

APPROVAL: Bill Holm
ASHLAND PLANNING COMMISSION
PA 94-032

11/9/94
Date

LAND PARTITION SURVEY
PARTITION PLAT No. P-26-1995

located in
SE 1/4 of Sec 15, T39S, R1E, WM.
1632 Ross Lane
City of Ashland, Jackson County, Oregon
for
Richard C. and Carlotta S. Lucas
1632 Ross Lane
Ashland, Oregon

ASSESSMENT AND TAXATION:
Examined and approved by O.R.S. 92.100 as of
the 28 day of April, 1994.
[Signature]
Assessor, Department of Assessment

APPROVAL:
Examined and approved this 31st day of October, 1994
James Holm
City Surveyor

August 9, 1994

All taxes, fees, assessments or other charges
as required by O.R.S. 92.095 have been paid as of
the 28 day of April, 1994.
Colleen Grayford
Tax Collector

We certify that, pursuant to authority granted to us by the
Ashland Planning Commission in open meeting on the 12th
day of April, 1994, this plat is hereby approved.
Dated this 9th day of November, 1994.
Barbara [Signature] Bill [Signature]
President Secretary

RECORDING:
Filed for record this 3 day of May,
1994 at 1:53 O'Clock, P. M., and recorded as
Partition Plat No. P-26-1995 of Records
of Jackson County, Oregon.
INDEX VOLUME 6 PAGE 26
Matthew J. Beckett Florida E. Bartlett
County Clerk Deputy

Roger R. Roberts
3365 Green Acres Drive
Central Point, Oregon
Tel 664-5146
(File 94-011)

County Surveyor File No. 14489

STATEMENT OF WATER RIGHTS:
There are no water rights appurtenant to the
lands included in this partition.

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that we, Charles C. Setchell, owner in
fee simple of the lands hereon described, and Richard C. Lucas and Carlotta
S. Lucas, husband and wife, purchasers by way of an unrecorded contract of
sale, a memorandum of which was recorded as Document No. 92-24468 of the
Official Records of Jackson County, Oregon, have caused the land to be
partitioned as shown hereon, and the sizes of the parcels and the course and
length of all lines are plainly set forth, and that this is a correct
representation of the partition. We hereby dedicate to the public that ten
foot wide public utility and slope easement as shown hereon, and a portion of
Parcels 1 and 3 are designated hereon and dedicated to the City of Ashland as
a Conservation Easement and as a drainage easement, in accordance with
Chapter 18.62 of the City of Ashland Land Use Ordinance. We hereby dedicate
to the public for street purposes that 3.50 foot wide strip along the north boundary
of Peachey Road as designated hereon.

IN WITNESS WHEREOF, we have set our hands and seals this 23rd day of
October, 1994.

Charles C. Setchell
Charles C. Setchell

Richard C. Lucas
Richard C. Lucas

Carlotta S. Lucas
Carlotta S. Lucas

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss

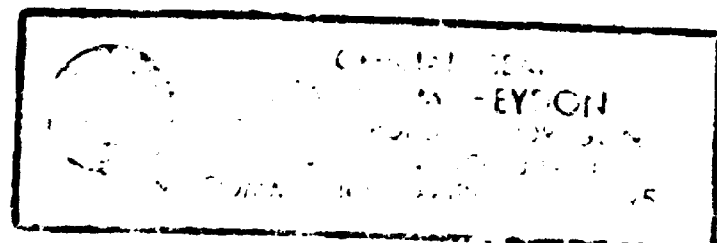
I, Roger R. Roberts, a duly Registered Surveyor of the State of Oregon, being first
duly sworn, do hereby certify that I have correctly surveyed and marked with the proper
monuments as provided by law the tract of land hereon shown and the plat is a correct
representation of the same, and the following is an accurate description of the
boundaries:

Commencing at the Southeast corner of Donation Land Claim No. 45 in Township 39
South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence North
89°47'17" West, along the south boundary of said Claim No. 45, a distance of 196.73 feet
and South 00°12'43" West, perpendicular to said Claim boundary, 1217.75 feet (deed
record West 196.7 feet and South 1217.7 feet) to the northeast corner of that tract
described in Volume 18, Page 488 of the Deed Records of said Jackson County; thence
North 89°47'17" West, along the north boundary of said Jackson County; thence
North 89°47'17" West, along the north boundary of said described tract, 437.42 feet to
a 3/4 inch diameter iron pipe at the southeast corner of GARDEN HOMES TRACT, CLARKS
ADDITION TO ASHLAND; thence continuing North 89°47'17" West 293.34 feet to the northeast
corner of that tract described in Instrument No. 74-08693 of the Official Records of
said Jackson County, said point also being the northeast corner of that parcel deeded
to the City of Ashland in Instrument No. 91-28154 of said Official Records; thence North
89°47'17" West, along the north boundary of said described parcel, 13.83 feet to the
northwest corner thereof, for the INITIAL POINT OF BEGINNING; thence South 00°06'43"
West, along the west boundary of said described parcel, 20.00 feet to the southwest
corner thereof; thence South 89°47'17" East 13.80 feet to the southeast corner of said
described parcel, said point also being the northwest corner of Parcel 1 of Partition
Plat No. P-114-1992 of "Record of Partition Plats" in said Jackson County; thence South
00°12'43" West, along the west boundary of Parcels 1 and 2 of said Partition Plat,
273.50 feet to the southwest corner of said Parcel 2; thence continuing South 00°12'43"
West 3.50 feet to the southeast corner of said tract described in Instrument No. 74-
08693 of said Official Records, said point being on the north boundary of the right of
way of Peachey Road; thence North 89°47'17" West, along said north boundary, 146.77 feet
(deed record West 146.67 feet) to a 5/8 inch diameter iron pin marking the southwest
corner of said tract described in Instrument No. 74-08693 of said Official Records;
thence North 00°12'43" East 297.00 feet (deed record North 297.0 feet) to the northwest
corner of said described tract; thence South 89°47'17" East, along the north boundary
of said described tract (deed record East), 132.94 feet to the initial point of
beginning.

STATE OF OREGON)
County of Jackson) ss

On this the 23rd day of October, 1994, personally appeared
before me Charles C. Setchell, and acknowledged the foregoing instrument to
be his voluntary act and deed.

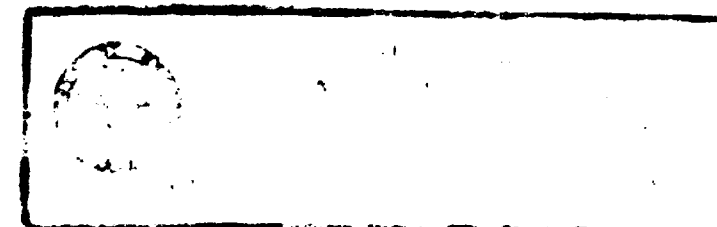
Francis M. Heydon
Notary Public



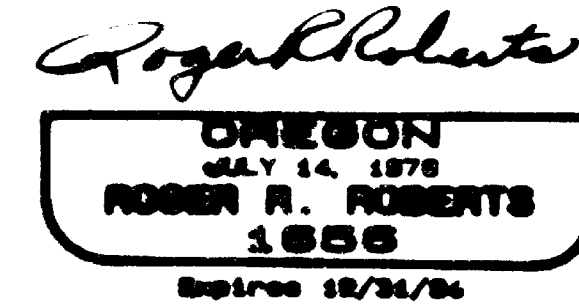
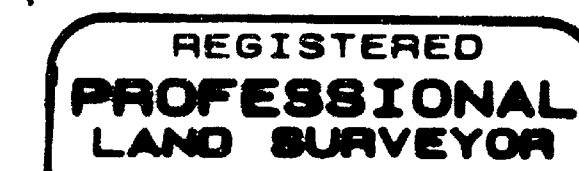
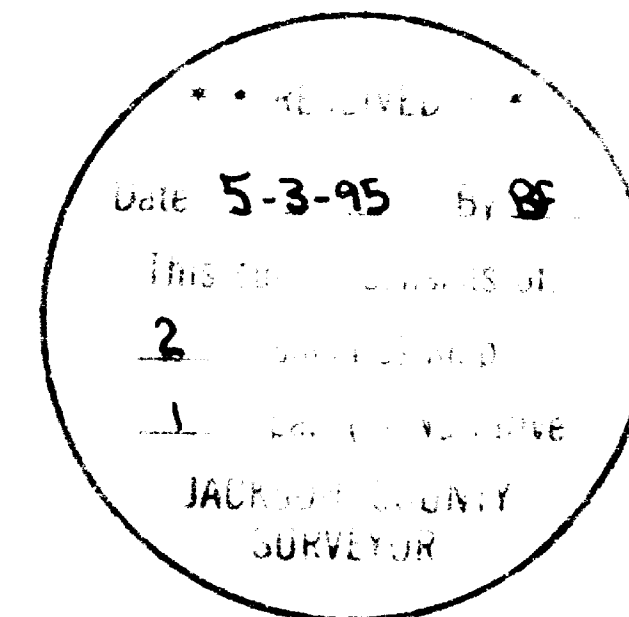
STATE OF OREGON)
County of Jackson) ss

On this the 23rd day of October, 1994, personally appeared
before me Richard C. Lucas and Carlotta S. Lucas, husband and wife, and
acknowledged the foregoing instrument to be their voluntary act and deed.

Francis M. Heydon
Notary Public



I certify this to be an exact
copy of the original plat.
Roger R. Roberts
Surveyor



SURVEY NO. 14489

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 205.250
OREGON REVISED STATUTES

SURVEY FOR: Richard C. & Carlotta S. Lucas
1632 Ross Lane
Ashland, Oregon

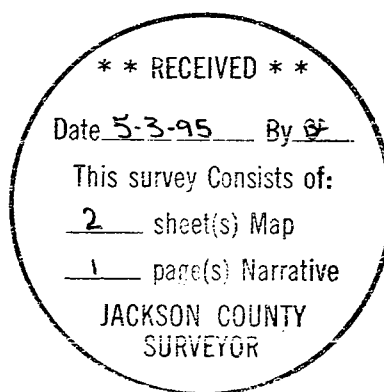
LOCATION: Southeast quarter of Section 15, Township 39 South,
Range 1 East of the Willamette Meridian, City of
Ashland, Jackson County, Oregon

PURPOSE: Locate the boundaries of the client's ownership,
and partition into 3 parcels.

PROCEDURE: All record monumentation was located on the
boundaries of the parent tract, being bounded on
the east and west sides by two recent partition
surveys. The centerline of Peachey Road as
monumented by the City of Ashland was held to
control the right of way boundary of Peachey Road.

Basis of bearing: Jackson County Surveyor 1968
N.O.A.A. net, via Filed Survey No. 13095, along the
centerline of Peachey Road.

Date: August 9, 1994



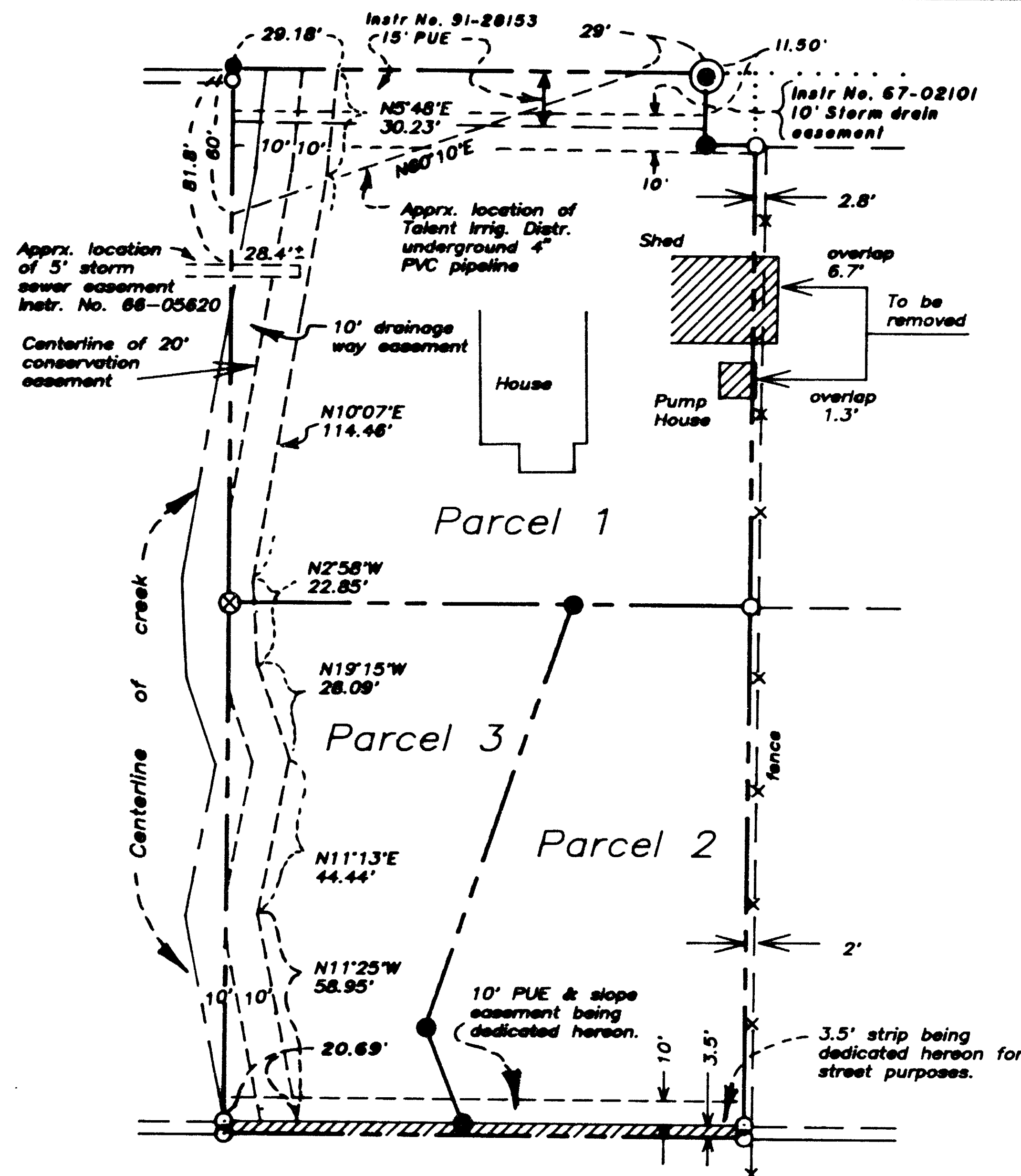
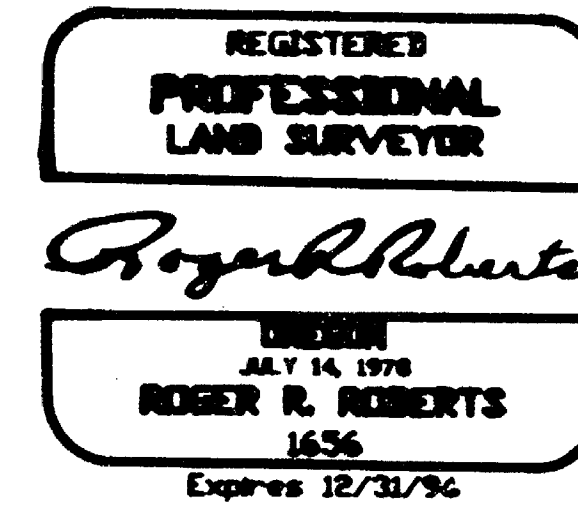
Roger R. Roberts
3365 Green Acres Drive
Central Point, OR 97502

LAND PARTITION SURVEY

PARTITION PLAT NO. P-26-1995

located in
SE 1/4 of Section 15, T39S, R1E, WM.
1632 Ross Lane
City of Ashland, Jackson County, Oregon
for
Richard C. and Carlotta S. Lucas
1632 Ross Lane
Ashland, Oregon
August 9, 1994

Survey by:
Roger R. Roberts
3365 Green Acres Drive
Central Point, Oregon 97502
Tel: 664-5146
(94-011)

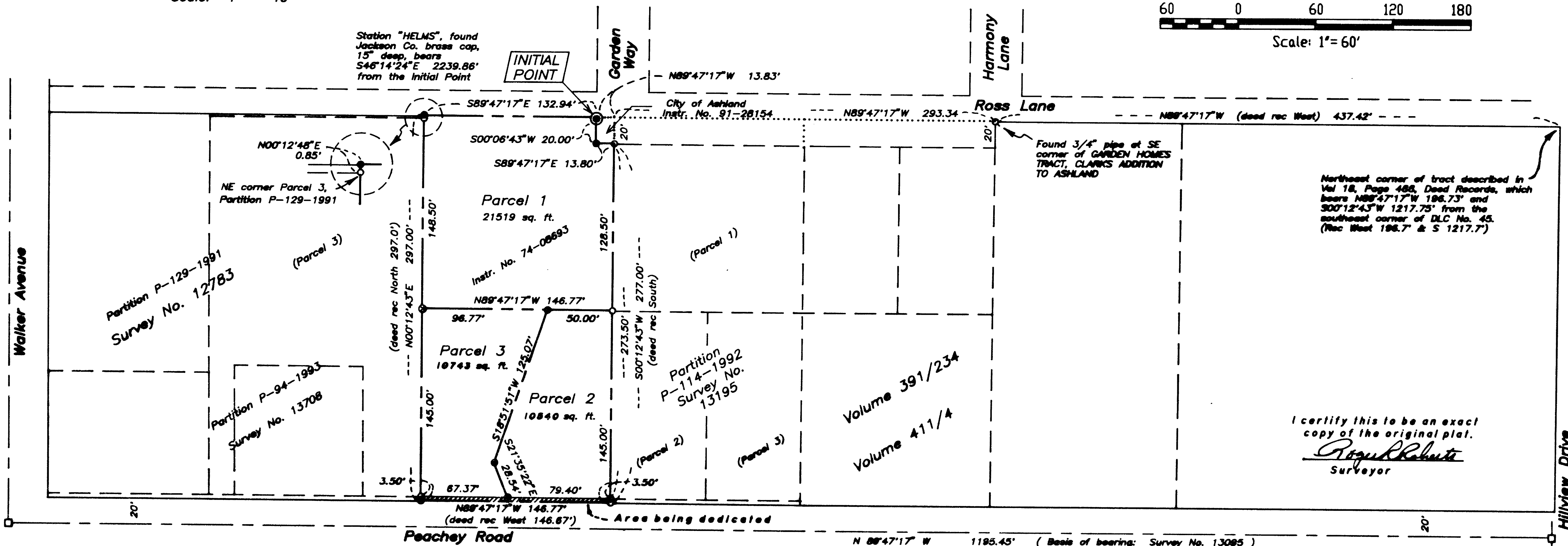
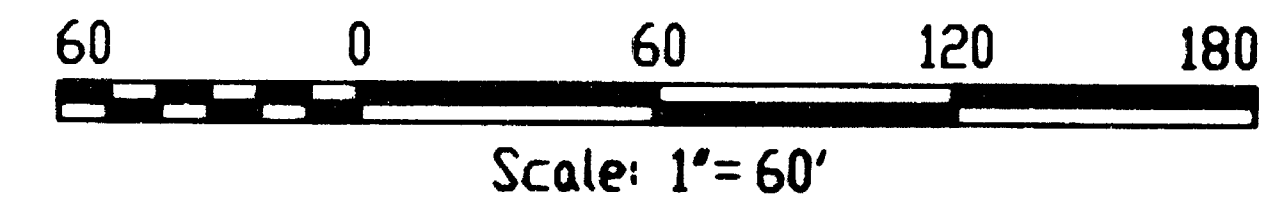


Detail Enlargement
Scale: 1" = 40'

LEGEND

- = Found City of Ashland 2.5" brass disk in monument case
- = Found 5/8" iron pin with plastic cap
- = Set 5/8" x 24" iron pin with orange plastic cap marked "R ROBERTS LS 1656"
- ⊙ = Set 5/8" x 30" iron pin with orange plastic cap marked "R ROBERTS LS 1656"
- ⊗ = Set 1" diameter lead plug in west side of granite boulder, approximately 4 ft. diameter, with nail and copper washer marked "LS 1656"

Basis of bearing: Jackson County Surveyor 1968 N.O.A.A. net, via Filed Survey No. 13085, along the centerline of Peachey Road.



I certify this to be an exact copy of the original plat.
Roger R. Roberts
Surveyor