LAND PARTITION SURVEY ASSESSMENT AND TAXATION: PARTITION PLAT NO. P-134-1994 All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of 22 Dec 94 , 1994. ASHLAND PLANNING DEPARTMENT PA 94-127 - Property Line Adjustment located in RAILROAD VILLAGE SUBDIVISION NE 1/4 of Section 9, T395, R1E, WM. APPROVAL: Donation Land Claim No. 42 Examined and approved this Oth day of Dec. , 1994 Tax Collector City of Ashland, Jackson County, Oregon for RECORDER'S CERTIFICATE: Allan Frank Sandler Filed for record this 22 day of December, 1994, at4:35 O'Clock, L M., and recorded as PARTITION PLAT NO. _ P.O. Box 306 of "RECORD OF PARTITION PLATS" in Jackson County, Oregon. STATEMENT OF WATER RIGHTS: Ashland, Oregon INDEX VOLUME 5 PAGE 134 There is no water right appurtenant to the land included in this partition. October 20, 1994 Kathleen S. Bockett County Clerk SURVEY BY: Hardey Engineering & Assoc. Inc. 1600 Skypark Drive Suite E Medford. Oregon 97504 County Surveyor File No. 14337 I certify this to be an exact copy of the original plat. DECLARATION * * * KNOW ALL PERSONS BY THESE PRESENTS, that I, Allan Frank Sandler, 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, and the sizes of the parcels and the course and length of all lines are plainly LEGEND set forth, and that this is a correct representation of the partition. In witness whereof I have set my hand and seal this day of DECEMBER 1994. Found City of Ashland 3" brass disk, , marked 22ND 1993 LS 759" in monument case. Allan Frank Sandler = Found 3/4" diameter iron pipe Found 5/8" iron pin with plastic cap marked "L.J. FRIÁR & ASSOCIATES" STATE OF OREGON) County of Jackson) = Found 5/8" iron pin as described above, 24" long.
Replaced with 5/8" x 30" iron pin with orange plastic DECEMBER On this, the 22 day of _ 1994, before me cap marked "R ROBERTS LS 1656". appeared Allan Frank Sandler, who acknowledged the foregoing instrument to be his voluntary act and deed. = Set $5/8" \times 30"$ iron pin with orange plastic cap marked "R ROBERTS LS 1656". PUE = Public utility easement as described in Instrument No. OFFICIAL SEAL 94-40819 of the Official Records of Jackson County, Oregon. Notary Public For bregon PATRICIA GRAY NOTARY PUBLIC - OREGON COMMISSION NO.015970 BASIS OF BEARING: NOAA 1968 true meridian along the COMMISSION EXPIRES JUNE 27, 1898 N-S centerline of Section 9 established and on file in the office of the Jackson County Surveyor. The Scale: 1"= 30" reference line for bearing control for this survey was taken from the monuments shown as found on the centerline of A Street, as shown on the recorded plat SURVEYORS CERTIFICATE * * * of RAILROAD VILLAGE SUBDIVISION. STATE OF OREGON) County of Jackson) Public Utility Easement I, Roger R. Roberts, a duly Registered Surveyor of the State of --- N74*08'32"W - - -Oregon, being first duly sworn, do hereby certify that I have correctly --- 154.77' (Plat rec 154.83')--surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and the plat is a correct representation of the same, ---82.98---75.00 (Plat = 74.96')-- 5' road slope easement Inst. No. 94-40819 O.R. and the following is an accurate description of the boundaries: Lots 8 and 9 of RAILROAD VILLAGE SUBDIVISION in the City of Ashland. bent Oregon, according to the Official Plat thereof now of record in Jackson 3.11' County, Oregon, and being more particularly described as follows: (LOT 7) (LOT 8) (LOT 9) (LOT 10) Beginning at the southwest corner of Lot 8 of said RAILROAD VILLAGE 52"E SUBDIVISION, for the INITIAL POINT; thence South 74°09'08" East, along the PARCEL 1 southerly boundary of Lot 8 and Lot 9 of said subdivision, 154.82 feet; PARCEL 2 thence along the arc of a 20,00 foot radius curve to the left (the long 6198 sq. ft. 8712 sq. ft. chord of which bears North 60°50'52" East 28.28 feet) a distance of 31.42 SUBDIVISION feet; thence along the easterly boundary of said Lot 9 North 15°50'52" East 46.27 feet; thence along the arc of a 20.00 foot radius curve to the left © of Spring Water Line (the long chord of which bears North 29°08'50" West 28.28 feet) a distance Fd. bent & loose, re: Plat of RAILROAD S71°24'29"E of 31.41 feet; thence along the northerly boundary of said Lots 8 and 9, under conc. sidewalk. VILLAGE SUBDIVISION North 74°08'32" West 154.77 feet to the northwest corner of said Lot 8; No measurements PUE & Road Slope thence South 15°53'00" West 86.30 feet (plat record South 15°50'53" West taken. Electrical vault overlaps ``>~ 20.6' Easement - Inst. No. Easterly limit of 86.29 feet) to the initial point. over easement boundary 94-40819 O.R. by 1.2" (Plat = 74.96')82.97 --- \$74°09'08'E 154.82' - - -INITIAL POINT -REGISTERED * * RECEIVED * * **PROFESSIONAL** LAND SURVEYOR Date 12-22-94 By & S74*09'08'E (Basis of bearing) 739,72 Roger R Roberts This survey C STREET FOURTH OREGON
JULY 14, 1978
ROSER R. ROSERTS
1656
Expires 12/31/94 SIXTH STREE SURVEYOR 39 1E 09AB TL 6507 & 6508

SURVEY NO. 14337

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 205.250 OREGON REVISED STATUTES

SURVEY FOR:

Allan Frank Sandler

P.O. Box 306

Ashland, Oregon 97520

LOCATION:

RAILROAD VILLAGE SUBDIVISION, in Donation Land Claim No. 42, in the northeast 1/4 of Section 9, Township 39 South,

Range 1 East of the Willamette Meridian, City of Ashland, Jackson

County, Oregon.

PURPOSE:

Property line adjustment/Planning Action 94-127

PROCEDURE:

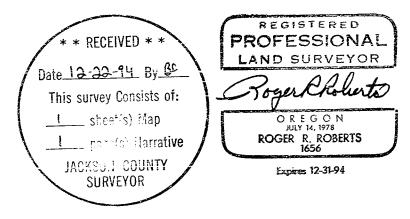
Existing monumentation was located as shown on the attached map. Those record monuments which were missing or found in poor condition were replaced as needed. The adjusted property boundary was established parallel with and 3.11 feet northwesterly of the common boundary between Lots 8 and 9 of

RAILROAD VILLAGE SUBDIVISION.

Basis of bearing: NOAA true bearing along the north-south centerline of Section 9 as established and on file in the office of the Jackson County Surveyor. The reference line for bearing control for this survey was taken from the monuments shown as found on the centerline of A Street.

Date:

October 20, 1994



HARDEY ENGINEERING & ASSOC., INC. P. O. Box 1625 Medford, Oregon 97501