

LAND PARTITION SURVEY PARTITION PLAT NO. P-36-1995

APPROVAL:

[Signature] 4/24/95
ASHLAND PLANNING COMMISSION
P.A.# 95-009 DATE

APPROVAL:

Examined and approved this 10th day of April, 1995.

[Signature]
City Surveyor

located in
the NW 1/4 and the SW 1/4 of Section 14, T. 39 S., R. 1 E., W.M.,
in the City of Ashland, Jackson County, Oregon
for

Robert R. Fredinburg
925 Jaquelyn Street
Ashland, Oregon 97520

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



RECORDING

FILED FOR RECORD THIS THE 6 DAY OF JUNE, 1995 AT 4:30 O'CLOCK
P.M. AND RECORDED AS PARTITION PLAT NO. P-36-1995 OF THE RECORDS
OF JACKSON COUNTY, OREGON. INDEX VOLUME 6, PAGE 36.

[Signature] [Signature]
County Clerk Deputy

COUNTY SURVEYOR FILE NO. 14532

DATE: March 14, 1995

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 February 14, 1995, this map is hereby approved.

Dated this 24th day of April, 1995.

[Signature] [Signature]
President Secretary

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that I, Ella F. Fredinburg am the owner in fee
simple of the lands described hereon in the "Surveyor's Certificate" and that Rogue
Federal Credit Union is a beneficiary interest holder in said lands and that we have
caused the partitioning as shown hereon. We do hereby dedicate to the City of Ashland
for street purposes the area so designated hereon. We do further dedicate to the City
of Ashland the 10.00 foot wide Public Utility Easement and Conservation Easement as
shown hereon. By virtue of its approval of this plat, the City of Ashland acknowledges
that no public access shall be allowed upon said Conservation Easement and that said
Conservation Easement shall not impede the future owners of the Parcels created hereon
from having access to the area designated as said Conservation Easement.

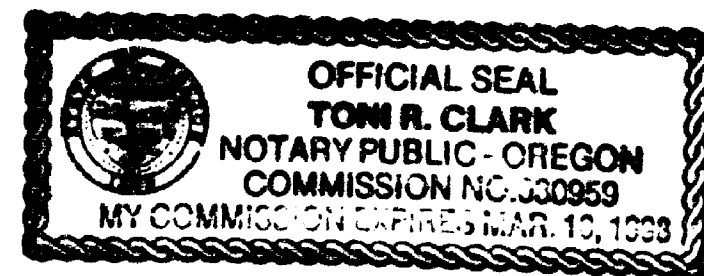
[Signature]
Ella F. Fredinburg
by Robert R. Fredinburg, P.O.A.

[Signature]
Tim Alford, C.E.O.

Power of Attorney: See Doc. No. 95-09238, Official Records for Jackson County, Oregon.

STATE OF OREGON } ss March 15, A.D. 1995.
County of Jackson }

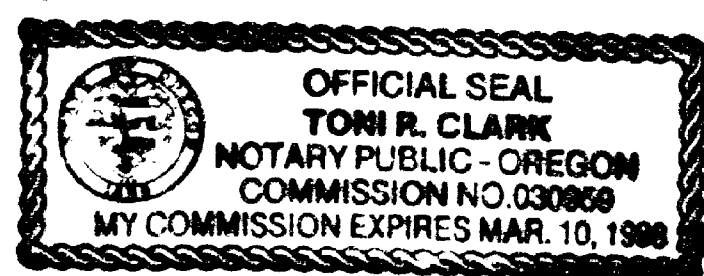
Personally appeared before me the above named Robert R. Fredinburg, who did say that he is the attorney in
fact for the above named Ella F. Fredinburg, who did acknowledge the foregoing instrument on behalf of said Ella
F. Fredinburg for the purposes set forth therein.



[Signature]
Notary Public-Oregon

STATE OF OREGON } ss April 6, A.D. 1995.
County of Jackson }

Personally appeared before me the above named Tim Alford, who did say that he is an authorized officer for
the above said Rogue Federal Credit Union, who did acknowledge the foregoing instrument on behalf of said Rogue
Federal Credit Union for the purposes set forth therein.



[Signature]
Notary Public-Oregon

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 Northeast corner of the Northwest quarter of the Southwest quarter of
Section 14, Township 39 South, Range 1 East, Willamette Meridian in Jackson County, Oregon;
thence North 0° 00' 23" East, along the East line of the Southeast quarter of the Southwest
quarter of the Northwest quarter of said Section, 61.12 feet to a point marking the Northeast
corner of that tract described in Document Number 78-15861, Official Records for said County
and State; thence West, along the North line of said tract, 16.81 feet to a 5/8 inch by 30 inch
steel pin marking the INITIAL POINT; thence continue West 165.31 feet to the Northwest corner
of said tract; thence South 1° 26' 20" West 101.54 feet to an angle point in the West line of
said tract described in Document Number 78-15861; thence South 78° 44' 35" West 37.83 feet to
an angle point in said West line; thence South 0° 16' 35" West 41.05 feet to the Southwest
corner of said tract; thence South 89° 58' 23" East 221.96 feet to the Southeast corner of said
tract; thence North 0° 00' 18" East, along the East line of said Northwest quarter of the
Southwest quarter of Section 14, 88.92 feet to said Northeast corner thereof; thence
North 0° 00' 23" East, along said East line of the Southeast quarter of the Southwest quarter
of the Northwest quarter of Section 14, 61.12 feet to said Northeast corner of tract described
in Document Number 78-15861, said Official Records; thence West 16.81 feet to the initial point.

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

[Signature]
Surveyor

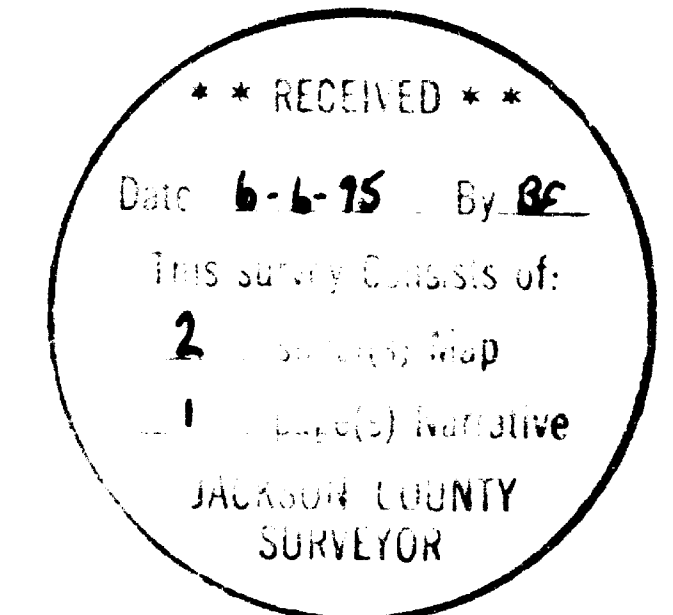
All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of JUNE 6, 1995.

[Signature]
Assessor

6-6-95
Date

[Signature]
Tax Collector

6-6-95
Date



Edwards Surveying & Land Planning Inc.

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



598 NE "E" Street, Suite B
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Tel.: (503) 471-7059
FAX: (503) 471-7809

SURVEYING • ENGINEERING • PLANNING

SURVEY NUMBER 14532

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

SURVEY FOR: Robert R. Fredinburg
925 Jaquelyn Aveune
Ashland, Oregon 97520

LOCATION: The Northwest 1/4 and the Southwest 1/4 of
Section 14, T. 39 S., R. 1 E., W.M., in the
City of Ashland, Jackson County, Oregon.

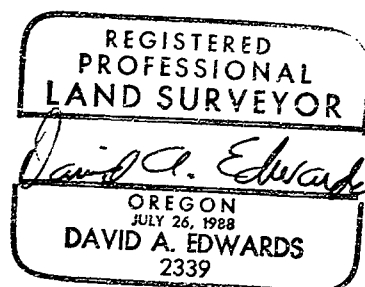
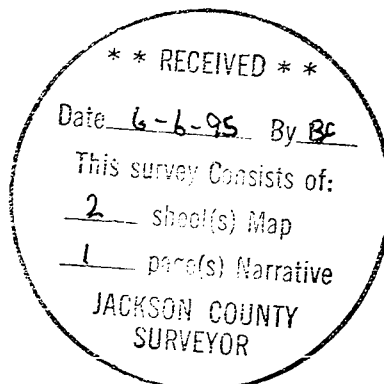
PURPOSE: LAND PARTITION; Planning Dept. File No.
P.A. 95-009: To locate and monument the new
boundaries between Parcels 1, 2 and 3 as shown on
the accompanying plat and to prepare and record
said plat for the purpose of creating said Parcels.

PROCEDURE: Utilizing for control: the found monuments as
shown, Doc. No. 78-15861 and an unrecorded survey
by George Burrell 'LS-638' (supplied to me by the
client), I computed and monumented the boundaries
of the parent tract. The partition lines were then
monumented as shown. Monuments set on this survey
consist of either a 5/8" x 30" or a 5/8" x 24"
steel pin with red plastic caps mkd. "D.A. EDWARDS
-LS 2339" as indicated on the accompanying plat.

BASIS OF BEARINGS: True Meridian at the North-South center line of
Section 14 as derived from the 1968 Jackson County
Surveyor N.O.A.A. net. Reference bearing for this
survey taken from Survey Number 8851 as shown on
accompanying plat.

EQUIPMENT: Nikon DTM-A5 Electronic Total Station.

DATE COMPLETED: March 14, 1995



Expires 12/31/95

LAND PARTITION SURVEY PARTITION PLAT NO. P-36-1995

located in
the NW 1/4 and the SW 1/4 of Section 14, T. 39 S., R. 1 E., W.M.,
in the City of Ashland, Jackson County, Oregon
for

*Robert R. Fredinburg
925 Jaquelyn Street
Ashland, Oregon 97520*

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
OREGON
MAY 26, 1988
DAVID A. EDWARDS
2339

Expires 12/31/95

LEGEND

- Indicates a 5/8" diam. I. Pin w/ cap mkd. "LS 759" fd. per S.N. 8851 and S.N. 6920.
- Indicates a fd. monument as noted.
- ▲ Indicates a 5/8" diam. I. Pin w/ cap mkd. "BURRELL--LS 638" fd. per an unrecorded survey. See Narrative
- Indicates a 5/8" X 24" steel pin w/ red plastic cap mkd. "D.A. EDWARDS -- LS 2339" set.
- ⊗ Indicates a 5/8" X 30" steel pin w/ red plastic cap mkd. "D.A. EDWARDS -- LS 2339" set.
- +— Fence line S.N. = Survey Number

SCALE: 1" = 30'

BASIS OF BEARINGS: True Meridian at the North-South center line of Section 14 as derived from the 1968 Jackson County Surveyor N.O.A.A. net. Reference bearing for this survey taken from S.N. 8851 as shown.

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

LINE TABLE		
BEARING	DISTANCE	
①	S. 25° 02' 29" E.	1.99'
②	S. 6° 13' 33" E.	22.19'
③	S. 1° 12' 53" E.	50.93'
④	S. 2° 50' 46" W.	33.73'
⑤	S. 12° 12' 10" E.	42.46'
⑥	N. 89° 58' 23" W.	51.46'
⑦	S. 89° 58' 23" E.	7.08'

