

**APPROVAL:**

Bill Irons 7/21/94  
ASHLAND PLANNING DEPARTMENT DATE

P.A. #94-077  
**APPROVAL**

Examined and Approved this 20th day of July, 1994.

Everett L. Kinn  
ASST City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting June 14, 1994 this map is hereby approved.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Ben O. Irons President  
John M. [unclear] Secretary

All taxes, assessments, or any other charges as required by OREGON REVISED STATUTE 92.095 have been paid as of the 28th day of July, 1994.

Mark Seune, Deputy  
Assessor, Department of Assessment

28 July 94  
Date

Lisa Logue  
Tax Collector

7-28-94  
Date

**DECLARATION**

**KNOW ALL MEN BY THESE PRESENTS,** that we

Jeffrey S. Golden and Catherine M. Golden, are the owners in fee simple of that certain real property as set forth in the Surveyor's Certificate and Margaret E. Haywood, deceased, and Claudia Lee Wilson, as joint tenants with the right of survivorship are the beneficiaries of that certain Trust Deed conveyed to American Pacific Title & Escrow Company, Trustee, from Jeffrey S. Golden and Catherine M. Golden, Grantors, as set forth in that instrument recorded as Document No. 91-03243 of the Official Records of Jackson County, Oregon. (Reference Document No. 93-22572 of the Official Records of Jackson County, Oregon for additional information about the beneficiaries as set forth hereinabove.) We do hereby dedicate and convey to the public a PEDESTRIAN WALKWAY EASEMENT over and across a strip of land 5 feet in width, situated Southerly of and contiguous to, when measured normal therefrom, the Northerly boundary line of Parcel No. 1 as set forth hereon, with the following condition. This PEDESTRIAN WALKWAY EASEMENT shall not be utilized by the Public until the 'Out Building', as shown hereon, is either removed or reconstructed so as to allow the full and unimpeded width of the dedicated easement. This 'Condition' shall terminate when either the City of Ashland's Building Department or a Standard Mortgage Certification prepared by a registered Professional Land Surveyor, verifying by letter or plat with appropriate seal and/or signature that the 'Out Building' removal or modification has been accomplished and said verification document is filed in the Official Records of Jackson County, Oregon. We do hereby consent to the land partitioning as shown hereon. Any additional Covenants, Conditions, Restrictions, and/or Maintenance Agreements that are to encumber these Parcels of land shall be set forth in separate instruments or in the deeds conveying these parcels of land to the new landowners thereof.

IN WITNESS WHEREOF, We have set our hands and seals this 15 day of July, 1994

Jeffrey S. Golden JEFFREY S. GOLDEN  
Catherine M. Golden CATHERINE M. GOLDEN

**STATE OF OREGON**

County of Jackson )  
July 15 A.D. 1994

Personally appeared the above named Jeffrey S. Golden and Catherine M. Golden, husband and wife, and acknowledge the foregoing instrument to be their voluntary act and deed.

Before me: Barbara Jones

IN WITNESS WHEREOF, I have set my hand and seal this 13 day of July, 1994

Claudia Lee Wilson  
CLAUDIA LEE WILSON

**STATE OF OREGON**

County of Jackson )  
July 13 A.D. 1994

Personally appeared the above named Claudia Lee Wilson, and acknowledge the foregoing instrument to be her voluntary act and deed.

Before me: Nancy E. Slocum

Tax Lot 1300 of Assessor's Map 39S-1E-4B

**LAND PARTITION SURVEY**  
**PARTITION PLAT No. P-74-1994**

located in  
Donation Land Claims No. 40 and 41  
in the Northwest One/Quarter of Section 4  
Township 39 South of Range 1 East of the Willamette Base and Meridian  
JACKSON COUNTY OREGON

**Jeffrey & Catherine Golden**

886 Oak Street  
Ashland, Oregon 97520

I hereby certify this plat to be an exact auto-positive copy of the original plat.

Martin C. Stewart  
SURVEYOR

**SURVEYOR'S CERTIFICATE**

I, Martin C. Stewart, registered Professional Land Surveyor of the State of Oregon No. 2057, hereby certify that this plat is conformable to the field notes and the survey has been correctly executed within the requirements and regulations of the State of Oregon and the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:---

BEGINNING at a 30 inch long by 1 inch diameter galvanized iron pipe with a yellow plastic plug marked: "Stewart LS 2057" and being situated in the Westerly right of way line of Oak Street at the INITIAL POINT of this survey, said monument bears South 74 degrees 01 minutes 42 seconds East for a distance of 440.30 feet from a found 2 inch galvanized iron pipe with 3 inch diameter bronze cap situated at the Northeast corner of Donation Land Claim No. 40, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon;

THENCE South 00 degrees 25 minutes 17 seconds West along the Westerly right of way line of Oak Street for a distance of 150.00 feet to a found 1/2 inch galvanized iron pipe situated at the Northeast corner of that tract of land as set forth in document No. 90-04296 of the Official Records of Jackson County, Oregon; THENCE leaving said Westerly right of way line, North 90 degrees 00 minutes 00 seconds West along the Northerly boundary line of that tract of land as last hereinabove referred to, for a distance of 491.82 feet to a found 5/8 inch iron rod Witness Corner; THENCE continuing along said Northerly boundary line North 90 degrees 00 minutes 00 seconds West for a distance of 40.00 feet to a point in the Easterly boundary line of that tract of land as set forth in Volume 49 Page 384 of the Deed Records of Jackson County, Oregon; THENCE leaving said Northerly boundary line and along said Easterly Boundary line as follows: North 00 degrees 05 minutes 55 seconds West for a distance of 139.76 feet to an angle point which bears South 67 degrees 53 minutes 38 seconds West for a distance of 43.14 feet from a 5/8 by 30 inch iron rod WITNESS CORNER and Reference Monument; THENCE leaving said Easterly boundary line and along the average centerline of Ashland Creek (as shown on the Ashland Creek Subdivision to the City of Ashland and filed for record on the 14th day of August, 1973 in Volume 12 Page 13 of the Record of Plats of Jackson County, Oregon), North 12 degrees 10 minutes 25 seconds East for a distance of 5.36 feet to an angle point which bears South 74 degrees 11 minutes 34 seconds West for a distance of 40.365 feet from a 5/8 by 30 inch iron rod WITNESS CORNER and Reference Monument; THENCE continuing along said average Creek centerline, North 06 degrees 55 minutes 55 seconds West for a distance of 9.58 feet to a point in the Easterly boundary line of that tract of land as set forth in Volume 49, Page 384 of the Deed Records of Jackson County, Oregon, said point bears South 87 degrees 52 minutes 19 seconds West for a distance of 40.025 feet from a 5/8 by 30 inch iron rod WITNESS CORNER and Reference Monument; THENCE leaving said average Creek centerline and continuing along said Easterly boundary line, North 00 degrees 05 minutes 55 seconds West for a distance of 122.95 feet to a point which bears North 89 degrees 49 minutes 10 seconds West for a distance of 40.00 feet from a found 5/8 inch iron rod WITNESS CORNER; THENCE leaving said Easterly boundary line, South 89 degrees 49 minutes 10 seconds East for a distance of 40.00 feet to a found 5/8 inch iron rod WITNESS CORNER; THENCE continuing South 89 degrees 49 minutes 10 seconds East for a distance of 70.00 feet to a found 2 inch galvanized iron pipe with 3 inch diameter bronze cap situated at the Northeast corner of Donation Land Claim No. 40, said Township and Range; THENCE continuing South 89 degrees 49 minutes 10 seconds East for a distance of 132.00 feet to a found 1/2 inch galvanized iron pipe with a 2.5 inch diameter brass disk situated at the West "ELL" corner of Donation Land Claim No. 41, said Township and Range; THENCE North 00 degrees 19 minutes 02 seconds East along the Westerly boundary line of Donation Land Claim No. 41 for a distance of 0.40 feet to a found 1/2 inch diameter galvanized iron pipe; THENCE leaving said Westerly boundary line, South 89 degrees 59 minutes 29 seconds East along the Northerly boundary line of that tract of land as set forth in Volume 10 Page 104 of the Deed Records of Jackson County, Oregon for a distance of 292.28 feet to a found 1/2 inch diameter galvanized iron pipe situated in the Westerly right of way line of Oak Street; THENCE leaving the last hereinabove referred to Northerly boundary line, South 00 degrees 25 minutes 17 seconds West along the said Westerly right of way line of Oak Street for a distance of 121.06 feet to the INITIAL POINT OF BEGINNING.

Together with and subject to covenants, conditions, restrictions, maintenance agreements, and easements of record as well as those apparent on the land.

file: 91e4bd1a.p11  
job: 91e4bd-1-JN-970

**RECORDING**

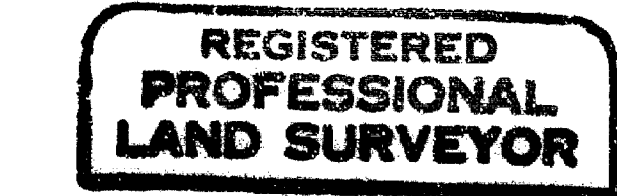
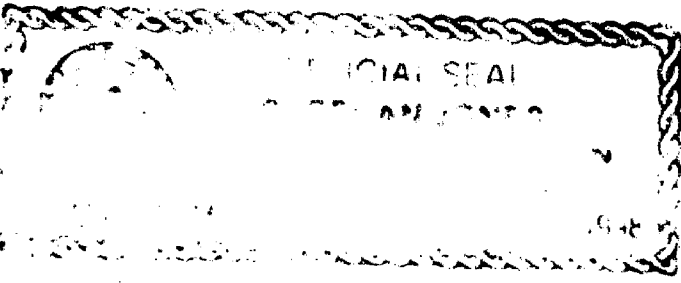
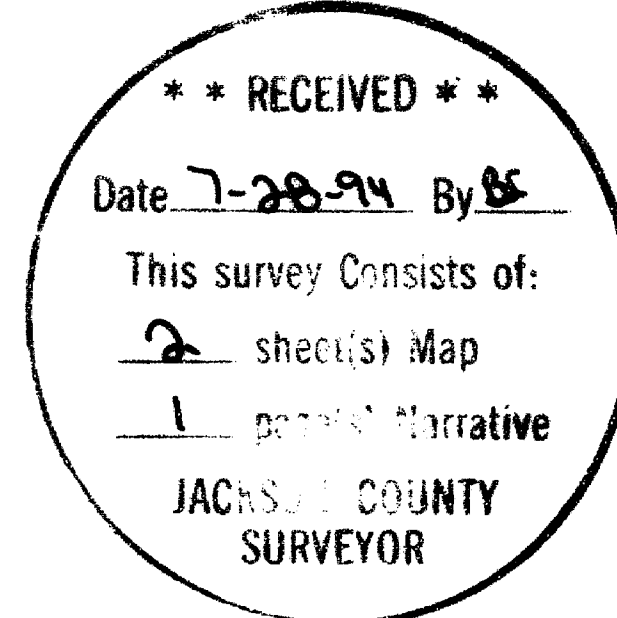
FILED FOR RECORD THIS THE 28 DAY OF July, 1994  
AT 1:44 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT No. P-74-1994  
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON  
INDEX VOLUME 5, PAGE 74

Kathleen D. Beckett Glenda E. Beckett  
County Clerk Deputy

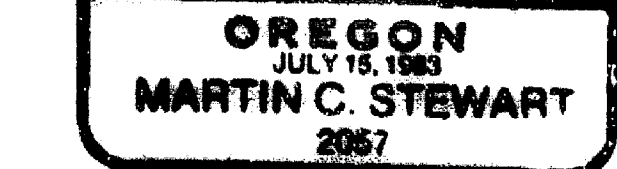
COUNTY SURVEYOR File No. 14112

**WATER RIGHTS STATEMENT**

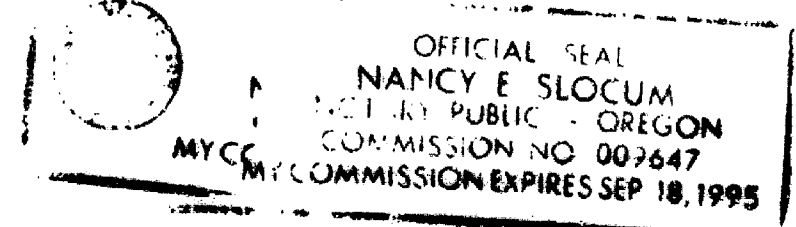
There are Water Rights appurtenant to this tract of land.  
See Document No. 89-18127 of the Official Records of Jackson County, Oregon.



Martin C. Stewart



Surveyor's Registration Expires December 31, 1994



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Martin C. Stewart*

OREGON  
JULY 15, 1983  
MARTIN C. STEWART  
2057

Surveyor's Registration  
renewal date is  
December 31, 1994

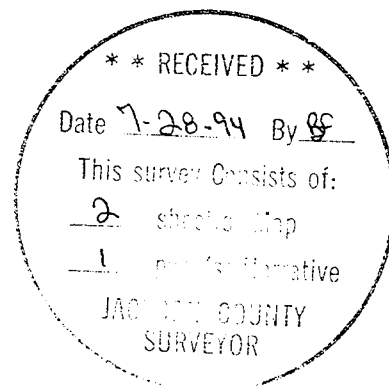
## STEWART LAND SURVEYS

6370 Highway 66

Ashland, Oregon 97520

phone (503) 488-2831

NARRATIVE of SURVEY  
to COMPLY with PARAGRAPH 209.250 of the  
OREGON REVISED STATUTES



SURVEY No. 14112

**SURVEY FOR:** Catherine and Jeffrey Golden  
886 Oak Street  
Ashland, Oregon 97520

**LOCATION:** Donation Land Claims No. 41 & 40 in the  
Northwest One/Quarter of Section 4,  
Township 39 South of Range 1 East of the Willamette  
Base and Meridian in Jackson County, Oregon.

**PURPOSE:** To create a Partition Plat

**DATE:** July 12, 1994

**BASIS of  
BEARINGS:** True Meridian at the North-South Centerline of Section  
4 of said Township and Range as derived from the 1968  
Jackson County Surveyor's control network which  
utilized National Oceanic and Atmospheric  
Administration geodetic survey monuments.

**PROCEDURE:** A thorough research of the public records revealed many  
surveys on file with Jackson County Surveyor that had established the  
Oak Street right of ways and the exterior boundaries of the subject  
partition. The encroachments, as noted on filed survey No. 11698, were  
still in existence. The magnitude of the client's outbuilding that is  
encroaching onto their northerly adjoiner was greater than that noted  
on filed survey No. 11698 by 2.9 feet (+/-) as opposed to 1.9 feet (+/-)  
at the northwest corner of said building.

The Parcel dimensions were determined according to the client's  
instructions despite the fact that the Northeast corner of Parcel No.  
2 (the Initial Point of this Partition Plat) falls in the northerly  
travel lane of the driveway to the existing house.

The change of the riparian boundaries relative to the Ashland Creek  
Subdivision, which calls for the average centerline of Ashland Creek  
as surveyed in 1973, is shown on the Partition Plat. No work was done  
to determine whether this riparian boundary change is as a result of  
accretion (slow and imperceptible changes) or avulsion (sudden and  
violent changes). Visual inspection of the present locations of the  
easterly and westerly bank's of Ashland Creek indicate man-made  
changes in their location, in particular quarried rip-rap material  
placed along the westerly bank. The noted location of a dry slough  
and the easterly boundary of the drainage easement are in the  
approximate locations of an earlier stream channel, as well. In  
summary the area lying within the drainage easement could certainly  
fall within historic flood plains of Ashland Creek with several  
previous stream channels located therein. As this area is covered  
with the said drainage easement, a riparian easement, a pedestrian  
access easement, and as a storm water easement for the Ashland Creek  
Subdivision, the reconciliation of these riparian boundaries will not  
affect the subsequent improvements or construction anticipated.

file:nrtv-970.wps

SURVEYOR

LAND PARTITION SURVEY

PARTITION PLAT No. P-74-1994

Legend

STEWART LAND SURVEYS

July 12, 1994

6370 Highway 66  
Ashland, Oregon 97520

SCALE: 1" = 30'  
BASIS OF BEARING:

phone 488-2831  
TRUE MERIDIAN at the  
N-S Centerline Sec.4

Donation Land Claims No. 40 and 41  
In the Northwest One-Quarter of Section 4  
Township 39 South of Range 1 East of the Willamette Base and Meridian  
JACKSON COUNTY OREGON

(as derived from the Jackson County Surveyor's  
NOAA control net established in 1988)

Jeffrey & Catherine Golden

886 Oak Street  
Ashland, Oregon 97520

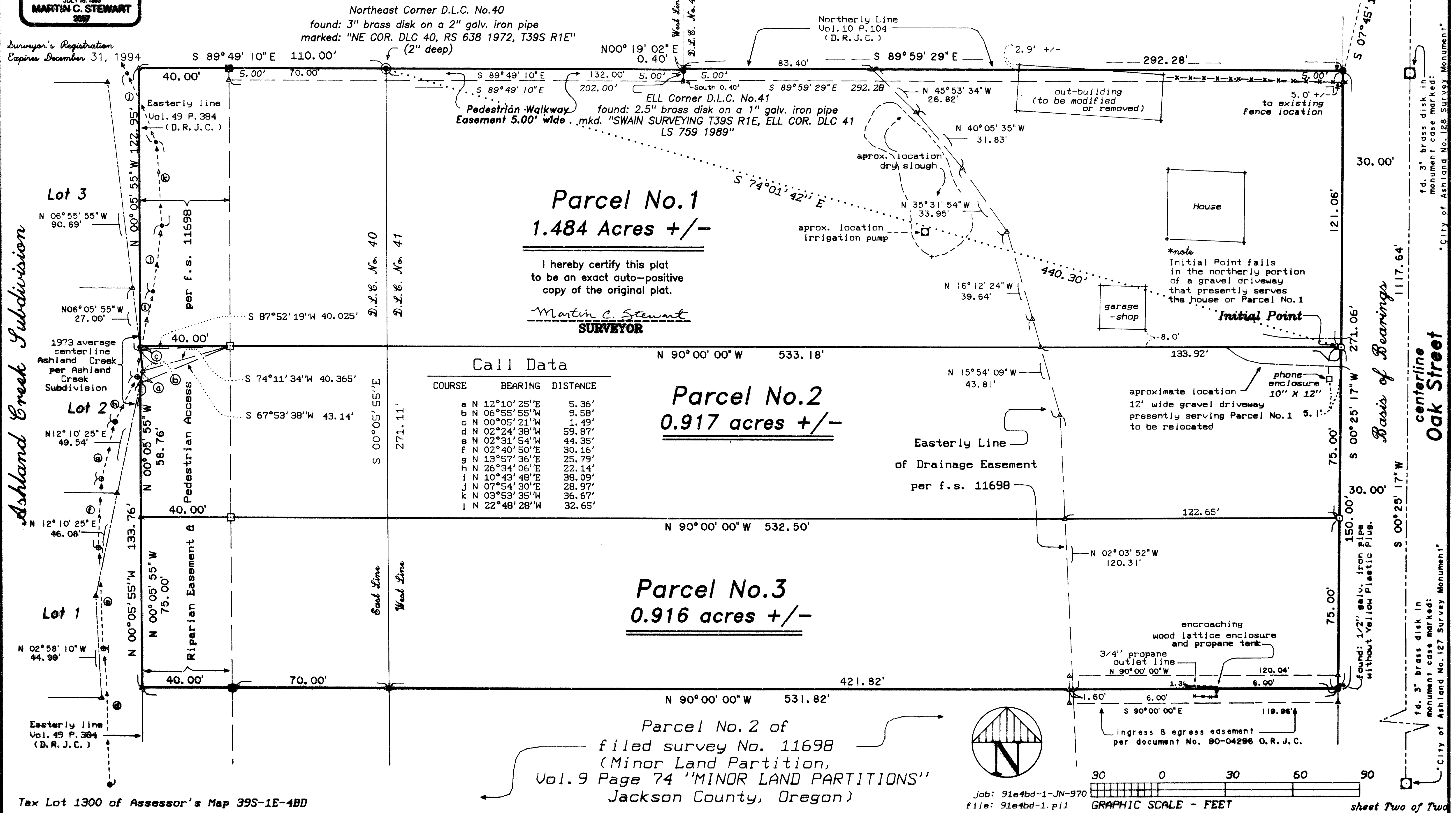
- found: 1/2" galv. iron pipe with a Yellow Plastic Plug mkd. "E.L. SWAIN RLS 759", unless otherwise noted
- found: 5/8" iron rod with a Red Plastic Cap mkd. "WIT. COR. RLS 759", unless otherwise noted
- Set: 1" X 30" galv. iron pipe with a Yellow Plastic Plug mkd. "STEWART L.S. 2057", unless otherwise noted
- Set: 5/8" X 30" iron rod with an aluminum cap mkd. "STEWART WIT. COR. RLS 2057", unless otherwise noted
- △ computed location, unless otherwise noted
- present location average centerline Ashland Creek
- x-x- vertical board fence location

REGISTERED PROFESSIONAL LAND SURVEYOR

Martin C. Stewart

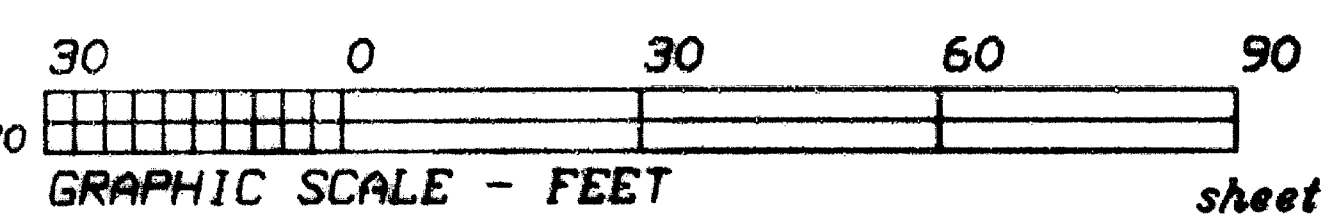
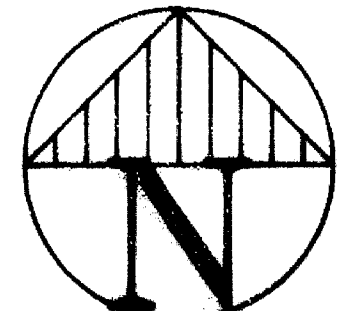
OREGON JULY 15, 1983 MARTIN C. STEWART 2057

Surveyor's Registration Expires December 31, 1994



Ashland Creek Subdivision

Basis of Bearings centerline Oak Street



Job: 91e4bd-1-JN-970  
file: 91e4bd-1.p11

sheet Two of Two

Tax Lot 1300 of Assessor's Map 39S-1E-4BD