

APPROVAL: Bill Mohr
ASHLAND PLANNING COMMISSION
P.A. # 95-118
DATE 10/25/96

LAND PARTITION SURVEY PARTITION PLAT NO. P-94-1996

RECORDING
FILED FOR RECORD THIS 15 DAY OF NOVEMBER, 1996
AT 9:12 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT No. P-94-1996
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON
INDEX VOLUME 7, PAGE 94
KATHLEEN S. BECKETT KIRBY LEBLANC
County Clerk Deputy

APPROVAL:
Examined and approved this 23 day of October, 1996.
James H. Olson
City Surveyor
We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of November 14, 1996, this map is hereby approved.
Dated this 25 day of October, 1996.
James H. Olson Bill Mohr
President Secretary

LOCATED IN THE
NW 1/4 of Section 4, T. 39 S., R. 1 E., W.M.
in the City of Ashland, Jackson Co., Oregon
for
Tom Compton
943 Oak St.
Ashland, Oregon 97520

DECLARATION
KNOW ALL PERSONS BY THESE PRESENTS, that we, Tom Compton and Ines Compton, husband and wife, as tenants by entirety are the owners in fee simple of the lands described hereon in the "Surveyor's Certificate" and that we have caused the partitioning as shown hereon. We do also hereby make and create the Mutual Private Access Easement Maintenance of the roadway, within the Mutual Private Access Easement, shall be shared equally by Parcels No. 1 & 2, as long as this said Easement exists. No parking of any type of vehicle shall be permitted within the said Easement. Public and Private emergency vehicles shall have the right of 'INGRESS AND EGRESS' over and across said Mutual Private Access Easement at all times. We further dedicate to the City of Ashland a drainage way easement over and across Parcel No. 2 as shown hereon, reserving unto the dedicators herein, their heirs, assigns, and successors in interest, the right to utilize any portion of the drainage way for any and/or all types of agricultural purposes that is felt suitable by the dedicators herein, their heirs, assigns, and successors in interest. This shall not include the construction of any buildings without prior City approval.

COUNTY SURVEYOR File No. 15173
TAX STATEMENT APPROVAL
All taxes, fees, assessments, or other charges as required by
O.R.S. 92.095 have been paid as of Nov. 14, 1996
Mahesh V. Metta Danty 11-14-96
ASSESSOR DATE
Colleen Stanford 11-14-96
TAX COLLECTOR DATE

SURVEYORS CERTIFICATE
I, Russell D Braughton, 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.

Beginning of the INITIAL POINT, being the Northeast corner of Donation Land Claim No. 40, Section 4, Township 39 South, Range 1 East, Willmette Base and Meridian, and monumented as noted on that partition plat recorded in Volume 9, Page 74 of Minor Land Partitions, Jackson County, Oregon; thence South 89° 49' 10" East, a distance of 132.00 feet to the Ell corner of Donation Land Claim No. 41, and monumented as noted on said official plat; thence along the West line of said DLC 41, North 0° 19' 02" East, a distance of 0.40 feet to Southwest corner of Tract A, Exhibit "B", as described in Document No. 94-02483, Official Records, county and State, said corner also being on the most Northerly line of Parcel I as shown on said official Plat; thence along said line, South 89° 59' 37" East, a distance of 292.24 feet to the Westerly Right-of-Way line of oak street, and monumented as noted on said official plat; thence along said right-of-way, North 2° 57' 22" East, a distance of 82.87 feet to the Northeast corner of said tract "A", being common with the Southeast corner lot I of OAK STREET MEADOWS SUBDIVISION PHASE I, as recorded in Volume 16 of Plats, Page 127, of said county and state; thence along the South line of said subdivision and extension thereof, North 89° 40' 58" West, a distance of 132.46 feet to the Southwest corner of lot II of OAK STREET MEADOWS SUBDIVISION PHASE II as recorded in Volume 20 of Plats, page 47, of said County and State; thence along the East line of lot 10 of last said subdivision, South 0° 19' 02" West a distance of 9.00 feet to the Southwest corner of lot II, also being a point on the line described in the Boundary Line Agreement, Document No. 94-02483, on file in said county and state; thence along said line, North 89° 40' 58" West, a distance of 163.59 feet to the Northwest corner of said Tract "A", also being a point on the West line of said DLC 41; thence along said West line, North 0° 19' 02" East, a distance of 86.23 feet to the Northeast corner of tract "B", Exhibit "B", as described in Document No. 94-02483, thence along the North line of said Tract "B", North 89° 49' 10" West, a distance of 263.05 feet to a point on the average centerline of Ashland Creek per Boundary Line Agreement, Document No. 72-10402, on file in said County and State; thence along said centerline, as shown on the official plat ASHLAND CREEK SUBDIVISION recorded in Vol. 12 of Plats at Pg. 13 now of record in said County and State, S. 0° 44' 50" E., a distance of 131.65 feet; thence S. 6° 55' 55" E., a distance of 30.60' to the North line of said DLC 40; thence leaving said centerline, and now along the North line of said DLC 40 S. 89° 49' 10" E., a distance of 124.75 feet to the INITIAL POINT.

Tom Compton Ines Compton
Tom Compton Ines Compton
STATE OF OREGON)
County of Jackson) ss August 19, 1996

** RECEIVED **
Date 11-15-96 By RS
This survey consists of:
 sheet(s) Map
 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
ORIGON
JULY 19, 1994
RUSSELL D BRAUGHTON
2657
Expires 12/31/97

SURVEYED BY: Edwards Surveying and Land Planning Inc.
816 West 8th Street
Medford, Oregon 97501
Phone: (541) 776-2313

I certify this plat to be an exact photocopy of the original.
Russell D Braughton
SURVEYOR

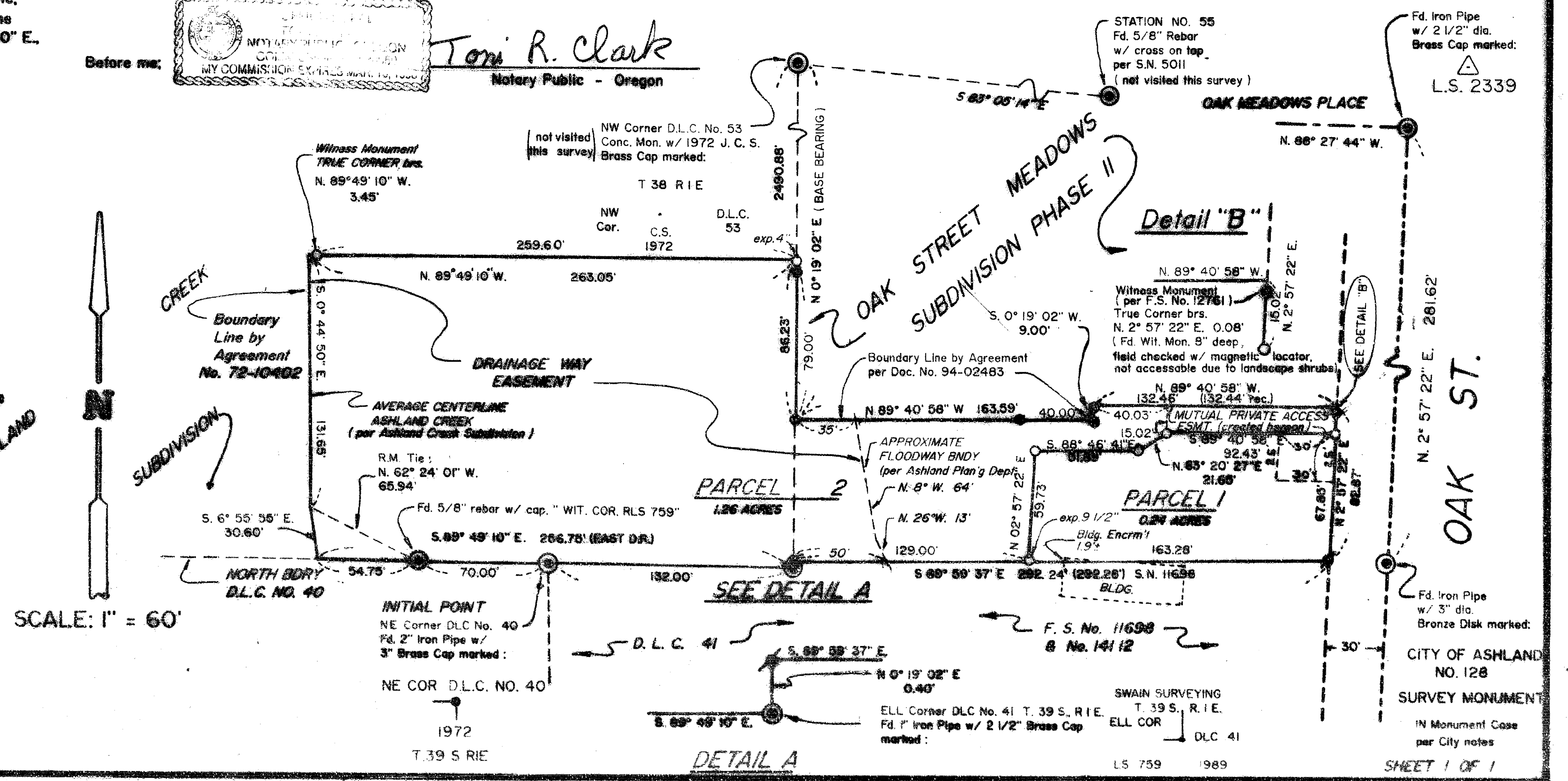
Personally appeared before me the above named Tom Compton and Ines Compton who did freely and voluntarily acknowledge the foregoing instrument for the purposes therein set forth.

Before me: Tom R. Clark
Notary Public - Oregon

NOTE:
No visible evidence of rights of way as called for in Deeds of record; vol. 32, page 24, & vol. 76, page 71, Jackson County, Oregon.

- LEGEND
- SET 5/8" x 30" Plastic Cap "R. BRAUGHTON LS 2657"
 - Found 5/8" x 30" Rebar w/ Plastic Cap "D.A. Edwards LS 2339", unless otherwise noted
 - ⚡ Found 1/2" Iron Pipe w/ Plastic Plug "SWAIN LS 759"
 - ⦿ Found mon as noted
 - () Denotes Deed Record unless otherwise noted

BASIS OF BEARINGS: N.O.A.A. true meridian at N-S center line of Section 4 per R.S.N. 7325.
Reference bearing for this survey taken along the West line of D.L.C. No. 41 & 53.



Edwards Surveying & Land Planning Inc.

816 West 8th Street
Medford, OR 97501
Tel.: (503) 776-2313
FAX: (503) 776-9978



598 NE "E" Street, Suite B
Grants Pass, OR 97526
Tel.: (503) 471-7059
FAX: (503) 471-7809

SURVEYING • ENGINEERING • PLANNING

15173

SURVEY NUMBER

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

SURVEY FOR: Tom Compton
943 Oak Street
Ashland, Oregon 97520

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

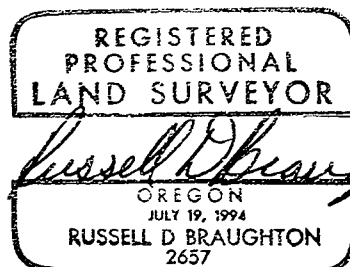
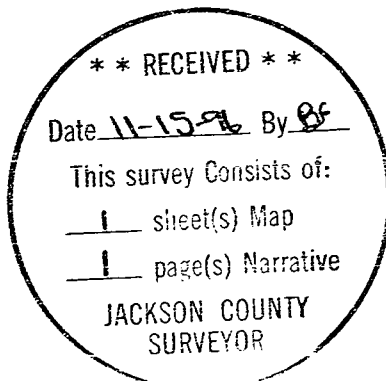
PURPOSE: LAND PARTITION; Planning Dept. File No.
P.A. 95-118: To locate and monument the new
boundaries between Parcels 1 and 2 as shown on the
accompanying plat and to prepare and record said
plat for the purpose of creating said Parcels and
those easements shown.

PROCEDURE: Utilizing for control the found monuments as
shown computed the boundaries of the parent
tract. The partition lines were then monumented as
shown. Monuments set on this survey consist of a
5/8" x 30" steel pin with red plastic caps mkd.
"R.BRAUGHTON-LS 2657" as indicated on the
accompanying plat.

**BASIS OF
BEARINGS:** N.O.A.A. true meridian at N-S center line of
Section 4 per Survey Number 7325. Reference
bearing for this survey taken along the west line
of D.L.C. No. 41 and 53.

EQUIPMENT: Nikon DTM-A5 Electronic Total Station.

**DATE
COMPLETED:** July 19, 1996



Expires 12/31/97