

SURVEYOR

STEWART LAND SURVEYS

6370 Highway 66
Ashland, Oregon 97520

SCALE: 1" = 20'
BASIS OF BEARING:

June 6, 1994

phone (503) 488-2831
TRUE MERIDIAN at the
N-S Centerline Sec.14

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

Record location SECTION CORNER
common to Sections 10, 11, 14, & 15

LAND PARTITION SURVEY
PARTITION PLAT No. P. 76-1994

located in
the Northwest One-Quarter of Section 14
Township 39 South of Range 1 East of the Willamette Base & Meridian
JACKSON COUNTY OREGON

for
Daniel R. Gray & Linda L. Dupray

665 Clay Street
Ashland, Oregon 97520

I, hereby certify that this is
an exact copy of the original plat.

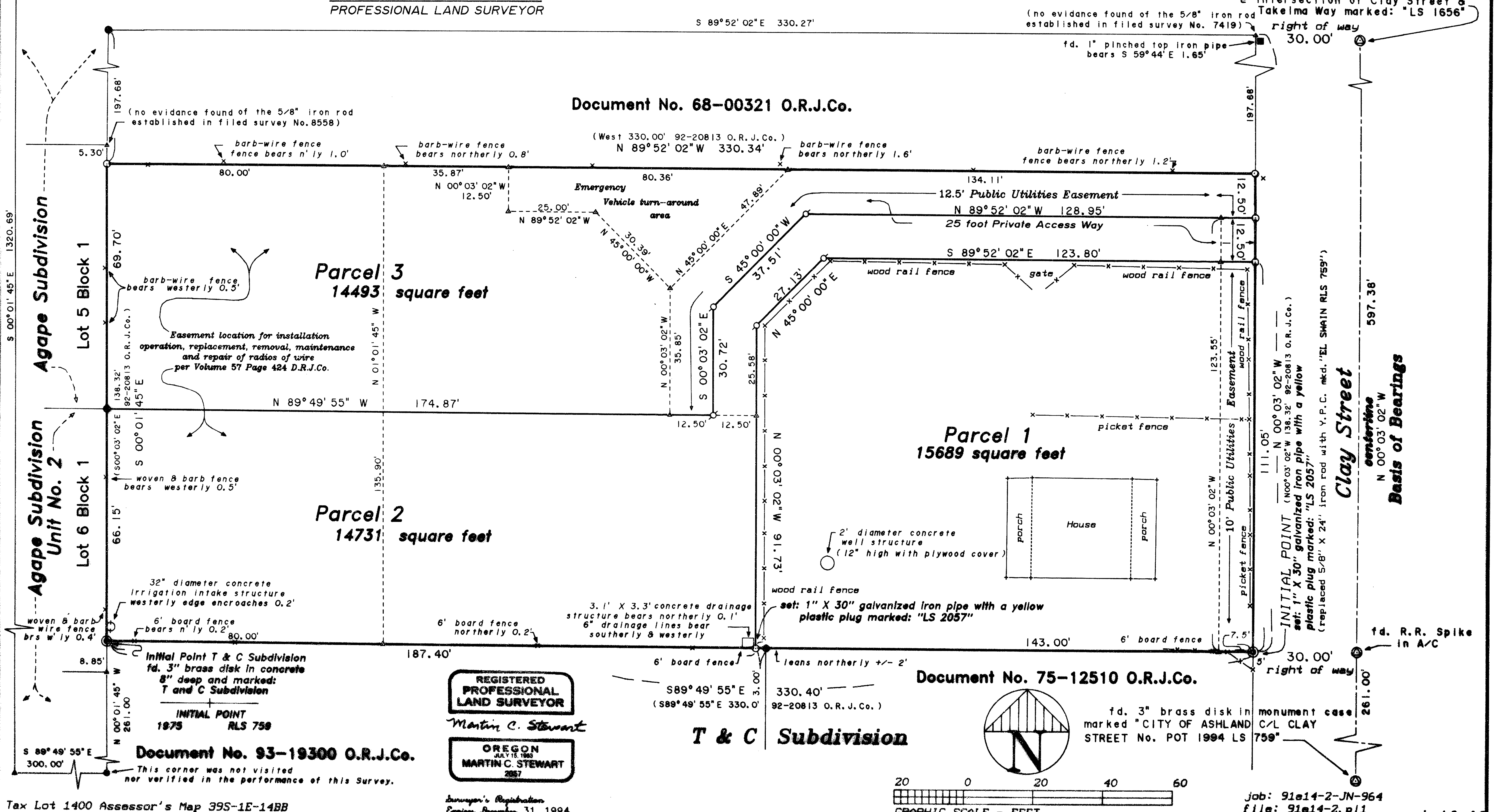
Martin C. Stewart
PROFESSIONAL LAND SURVEYOR

Legend

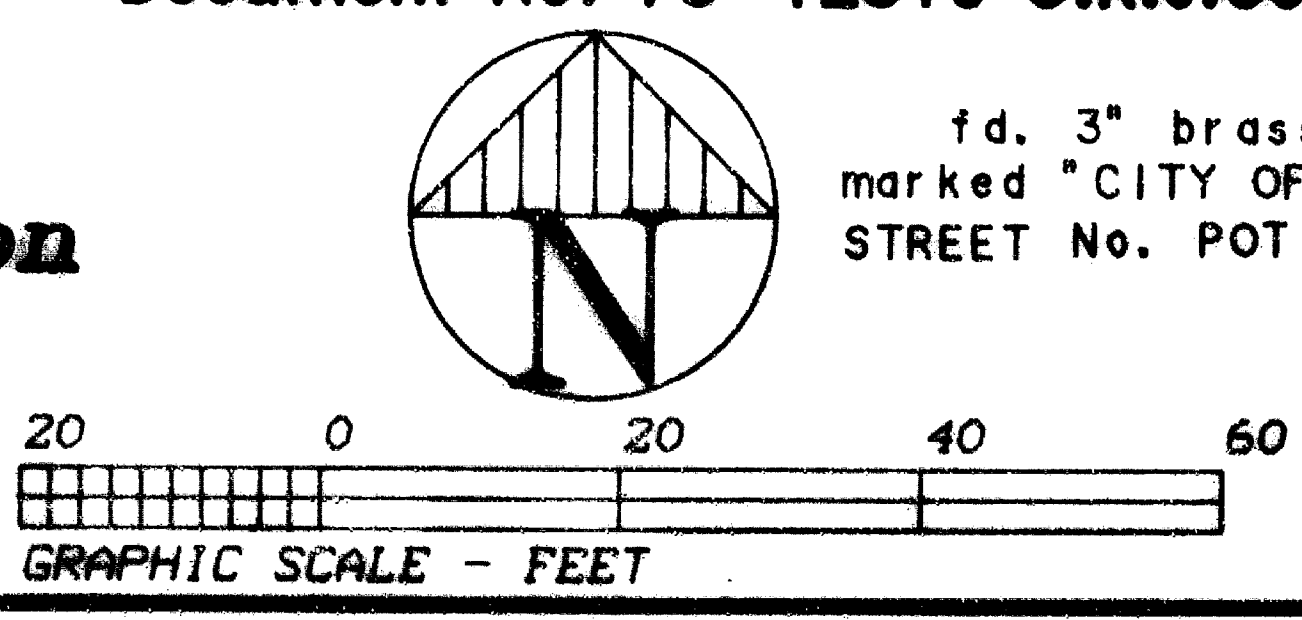
- found: 5/8" iron rod with yellow plastic cap marked: "E.L. Swain RLS 759", unless otherwise noted
- ⊙ found: Clay Street Centerline Monument, as noted.
- ⊙ set: 5/8" X 30" iron rod with a yellow plastic cap marked: "STEWART LS 2057", unless otherwise noted.
- ⊙ set: 5/8" X 24" iron rod with a yellow plastic cap marked: "STEWART LS 2057", unless otherwise noted.
- △ computed location
- X- fence line location

fd. 3" brass disk in monument case @ intersection of Clay Street & Takelma Way marked: "LS 1656"
right of way 30.00'

fd. 1" pinched top iron pipe bears S 59°44' E 1.65'



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Martin C. Stewart
OREGON
JULY 15, 1983
MARTIN C. STEWART
2857



Job: 91e14-2-JN-964
file: 91e14-2.pl1
sheet 2 of 2

Tax Lot 1400 Assessor's Map 39S-1E-14BB

Surveyor's Registration
Expires December 31, 1994

1

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Martin C. Stewart

OREGON
JULY 15, 1983
MARTIN C. STEWART
2057

STEWART LAND SURVEYS

6370 Highway 66
Ashland, Oregon 97520
phone (503) 488- 2831

Surveyor's Registration
renewal date is
December 31, 1994

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

SURVEY No. 14115

SURVEY FOR: Daniel R. Gray and Linda L. Dupray
665 Clay Street
Ashland, Oregon 97520

LOCATION: The Northwest One/Quarter of Section 14,
Township 39 South of Range 1 East of the Willamette
Base and Meridian in Jackson County, Oregon.

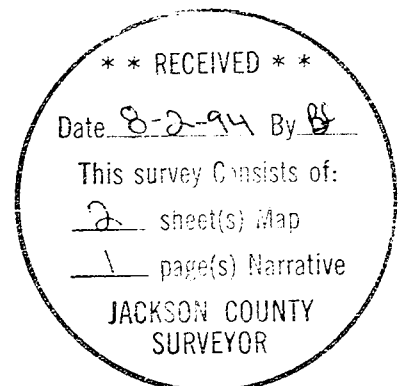
PURPOSE: To create a Partition Plat

DATE: June 6, 1994

BASIS of BEARINGS: True Meridian at the North-South Centerline of Section 14 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 or retraced the centerline of Clay Street. Using a previously established control traverse these street centerline monuments as well as relevant right of way monuments were found to be within exceptional positional tolerances. Outer boundary monuments were recovered and existing improvements were tied. There appears to be water drainage structures along the Southerly line of the subject property that were installed to provide relief for sub-surface irrigation water. In conversation with the client he indicated these could have been installed by the Talent Irrigation District, which purportedly has an open ditch along the easterly line of the Agape Subdivision. Additionally an easement of record granted to Faith Tabernacles Inc. for "radios of wire" is shown, however there appears to be no transmission tower in existence to serve these wires, and it was recommended to the client to pursue a vacation of this easement. The Northerly line was controlled by deed calls relative to a senior deed granted to the First Church of God of Ashland, Oregon as set forth in document No. 68-00321 of the Official Records of Jackson County, Oregon. The deed record distances were held along the Westerly right of way line of Clay Street and the Easterly boundary line of the said Agape Subdivision for this tract to produce the Northerly line for my client's Partition. The Southerly boundary line of this Partition was controlled by the previously established T and C Subdivision. Interior parcel boundaries were established according to the client's directives.

file: nrtv-964.wps



APPROVAL:

[Signature]
ASHLAND PLANNING DEPARTMENT DATE 7/5/94

P.A. #93-103
APPROVAL

Examined and Approved this 27th day of June, 1994.

[Signature]
City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting July 21, 1993 this map is hereby approved.
Dated this 5th day of July, 1994.

[Signature] President
[Signature] Secretary

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that We

Daniel R. Gray and Linda L. Dupray, as purchaser of a Land Sales Contract described in that "Memorandum of Land Sale Contract" (recorded as Document No. 92-20813 of the Official Records of Jackson County, Oregon), and Robert S. Harkey, Cora A. Harkey and Norita Hyde, as owners in fee simple of that certain real property, as set forth in the Surveyor's Certificate and as shown hereon, do hereby consent to this Land Partitioning. We do hereby dedicate to the Public and to the City of Ashland all our right, title, and interest in and to that strip of land shown hereon as Clay Street; which is situated Easterly of and contiguous to the Westerly right of way line thereof, as said Street has been resurveyed, monumented, and shown hereon as of this date. We further dedicate to the public a 10 foot and a 12.5 foot PUBLIC UTILITY EASEMENT over, across, and through those respective strips of land as set forth hereon. We do hereby create and establish Parcels No. 1, 2, and 3, as set forth hereon, along with a 25 foot wide PRIVATE ACCESS WAY and an irregular VEHICLE TURN-AROUND AREA to be utilized by the owners of Parcels No. 2 and 3, but not limited exclusively thereto, for vehicular and pedestrian Ingress and Egress over and across Parcels No. 2 and 3, as shown hereon. No parking of vehicles of any type will be permitted in the VEHICLE TURN-AROUND AREA. Public and private emergency vehicles shall have the right of Ingress and Egress over and across said PRIVATE ACCESS WAY and VEHICLE TURN-AROUND AREA, as required. All cost of repair of the roadway to be located within the PRIVATE ACCESS WAY and VEHICLE TURN-AROUND AREA caused by the acts or omissions of an owner of one of the subject Parcels, or one of the users of an easement, shall be borne by the persons causing the need for such repair. Any repair necessitated by the ordinary use of the subject roadway shall be borne by the owners of Parcels No. 2 and 3 in equal shares. Any further Covenants, Conditions, Restrictions, and/or Maintenance Agreements, that are to encumber these Parcels of land, will be set forth in either separate instruments or in deeds conveying said Parcels to the new owners thereof. TCI Cablevision and their successors in interest shall have the right to utilize the PUBLIC UTILITY EASEMENTS for the placement of underground service cables.

IN WITNESS WHEREOF,

We have set our hands and seals this 24 day of June, 1994.

[Signature] ROBERT S. HARKEY
[Signature] CORA A. HARKEY
[Signature] NORITA L. HYDE

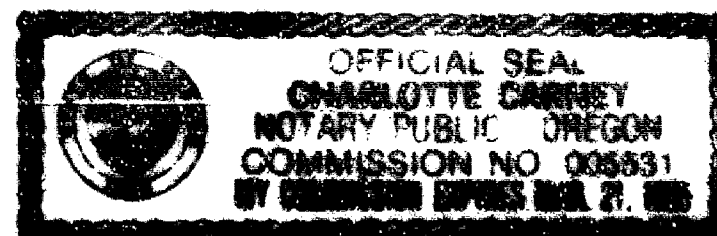
STATE OF OREGON

County of Jackson) ss
June 24 A.D. 1994

[Signature] DANIEL R. GRAY
[Signature] LINDA L. DUPRAY

Personally appeared the above named Robert S. Harkey, Cora A. Harkey, and Norita L. Hyde, as owners in fee simple and Daniel R. Gray and Linda L. Dupray, as Purchaser of that Land Sales Contract recorded as Document No. 92-20813 of the Official Records of Jackson County, Oregon and acknowledge the foregoing to be their voluntary act and deed.

Before me: *[Signature]*



LAND PARTITION SURVEY
PARTITION PLAT No. P-76-1994

located in
the Northwest One/Quarter of Section 14
Township 39 South of Range 1 East of the Willamette Base & Meridian
JACKSON COUNTY OREGON

for
Daniel R. Gray & Linda L. Dupray
665 Clay Street
Ashland, Oregon 97520

All taxes, assessments, or any other charges as required by OREGON REVISED STATUTE 92.095 have been paid as of the 2nd day of August, 1994.

[Signature] 8-2-94
Assessor, Department of Assessment Date
[Signature] 8-2-94
Tax Collector Date

RECORDING

FILED FOR RECORD THIS THE 2 DAY OF August, 1994
AT 8:51 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT No. P-76-1994
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON
INDEX VOLUME 5, PAGE 76

[Signature] County Clerk
[Signature] Deputy

COUNTY SURVEYOR File No. 14115
Water Rights Statement

There are no water rights appurtenant to this tract or parcel of land, according to the information provided by the Jackson County Watermaster's Office.

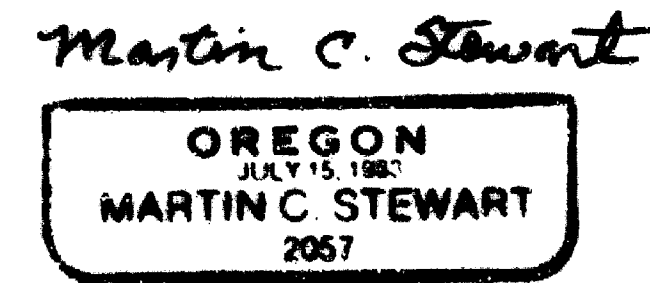
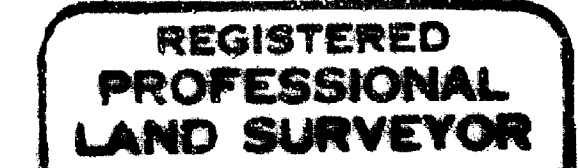
(This statement is not applicable to local irrigation district rights.)

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:---

All that tract or parcel of land situated in the Northwest One/Quarter of Section 14, Township 39 South of Range 1 East of the Willamette Base and Meridian in Jackson County, Oregon and being more fully described as follows: COMMENCING at the Section corner common to Sections 10, 11, 14, and 15 of said Township and Range; THENCE South 00 degrees 01 minutes 45 seconds East, along the Section line common to Sections 14 and 15, for a distance of 1320.69 feet to the Northwest corner of the Southwest One/Quarter of the Northwest One/Quarter of said Section 14; THENCE South 89 degrees 49 minutes 55 seconds East, along the Northerly line of said Southwest One/Quarter, for a distance of 300.00 feet to a 5/8 inch iron rod for the Southwest corner of the T and C Subdivision, to the City of Ashland, as filed for record on the 30th day of July, 1975 in Volume 12 Page 43 of the Plat Records of Jackson County, Oregon; THENCE North 00 degrees 01 minutes 45 seconds West, along the Westerly boundary line of said T and C Subdivision, for a distance of 261.00 feet to a 3 inch brass disk in concrete for the Initial Point of said T and C Subdivision; THENCE South 89 degrees 49 minutes 55 seconds East, along the Northerly boundary line of said Subdivision, for a distance of 187.40 feet to a 1 inch diameter by 30 inch long galvanized iron pipe; THENCE continuing along the last said Northerly boundary line as follows: South 89 degrees 49 minutes 55 seconds East for a distance of 3.00 feet to a 5/8 inch iron rod for the Northwest corner of that tract of land as set forth in document No. 75-12510 of the Official Records of Jackson County, Oregon; THENCE South 89 degrees 49 minutes 55 seconds East for a distance of 140.00 feet to a 1 inch diameter by 30 inch long galvanized iron pipe for the Northeast corner of said tract of land and being the true INITIAL POINT of BEGINNING; THENCE leaving last said Northerly boundary line North 00 degrees 03 minutes 02 seconds West, along the Westerly right of way line of Clay Street, for a distance of 111.05 feet to a 5/8 inch by 30 inch iron rod; THENCE continuing along said Westerly right of way line as follows: North 00 degrees 03 minutes 02 seconds West for a distance of 12.50 feet to a 5/8 inch by 30 inch iron rod; THENCE North 00 degrees 03 minutes 02 seconds West for a distance of 12.50 feet to a 5/8 inch by 30 inch iron rod; THENCE leaving said Westerly right of way line North 89 degrees 52 minutes 02 seconds West, along the Southerly boundary line of that tract of land as set forth in document No. 68-00321 of the Official Records of Jackson County, for a distance of 330.34 feet to a 5/8 inch by 30 inch iron rod (deed record: West 330.00 feet); THENCE leaving last said Southerly boundary line South 00 degrees 01 minutes 45 seconds East (deed record: South 00 degrees 03 minutes 02 seconds East) along the Easterly boundary line of the Agape Subdivision to the City of Ashland, as filed for record the 23rd day of August 1979 in Volume 13 Page 91 of the Record of Plats of Jackson County, Oregon, for a distance of 69.70 feet to a 5/8 inch iron rod for the Northeast corner of Lot 6 Block 1 of the Agape Subdivision Unit No. 2 to the City of Ashland, as filed for record the 23rd day of October, 1980 in Volume 14 Page 42 of said Record of Plats; THENCE continuing along the Easterly boundary line of said Agape Subdivision No. 2, South 00 degrees 01 minutes 45 seconds East (deed record: South 00 degrees 03 minutes 02 seconds East) for a distance of 66.15 feet to the Initial Point of said T and C Subdivision; THENCE South 89 degrees 49 minutes 55 seconds East for a distance of 330.40 feet (deed record: 330.00 feet) to the true INITIAL POINT of BEGINNING. Together with and subject to conditions, restrictions, covenants, and easements of record as well as those apparent on the land.

I, hereby certify that this is an exact copy of the original plat.
[Signature]
PROFESSIONAL LAND SURVEYOR



Surveyor's Registration Expires December 31, 1994

