

LAND PARTITION SURVEY

PARTITION PLAT NO. P-97-1996

located in
 Lot 26 of WOOLENS ADDITION TO THE CITY OF ASHLAND and in Parcel 2 of
 Partition Plat Number P-60-1991 and in the SE 1/4 of Section 5,
 T. 39 S., R. 1 E., W.M., in the City of Ashland, Jackson County, Oregon.

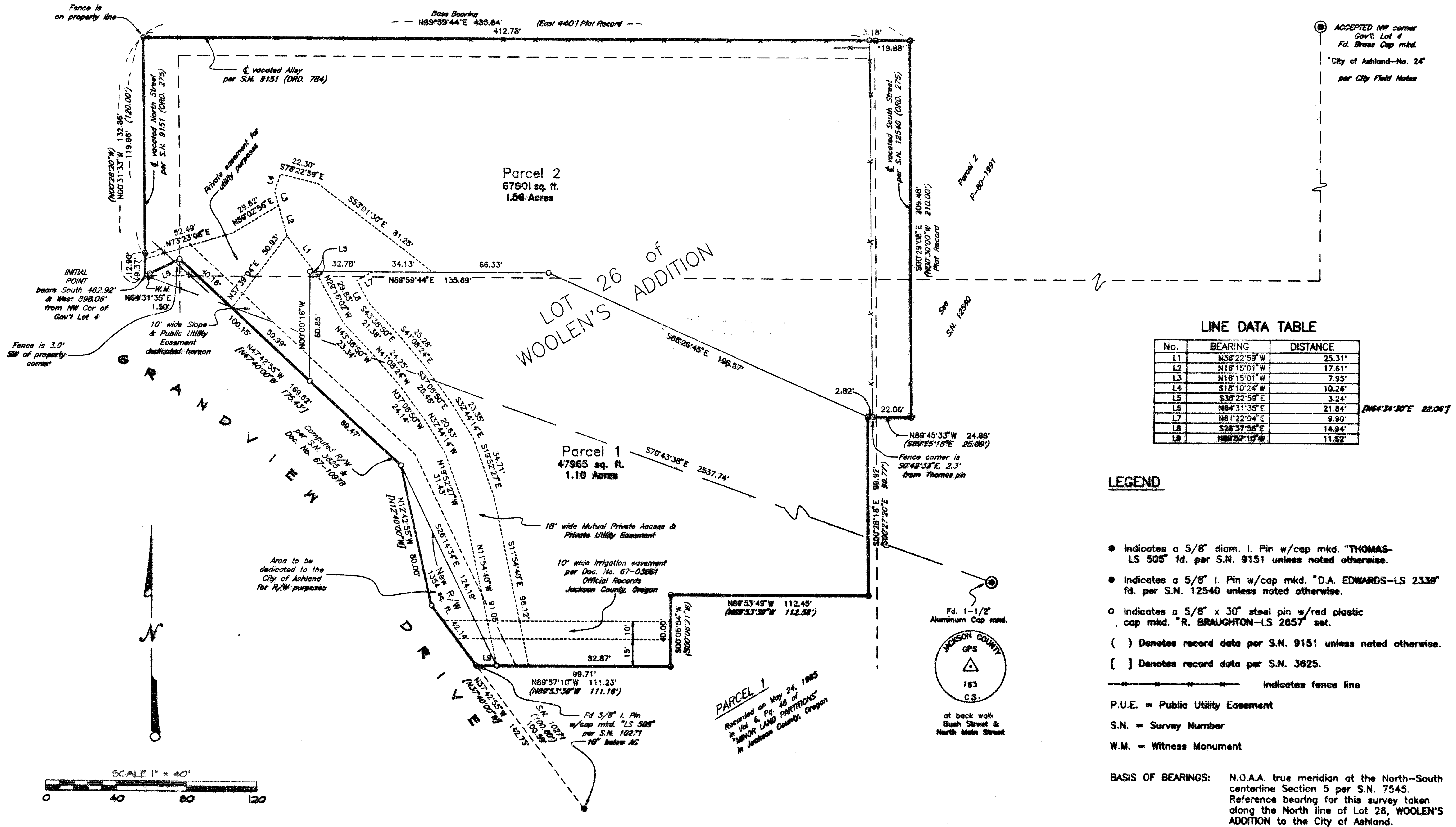
for
Alan F. and Myra Erwin
 300 Grandview Drive
 Ashland, Oregon 97520

SURVEYED BY: *Edwards Surveying and Land Planning, Inc.*
 816 West 8th Street
 Medford, Oregon 97501
 Phone (503) 716-2313

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Russell D. Braughton
 OREGON
 JULY 19, 1994
RUSSELL D. BRAUGHTON
 2657
 Expires 12/31/97

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



LINE DATA TABLE

No.	BEARING	DISTANCE
L1	N38°22'59"W	25.31'
L2	N16°15'01"W	17.61'
L3	N16°15'01"W	7.95'
L4	S18°10'24"W	10.26'
L5	S38°22'59"E	3.24'
L6	N64°31'35"E	21.84'
L7	N81°22'04"E	9.90'
L8	S28°37'56"E	14.94'
L9	N88°57'18"W	11.52'

LEGEND

- Indicates a 5/8" diam. I. Pin w/cap mkd. "THOMAS-LS 505" fd. per S.N. 9151 unless noted otherwise.
- Indicates a 5/8" I. Pin w/cap mkd. "D.A. EDWARDS-LS 2338" fd. per S.N. 12540 unless noted otherwise.
- Indicates a 5/8" x 30" steel pin w/red plastic cap mkd. "R. BRAUGHTON-LS 2657" set.
- () Denotes record data per S.N. 9151 unless noted otherwise.
- [] Denotes record data per S.N. 3625.
- — — — — Indicates fence line
- P.U.E. = Public Utility Easement
- S.N. = Survey Number
- W.M. = Witness Monument
- BASIS OF BEARINGS: N.O.A.A. true meridian at the North-South centerline Section 5 per S.N. 7545. Reference bearing for this survey taken along the North line of Lot 26, WOOLEN'S ADDITION to the City of Ashland.

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

15198

SURVEY NUMBER

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

SURVEY FOR: Alan F. & Myra Erwin
300 Grandview Drive
Ashland, Oregon 97520

LOCATION: Lot 26 of WOOLENS ADDITION to the City of Ashland
and in Parcel 2 of Partition Plat Number P-60-1991
and in the Southeast 1/4 of Section 5, T. 39 S.,
R. 1 E., W.M., in the City of Ashland, Jackson
County, Oregon.

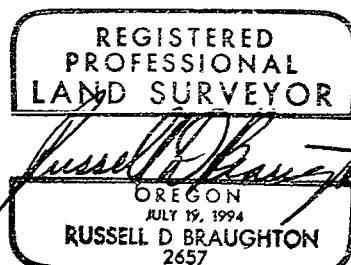
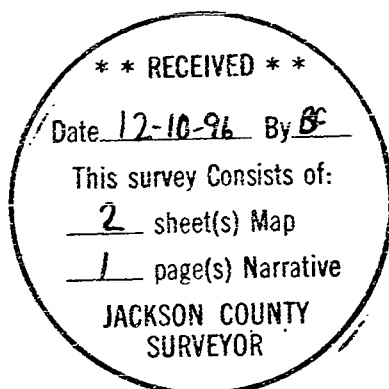
PURPOSE: LAND PARTITION; Planning Dept. File No.
P.A. 96-073: To locate and monument the new
boundaries between Parcels 1 and 2 and the adjusted
boundary of tax lot 2500 as shown on the
accompanying plat and to prepare and record said
plat for the purpose of creating said Parcels and
the easements as shown.

PROCEDURE: Utilizing the found monuments as shown and ties
made during the execution of Survey Number 12540,
filed by this office, the mother parcel was then
computed. The property line adjustment and 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 the North-South
centerline Section 5 per S.N. 7545. Reference
bearing for this survey taken along the North line
of Lot 26, WOOLEN'S ADDITION to the City of
Ashland.

EQUIPMENT: Nikon DTM-A5 Electronic Total Station.

DATE COMPLETED: September 9, 1996



Expires 12/31/97

T39-1E-5DC Tax Lot 2500

LAND PARTITION SURVEY

PARTITION PLAT NO. P-97-1996

APPROVAL:

Bill Paul
ASHLAND PLANNING DEPARTMENT
P.A.# 96-073
Land Partition & Property Line Adjustment

12-6-96
DATE

APPROVAL:

Examined and approved this 6th day of December, 1996.

James Wilson
City Surveyor

located in

Lot 26 of WOOLENS ADDITION TO THE CITY OF ASHLAND
and in Parcel 2 of Partition Plat Number P-60-1991
and in the SE 1/4 of Section 5, T. 39 S., R. 1 E., W.M.,
in the City of Ashland, Jackson County, Oregon.

for

Alan F. and Myra Erwin
300 Grandview Drive
Ashland, Oregon 97520

RECORDING

FILED FOR RECORD THIS THE 10 DAY OF December, 1996
AT 2:11 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-97-1996

OF THE RECORDS OF JACKSON COUNTY, OREGON.

INDEX VOLUME 7, PAGE 97

Kathleen S. Beckett County Clerk
Geraldine Cutting Deputy

COUNTY SURVEYOR FILE NO. 15198

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

TAX STATEMENT APPROVAL

All taxes, fees, assessments
or other charges as required by
O.R.S. 92.095 have been paid as of December 10, 1996.

Ronald Lindley Assessor
December 10, 1996 Date

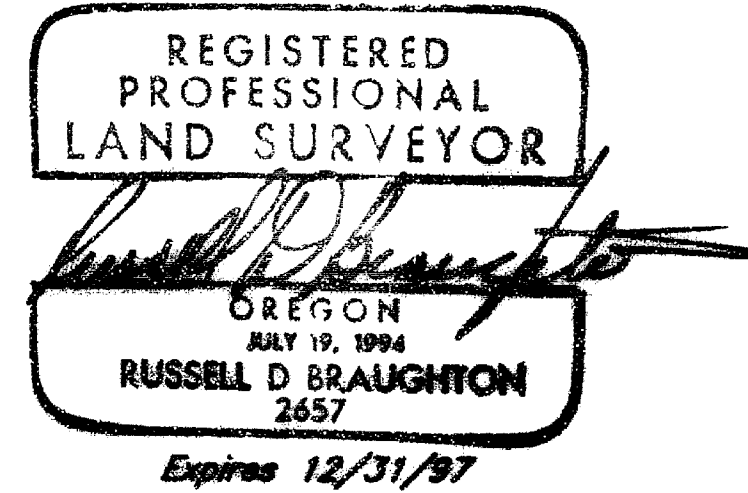
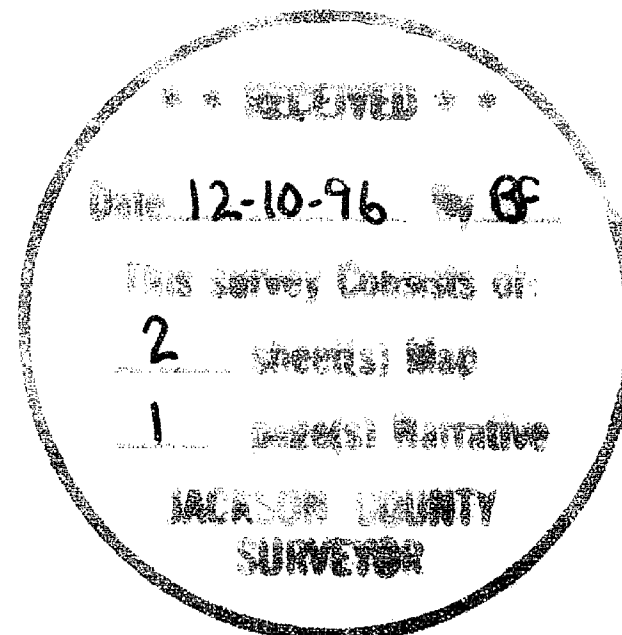
Lynnda Sedwitt Deputy Tax Collector
December 10, 1996 Date

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that we, Alan F. Erwin and Myra W. Erwin, as trustees of the Alan F. Erwin revocable trust and Alan F. Erwin and Myra W. Erwin, as trustees of the Myra W. Erwin revocable trust, 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. That area of Parcels 1 and 2 designated as a "Mutual Private Access" shall be utilized for mutual ingress and egress to Parcel 1 and Parcel 2. Restrictions of any kind, maintenance of said "Mutual Private Access", and to the extent other provisions that are felt necessary by the declarant herein, shall be set forth as encumbrances in the deed conveying said parcels to the landowners, their heirs, assigns or successors in interest. Public and private emergency vehicles shall have the right of ingress and egress over said "Mutual Private Access Easement". We do hereby dedicate to the City of Ashland the area designated as New Right of Way so designated hereon, for street purposes. We do also hereby dedicate to the City of Ashland the 10 foot wide Road Slope and Public Utility Easement as shown hereon.

Alan F. Erwin
Alan F. Erwin, Trustee

Myra W. Erwin
Myra W. Erwin, Trustee



DATE: September 9, 1996

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

SURVEYOR'S 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:

Commencing at the Northwest Corner of Government Lot 4 in Section 5, Township 39 South, Range 1 East of the Willamette Meridian, Jackson County, Oregon; thence South a distance of 462.92 feet; thence West a distance of 898.06 feet to the point of intersection of the Northerly right of way line of Grandview Drive and the centerline of vacated North Street and the INITIAL POINT from which a 5/8 inch by 30 inch steel pin witness mark bears North 64° 31' 35" East a distance of 1.50 feet; thence North 0° 31' 33" West (record North 0° 28' 20" West) a distance of 132.86 feet to 5/8 inch diameter iron pin monumenting the intersection of the centerline of vacated North Street and the centerline of the alley vacated by ORD. 784 also being the Northwest corner of Parcel 2; thence North 89° 59' 44" East a distance of 435.84 feet (plat record East, 440 feet) to the point of intersection with the centerline of vacated South Street thence South 0° 29' 08" East a distance of 209.48 feet (plat record North 0° 30' 00" West, 210 feet) to 5/8 inch diameter steel pin; thence North 89° 45' 33" West a distance of 24.88 feet (record South 89° 55' 18" East, 25 feet) to a 5/8 inch diameter steel pin; thence South 0° 28' 18" East a distance of 99.92 feet (record South 0° 27' 20" East, 99.77 feet) to a 5/8 inch diameter iron pin on the North boundary of that 'Minor Land Partition' recorded in Volume 6, Page 48 of 'Minor Land Partitions' in Jackson County, Oregon; thence along said North boundary the following courses: North 89° 53' 49" West, 112.45 feet (record North 89° 53' 39" West, 112.58 feet) to 5/8 inch diameter iron pin monumenting an angle corner on the South line of Parcel 1; South 0° 05' 54" West, 40.00 feet (record South 0° 06' 21" West) to 5/8 inch diameter iron pin; North 89° 57' 10" West, 111.23 feet (record North 89° 53' 39" West, 111.18 feet) to 5/8 inch diameter iron pin on the Northeasterly right of way line of Grandview Drive; thence leaving said North boundary and continuing along said Northeasterly right of way line the following courses: North 37° 42' 55" West, 42.14 feet; North 12° 42' 55" West, 80.00 feet; North 47° 42' 55" West, 169.62 feet; South 64° 31' 35" West, 21.84 feet to the initial point.

Russell D. Braughton
Surveyor

STATE OF OREGON } ss December 6, 1996.
County of Jackson

Personally appeared before me the herson named Alan F. Erwin and Myra W. Erwin, trustees, who did acknowledge the foregoing instrument to be their voluntary act and deed.

Before me:

D. Petermann
Notary Public - Oregon

