

APPROVAL: Bill Mohr 1-9-96
ASHLAND PLANNING DEPARTMENT Date:
PA #95-088 PROPERTY LINE ADJUSTMENT

LAND PARTITION SURVEY
PARTITION PLAT No. P-6-1996

RECORDING
FILED FOR RECORD THIS THE 11 DAY OF JANUARY, 1996
AT 3:31 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT No. P-6-1996
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON
INDEX VOLUME 7, PAGE 6

APPROVAL :
Examined and Approved this 10th day of January, 1996
James H. Quinn
City Surveyor

located in
the Southwest One/Quarter of Section 14
Township 39 South of Range 1 East of the Willamette Base & Meridian
JACKSON COUNTY OREGON

Kathleen S. Beckett County Clerk
Kirby LeBeau Deputy

for
Don R. Ballew
1257 Siskiyou Boulevard #77
Ashland, Oregon 97520

COUNTY SURVEYOR File No. 14803

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we

Don R. Ballew, Wallace G. Iversen, Suzanne Mathis McQueen and Wade Mathis McQueen, as owners in fee simple of that certain real property, as set forth in the Surveyor's Certificate and as shown hereon do hereby cause and create this PROPERTY LINE ADJUSTMENT. We create and establish Parcels No. 1(one), 2(two), and 3(three) along with a 20 foot wide Private Access Way as shown hereon, for the benefit of Parcels No. 1(one),2(two), and 3(three) but not limited exclusively thereto. Public and private emergency vehicles shall have right of ingress and egress over and across said Private Access Way as required. All cost of repair of the roadway (located within the Private Access Way) that is necessitated by the ordinary use of the subject roadway shall be borne by the owners of Parcels No. 1(one), 2(two), and 3(three) in equal shares. Any further Covenants, Conditions, Restrictions, Easements, and/or Maintenance Agreements, that are to encumber these Parcels of land will be set forth in either separate instruments or in deeds conveying said Parcels to the new owners thereof.

All taxes, assessments, or any other charges as required by OREGON REVISED STATUTE 92.095 have been paid as of the _____ day of _____, 19____.

David R. Quinn Deputy
Assessor, Department of Assessment
Linda Pruitt, Deputy
Tax Collector

January 11, 1996
Date
January 11, 1996
Date

SURVEYOR'S CERTIFICATE

I, Martin C. Stewart, registered Professional Land Surveyor of the State of Oregon No. 2057, hereby certify that this plat is conformable to the field notes and the survey has been correctly executed within the requirements and regulations of the State of Oregon and the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:---

All that tract or parcel of land situated in the Southwest One/Quarter of Section 14, Township 39 South of Range 1 East of the Willamette Base and Meridian in Jackson County, Oregon and being more fully described as follows:

BEGINNING at the Southwest corner of Parcel No.2 of that Partition Plat recorded on the 11th day of June, 1990 at 3:34 p.m. as No. P-46-1990 in the PLAT RECORDS of Jackson County, Oregon and filed as No. 12072 in the Office of the Jackson County Surveyor, said point being a found 5/8 inch iron rod situated in the Northeasterly right of way line of SISKIYOU BOULEVARD and being the INITIAL POINT OF BEGINNING,

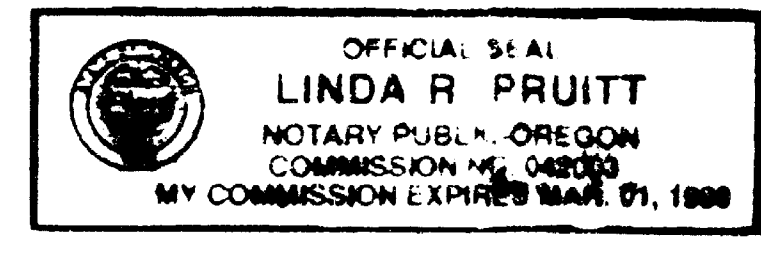
THENCE South 56 degrees 05 minutes 41 seconds East along the said Northeasterly right of way line for a distance of 278.98 feet to a found 5/8 inch iron rod; THENCE leaving said right of way line North 00 degrees 02 minutes 01 seconds West for a distance of 147.94 feet to a found 5/8 inch iron rod; THENCE South 89 degrees 57 minutes 59 seconds West for a distance of 41.48 feet to a point from which a found 5/8 inch iron rod WITNESS CORNER bears North 89 degrees 57 minutes 59 seconds East for a distance of 5.00 feet; THENCE North 00 degrees 02 minutes 01 seconds West for a distance of 62.32 feet to a found 5/8 inch iron rod; THENCE South 89 degrees 58 minutes 02 seconds West for a distance of 127.68 feet to a found 5/8 inch iron rod; THENCE North 56 degrees 05 minutes 41 seconds West for a distance of 12.99 feet to a found 5/8 inch iron rod; THENCE South 89 degrees 58 minutes 02 seconds West for a distance of 51.52 feet to a found 5/8 inch iron rod; THENCE South 00 degrees 01 minutes 56 seconds East for a distance of 61.76 feet to the INITIAL POINT OF BEGINNING.

Together with and subject to restrictions, conditions, covenants, and easements of record as well as those apparent on the land.

I, hereby certify that this is an exact copy of the original plat.
Martin C. Stewart
PROFESSIONAL LAND SURVEYOR

IN WITNESS WHEREOF, I have set my hand and seal this 8th day of JAN, 1996
Don R. Ballew
DON R. BALLEW

STATE OF OREGON)
County of Jackson)
January 8 A.D. 1996
Personally appeared the above named Don R. Ballew, a single man and acknowledge the foregoing instrument to be his voluntary act and deed.
Before me: Cheryl Colburn

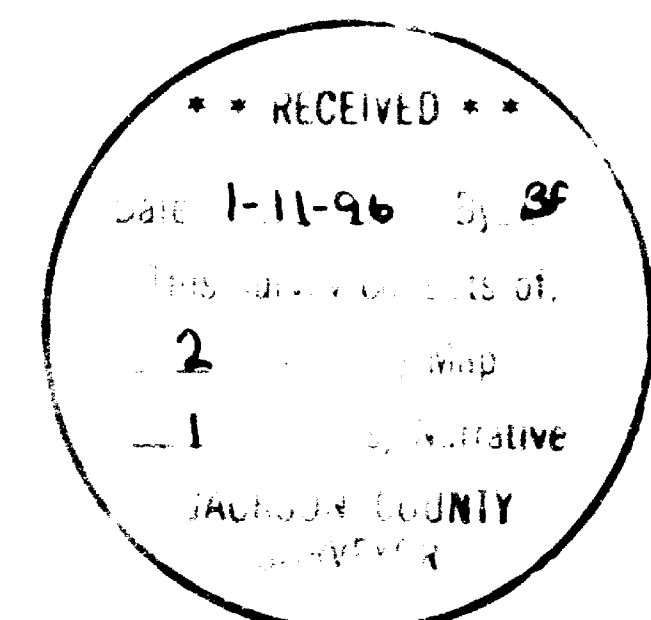


IN WITNESS WHEREOF, I have set my hand and seal this 8th day of Jan, 1996
Wallace G. Iversen
WALLACE G. IVERSON

STATE OF OREGON)
County of Jackson)
Jan 8 A.D. 1996
Personally appeared the above named Wallace G. Iversen, a single man and acknowledge the foregoing instrument to be his voluntary act and deed.
Before me: Linda R. Pruitt

IN WITNESS WHEREOF, We have set our hands and seals this 8th day of January, 1996
Suzanne Mathis McQueen
SUZANNE MATHIS McQUEEN
Wade Mathis McQueen
WADE MATHIS McQUEEN

STATE OF OREGON)
County of Jackson)
January 8 A.D. 1996
Personally appeared the above named Suzanne Mathis McQueen and Wade Mathis McQueen, husband & wife and acknowledge the foregoing instrument to be their voluntary act and deed.
Before me: Cheryl Colburn



Surveyor's Registration
Renewal Date is December 31, 1996

job: 91e14c-1-JN-9523
file: 91e14c-2.pl1

sheet one of two

STEWART LAND SURVEYS

6370 Highway 66
Ashland, Oregon 97520
phone (503) 488- 2831

NARRATIVE of SURVEY to COMPLY with PARAGRAPH 209.250 of the OREGON REVISED STATUTES

SURVEY No. 14803

SURVEY FOR: Don Ballew
1257 Siskiyou Blvd. #77
Ashland, Oregon 97520

LOCATION: Southeast One/Quarter of Section 14, Township 39 South
of Range 1 East of the Willamette Base and Meridian
in Jackson County, Oregon.

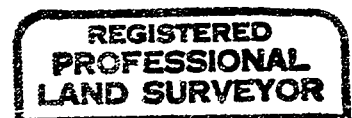
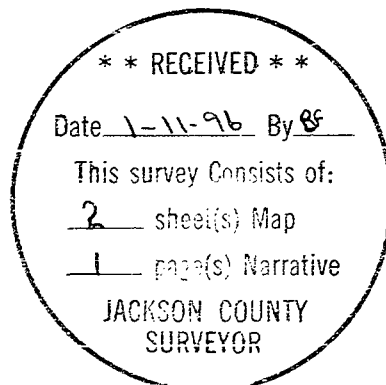
PURPOSE: To create a Partition Plat for a Property Line
Adjustment.

DATE: December 10, 1995

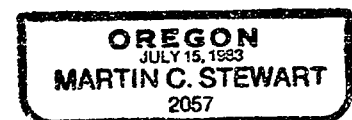
BASIS of BEARINGS: True Meridian at the North-South Centerline of Section
14 of said Township and Range as derived from the 1968
Jackson County Surveyor's control network which
utilized National Oceanic and Atmospheric
Administration geodetic survey monuments.

PROCEDURE: Utilizing a Nikon DTM-A10LG total station, the control
traverse was incorporated into an existing control
network. The existing monumentation established in
filed surveys No. 12072, 11772, and 5486 was measured
and evaluated. All monuments were found to be
within acceptable positional tolerances. The
resultant adjusted property lines were established
according to my client's instructions and were
monumented accordingly.

file: nrtv9523.wps



Martin C. Stewart



Surveyor's Registration
renewal date is
December 31, 1996

LAND PARTITION SURVEY PARTITION PLAT No. P-6-1996

located in
the Southwest One/Quarter of Section 14
Township 39 South of Range 1 East of the Willamette Base & Meridian
JACKSON COUNTY OREGON

for
Don R. Ballew

1257 Siskiyou Boulevard #77
Ashland, Oregon 97520

I, hereby certify that this is
an exact copy of the original plat.
Martin C. Stewart
PROFESSIONAL LAND SURVEYOR

SURVEYOR

STEWART LAND SURVEYS
6370 Highway 66
Ashland, Oregon 97520

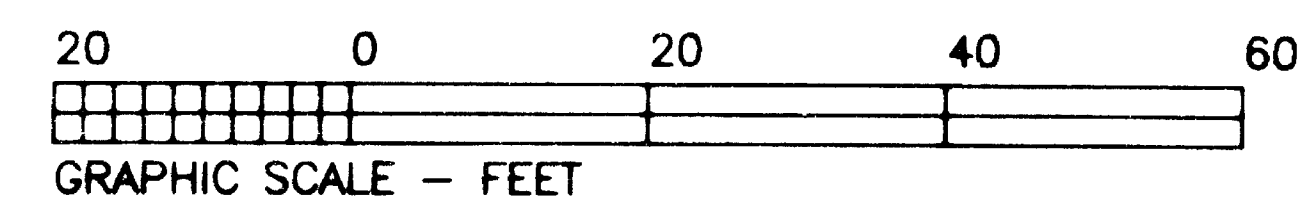
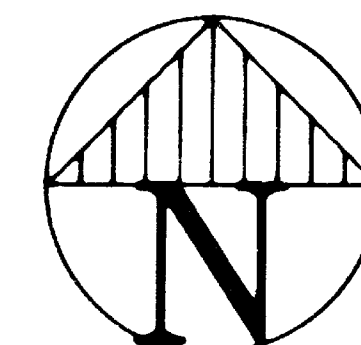
December 10, 1995

SCALE: 1" = 20
BASIS OF BEARING:

phone (541) 488-2831
TRUE MERIDIAN at the
N-S centerline Section 14
(as derived from the Jackson County Surveyor's
NOAA control net established in 1988)

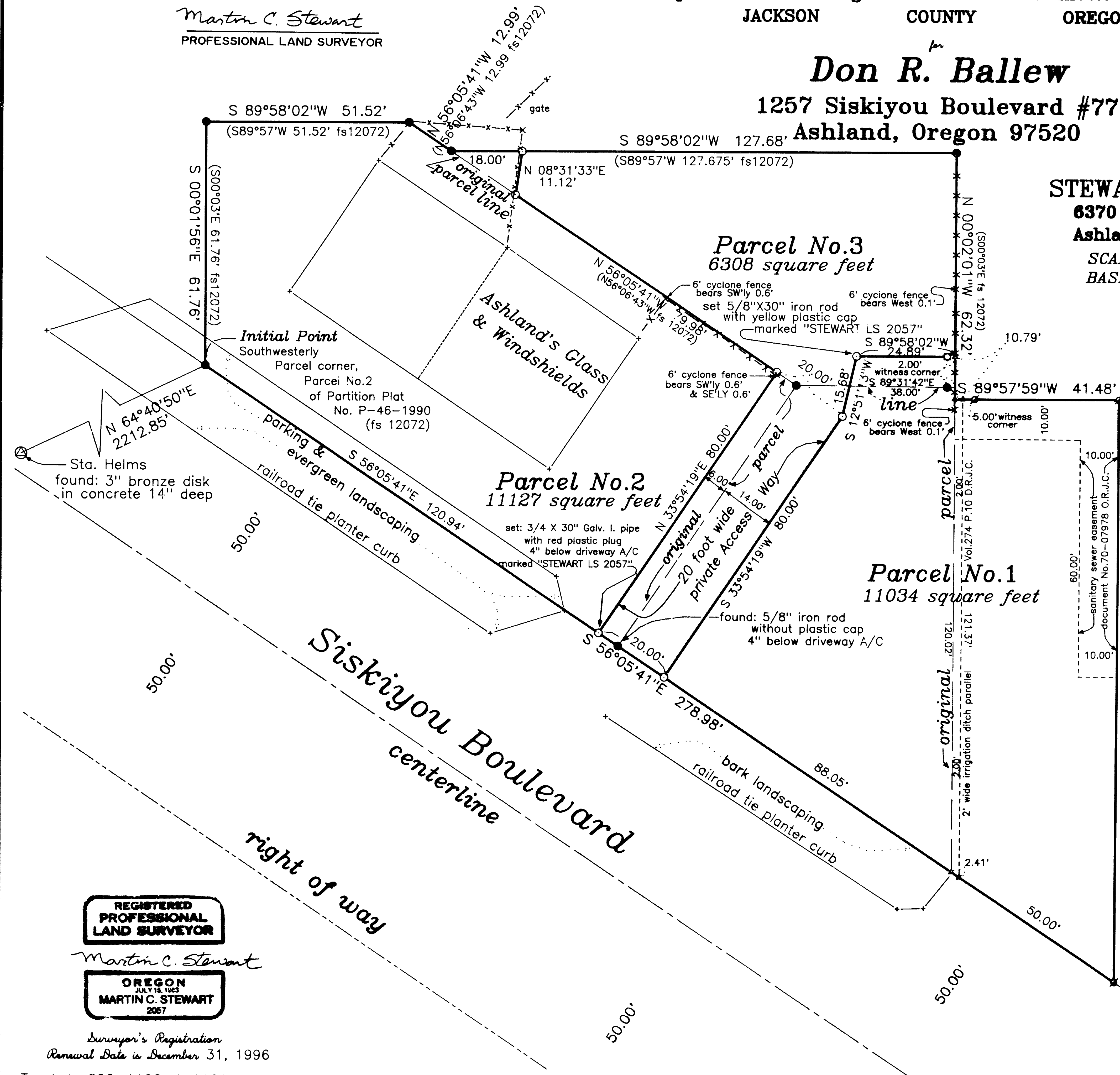
Legend

- found: 5/8" iron rod with a yellow plastic cap marked "HURST LS 483" (fs 12072)
- found: 5/8" iron rod with a yellow plastic cap marked: "R.BATH LS 1069" (fs 11772)
- found: 5/8" iron rod with a yellow plastic cap marked: "BURRELL LS 638" (fs 5486)
- set: 5/8" X 30" iron rod with an aluminum cap marked "MC STEWART WIT. COR. RLS 2057"
- set: 3/4" X 30" iron pipe with a red plastic plug marked "STEWART LS 2057"
- △ computed location nothing found, established, or re-established
- + surveyed location of improvements
- surveyed Boundary Line
- - - Street Centerline, as noted
- x-x- fence line 6' cyclone type
- - - - - easement line, as noted
- fs = Filed Survey found in the Jackson County Surveyor's Office



job: 91e14c-1-95-23
file: 91e14c-1.pl1

sheet two of two



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Martin C. Stewart

OREGON
JULY 18, 1963
MARTIN C. STEWART
2057

Surveyor's Registration
Renewal Date is December 31, 1996

Tax Lots 800, 1100, & 1101 Assessor's Map 39s-1e-14c