

APPROVAL: Bill Mohr 8/9/95  
Ashland Planning Department PA #95-052 Land Partition Date

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting JUNE 13 19 95 this Plat is hereby approved. Dated this 10<sup>th</sup> day of August 1995

Barbara A. Jenkins President Bill Mohr Secretary

APPROVAL: EXAMINED AND APPROVED this 3rd day of August 1995

James H. Wilson City Surveyor

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of August 17<sup>th</sup> 19 95

Lisa Logue Tax Collector Ron Lindsey Deputy Assessor

DECLARATION

Know all men by these presents that I, LINDA LEE GETTLING, Trustee for the Alvin D. Bounds Trust, am the owner in fee of the lands shown on this Partition Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be partitioned into the Parcels as shown on Sheet 2 and hereby dedicate to the public for public use that area shown on Sheet 2 labeled as Dedicated for Future Street Purposes. I do hereby establish that easement shown on Sheet 2 labeled as Mutual Access & Sanitary Sewer Easement for the benefit of Parcels 1 & 2 as well as that easement shown on Sheet 2 labeled as Private Water Line Easement for the benefit of Parcel 1.

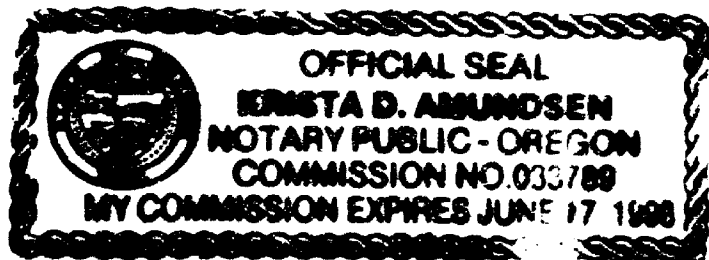
Linda Lee Gettling Trustee  
Linda Lee Gettling, Trustee

STATE OF OREGON) ss.  
COUNTY OF JACKSON)

PERSONALLY appeared the above named Linda Lee Gettling, and acknowledged the foregoing instrument to be his voluntary act and deed. Linda Lee Gettling further acknowledges that the foregoing instrument was signed on behalf of the Alvin D. Bounds Trust.

Dated this 2 day of August 19 95

Before me: Krista D. Amundson  
Notary Public of Oregon.



LAND PARTITION SURVEY

PARTITION PLAT NO. P-62-1995  
Located in the N.W. 1/4 of Section 14,  
T.39 S., R.1 E., W.M. City of Ashland  
Jackson County, Oregon  
for

Alvin D. Bounds Trust  
708 Clay Street  
Ashland, OR 97520

RECORDING

Filed for record this 17 day of August 19 95 at  
1:42 o'clock P and recorded as Partition Plat No. P-62-1995  
in "Record of Partition Plats" of Jackson County, Oregon.  
Index Volume 6 Page 62

Kathleen S. Beckett County Clerk Sam Kelly Deputy  
County Surveyor File No. 14632

WATER RIGHTS STATEMENT

There are no water right appurtenant to this property according to information from the Jackson County Watermaster's Office.

SURVEYOR'S CERTIFICATE

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY 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:

Commencing at the West one-quarter of Section 14, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence North 27°19'09" East, 1502.46 feet to the Southwest corner of that tract described in Document No. 94-35333, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the South line of said tract, South 89°49'32" East, 125.00 feet (record South 89°37' East) to the Southeast corner thereof; thence along the East line of said tract and the East line of that tract described in Document No. 84-15595, said Official Records, North 0°03'39" West, 200.00 feet (record North 0°17' West) to the Southeast corner of that tract described in Document No. 87-24568, said Official Records; thence along the Easterly line of said tract, North 23°42'20" West, 124.55 feet (record North 23°57' West) to the North line of that tract described in Volume 244, Page 401, Jackson County Deed Records; thence along said North line, South 89°49'55" East, 566.86 feet (record South 89°37' East) to the East line of the West one-half (W 1/2) of the Northwest one-quarter (NW 1/4) of said Section 14; thence along said East line, South 0°00'25" West, 342.60 feet to the terminus of that certain Boundary Line described in Document No. 88-27698, said Official Records; thence along said Boundary Line, North 89°20'04" West, 573.74 feet (record North 89°20'34" West, 573.80 feet) to a 3/4 inch iron pipe; thence South 86°01'18" West, 67.96 feet (record South 86°00'49" West) to a 3/4 inch iron pipe on the East line of Clay Street; thence along said East line, North 0°03'39" West, 28.65 feet to the INITIAL POINT OF BEGINNING.

James E. Hibbs  
SURVEYOR

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

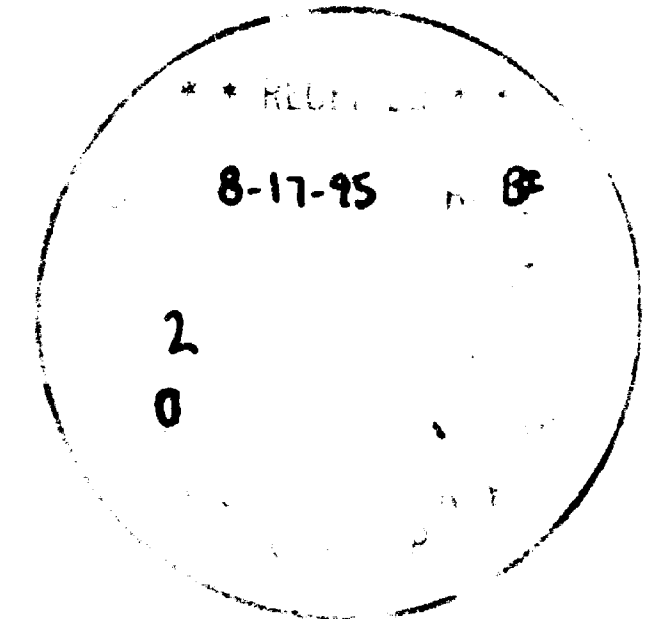
PURPOSE: To survey and monument two Parcels created by a Land Partition. See Ashland PA# 95-052.

PROCEDURE: From existing control established or found by this office during RS 7423 & 13586, measured deed record distance North from the N.W. 1/16 corner as said corner was shown on Survey No. 7423. Held North line parallel to the East-West 1/16 line and West line parallel to Clay Street as shown hereon. The South line was held as monumented by RS11450. Set pins at the locations per the client's tentative plat. Those monuments found as well as those set are as shown hereon. It should be noted that the found 3/4" iron pipe near the Southeast corner of this Partition set by RS11450 appears to have been moved Northerly by persons unknown. Reset Southeast corner monument at map record distance from the N.W. 1/16 corner as shown on RS11450.

REGISTERED PROFESSIONAL LAND SURVEYOR

I hereby declare that this is an exact copy of the original plat.  
James E. Hibbs  
Surveyor

OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
Renewal Date 6-30-97



EASEMENTS OF RECORD

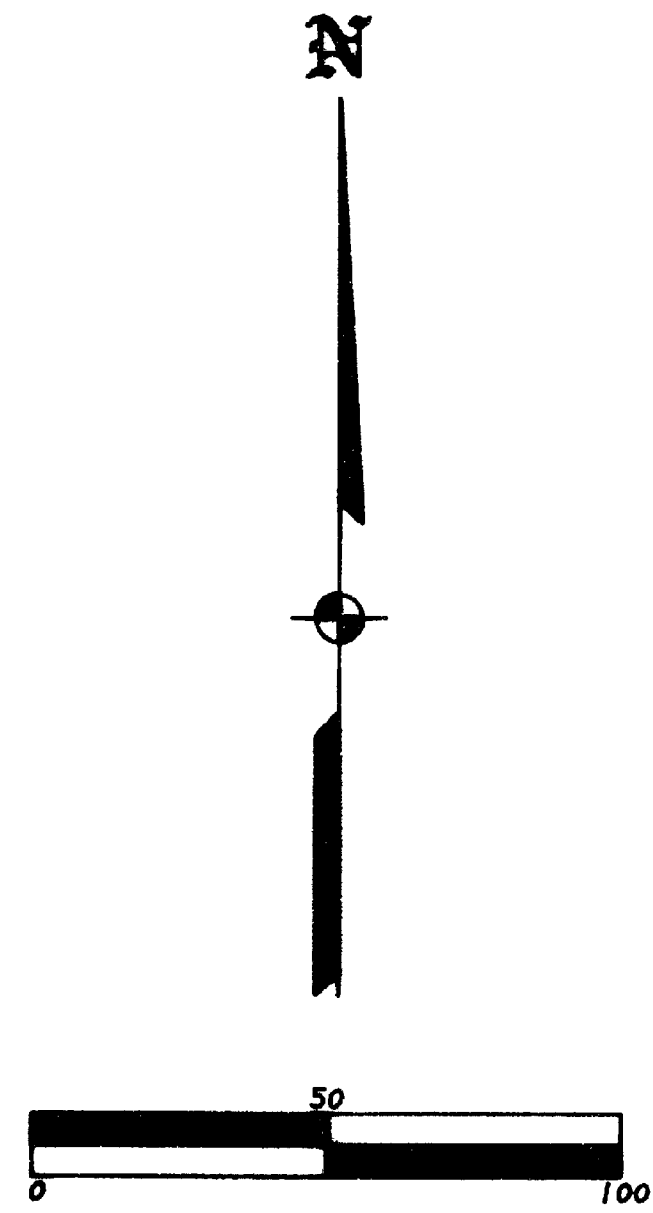
- 1) Rights of way for transmission and distribution of electricity per V.244, P.51 & V.502, P.445. JCDR are general area descriptions and cannot be depicted.
- 2) Easement for irrigation ditch and/or irrigation pipeline per Doc.85-06423. ORJCO is not located on this tract.
- 3) Right of way for transmission of irrigation water per Dec.86-05921. ORJCO cannot be located.

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PARTITION PLAT NO. P-62-1995  
 Located in the N.W. 1/4 of Section 14,  
 T.39 S., R.1 E., W.M. City of Ashland  
 Jackson County, Oregon

for  
 Alvin D. Bounds Trust  
 708 Clay Street  
 Ashland, OR 97520

Fd. 5/8" pin w/ L.J.FRIAR  
 & ASSOC. cap per RS 13586.



CITY OF ASHLAND  
 CL CLAY ST  
 NO.

P.O.T.  
 1991  
 LS 759

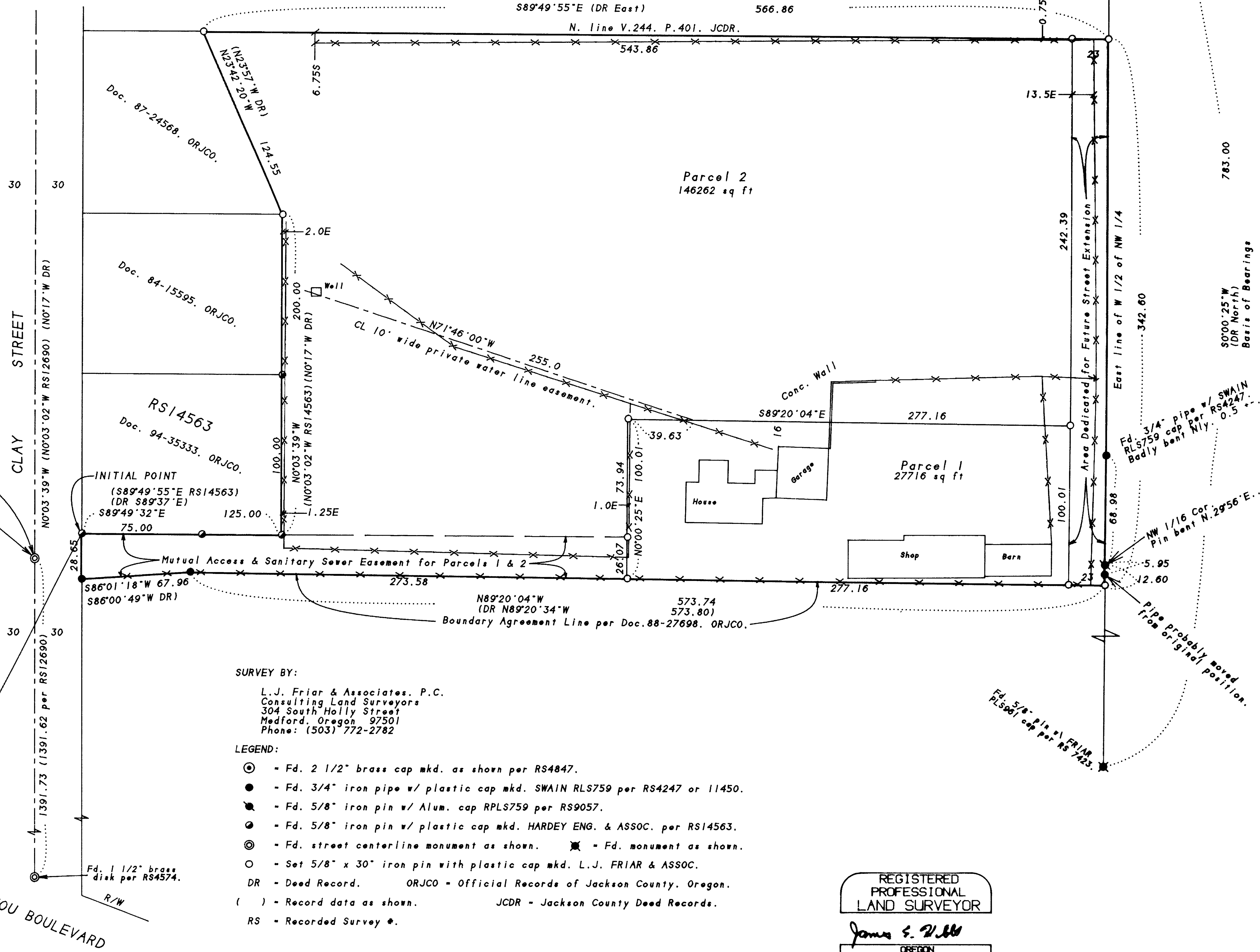
Fd. 3" brass disk in  
 mon. case per RS12690.

I hereby declare that this is an exact  
 copy of the original plat.

*James E. Hibbs*  
 Surveyor

Swin Surveying  
 T39S R1E  
 1/4 S15 | S14 Cor  
 1972  
 RLS 759

W. 1/4 Sec. 14



SURVEY BY:

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

LEGEND:

- ⊙ - Fd. 2 1/2" brass cap mkd. as shown per RS4847.
- - Fd. 3/4" iron pipe w/ plastic cap mkd. SWAIN RLS759 per RS4247 or 11450.
- ⊙ - Fd. 5/8" iron pin w/ Alum. cap RPLS759 per RS9057.
- ⊙ - Fd. 5/8" iron pin w/ plastic cap mkd. HARDEY ENG. & ASSOC. per RS14563.
- ⊙ - Fd. street centerline monument as shown. ⊗ - Fd. monument as shown.
- - Set 5/8" x 30" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
- DR - Deed Record. ORJCO - Official Records of Jackson County, Oregon.
- ( ) - Record data as shown. JCDR - Jackson County Deed Records.
- RS - Recorded Survey #.

BASIS OF BEARINGS: NOAA true bearing of the North line of Sec. 14 per RS7423.

DATE: July 7, 1995 UNIT OF MEASUREMENT: FEET SCALE: 1" = 50'

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*James E. Hibbs*

OREGON  
 JULY 17, 1988  
 JAMES E. HIBBS  
 2234

Renewal Date 6-30-97