

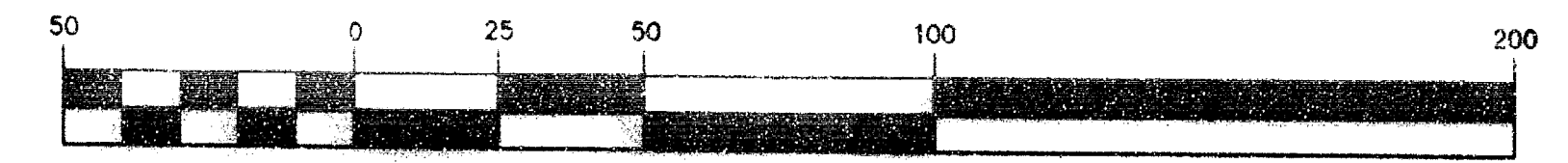
LAND PARTITION SURVEY PARTITION PLAT NO. P-106-1996

LOCATED IN
S.E. 1/4 OF SECTION 15, T39S, R1E, W.M.
PARCEL ONE (1) & TWO (2), PARTITION PLAT NO. P-11-1993
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
TOM KATSANTONES
1052 PARADISE LANE
ASHLAND, OREGON 97520
SEPTEMBER 4, 1996



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

LEGEND

- = FOUND CITY OF ASHLAND BRASS DISK INSCRIBED "CITY OF ASHLAND SURVEY MON. LS 759 1992" IN MON. CASE
- ✕ = FOUND 5/8" IRON PIN TAGGED "SWAIN RLS 759" PER S/N 6479
- = FOUND 5/8" IRON PIN TAGGED "ANDREWS LS 1626" PER S/N 12683
- ▲ = FOUND 5/8" IRON PIN TAGGED "ANDREWS LS 1626" PER S/N 12804
- ◆ = FOUND 5/8" IRON PIN TAGGED "R. ROBERTS LS 1656" PER S/N 13344
- = SET 3/8" x 24" IRON PIN W/ ORANGE PLASTIC CAP STAMPED "HARDEY ENG. & ASSOC."
- ⊗ = SET 3/8" x 30" IRON PIN W/ ORANGE PLASTIC CAP STAMPED "HARDEY ENG. & ASSOC."
- = ELECTRICAL BOX
- ⊕ = TELEPHONE RISER
- S/N = FILED SURVEY No. , JACKSON COUNTY SURVEYOR'S OFFICE
- D.R. = DEED RECORDS, JACKSON COUNTY, OREGON
- O.R. = OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- P/L = PROPERTY LINE
- P.U.E. = PUBLIC UTILITIES EASEMENT TO INCLUDE ELECTRIC, TELEPHONE, GAS, TV, CABLE, STORM DRAIN, WATER, & SANITARY SEWER

BASS OF BEARING

1968 NOAA TRUE MERIDIAN ALONG THE NORTH-SOUTH CENTERLINE SECTION 15, DERIVED FROM MONUMENTATION ALONG THE CENTERLINE OF PEACHEY ROAD AS SHOWN ON SURVEY No. 13095

ENCUMBRANCES OF RECORD :

1. V. 412 P. 285 D.R. FOR IRRIGATION PIPE LINE NOT SPECIFICALLY DESCRIBED
2. 92-16804 O.R. - COMMON DRIVEWAY AGREEMENT - NO SPECIFIC WIDTH GIVEN FOR RIGHT OF WAY
3. PRIVATE SERVICE LINE SHOWN ON PARCEL 1 OF PARTITION PLAT P-135-1991 NO LONGER EXISTS
4. THE 10' WIDE UTILITY EASEMENT PER DOC. NO. 92-12954 O.R. WILL BE TERMINATED UPON REMOVAL OF EXISTING POLE ON PARCEL No. 2 AND AFTER ELECTRICAL FACILITIES ARE INSTALLED IN P.U.E. BEING CREATED ON PARCEL NO. 3

RECORD MEASUREMENT DATA :

<S/N 13344 / P-11-1993>	<S/N 12683 / P-103-1991>	<S/N 12804 / P-135-1991>
<1> N 00°01'12" E 109.63'	(1) N 89°51'56" W 130.78'	[1] N 00°00'28" E 96.60'
<2> S 89°52'08" E 130.91'	(2) S 00°07'36" W 127.00'	[2] N 00°00'28" E 109.50'
<3> N 00°05'48" E 126.97'	(3) N 04°59'20" W 51.96'	[3] S 89°51'41" E 130.78'
<4> S 00°20'04" W 219.78'	(4) N 87°27'35" W 136.67'	[4] N 00°07'53" W 127.00'
<5> N 089°51'36" W 25.00'	(5) N 00°00'13" W 378.94'	[5] S 00°19'31" E 219.79'
<6> S 18°14'32" W 121.77'		[6] N 89°51'41" W 25.00'
<7> N 89°53'53" W 241.53'	[S/N 6479]	[7] S 01°59'38" W 103.76'
<8> N 89°51'38" W 152.20'	[1] N 04°59'19" W 65.60'	[8] S 18°17'20" W 121.94'
		[9] N 89°50'35" W 241.31'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard L. Bath

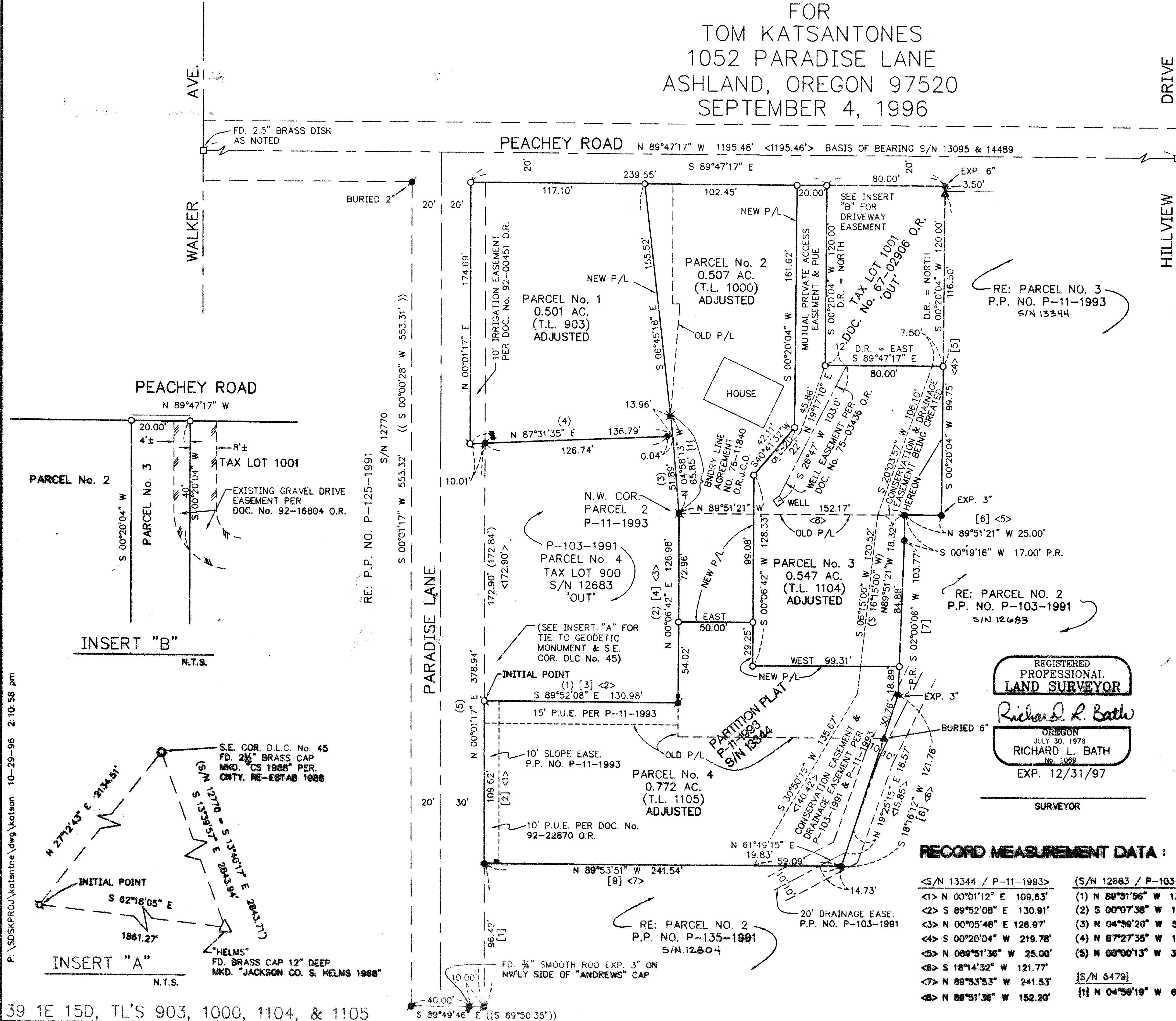
OREGON
JULY 30, 1976

RICHARD L. BATH

No. 1099

EXP. 12/31/97

SURVEYOR



P:\SDSKPRO\Watentne\dwg\katsan 10-29-96 2:10:58 pm

39 1E 15D, TL'S 903, 1000, 1104, & 1105

SHEET 2 OF 2

Filed Survey No. 15221

**SURVEY NARRATIVE TO COMPLY WITH
OREGON REVISED STATUTES 209.250**

SURVEY FOR: TOM KATSANTONES
1052 Paradise Lane
Ashland, Oregon 97502

LOCATION: Southeast 1/4 Section 15, Township 39 South, Range 1 East of the Willamette Meridian, in the City of Ashland, Jackson County, Oregon.

DATE: September 4, 1996

PURPOSE: Locate and monument the exterior boundaries and new property line adjustment lines being created by this PROPERTY LINE ADJUSTMENT survey as approved by City file PA # 96-054 and as shown on the attached plat.

PROCEDURE: Recorded Partition Plats (P-103-1991 / S/N 12683, P-135-1991 / S/N 12804, and P-11-1993 / S/N 13344) were all reviewed and comparisons were made for their consistency. After review I determined to hold the following monuments as found to control the exterior boundaries of the subject property:
EAST and SOUTH boundaries - held found monuments per S/N 12804;
NORTH boundary - 20.00 feet south of the monumented centerline of Peachey Road per City of Ashland (S/N 13095);
WEST boundary - Paradise Lane as monumented by S/N's 12770 and 12683 and also held the monumented boundary of Parcel No. 4 of P-103-1991 (S/N 12683).
The interior lines of the adjusted parcels were determined by appropriate area or by location of existing improvements as shown on the attached plat.

**BASIS OF
BEARING:**

1968 NOAA True Meridian along the north-south centerline of Section 15, derived from monumentation along the centerline of Peachey Road as shown on Survey No. 13095.

Tax Lots : 391E15D, TL's 903, 1000,
1104, and 1105

REGISTERED
PROFESSIONAL
LAND SURVEYOR

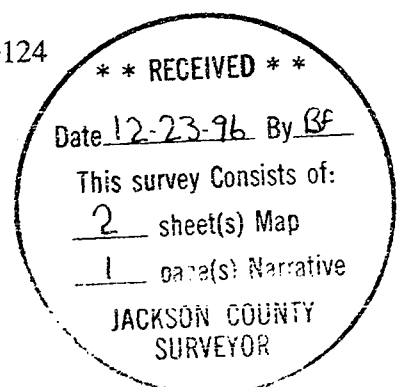
Richard L. Bath

OREGON
JULY 30, 1976
RICHARD L. BATH
No. 1069

Exp. 12-31-97

HARDEY ENGINEERING & ASSOC., INC.

Richard L. Bath RLS NO. 1069
P.O. Box 1625
Medford, OR 97501-0124
(541) 772-6880 phone
(541) 772-9573 fax



LAND PARTITION SURVEY
PARTITION PLAT NO. P-106-1996

APPROVAL:

Bill Mohr 11/6/96
ASHLAND PLANNING DEPARTMENT
PA # 96-054
PROPERTY LINE ADJUSTMENT

LOCATED IN

S.E. 1/4 OF SECTION 15, T39S, R1E, W.M.
PARCEL ONE (1) & TWO (2), PARTITION PLAT NO. P-11-1993
CITY OF ASHLAND, JACKSON COUNTY, OREGON

APPROVAL:

Examined and approved this 6th day of Nov 1996

Jan Hilson
City Surveyor

FOR
TOM KATSANTONES
1052 PARADISE LANE
ASHLAND, OREGON 97520
SEPTEMBER 4, 1996

RECORDER'S CERTIFICATE:

Filed for record this 23 day of December 1996, at 4:26
O'Clock, P.M., and recorded as PARTITION PLAT NO. P-106-1996
of "RECORD OF PARTITION PLATS" in Jackson County, Oregon.
INDEX VOLUME 7 PAGE 106
Kathleen D. Beckett Glenda E. Bartlett
County Clerk Deputy
Filed in the Office of Jackson County Surveyor as Survey No. 15221

ASSESSMENT AND TAXATION:

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of December 23, 1996.

Michael W. Mathis Deputy Assessor 12-23-96
Glenda E. Bartlett Deputy Tax Collector 12-23-96

*** DECLARATION ***

KNOW ALL PERSONS BY THESE PRESENTS, THAT THOMAS N. KATSANTONES AND MARJORIE KATSANTONES, TRUSTEES OF THE KATSANTONES FAMILY TRUST, DATED 5-12-94 AND TOM KATSANTONES AND MARJORIE KATSANTONES, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY ARE THE OWNERS IN FEE SIMPLE OF THE LAND SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS, MUTUAL PRIVATE ACCESS, CONSERVATION AND DRAINAGE EASEMENT, AND PUBLIC UTILITY EASEMENT AS SET FORTH HEREON AND THE NUMBER OF EACH PARCEL AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THIS PROPERTY LINE ADJUSTMENT. WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THAT PORTION OF PARCEL NO. 3 LABELED AS "P.U.E." (PUBLIC UTILITY EASEMENT) FOR THE PURPOSES OF PUBLIC UTILITIES. TCI CABLEVISION, THEIR ASSIGNS AND/OR SUCCESSORS IN INTEREST ARE HEREBY GRANTED THE RIGHT TO INSTALL AND MAINTAIN TV CABLE SERVICE OVER, ACROSS AND THROUGH THAT PUBLIC UTILITY EASEMENT, AS SHOWN HEREON, AS LONG AS IT DOES NOT INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF THE CITY OF ASHLAND'S UTILITIES. WE DO FURTHER HEREBY CREATE THAT PORTION OF PARCEL NO. 3 DESIGNATED AS "MUTUAL PRIVATE ACCESS" WHICH SHALL BE UTILIZED FOR MUTUAL INGRESS AND EGRESS TO PARCELS NO. 2 AND 3. RESTRICTIONS OF ANY KIND, MAINTENANCE OF SAID "MUTUAL PRIVATE ACCESS", AND TO THE EXTENT THESE OR OTHER PROVISIONS THAT ARE FELT NECESSARY BY THE DECLARANTS HEREIN, SHALL BE SET FORTH AS ENCUMBRANCES IN THE DEED CONVEYING SAID PARCELS TO THE NEW LANDOWNERS, THEIR HEIRS, ASSIGNS, OR SUCCESSORS IN INTEREST. PUBLIC AND PRIVATE EMERGENCY VEHICLES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID "MUTUAL PRIVATE ACCESS" AT ALL TIMES. ALSO, WE DO HEREBY DEDICATE TO THE CITY OF ASHLAND A CONSERVATION AND DRAINAGE WAY EASEMENT ALONG THE EASTERN PORTION OF PARCEL NO. 3 AS SHOWN HEREON.

Tom Katsantones TOM KATSANTONES
Marjorie Katsantones MARJORIE KATSANTONES
Thomas N. Katsantones TRUSTEE THOMAS N. KATSANTONES, TRUSTEE
Marjorie Katsantones TRUSTEE MARJORIE KATSANTONES, TRUSTEE

*** SURVEYORS CERTIFICATE ***

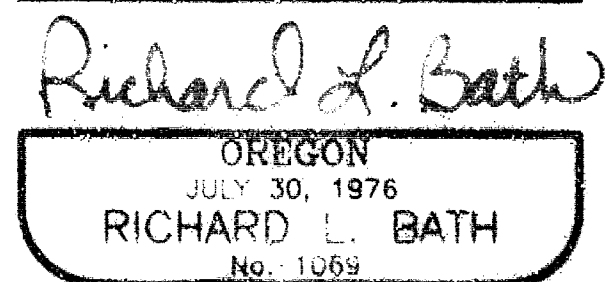
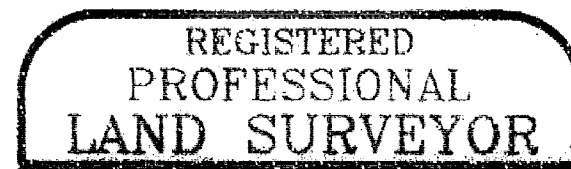
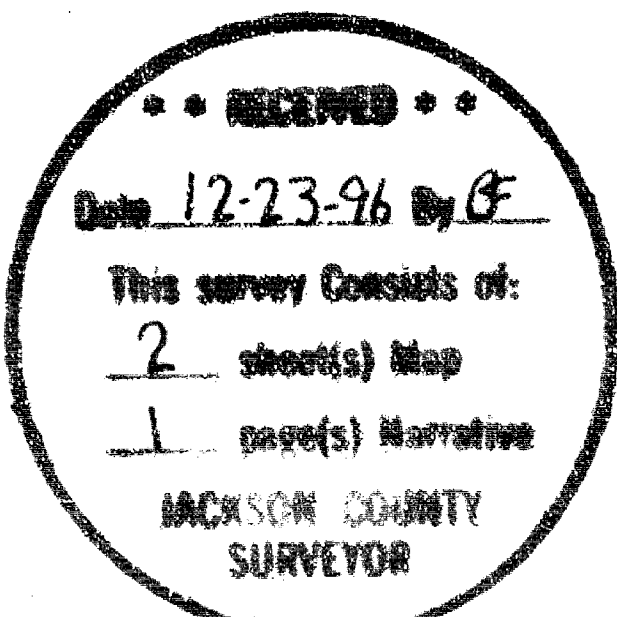
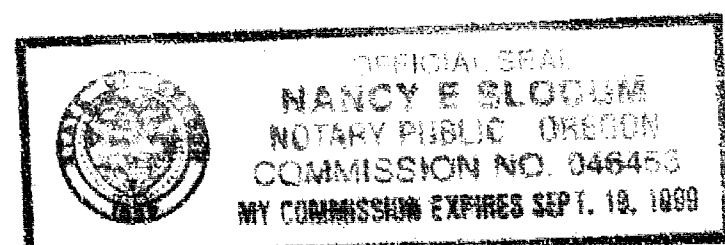
I, RICHARD L. BATH, A DULY REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, LICENSE NO. 1069, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE TRACT OF LAND HEREON SHOWN, AND THAT SAID PLAT AND SURVEY CONFORM WITH THE ORDINANCES OF THE CITY OF ASHLAND AND THE STATUTES OF THE STATE OF OREGON, AND THE FOLLOWING IS AN ACCURATE SURVEY AND TITLE DESCRIPTION OF SAID TRACT:

PARCELS NO. ONE (1) AND TWO (2) OF MINOR LAND PARTITION PLAT RECORDED FEBRUARY 5, 1993, INDEX VOLUME 4, PAGE 11, AS PARTITION PLAT NO. P- 11 - 1993 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 13344 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. TOGETHER WITH THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT A 5/8 INCH IRON PIN MONUMENTING THE NORTHWEST CORNER OF PARCEL NO. TWO (2) OF MINOR LAND PARTITION PLAT RECORDED FEBRUARY 5, 1993, INDEX VOLUME 4, PAGE 11, AS PARTITION PLAT NO. P- 11 - 1993 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 13344 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR; THENCE NORTH 04°58'13" WEST 51.89 FEET (PLAT RECORD NORTH 04°59'20" WEST 51.96 FEET) TO THE NORTHEAST CORNER OF PARCEL NO. FOUR (4) OF MINOR LAND PARTITION PLAT RECORDED OCTOBER 9, 1991, INDEX VOLUME 2, PAGE 103, AS PARTITION PLAT NO. P- 103 - 1991 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 12683 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR; THENCE SOUTH 87°31'35" WEST, ALONG THE NORTH BOUNDARY OF SAID PARCEL NO. FOUR (4), 136.79 FEET (PLAT RECORD SOUTH 87°27'35" WEST 136.67) TO A POINT 20.00 FEET EAST OF AND NORMAL TO THE CENTERLINE OF PARADISE LANE AS DESCRIBED IN COMMISSIONERS JOURNAL DEPARTMENT; THENCE SOUTH 89°47'17" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 239.55 FEET TO THE NORTHWEST CORNER OF THE TRACT DESCRIBED IN DEED RECORDED AS NO. 67-02906 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE SOUTH 00°20'04" WEST (DEED RECORD SOUTH) 120.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89°47'17" EAST (DEED RECORD EAST) 80.00 FEET TO THE SOUTHEAST CORNER THEREOF, SAID CORNER BEING SITUATED ON THE WEST BOUNDARY OF PARCEL NO. THREE (3) OF AFORESAID MINOR LAND PARTITION PLAT RECORDED FEBRUARY 5, 1993, INDEX VOLUME 4, PAGE 11, AS PARTITION PLAT NO. P- 11 - 1993 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 13344 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR; THENCE SOUTH 00°20'04" WEST, ALONG SAID WEST BOUNDARY, 99.75 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 89°51'21" WEST (PLAT RECORD NORTH 89°51'36" WEST) 25.00 FEET TO THE NORTHEAST CORNER OF PARCEL TWO (2) OF SAID PARTITION PLAT NO. P - 11 - 1993; THENCE NORTH 89°51'21" WEST 152.17 FEET (PLAT RECORD NORTH 89°51'36" WEST 152.20 FEET) TO THE TRUE POINT OF BEGINNING.

STATE OF OREGON
County of Jackson

Personally appeared before me the above named Thomas N. Katsantones (aka Tom Katsantones) and Marjorie Katsantones, both individually and as Trustees, and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me this 6th day of November, 1996

Nancy E. Sloane
Notary Public Oregon



I HEREBY CERTIFY THIS PLAT TO BE AN EXACT PHOTOCOPY OF THE ORIGINAL PLAT.

Richard L. Bath
SURVEYOR

SURVEY BY:
HARDEY ENGINEERING & ASSOC. INC.
BY: RICHARD L. BATH LS 1069
P.O. BOX 1625
MEDFORD, OREGON 97501-0124