

APPROVAL: Bill Moh 2/28/96
Ashland Planning Department Date
PA #95-094 Land Partition & Lot Line Adjustment

LAND PARTITION SURVEY

PARTITION PLAT NO. P-23-1996
In the N.W. 1/4 of Sec. 15, T.39 S., R.1 E., W.M.
City of Ashland Jackson County, Oregon.

EXAMINED AND APPROVED this 20th day of February, 19 96.

James H. Olson
City Surveyor
ALL TAXES, FEES, ASSESSMENTS, or other charges as required by ORS 92.095 have been paid as of FEB 29, 1996.
W. Olson Deputy Assessor C. Applegate Deputy Tax Collector

for
Carmen Ferguson & Shirley Vedder
670 Siskiyou Boulevard
Ashland, OR 97520

RECORDING
Filed for record this 29 day of February, 1996 at 3:46 o'clock P.m., and recorded as Partition Plat No. P-23-1996 of "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 7 Page 23

Kathleen D. Beckett Glenda E. Bartlett
County Clerk Deputy
County Surveyor File No. 14859

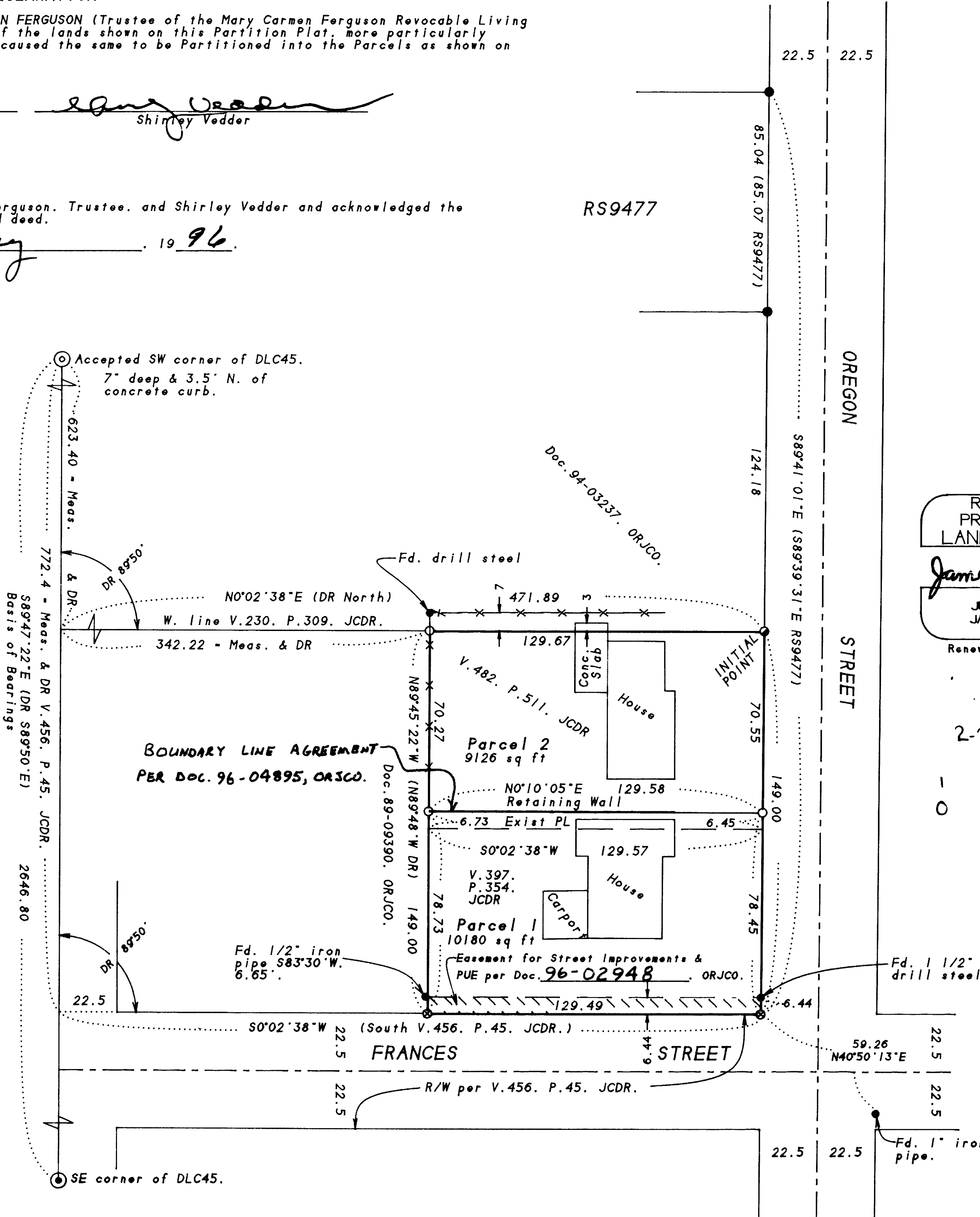
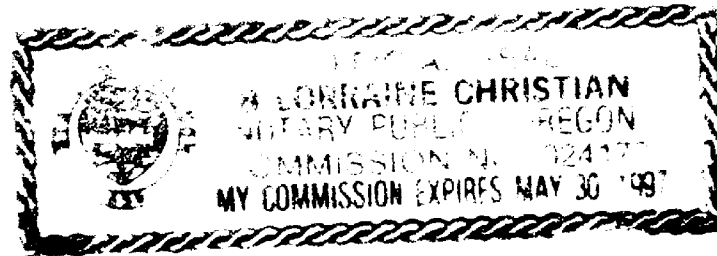
DECLARATION

Know all men by these presents that we, MARY CARMEN FERGUSON (Trustee of the Mary Carmen Ferguson Revocable Living Trust) and SHIRLEY VEDDER, are the owners 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 this Plat.

Mary Carmen Ferguson Shirley Vedder
Mary Carmen Ferguson Shirley Vedder
Trustee

STATE OF OREGON) ss.
COUNTY OF JACKSON)
PERSONALLY appeared the above named Mary Carmen Ferguson, Trustee, and Shirley Vedder and acknowledged the foregoing instrument to be their voluntary act and deed.
Dated this 14th day of February, 19 96.

Before me: S. Lewis Chutkan
Notary Public of Oregon.



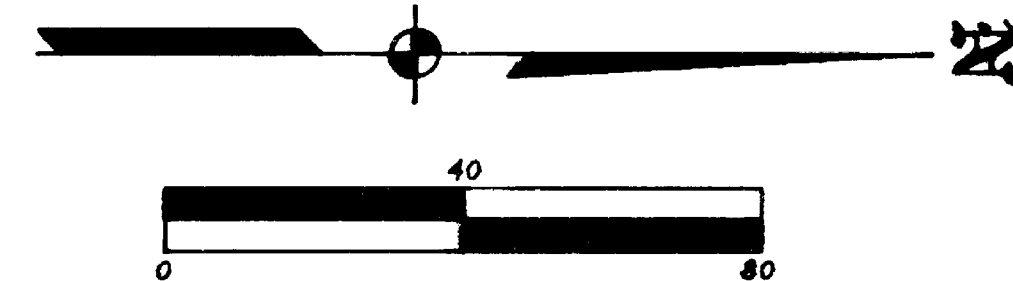
REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
JULY 17, 1986
JAMES E. HIBBS
2234
Renewal Date 6-30-97

2-29-96 B

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 Southwest corner of Donation Land Claim No. 45, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence along the South line of said Claim, South 89°47'22" East (record South 89°50' East), 623.40 feet; thence North 0°02'38" East (record North), 471.89 feet to the South line of Oregon Street and the INITIAL POINT OF BEGINNING; thence along said South line, South 89°41'01" East, 149.00 feet to the East line of that tract described in Volume 397, Page 354, Jackson County Deed Records; thence along said East line, South 0°02'38" West (record South), 129.49 feet to the Southeast corner of said tract; thence along the South lines of said tract and that tract described in Volume 482, Page 511, said Deed Records, North 89°45'22" West (record North 89°48' West), 149.00 feet to the Southwest corner of said tract described in Volume 482, Page 511, said Deed Records; thence along the West line of said tract, North 0°02'38" East (record North), 129.67 feet to the INITIAL POINT OF BEGINNING.

James E. Hibbs
Surveyor



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

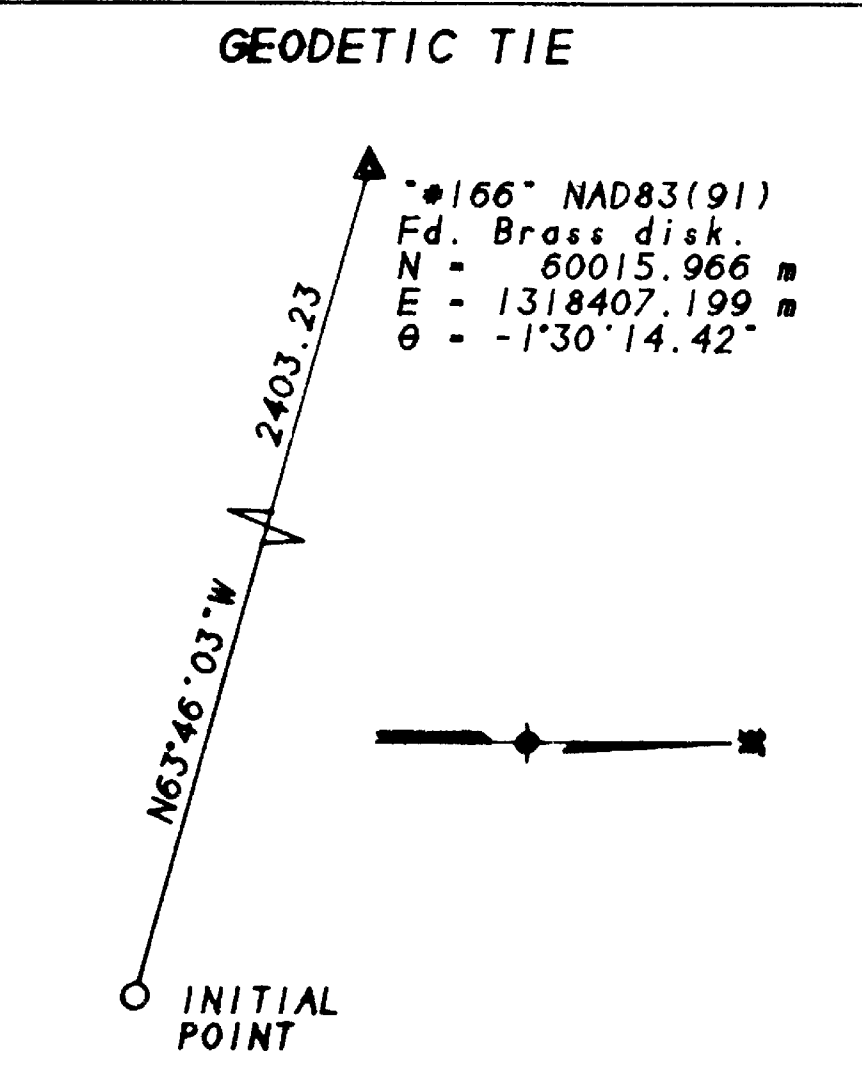
PURPOSE: To survey and monument the exterior of two tracts and the adjusted property line between them. See Ashland PA #95-094.
PROCEDURE: Traversed from the accepted SW corner of DLC 45 to the SE corner of DLC 45 for basis of bearings and made ties to pins on the South line of Oregon Street per RS9477. Deed record angles and distances were held to position the South, West and East lines of the subject tracts. Pins from RS9477 were held to control the North line of the subject tracts. Both owners agreed to use the centerline of an existing wall as the adjusted property line. Calculated the position of and set the corners of the two Parcels and the adjusted property line. The East line of this Partition per Deed fell inside the existing street improvements; therefore as a condition of approval, an Easement for Street Improvements and PUE will be recorded concurrently with this Plat. Those monuments found as well as those set are as shown hereon.

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

- LEGEND:
- ⊙ - Found 2" partially crimped top iron pipe. Accepted SW corner of DLC45.
 - ⊙ - Found 2 1/2" brass disk in concrete mkd. CS 1988 per County re-estab.
 - - Found 5/8" iron pin w/ plastic cap mkd. SWAIN RLS759 per RS 9477.
 - ⊙ - Set brass washer mkd. LS2234 in lead plug in concrete gutter.
 - - Set 5/8" x 24" iron pin w/ plastic cap mkd. L.J.FRIAR & ASSOC.
 - - Set 5/8" x 30" iron pin w/ plastic cap mkd. L.J.FRIAR & ASSOC.
 - () - Record data as shown. JCDR - Jackson County Deed Records.
 - DR - Deed Record ORJCO - Official Records of Jackson County, Oregon.
 - CL - Centerline

BASIS OF BEARINGS: True Meridian at N-S centerline of Section 15 as derived from the NOAA net established in 1968 and on file with the Jackson County Surveyor's Office. The reference line for bearing control for this survey was taken from monuments along the South line of DLC No. 45 as shown on Survey No. 9947 in the Jackson County Surveyor's Office and as shown hereon.

DATE: November 20, 1995 UNIT OF MEASUREMENT: Feet SCALE: 1" = 40'



I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs
SURVEYOR