

LAND PARTITION SURVEY

PARTITION PLAT NO. P-87-1994

APPROVAL:

Bill Mohr
ASHLAND PLANNING COMMISSION
P.A.# 94-036

4/20/94
DATE

located in Donation Land Claim No. 43 and
the NW 1/4 of Section 10, T. 39 S., R. 1 E., W.M., City of Ashland,
Jackson County, Oregon

for

Neal and Becki Kinzie
1380 East Main Street
Ashland, Oregon 97520

RECORDING

FILED FOR RECORD THIS THE 25 DAY OF AUGUST, 1994 AT 4:28 O'CLOCK
P.M. AND RECORDED AS PARTITION PLAT NO. P-87-1994 OF THE RECORDS
OF JACKSON COUNTY, OREGON. INDEX VOLUME 5, PAGE 87

Kathleen S. Beckett County Clerk
John Hilkey Deputy

COUNTY SURVEYOR FILE NO. 14166

DATE: March 9, 1994

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

APPROVAL:

Examined and approved this 30th day of March, 1994.

James H. Olson
City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in
open meeting of MARCH 8th, 1994, this map is hereby approved.

Dated this 22nd day of APRIL, 1994.

Paula C. Jahn President
John M. Jahn 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:

Parcel 1 of Partition Plat Number P-31-1992 of the records of Partition Plats of Jackson County,
Oregon and filed as Survey Number 12916 in the Office of the Jackson County Surveyor, said Parcel
being more particularly described as follows:

Commencing at the accepted Southeast corner of Donation Land Claim Number 43 in Township
39 South, Range 1 East, Willamette Meridian in Jackson County, Oregon; thence North 0° 06' 22" East,
along the center line of Wightman Street, 111.99 feet; thence North 89° 53' 38" West 30.00 feet
to the INITIAL POINT; thence South 0° 06' 22" West, along the West right of way line of Wightman
Street, 56.00 feet to the Southeast corner of the above noted Parcel 1; thence
South 88° 58' 30" West 101.82 feet to the Southwest corner of said Parcel 1; thence
North 0° 06' 22" East, along the West line of said Parcel 1, 99.09 feet; thence East 3.00 feet;
thence North 0° 06' 22" East, along the West line of said Parcel 1, 146.695 feet to a point on the
Southerly right of way line of East Main Street; thence North 79° 14' 14" East 76.42 feet; thence
along the arc of a 20.00 foot radius curve to the right, being concave to the Southwest and having
a long chord which bears South 50° 19' 42" East 30.836 feet, a distance of 35.21 feet to a point
on said West line of Wightman Street; thence South 0° 06' 22" West 184.33 feet to the initial point.

David A. Edwards
Surveyor

DECLARATION

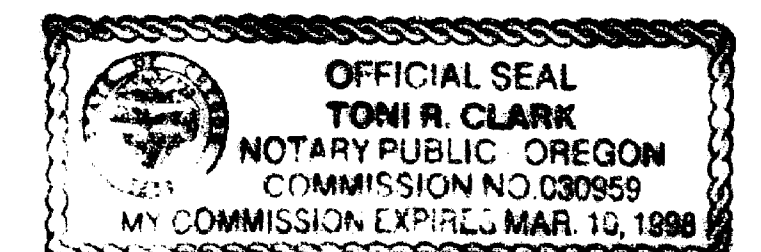
KNOW ALL PERSONS BY THESE PRESENTS, that we, Neal E. Kinzie and Becki J. Kinzie, husband
and wife, are the owners in fee simple of the lands described hereon in the "Surveyor's
Certificate" and that we have caused the partitioning as shown hereon.

Neal E. Kinzie Neal E. Kinzie
Becki J. Kinzie Becki J. Kinzie

STATE OF OREGON)
County of Jackson) ss March 29, 1994.

Personally appeared before me the above named Neal E. Kinzie and Becki J. Kinzie, each of
whom did acknowledge the foregoing instrument to be their voluntary act and deed.

Before me: Toni R. Clark
Notary Public for Oregon



Examined and approved as required by O.R.S. 92.100 this 24th day of August, 1994.

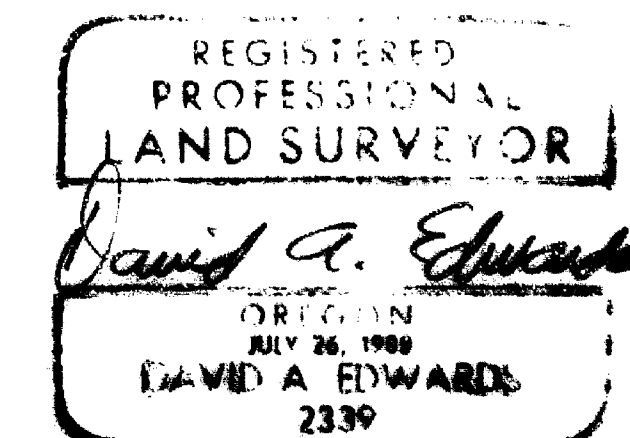
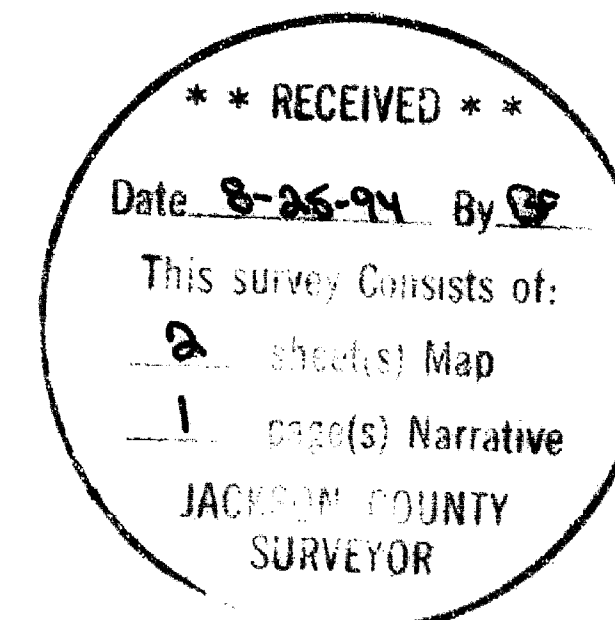
Ron Lindsey Deputy
Assessor, Department of Assessment

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

August 24, 1994

C. Applegate Deputy
Tax Collector

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

Edwards Surveying & Land Planning Inc.

DARREL W. EDWARDS
OREGON REG. 741
ARIZONA REG. 9746



DAVID A. EDWARDS
OREGON REG. 2339

REGISTERED LAND SURVEYORS
823 WEST 8TH ST.
MEDFORD, OREGON 97501
(503) 776-2313 • (503) 471-7059

SURVEY NUMBER 14166

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

SURVEY FOR: Neal and Becki Kinzie
1380 East Main Street
Ashland, Oregon 97520

LOCATION: In D.L.C. No. 43 and in the NW 1/4 of
Section 10, T. 39 S., R. 1 E., W.M., City of
Ashland, Jackson County, Oregon.

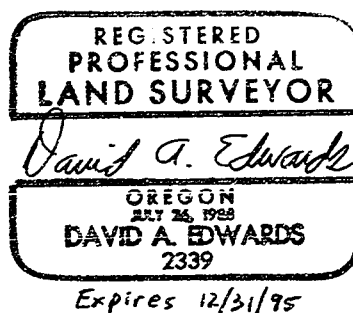
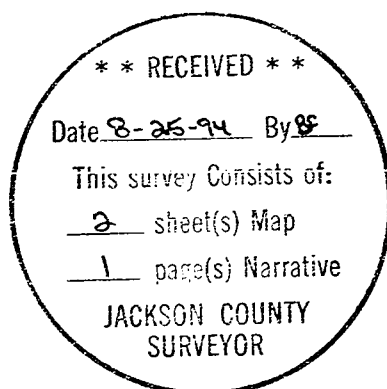
PURPOSE: Land Partition Survey; Planning Dept. File No.
P.A. 94-036. To monument the new parcel
boundaries as shown on the accompanying plat
and to prepare and record said plat for the
purpose of creating Parcels 1, 2 and 3 in the
configuration shown.

PROCEDURE: Utilizing existing control points, monuments
and data established by this office during the
execution of Survey Number 12916, monumented
the new boundaries as directed by the client.
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 North-South center line of
Section 10 as derived from the 1968 N.O.A.A.
net on file in the Jackson County Surveyor's
office. The reference line for bearing control
for this survey was taken from monuments along
the East line of D.L.C. No. 43, as shown on the
attached plat and as referenced on Filed Survey
Number 10578 in the office of the Jackson
County Surveyor.

EQUIPMENT: Nikon DTM-A10LG Electronic Total Station.

**DATE
COMPLETED:** March 9, 1994.



LAND PARTITION SURVEY PARTITION PLAT NO. P-87-1994

located in Donation Land Claim No. 43 and
the NW 1/4 of Section 10, T. 39 S., R. 1 E., W.M., City of Ashland,
Jackson County, Oregon

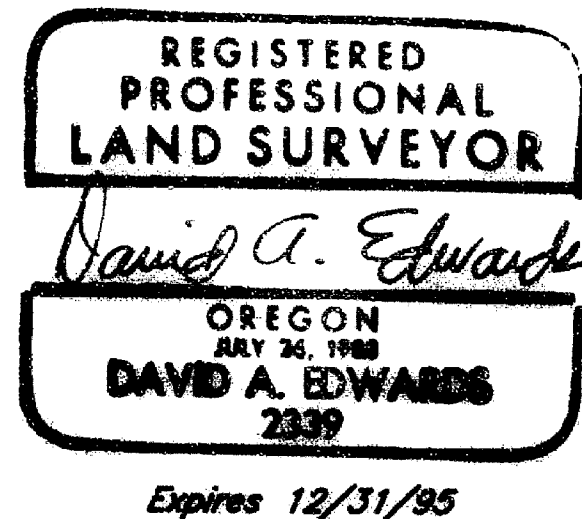
for
Neal and Becki Kinzie
1380 East Main Street
Ashland, Oregon 97520

LEGEND

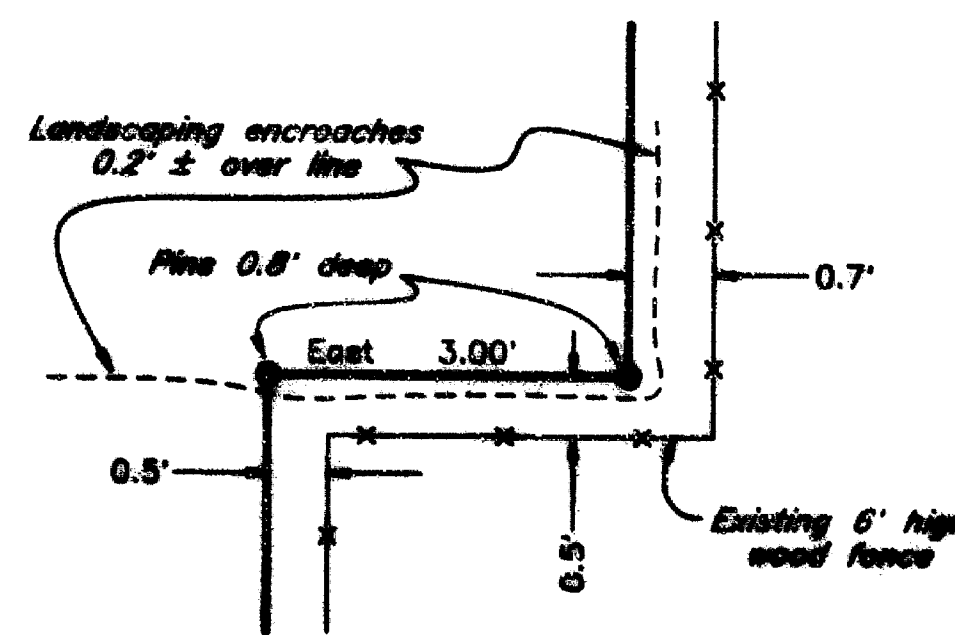
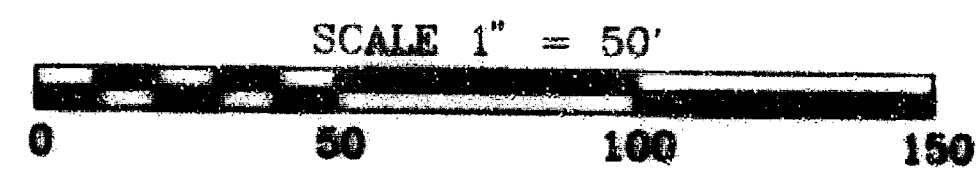
- Indicates Brass cap monument fd. as noted.
- ⊙ Indicates Brass Cap/I. Pipe in mon. case fd. per post mon. of MILL POND SUBD. mkd. "LS 759".
- Indicates 5/8" diam. steel pin w/cap mkd. "D.A. EDWARDS-LS 2339" fd. per S.N. 12916.
- Indicates 5/8" x 24" steel pin w/red plastic cap mkd. "D.A. EDWARDS-LS 2339" set unless noted otherwise.
- () Denotes deed record data unless noted otherwise.
- < > Denotes record data per Plat of MILL POND SUBD.
- x — x — x — Indicates existing fence line
- S.N. = Survey Number J.C.S. = Jackson County Surveyor

BASIS OF BEARING: True meridian at North-South center line Section 10, as derived from 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 East line of D.L.C. No. 43, as shown hereon and referenced on Filed Survey Number 10578 in the office of the Jackson County Surveyor.

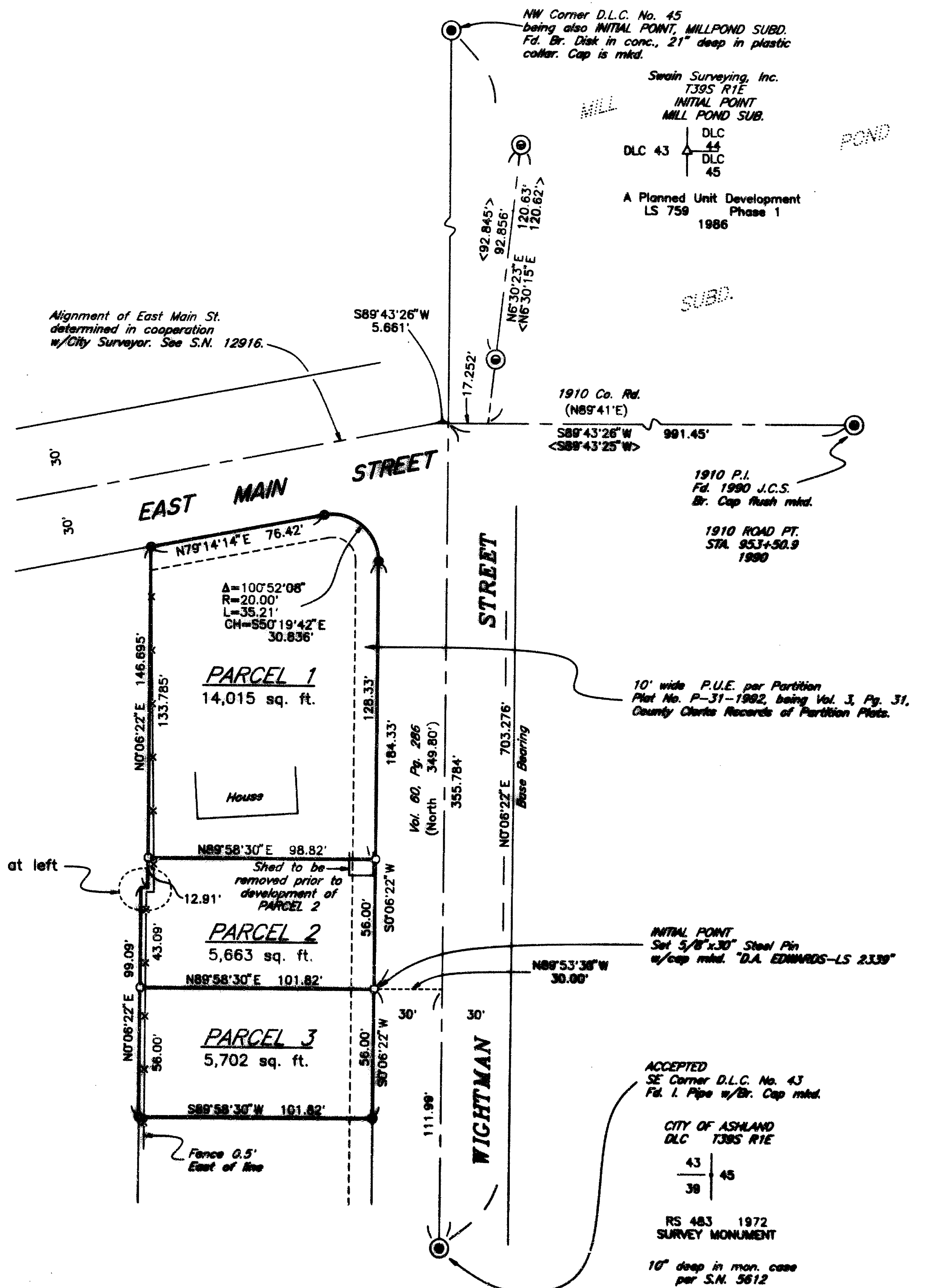
SURVEYED BY: *Edwards Surveying and Land Planning, Inc.*
816 West 8th Street
Medford, Oregon 97501
Phone (503) 776-2313



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



Detail A
Not to scale



ACCEPTED
SE Corner D.L.C. No. 43
Plat 1. Pipe w/Br. Cap mkt.
CITY OF ASHLAND
DLC 1395 R1E
43 | 45
38 |
RS 483 1972
SURVEY MONUMENT
10' deep in mon. case
per S.N. 5612