

# LAND PARTITION SURVEY PARTITION PLAT No. P-37-1994

APPROVAL: [Signature]  
ASHLAND PLANNING COMMISSION  
PA 94-019

4/7/94  
Date

located in  
NW 1/4 of Sec 13, T39S, R1E, WM.  
2895 Highway 66  
City of Ashland, Jackson County, Oregon

### ASSESSMENT AND TAXATION:

Examined and approved by O.R.S. 92.100 as of  
the 13 day of APRIL, 1994.

[Signature] DEPUTY  
Assessor, Department of Assessment

### APPROVAL:

Examined and approved this 6th day of April, 1994

[Signature]  
City Surveyor

for  
**John R. and Feather W. King**  
165 Reiten Drive  
Ashland, Oregon

All taxes, fees, assessments or other charges  
as required by O.R.S. 92.095 have been paid as of  
the 13th day of April, 1994.

[Signature] Deputy  
Tax Collector

We certify that, pursuant to authority granted to us by the  
Ashland Planning Commission in open meeting on the 5th  
day of February, 1994, this plat is hereby approved.  
Dated this 6th day of April, 1994.

[Signature]  
President

[Signature]  
Secretary

March 10, 1994

### RECORDING:

Filed for record this 13 day of April,  
1994, at 12:02 O'Clock, P.M. and recorded as  
Partition Plat No. P-37-1994 of Records  
of Jackson County, Oregon.  
INDEX VOLUME 5 PAGE 37

[Signature] County Clerk  
[Signature] Deputy

County Surveyor File No. 13956

### \*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS, that we, James C. Miller III, owner in fee simple of the lands hereon described, George W. Pearson, Jr., owner of that unrecorded contract of sale, a memorandum of which was recorded in Document No. 90-17567 of the Official Records of said Jackson County and acquired in Jackson County Circuit Court Case No. 91-1302-D-3, and John R. King and Feather W. King, husband and wife, owners by way of an unrecorded contract of sale, a memorandum of which was recorded in Document No. 92-26451 of the Official Records of said Jackson County, 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 do hereby dedicate to the City of Ashland each area designated hereon as a "public utility easement", which shall be utilized for the installation and maintenance of utilities. TCI Cablevision or their successors in interest shall have the right to install and maintain television cables in said utility easement. Also, that 10 foot wide strip abutting the right of way of Highway 66 along its entire frontage along Parcels 1, 2 and 3 is hereby dedicated to the public as a "roadway slope easement" and also as an "irrigation easement" for the installation and maintenance of facilities for the conveyance of irrigation water. Parcels 1 and 2 shall not have direct access to or from Highway 66, but shall have said access over and across that portion of Parcel 3 designated hereon as an "access easement".

IN WITNESS WHEREOF, we have set our hands and seals this 1st day of April, 1994.

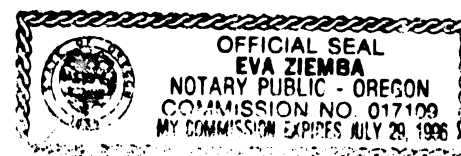
[Signature]  
James C. Miller, III  
[Signature]  
John R. King

[Signature]  
George W. Pearson, Jr.  
[Signature]  
Feather W. King

STATE OF OREGON )  
County of Jackson ) ss

On this the 4th day of April, 1994, personally appeared before me James C. Miller, III, and acknowledged the foregoing instrument to be his voluntary act and deed.

[Signature]  
Notary Public



STATE OF OREGON )  
County of Jackson ) ss

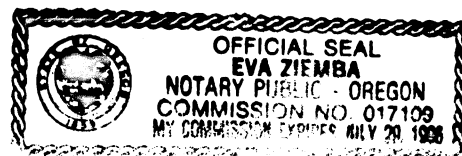
On this the 5th day of April, 1994, personally appeared before me George W. Pearson, Jr., and acknowledged the foregoing instrument to be his voluntary act and deed.

[Signature]  
Notary Public

STATE OF OREGON )  
County of Jackson ) ss

On this the 1st day of April, 1994, personally appeared before me John R. King and Feather W. King, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

[Signature]  
Notary Public



### \*\*\* SURVEYOR'S CERTIFICATE \*\*\*

STATE OF OREGON )  
County of Jackson ) ss

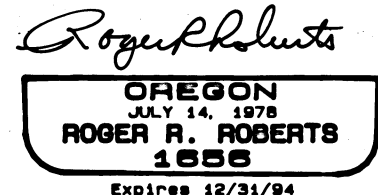
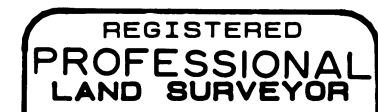
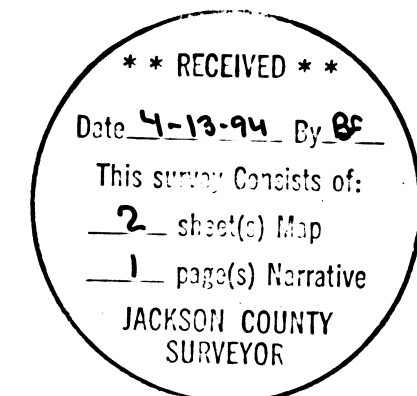
I, Roger R. Roberts, a duly Registered Surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundaries:

Commencing at the Section corner common to Sections 11, 12, 13 and 14 in Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence East 203.67 feet (record 203.59 feet) to a point on the northeasterly boundary of the right of way of Oregon State Highway No. 66; thence South 38°44'00" East, along said right of way boundary, 395.56 feet (record 395.52 feet) to the most westerly corner of that parcel described in Instrument No. 90-17684 of the Official Records of said Jackson County, for the INITIAL POINT OF BEGINNING; thence continuing South 38°44'00" East, along said right of way boundary, 289.92 feet (record 290.00 feet) to a 5/8 inch diameter iron pin, said iron pin marking the northwest corner of that tract described in Instrument No. 69-09706 of said Official Records; thence, leaving said right of way boundary, North 50°27'45" East 199.98 feet (record North 50°28' East 200.00 feet) to a 5/8 inch diameter iron pin at the northeast corner of said described tract; thence South 38°43'00" East 300.14 feet (record South 38°44' East 300.00 feet) to a 5/8 inch diameter iron pin located at the southeast corner of said described tract; thence along the northwest boundary of that tract described in Instrument No. 77-16661 of said Official Records North 50°26'08" East 282.68 feet (record North 50°28' East 282.57 feet) to the most easterly corner of said parcel described in Instrument No. 90-17684 of said Official Records; thence North 39°32'00" West 589.94 feet to a 5/8 inch diameter iron pin at the most northerly corner of said described parcel; thence South 50°27'10" West (record South 50°28' West) 474.33 feet to the initial point of beginning.

### LANDMARK SURVEYING

Roger R. Roberts  
205 West Ninth Street  
Medford, Oregon 97501  
Tel: (503) 772-6053

(92-019)



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

[Signature]  
Surveyor



SURVEY NO. 13956

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 205.250  
OREGON REVISED STATUTES

SURVEY FOR: Feather W. and John R. King  
165 Reiten Drive  
Ashland, Oregon

LOCATION: Northwest quarter of Section 13 in Township 39 South,  
Range 1 East of the Willamette Meridian, City of  
Ashland, Jackson County, Oregon.

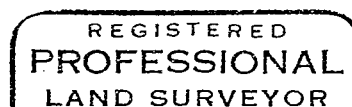
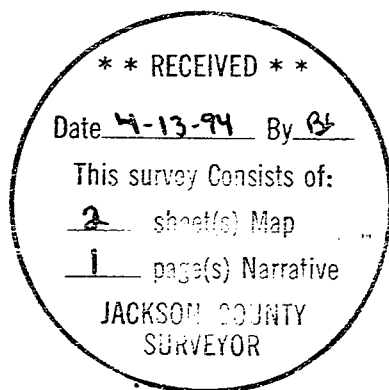
PURPOSE: Partition the parent tract into 3 parcels by Minor Land  
Partition as approved by the Ashland Planning  
Commission, PA 94-019.

PROCEDURE: The parent tract was surveyed by this office by Filed  
Survey No. 13090, which was a retracement of Filed  
Survey No. 9962. All exterior boundary monuments set or  
found on Survey No. 13090 were found to be in good  
condition and conform to the earlier measurements.

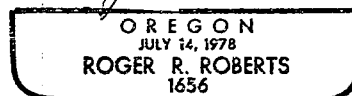
The parent tract was then divided and monumented into three parcels  
as shown on the map.

Basis of bearing: Filed Survey No. 13090.

Date: March 10, 1994



*Roger R. Roberts*



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