

LAND PARTITION SURVEY

PARTITION PLAT NO. P-105-1994

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that I, Ronald L. DeLuca am the owner in fee simple of the lands described hereon in the "Surveyor's Certificate" and that I have caused the partitioning as shown hereon. I do hereby dedicate to the City of Ashland for street purposes the area of land along the East line of the tract described as shown hereon. I do further dedicate to the City of Ashland the Public Utility Easements so designated hereon. That area of Parcel 1 designated as a "Mutual Private Access" shall be utilized for mutual ingress and egress to Parcel 1 and Parcel 2. Restrictions of any kind, maintenance of said "Mutual Private Access", and to the extent these or other provisions that are felt necessary by the declarant herein, shall be set forth as encumbrances in the deed conveying said parcels to the new landowners, their heirs, assigns or successors in interest. Public and private emergency vehicles shall have the right of ingress and egress over said "Mutual Private Access Easement". TCI Cablevision or their successors in interest shall have the right to install and maintain underground television cables in those "Public Utility Easements" as shown hereon. US West Communications or their successors in interest shall have the right to install and maintain underground telephone cables in those "Public Utility Easements" as shown hereon.

located in the NE 1/4 of Section 15, T. 39 S., R. 1 E., W.M., Jackson County, Oregon for

Ronald DeLuca 875 Faith Avenue Ashland, Oregon 97520

SURVEYOR'S CERTIFICATE

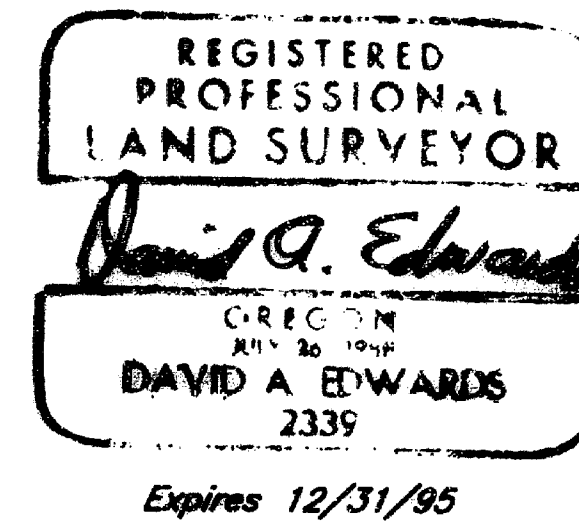
I, David A. Edwards, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines:

Commencing at the Southeast corner of Lot 1, Block 5 of FAITH SUBDIVISION according to the Official plat thereof in Jackson County, Oregon; thence South 0° 03' 51" West, along the West right of way line of Faith Avenue, 221.18 feet to a 5/8" inch by 30 inch steel pin marking the Northeast corner of that tract described in Document Number 90-28992, Official Records of Jackson County, Oregon, said corner being also the INITIAL POINT; thence North 89° 29' 30" West 144.63 feet to the Northwest corner of said tract; thence South 0° 06' 06" West 47.65 feet to an angle point in the West line of said tract; thence South 10° 24' 06" West 86.60 feet to an angle point in said West line; thence South 12° 47' 59" West 173.56 feet to the Southwest corner of said tract, said corner being also on the Northeasterly right of way line of Siskiyou Boulevard; thence South 56° 06' 29" East, along said right of way, 239.43 feet to the Southeast corner of said tract, said corner being also on said West right of way line of Faith Avenue; thence North 0° 03' 51" East 436.25 feet to the initial point.

Ronald L. DeLuca Ronald L. DeLuca

STATE OF OREGON ) ss September 2, 1994. County of Jackson )

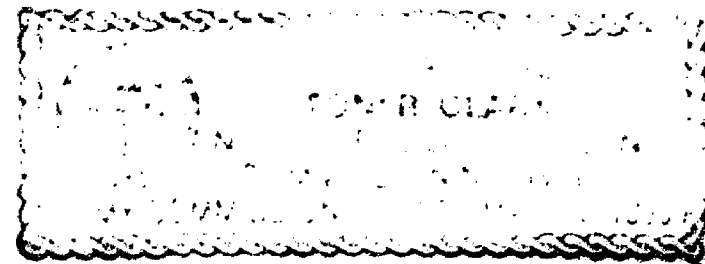
SURVEYED BY: Edwards Surveying and Land Planning, Inc. 816 West 8th Street Medford, Oregon 97501 Phone (503) 776-2313



David A. Edwards Surveyor

Personally appeared before me the hereon named Ronald L. DeLuca, who did acknowledge the foregoing instrument to be his voluntary act and deed.

Before me:

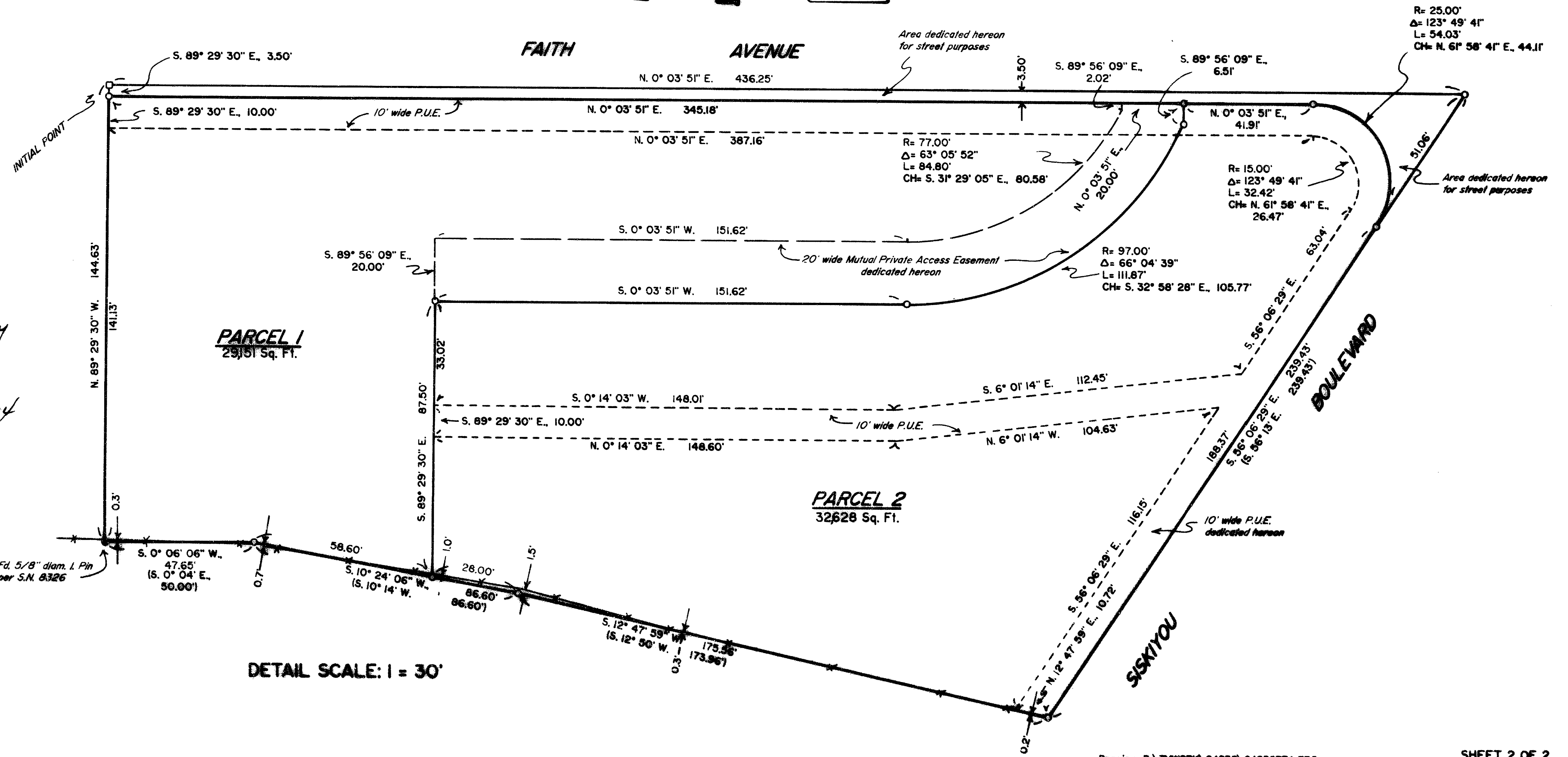


Toni R. Clark Notary Public - Oregon

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

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid, as of Oct. 5, 1994.

Assessor: [Signature] Date: Oct. 5, 1994 Tax Collector: [Signature] Date: Oct. 5, 1994



# Edwards Surveying & Land Planning Inc.

816 West 8th Street  
Medford, OR 97501  
Tel.: (503) 776-2313  
FAX: (503) 776-9978



223 SW "I" Street  
Grants Pass, OR 97526  
Tel.: (503) 471-7059  
FAX: (503) 471-7809

SURVEYING • ENGINEERING • PLANNING

SURVEY NUMBER 14219

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

**SURVEY FOR:** Ronald DeLuca  
875 Faith Avenue  
Ashland, Oregon 97520

**LOCATION:** In the NE 1/4 of Section 15, T. 39 S.,  
R. 1 E., W.M., City of Ashland, Jackson County,  
Oregon.

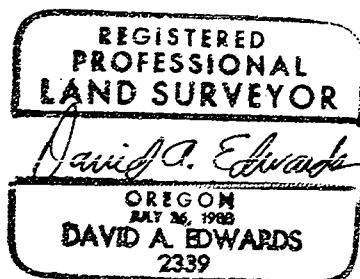
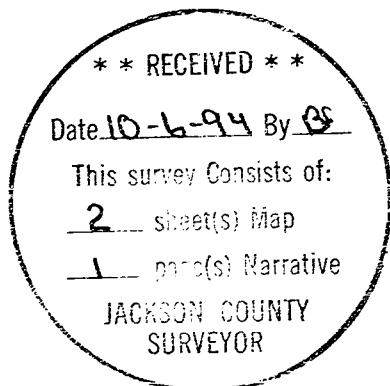
**PURPOSE:** LAND PARTITION; City file P.A. #94-089: To  
locate and monument the boundaries of Parcels 1  
and 2, as shown on the accompanying plat and to  
prepare and record said plat for the purpose of  
creating said parcels, as well as certain  
easements and a street dedication as shown.

**PROCEDURE:** Utilizing for control the found monuments as  
shown, as well as deed record data, computed  
the boundaries of the proposed parcels.  
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 the North-South center line of  
Section 15 as derived from the Jackson County  
Surveyor's 1968 N.O.A.A. net. Reference bearing  
for this survey taken from the center line of  
Siskiyou Blvd. as shown on S.N. 13617 and S.N.  
8326.

**EQUIPMENT:** Nikon DTM-A5 Electronic Total Station.

**DATE  
COMPLETED:** August 29, 1994.



Expires 12/31/95

LAND PARTITION SURVEY

RECORDING

PARTITION PLAT NO. P-105-1994

FILED FOR RECORD THIS THE 6 DAY OF Octob, 1994 AT 3:56 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-105-1994 OF THE RECORDS OF JACKSON COUNTY, OREGON. INDEX VOLUME 5, PAGE 105.

APPROVAL: [Signature] ASHLAND PLANNING COMMISSION P.A.# 94-089

9/29/94 DATE

located in the NE 1/4 of Section 15, T. 39 S., R. 1 E., W.M., Jackson County, Oregon for

Kathleen S. Beckett County Clerk, Glenda E. Beckett Deputy

APPROVAL: Examined and approved this 16th day of Sept., 1994.

Ronald DeLuca 875 Faith Avenue Ashland, Oregon 97520

COUNTY SURVEYOR FILE NO. 14219

DATE: August 29, 1994

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

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of June 14th, 1994, this map is hereby approved. Dated this 30th day of September, 1994.

[Signatures] President, Secretary

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

REGISTERED PROFESSIONAL LAND SURVEYOR

DAVID A. EDWARDS 2329 Expires 12/31/95

LEGEND

- Indicates a 5/8" x 30" steel pin w/red plastic cap mkd. "D.A. EDWARDS-LS 2339" set.
Indicates a 5/8" x 24" steel pin w/red plastic cap mkd. "D.A. EDWARDS-LS 2339" set.
Indicates 5/8" diam. l. pin fd. per S.N. 8354 unless noted otherwise.
Denotes deed record data per Doc. No. 90-28992.
Denotes record data per S.N. 8326.
SCALE: 1" = 60' S.N. = Survey Number
P.U.E. = Public Utility Easement: Underground electricity, telephone, cable television construction and maintenance.

BASIS OF BEARINGS: True Meridian at the North-South center line of Section 15 as derived from the Jackson County Surveyor's 1968 N.O.A.A. net. Reference bearing for this survey taken from the center line of SISKIYOU BLVD. as shown on S.N. 13617 and S.N. 8326.

I certify this plat to be an exact photocopy of the original. [Signature] SURVEYOR

\*\* RECEIVED \*\*

Date 10-6-94 By [Signature] This survey consists of: 2 sheet(s) Map 1 page(s) Narrative JACKSON COUNTY SURVEYOR

