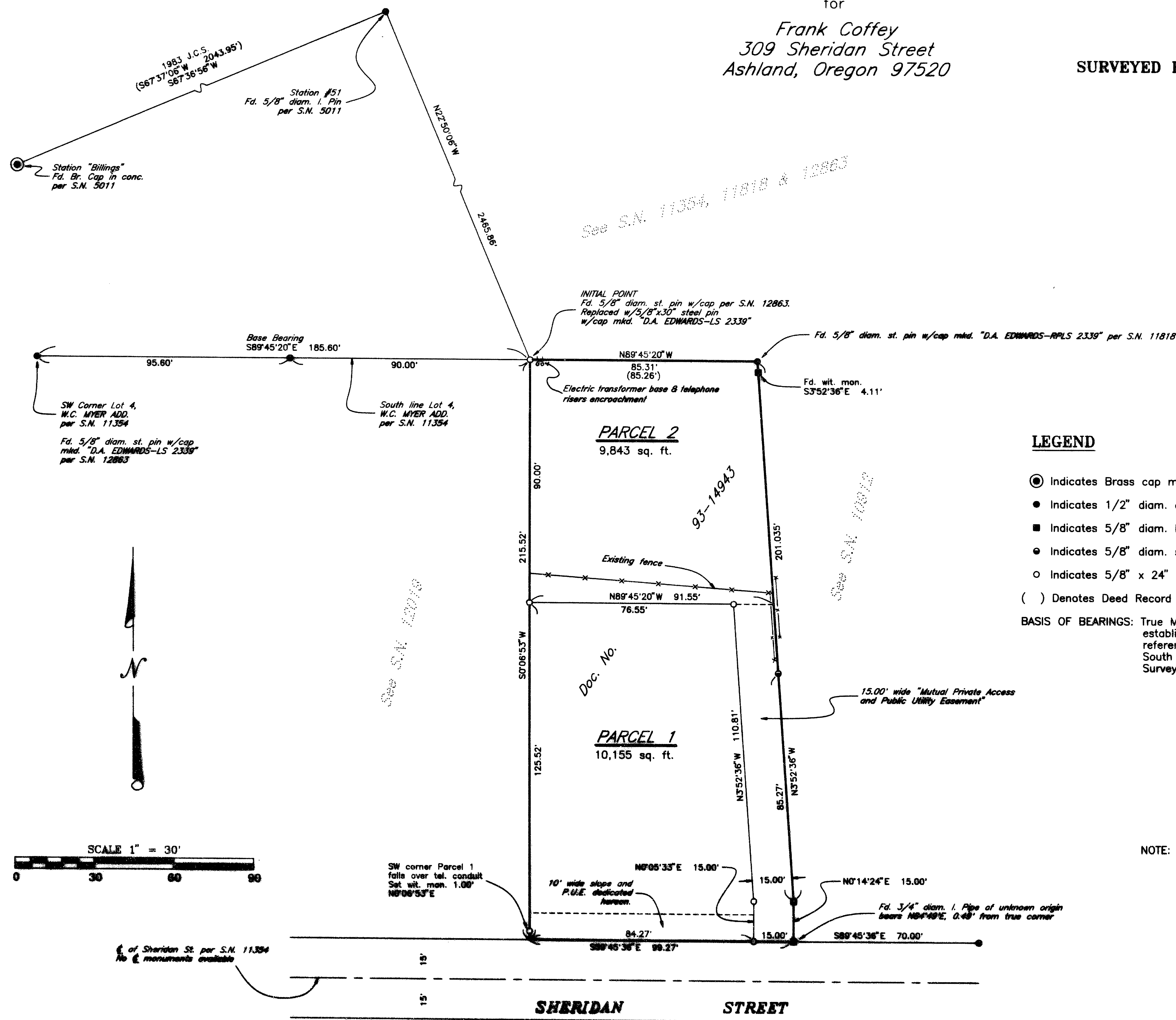
I certify this plat to be an  
exact photocopy of the original.  
*David A. Edwards*  
SURVEYOR

### LEGEND

- ⊙ Indicates Brass cap mon. as noted.
- Indicates 1/2" diam. galv. l. Pipe w/plug mkd. "SWAIN-LS 759" fd. per S.N. 11354 unless noted otherwise.
- Indicates 5/8" diam. l. Pin w/cap mkd. "SWAIN-RLS 759" fd. per S.N. 5206.
- Indicates 5/8" diam. steel pin w/cap mkd. "DW EDWARDS-LS 741" fd. per S.N. 10912.
- Indicates 5/8" x 24" steel pin w/cap mkd. "D.A. EDWARDS-LS 2339" set unless noted otherwise.
- ( ) Denotes Deed Record data. J.C.S. = Jackson County Surveyor

**BASIS OF BEARINGS:** True Meridian at North-South center line Section 5, as derived from the N.O.A.A. net established in 1968 and on file in the office of the Jackson County Surveyor. The reference line for bearing control for this survey was taken from monuments on the South line of Lot 4, W.C. MYER ADD., as shown hereon and as referenced on filed Survey No. 11354 in the office of the Jackson County Surveyor.

NOTE: Easement for existing water line per Vol. 265, Pg. 262 gives no specific location.



# 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 13909

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

SURVEY FOR: Frank Coffey  
309 Sheridan Street  
Ashland, Oregon 97520

LOCATION: In Lots 11 and 12 of W.C. MYER ADDITION to  
the City of Ashland and the NE 1/4 of  
Section 5, T. 39 S., R. 1 E., W.M., in Jackson  
County, Oregon.

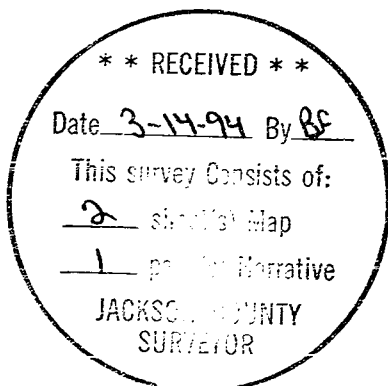
PURPOSE: Land Partition; P.A. No. 93-014: To locate and  
monument the boundaries of Parcel 1 and  
Parcel 2 as shown on the accompanying plat and  
to prepare and record said plat for the purpose  
of creating Parcels 1 and 2 and certain  
easements as shown.

PROCEDURE: Utilizing for control the found monuments per  
Surveys Numbered 10912, 11354, 11818, 5206 and  
12019, determined the boundaries of the parent  
tract to be as shown. Monuments set on this  
survey consist of 5/8" x 24" or 30" steel pins  
with red plastic caps mkd. "D.A. EDWARDS-  
LS 2339".

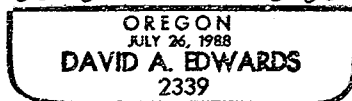
BASIS OF  
BEARINGS: True Meridian at the North-South center line of  
Section 5 as derived from the 1968 Jackson  
County Surveyor N.O.A.A. net. Reference bearing  
for this survey taken from monuments along the  
South line of Lot 4, W.C. MYER ADD. as shown on  
S.N. 11354 and on the attached plat.

EQUIPMENT: Nikon DTM-A10LG Electronic Total Station.

DATE  
COMPLETED: February 4, 1994.



*David A. Edwards*



Expires 12/31/95

# LAND PARTITION SURVEY PARTITION PLAT NO. P-28-1994

### RECORDING

FILED FOR RECORD THIS THE 14 DAY OF March, 1994 AT 3:33 O'CLOCK  
P. M. AND RECORDED AS PARTITION PLAT NO. P-28-1994 OF THE RECORDS  
OF JACKSON COUNTY, OREGON. INDEX VOLUME 5, PAGE 28.

Kathleen S Beckett County Clerk  
Jay A Ramites Deputy

COUNTY SURVEYOR FILE NO. 13909

DATE: February 4, 1994

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

### APPROVAL:

Barbara P. Dennis 3/8/94  
ASHLAND PLANNING COMMISSION DATE  
P.A.# 93-014

### APPROVAL:

Examined and approved this 22nd day of February, 1994.

James H. Olson  
City Surveyor

located in  
Lots 11 and 12 of W.C MYER ADDITION to the  
the City of Ashland and the NE 1/4 of Section 5,  
T. 39 S., R. 1 E., W.M., in Jackson County, Oregon.

for  
Frank Coffey  
309 Sheridan Street  
Ashland, Oregon 97520

We certify that pursuant to authority granted to us by the Ashland Planning Commission in  
open meeting of MARCH 9, 1993, this map is hereby approved.

Dated this 9th day of March, 1994.

Barbara P. Dennis President  
John McLaughlin Secretary

### SURVEYOR'S CERTIFICATE

I, David A. Edwards, a Registered Professional Land Surveyor of the State of Oregon, do hereby  
certify that I have correctly surveyed and marked with the 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 Southwest corner of Lot 4, W.C. MYER ADDITION to the City of Ashland, according to the  
Official plat thereof, now of record in Jackson County, Oregon; thence South 89° 45' 20" East, along the south  
line of said Lot 4, 185.60 feet to a 5/8 inch diameter steel pin marking the Northwest corner of tract described  
in Document Number 93-14943, Official Records for said County and State said point being also the INITIAL POINT;  
thence South 0° 06' 53" West 215.52 feet to the Southwest corner of said tract; thence South 89° 45' 36" East  
99.27 feet to the Southeast corner of said tract; thence North 0° 14' 24" East, along the East line of said tract  
described in Document Number 93-14943, 15.00 feet; thence North 3° 52' 36" West 201.035 feet to the Northeast corner  
of said tract; thence North 89° 45' 20" West 85.31 feet to the initial point.

I certify this plat to be an  
exact photocopy of the original.

David A. Edwards  
SURVEYOR

David A. Edwards  
Surveyor

Examined and approved as required by O.R.S. 92.100 this 10th day of March, 1994.

Don Lundberg Deputy  
Assessor, Department of Assessment

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

MARCH 10, 1994

John J. Logue  
Tax Collector

### DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that I, Francis Y. Coffey, am the owner in fee simple  
of the lands described hereon in the "Surveyor's Certificate" and that Folker Weiss is a  
beneficiary interest holder in said lands and that we have caused the partitioning as shown  
hereon. We do hereby dedicate to the City of Ashland the 10.00 foot wide road slope and Public  
Utility Easement and the 15.00 foot wide Public Utility Easement as shown hereon. That portion  
of Parcel 2 situated within the 15.00 foot wide "Mutual Private Access and Public Utility Easement"  
as shown hereon, shall be utilized for mutual ingress and egress to Parcel 1 and Parcel 2.  
Restrictions of any kind, maintenance of said "Mutual Private Access", and to the extent these  
or any other provisions that are felt necessary by the dedicators herein, shall be set forth as  
encumbrances in the deed conveying said parcels of land to the new landowners, their heirs, assigns  
or successors in interest. Public and private emergency vehicles shall have the right of ingress  
and egress over and across said "Mutual Private Access Easement". TCI Cablevision or their successors  
in interest shall have the right to install and maintain underground television cables in those "Public  
Utility Easements" as shown hereon.

Francis Y. Coffey Francis Y. Coffey  
Folker Weiss Folker Weiss

STATE OF OREGON )  
County of Jackson ) ss February 10 & 11, 1994.

Personally appeared before me the above named Francis Y. Coffey and Folker Weiss, each of whom  
did acknowledge the foregoing to be their voluntary act and deed.

Before me: Tom R. Clark

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

\*\* RECEIVED \*\*  
Date 3-14-94 By GF  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
David A. Edwards  
DAVID A. EDWARDS  
2339  
Expires 12/31/95