

# LAND PARTITION SURVEY

PARTITION PLAT NO. P-126-1994  
Being a portion of the S.W. 1/4 of Sec. 4,  
T.39 S., R.1 E., W.M. City of Ashland  
Jackson County, Oregon

for

Ann Clouse  
70 Water Street  
Ashland, OR 97520

SURVEY BY: L.J. Friar & Associates, P.C.  
Consulting Land Surveyors  
304 South Holly Street  
Medford, Oregon 97501  
Phone: (503) 772-2782

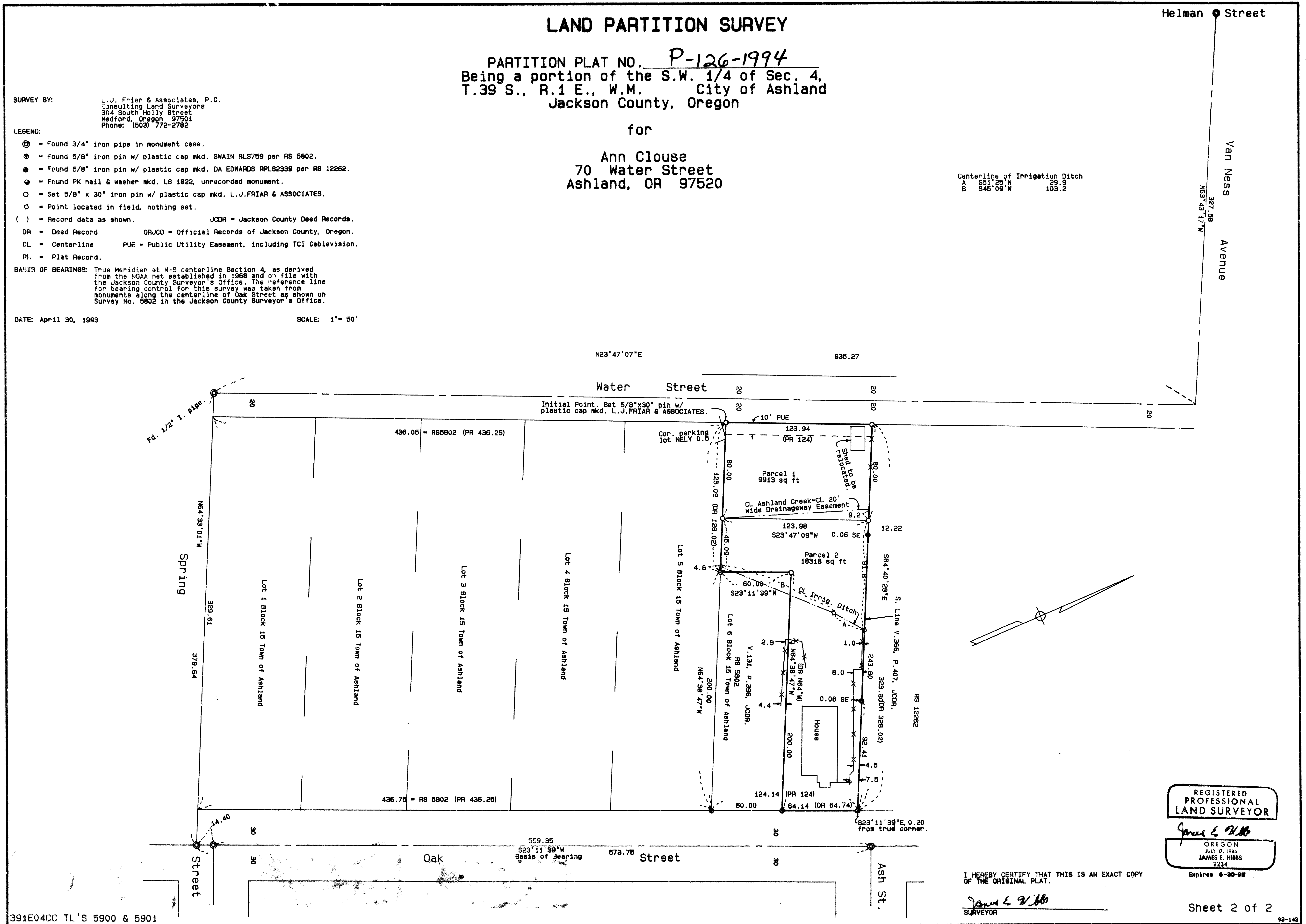
- LEGEND:
- ⊙ = Found 3/4" iron pipe in monument case.
  - ⊕ = Found 5/8" iron pin w/ plastic cap mkd. SWAIN RLS759 per RS 5802.
  - = Found 5/8" iron pin w/ plastic cap mkd. DA EDWARDS RPLS2339 per RS 12262.
  - ⊙ = Found PK nail & washer mkd. LS 1822, unrecorded monument.
  - = Set 5/8" x 30" iron pin w/ plastic cap mkd. L.J.FRIAR & ASSOCIATES.
  - ▽ = Point located in field, nothing set.
  - ( ) = Record data as shown. JCDR = Jackson County Deed Records.
  - DR = Deed Record ORJCO = Official Records of Jackson County, Oregon.
  - CL = Centerline PUE = Public Utility Easement, including TCI Cablevision.
  - PL = Plat Record.

BASIS OF BEARINGS: True Meridian at N-S centerline Section 4, as derived from the NOAA net established in 1968 and on file with the Jackson County Surveyor's Office. The reference line for bearing control for this survey was taken from monuments along the centerline of Oak Street as shown on Survey No. 5802 in the Jackson County Surveyor's Office.

DATE: April 30, 1993

SCALE: 1" = 50'

Centerline of Irrigation Ditch	
A	S51°25'W 29.9
B	S45°09'W 103.2



REGISTERED PROFESSIONAL LAND SURVEYOR

*James E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
Expires 6-30-98

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

*James E. Hibbs*  
SURVEYOR

Sheet 2 of 2

APPROVAL: Bill Hill 10/20/94  
Ashland Planning Commission PA #93-046 Minor Land Partition Date

Beir  
T.36

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting May 10, 1994 this plat is hereby approved.  
Dated this 20<sup>th</sup> day of October, 1994  
Barbara A. Hill President John M. Hill Secretary

APPROVAL:  
EXAMINED AND APPROVED this 11<sup>th</sup> day of October, 1994.  
James E. Hibbs  
City Surveyor

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY DECLARE THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND COMPLIES WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

PARCEL "A"  
Commencing at the Southwesterly corner of Lot 6, Block 15 in the City of Ashland, Jackson County, Oregon, according to the Official plat thereof, now of record; thence along the Westerly line of said Lot 6, North 23°47'07" East, 123.94 feet (plat record North 23°43' East, 124 feet) to the Southwesterly corner of that tract described in Volume 366, Page 407, Jackson County Deed Records; thence along the Southerly line of said tract, South 64°40'28" East, 80.00 feet; thence South 23°47'09" West, 123.98 feet to the Southerly line of said Lot 6; thence along said Southerly line, North 64°38'47" West, 80.00 feet to the point of beginning.

\*\*\* AFF.  
as Documer

PARCEL "B"  
Commencing at the Southwesterly corner of Lot 6, Block 15 in the City of Ashland, Jackson County, Oregon, according to the Official plat thereof, now of record; thence along the Westerly line of said Lot 6, North 23°47'07" East, 123.94 feet (PR North 23°43' East, 124 feet) to the Southwesterly corner of that tract described in Volume 366, Page 407, Jackson County Deed Records; thence along the Southerly line thereof, South 64°40'28" East, 323.80 feet (DR 328.02 feet) to the Southeastly corner of said tract; thence along the Westerly right-of-way line of Oak Street, South 23°11'39" West, 64.14 feet (DR 64.74 feet) to the Northeastly corner of that tract described in Volume 131, Page 396, said Deed Records; thence along the Northerly line thereof, North 64°38'47" West (DR North 64° West), 200.00 feet to the Northwestly corner of said tract; thence along the Westerly line thereof, South 23°11'39" West (DR South 23°09' West), 80.00 feet to the Southwesterly corner of said tract; thence along the Southerly line of the aforesaid Lot 6, North 64°38'47" West, 125.09 feet to the point of beginning. EXCEPTING THEREFROM Parcel "A" as described above.

All taxes, is-  
as of 28

James E. Hibbs  
SURVEYOR

Mark  
Att

\*\*\*\*\* DECLARATION \*\*\*\*\*

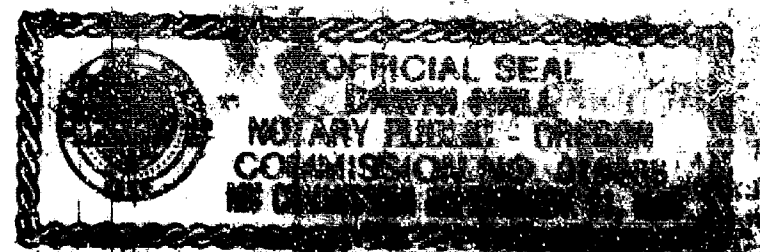
Know all men by these presents that we Justin Murphy and Elizabeth Chandra, and I, Margaret Nash Rubin, are the owners in fee simple of the lands shown on this Partition Plat, more particularly described in the Surveyor's Certificate as Parcel "A" and Parcel "B", respectively, and have caused the same to be partitioned into the parcels as shown on the Partition Plat and hereby dedicate to the public for public use those easements labeled as Public Utility Easement (PUE) and/or Drainageway Easement.

Justin Murphy Elizabeth Chandra Margaret Nash Rubin  
Justin Murphy Elizabeth Chandra Margaret Nash Rubin

STATE OF OREGON) ss.  
COUNTY OF JACKSON)

PERSONALLY appeared the above named Justin Murphy and Elizabeth Chandra and acknowledged the foregoing instrument to be their voluntary act and deed.  
Dated this 12 day of October, 1993.

Before me: Dawni Hall  
Notary Public of Oregon.



STATE OF OREGON) ss.  
COUNTY OF JACKSON)

PERSONALLY appeared the above named Margaret Nash Rubin and acknowledged the foregoing instrument to be her voluntary act and deed.  
Dated this 28<sup>th</sup> day of September, 1994.

Before me: Patsy Leonard  
Notary Public of Oregon.

