

APPROVAL:

Bill Paul
ASHLAND PLANNING DEPARTMENT

4/15/94
DATE

LAND PARTITION SURVEY
PARTITION PLAT No. P-44-1994

COUNTY SURVEYOR FILE NO. 13976

PLANNING ACTION NO. #94-027
BOUNDARY LINE ADJUSTMENT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8
TOWNSHIP 39 SOUTH, RANGE 1 EAST
WILLAMETTE MERIDIAN, CITY OF ASHLAND
JACKSON COUNTY, OREGON

RECORDING

FILED FOR RECORD THIS 25 DAY OF April, 1994, AT 1:36 O'CLOCK, P.M.
AND RECORDED AS PARTITION PLAT NO. P-44-1994 OF THE RECORDS OF PARTITION PLATS
JACKSON COUNTY, OREGON.
INDEX VOLUME 5 PAGE 44

FOR
GARY & DIANE SEITZ
1136 RIL CIRCLE
ANCHORAGE, ALASKA 99504

Kathleen D. Beckett Glenda E. Bartlett
COUNTY CLERK DEPUTY

APPROVAL:

EXAMINED AND APPROVED THIS 21st DAY OF March, 1994

James Holman
CITY SURVEYOR

WE CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO US BY THE ASHLAND
PLANNING COMMISSION IN OPEN MEETING April 12, 1994 THIS MAP
IS HEREBY APPROVED.

DATED THIS 15th DAY OF April, 1994

Bertina A. Johns Bill Paul
PRESIDENT SECRETARY

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS,
THAT WE, GARY K. SEITZ AND DIANE B. SEITZ ARE THE OWNERS IN FEE SIMPLE OF THE LANDS
DESCRIBED IN THE "SURVEYOR'S CERTIFICATE" ON THIS PLAT; THAT WE HAVE ADJUSTED THE BOUNDARY
LINES AS SHOWN HEREON; THE SIZE OF THE LOTS AND THE LENGTH OF ALL LINES ARE PLAINLY SET
FORTH; THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAID BOUNDARY LINE ADJUSTMENT;
AND THAT WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE HITT ROAD RIGHT-OF-WAY
AND THE 10' PEDESTRIAN EASEMENT, AND DO HEREBY DEDICATE TO THE CITY OF ASHLAND THE NOTED
IRRIGATION EASEMENTS FOR THEIR USE IN THE OPERATION AND MAINTENANCE OF THE IRRIGATION SYSTEM.

Gary K. Seitz Diane B. Seitz
GARY K. SEITZ DIANE B. SEITZ
1136 RIL CIRCLE 1136 RIL CIRCLE
ANCHORAGE, ALASKA 99504 ANCHORAGE, ALASKA 99504

SURVEYOR'S CERTIFICATE

I, STUART M. OSMUS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN
THE STATE OF OREGON, NO. 2464, DO HEREBY 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 THE SAME; THE
FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

Beginning at a Point on the Section Line between Sections 8 and 17, Township 39 South, Range
1 East, Willamette Meridian, Jackson County, Oregon, which point is 180 feet Westerly from
the corner of Sections 8, 9, 16, and 17, said Township and Range; thence South 89° 59' 05"
West along the South line of said Section 8, a distance of 2907.09 feet (deed record is West,
37.32 chains) to the quarter corner on the South line thereof; Thence North 04° 37' 36" East,
295.53 feet (deed record is North, 4.55 chains); thence along a boundary line established by
agreement in Document No. 80-01390, Official Records, Jackson County, Oregon, East, 2287.62
feet (deed record is East, 2288 feet) to a 5/8" iron pin; thence along said boundary line,
North 69° 12' 20" East, 497.47 feet (deed record is North 69° 11' 27" East, 497.42 feet)
to a 5/8" iron pin; thence along a boundary line established by agreement in Document No.
80-01391, Official Records, Jackson County, Oregon, North 69° 12' 16" East, 313.61 feet to
a point on the Westerly right-of-way line of Granite Street, in the City of Ashland, Jackson
County, Oregon, said point being the Initial Point of this Partition; thence along said
Westerly right-of-way line of Granite Street, South 17° 35' 47" East, 49.70 feet to a
point on the Northerly line of the Albert C. Meyer Subdivision in the City of Ashland,
Jackson County, Oregon, filed in Volume 12, Page 21, Jackson County Plat Records; thence
along said Northerly line, South 69° 12' 20" West, 196.86 feet to a 5/8" iron pin at the
Northwesterly corner of said Albert C. Meyer Subdivision; thence along the Westerly line of
said Albert C. Meyer Subdivision, South 17° 37' 07" East, 377.15 feet to a point which is
108.00 feet North of the South line of said Section 8; thence parallel to said South Section
line; South 89° 59' 05" West, 135.98 feet; thence South 15° 02' 33" East, 108.72 feet to
the Point of Beginning.

Alaska
STATE OF ~~OREGON~~
COUNTY OF ~~JACKSON~~
City Anchorage

ON THIS, THE 15th DAY OF March, 1994 BEFORE ME APPEARED GARY K. SEITZ
AND DIANE B. SEITZ TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THEY
ACKNOWLEDGE SAID INSTRUMENT TO BE A FREE ACT AND DEED.

BEFORE ME: } S.S. Stuart M. Osmus
NOTARY PUBLIC
Commission Expires - 10/8/96

WATER RIGHTS STATEMENT:

SEE DOCUMENTS No. 94-01069 AND No. 94-01070 OF
THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

TAX STATEMENT

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100
THIS 25th DAY OF April, 1994.

Mark Kune, 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 4-25-94

Lisa Logue
TAX COLLECTOR

Stu M. Osmus
SURVEYOR, PLS NO. 2464

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Stu M. Osmus
OREGON
JULY 25, 1980
STUART M. OSMUS
2464
EXPIRES 12-31-94

** RECEIVED **
Date 4-25-94 By GF
This survey consists of:
2 sheet(s) Map
1 panel(s) Narrative
JACKSON COUNTY
SURVEYOR

SURVEYOR
MARQUESS & ASSOCIATES, INC.
1120 EAST JACKSON
MEDFORD, OREGON 97504
(503) 772-7115

DATE: JANUARY 17, 1994

I DO HEREBY CERTIFY THAT THIS IS A CADD
GENERATED DUPLICATE OF THE ORIGINAL PLAT.
Stu M. Osmus
SURVEYOR, PLS NO. 2464

SURVEY NO. 13976

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209
OREGON REVISED STATUTES

SURVEY FOR:

Gary & Diane Seitz
1136 Ril Circle
Anchorage, Alaska 99504

LOCATION:

Southeast 1/4 of Section 8, Township 39 South, Range 1
East, Willamette Meridian, City of Ashland, Jackson
County, Oregon.

PURPOSE:

To monument an adjusted Lot Line between two parcels owned
by the client.

EQUIPMENT:

Lietz Set 4 Total Station.

PROCEDURE:

From control points established for Recorded Survey No.
12885, a tie was made to the center 1/4 corner of Section
8. The northwest corner of Parcel B was then set at the
intersection of the center-of-section line and the north
line of Parcel B. The southeast corner of Parcel B was
set on the south line of Section 8.

BASIS OF BEARING:

The reference line for bearing control on this survey was
taken from monuments found on the south line of Section 8
as referenced on Filed Survey No. 10635 in the office of
the Jackson County Surveyor. The Basis of Bearing for
Survey No. 10635 is the True Meridian at the N-S
centerline of Section 8 as derived from the N.O.A.A. Net,
established in 1968 and on file in the office of the
Jackson County Surveyor.

DATE:

January 4, 1994

MARQUESS & ASSOCIATES, INC.
1120 East Jackson Street
P.O. Box 490
Medford, Oregon 97501
(503) 772-7115

**** RECEIVED ****
Date 4-25-94 By SE
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Stuart M. Osmus
Expires 12-31-94
OREGON
JULY 25, 1990
STUART M. OSMUS
2464

Stuart M. Osmus
Professional Land Surveyor
LS 2464
MAI Job No. 1-3621.2

T39S R1E S8DC TL 400
T39S R1E S8DD TL 900

BASIS OF BEARING

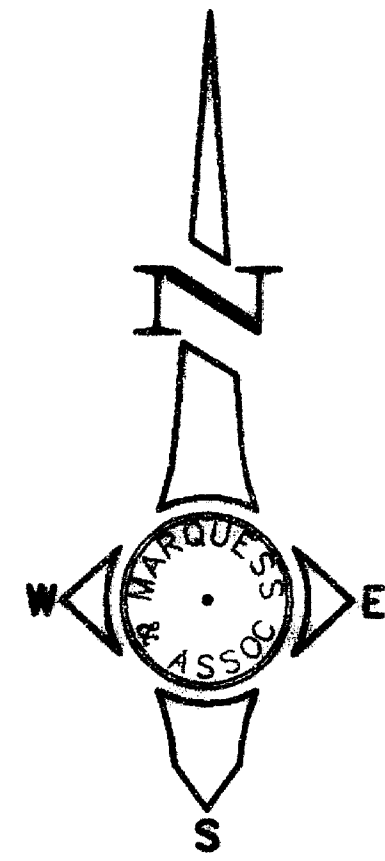
THE REFERENCE LINE FOR BEARING CONTROL FOR THIS SURVEY WAS TAKEN FROM MONUMENTS FOUND ON THE SOUTH LINE OF SECTION 8 AS SHOWN HEREON, AND AS REFERENCED ON FILED SURVEY NO. 10635 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE BASIS OF BEARING FOR SURVEY NO. 10635 IS THE TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 8 AS DERIVED FROM THE N.O.A.A. NET ESTABLISHED IN 1968 AND ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

NOTES

RECORD BEARINGS AND DISTANCES ARE FROM RS 10635 UNLESS OTHERWISE NOTED.
 FOUND PINS MARKED "BURRELL LS 638" ARE FROM THE SURVEY OF THE ALBERT C. MEYER SUBDIVISION.
 FOUND PINS MARKED "ANDREWS LS 1626" ARE FROM RS 12853

LEGEND

- ⊙ FOUND BRASS DISC AS NOTED
- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" REBAR W/CAP MARKED: MARQUESS & ASSOC
- OR JACKSON COUNTY OFFICIAL RECORDS
- DR JACKSON COUNTY DEED RECORDS
- RS RECORDED SURVEY
- IR IRON ROD (REBAR)
- (R=) RECORD SURVEY OR DEED DATA
- FD FOUND
- EASEMENTS
- PUE PUBLIC UTILITY EASEMENT



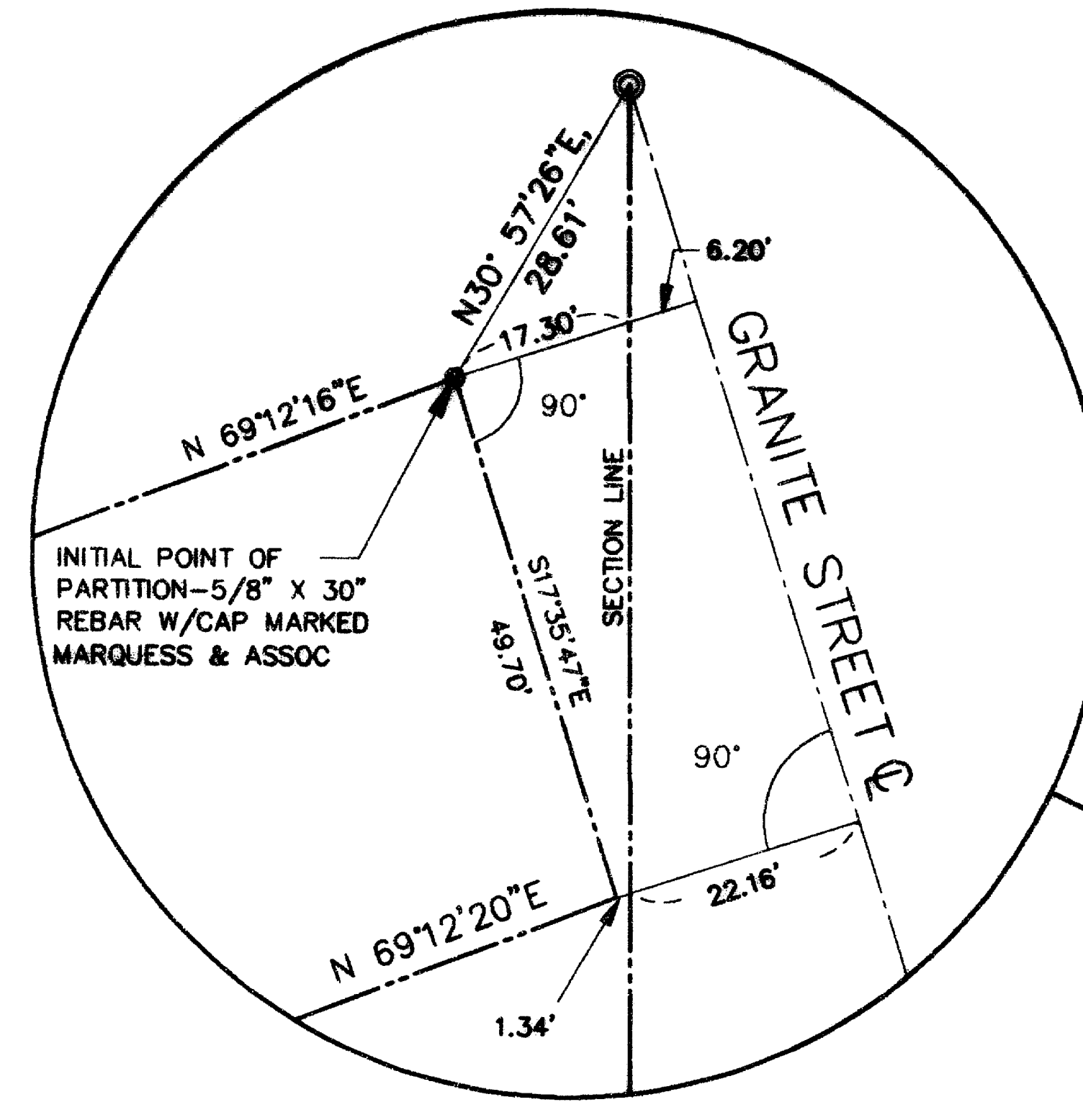
SCALE: 1"=100'

LAND PARTITION SURVEY

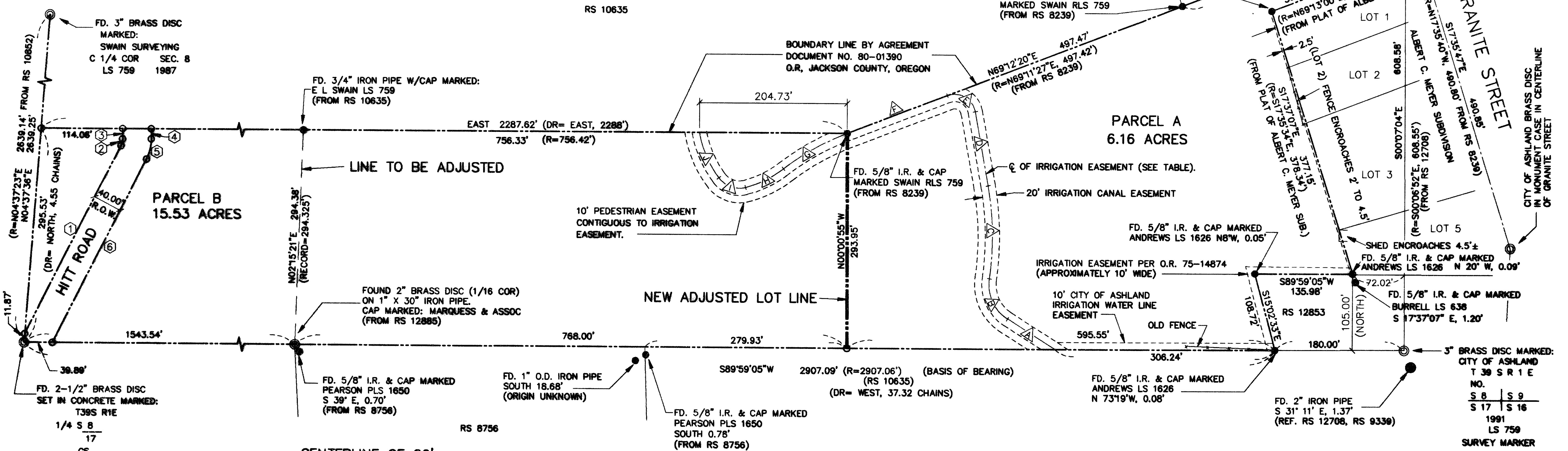
PARTITION PLAT No. P-44-1994

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8
 TOWNSHIP 39 SOUTH, RANGE 1 EAST
 WILLAMETTE MERIDIAN, CITY OF ASHLAND
 JACKSON COUNTY, OREGON

FOR
 GARY & DIANE SEITZ
 1136 RIL CIRCLE
 ANCHORAGE, ALASKA 99504



DETAIL



CENTERLINE OF 20' IRRIGATION CANAL EASEMENT

SEGMENT	RADIUS	LENGTH	DELTA	L.C.	L.C. BEARING
A	55.62	64.09	66°01'12"	77.84	N57°45'46"W
B	397.13	127.64	18°24'55"	60.61	N24°45'10"W
C				127.09	N00°57'02"W
D				102.68	N10°09'29"W
E	29.00	50.94	100°38'11"	44.64	N60°28'35"W
F				148.80	S69°12'20"W
G	350.00	101.09	16°32'58"	100.74	S60°55'51"W
H	150.00	58.98	22°31'38"	58.60	S63°55'11"W
I	35.00	41.67	68°13'15"	39.26	N70°42'22"W
J	150.00	67.96	25°57'33"	67.38	N23°36'58"W

HITT ROAD RIGHT-OF-WAY DESCRIPTION

SEGMENT	RADIUS	LENGTH	DELTA	L.C.	L.C. BEARING
1				292.26	N27°26'12"W
2	20.00	9.58	27°26'12"	9.49	N13°43'06"W
3				14.13	N00°00'00"W
4				14.13	S00°00'00"W
5	60.00	28.73	27°26'12"	28.46	S13°43'06"W
6				284.82	S27°26'12"W

I DO HEREBY CERTIFY THAT THIS IS A CADD GENERATED DUPLICATE OF THE ORIGINAL PLAT.

Stuart M. Osmus
 SURVEYOR, PLS NO. 2464

REGISTERED PROFESSIONAL LAND SURVEYOR

Stuart M. Osmus
 OREGON
 JULY 25, 1990
 STUART M. OSMUS
 # 2464
 EXPIRES 12-31-94

SURVEYOR
 MARQUESS & ASSOCIATES, INC.
 1120 EAST JACKSON
 MEDFORD, OREGON 97504
 (503) 772-7115
 MAI JOB# 1-3621.2

DATE: JANUARY 17, 1994