

PARTITION PLAT NO. P-129-1994

MINOR LAND PARTITION LOCATED IN LOT 5 AND 6, BLK. 3 OF PATTERSON - PHELPS TRACTS IN D.L.C. NO. 41 IN THE S.E. 1/4 OF SECTION 4, TWP 39S, R1E IN THE CITY OF ASHLAND, JACKSON COUNTY, OR

FOR

IRAJ OSTOVAR
389 HERSEY ST.
ASHLAND, OR 97520

RECORDING

Filed for record this 16 day of December, 1994 at 10:35 o'clock A.M.
and recorded as PARTITION PLAT NO. P-129-1994 of the records of
Jackson County, Oregon. Index Volume 5 at Page 129

Kathleen S. Beckett
County Clerk

Cheryl Auger
Deputy

Jackson County Surveyor File No. 14322

OWNER'S DECLARATION

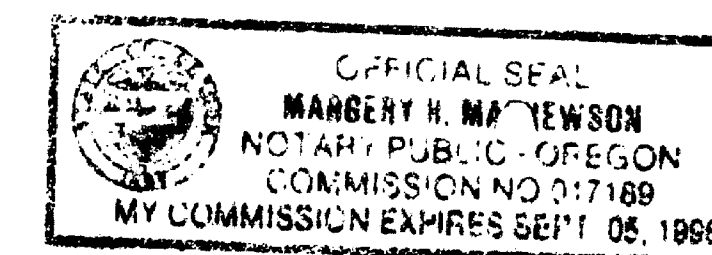
KNOW ALL MEN BY THESE PRESENTS that we, Iraj Ostovar and Jackie Sue Ostovar, husband and wife, are the owners in fee simple as tenants by the entirety of the land described in the annexed Surveyor's Certificate, and that we have caused the partitioning as shown hereon.

Iraj Ostovar
Iraj Ostovar

Jackie Sue Ostovar
Jackie Sue Ostovar

STATE OF OREGON S.S.
COUNTY OF JACKSON S.S.

09/15/94 A.D. 1994 Personally appeared the above named Iraj Ostovar and Jackie Sue Ostovar, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed before me:



Margery H. Matlock
Notary Public for Oregon

SURVEYOR'S CERTIFICATE

I, George R. Burrell, a duly Registered Professional Land Surveyor of the State of Oregon, hereby certify that this plat correctly represents a properly monumented survey made by me, and the following is an accurate description for the tract herein partitioned: Commencing at the Southeast corner of Donation Land Claim No. 41, Township 39 South, Range 1 East of the Willamette Meridian, Jackson County, Oregon; thence along the South boundary of said claim, N 89° 57' 42" West (Record West) 847.94 feet to a 5/8" iron pin locating the Southeast corner of Lot 6, Block 3 of the PATTERSON - PHELPS TRACTS for the Initial Point of Beginning; thence along the East boundary of said lot 6, North 0° 07' 34" East 150.07 feet (Record North 150.00 feet) to a 5/8" iron pin locating the Northeast corner thereof; thence along the North boundary of Lots 5 and 6, Block 3 of said tracts, South 89° 59' 00" West (Record West) 75.05 feet to a 5/8" iron pin locating the Northwest corner of the East 1/2 of said lot 5; thence along the West boundary of the East 1/2 of said lot 5, South 0° 06' 14" West 150.00 feet to a 5/8" iron pin locating the Southwest corner thereof; thence along the South boundary of said lots 5 and 6 and Donation Land Claim No. 41, South 89° 57' 42" East (Record East) 74.99 feet to the Initial Point of Beginning.

WATER RIGHTS: There are no water rights recorded in the Office of the Jackson County Watermaster for the above described tract.

LIENHOLDERS DECLARATION: Regue Federal Credit Union, the beneficiary of that certain Trust Deed recorded September 11, 1991 as instrument No. 91-21700 of the Official Records of Jackson County, Oregon, encumbering the above described tract, have granted consent for this Partition by affidavit recorded as instrument No. 94- 44072 of said Official Records.

I hereby certify that this plat is an exact photocopy of the original
George Burrell
Surveyor

** RECEIVED **
Date 12-16-94 By [Signature]
This survey consists of:
— sheet(s) Map
— page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
George Burrell
OREGON
JULY 10, 1984
GEORGE R. BURRELL
639

Exp 12/31/95

APPROVALS:

[Signature] 12-1-94
ASHLAND PLANNING COMMISSION DATE
PA NO. 94-039 (Minor Land Partition)

Examined and Approved this 20th day of November, 1994
[Signature]
City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of April 12, 1994, this plat is hereby approved this ___ day of ___ 1994.

[Signature]
President

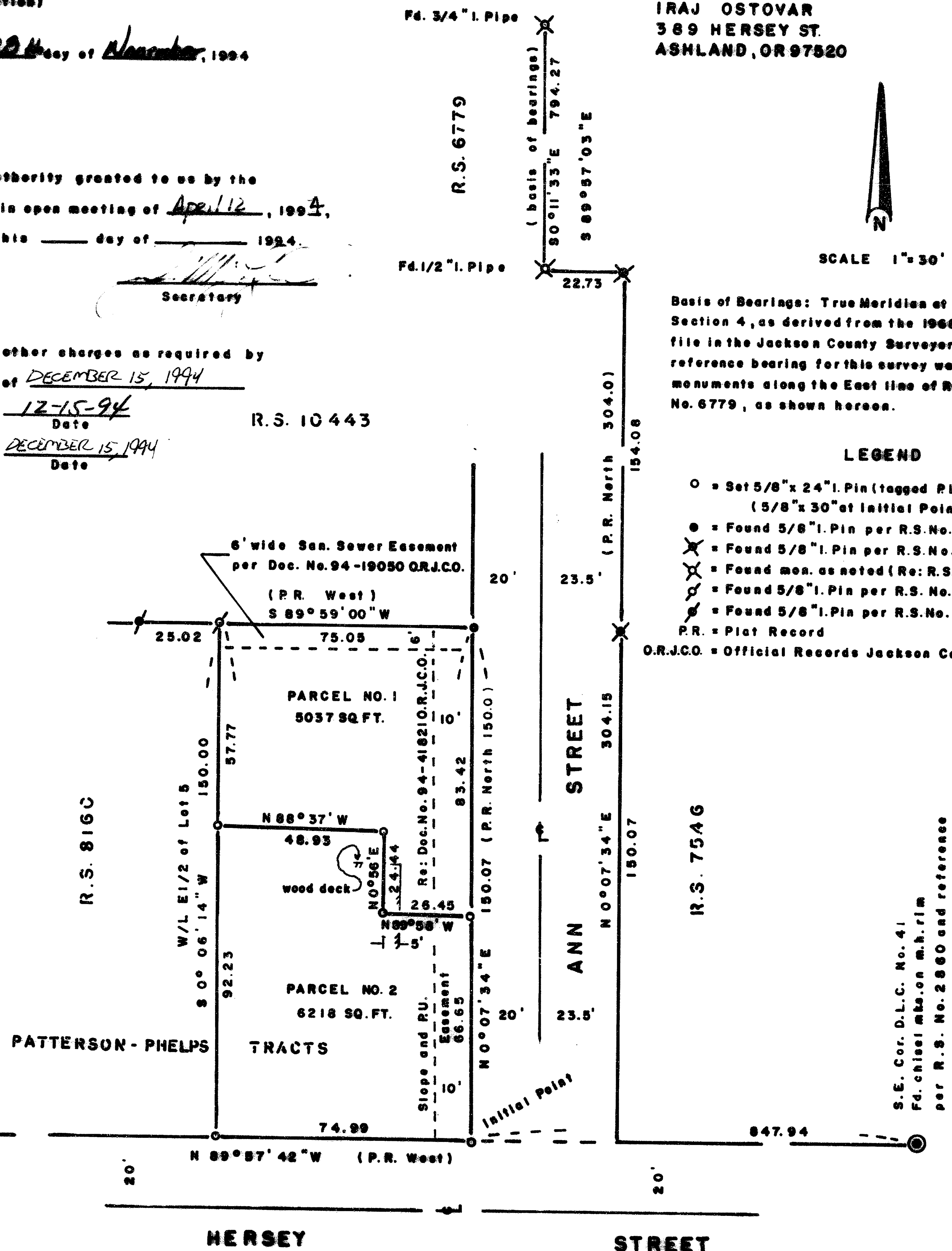
[Signature]
Secretary

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of DECEMBER 15, 1994
[Signature] 12-15-94
Jackson County Tax Collector Date
[Signature] DECEMBER 15, 1994
Jackson County Assessor Date

R.S. 10443

SURVEY BY:

George R. Burrell, P.L.S.
1379 Brookdale Road
Medford, Oregon 97504
Ph. (503) 722-4614
Sept. 12, 1994



Basis of Bearings: True Meridian at N-S center of Section 4, as derived from the 1968 N.O.A.A. net, on file in the Jackson County Surveyor's Office. The reference bearing for this survey was taken from monuments along the East line of Recorded Survey No. 6779, as shown hereon.

- LEGEND
- = Set 5/8" x 24" I. Pin (tagged P.L.S. 638) (5/8" x 30" at Initial Point)
- = Found 5/8" I. Pin per R.S. No. 6922
- ⊗ = Found 5/8" I. Pin per R.S. No. 7546
- ⊗ = Found mon. as noted (Re: R.S. No. 6779)
- ⊗ = Found 5/8" I. Pin per R.S. No. 8160
- ⊗ = Found 5/8" I. Pin per R.S. No. 10443
- P.R. = Plat Record
- O.R.J.C.O. = Official Records Jackson County Oregon

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

FOR:

Iraj Ostovar
389 E. Hersey St.
Ashland, Oregon 97520

LOCATION:

Lots 5 and 6, Block 3 of PATTERSON-PHELPS TRACTS in the S.E. 1/4 of Section 4, Township 39 South, Range 1 East in the City of Ashland

PURPOSE:

To monument and plat a Minor Land Partition of T.L. No. 1801-39-1E-4DC as directed by the client and approved by the City of Ashland Planning Dept.

PROCEDURE:

The found monuments of recorded surveys No. 6779, 7546, 8160 and 10443 were used as control for the establishment and reestablishment of the corners of the parent tract. The previous monuments along Hersey Street have been destroyed by street construction.

The partition boundary between parcel No. 1 and 2 was located according to the clients instructions and the conditions of City approval.

BY:

George Burrell, P.L.S.
1379 Brookdale Road
Medford, Oregon 97504
(503) 772-4614
Sept. 6, 1994

