

SURVEYOR

LAND PARTITION SURVEY
PARTITION PLAT No. P-17-1997

Legend

STEWART LAND SURVEYS
6370 Highway 66
Ashland, Oregon 97520

August 5, 1996

Donation Land Claims No. 40 and 41
in the Northwest One/Quarter of Section 4
Township 39 South of Range 1 East of the Willamette Base and Meridian
JACKSON COUNTY OREGON

- found: 1/2" galv. iron pipe with a Yellow Plastic Plug mkd. "E.L. SWAIN RLS 759", unless otherwise noted
- found: 5/8" iron rod with a Red Plastic Cap mkd. "WIT. COR. RLS 759", unless otherwise noted
- Set: 1" X 30" galv. iron pipe with a Yellow Plastic Plug mkd. "STEWART L.S. 2057", unless otherwise noted
- found: 5/8" iron rod with an aluminum cap marked: "STEWART WIT. COR. RLS 2057", unless otherwise noted
- △ computed location, unless otherwise noted
- ⊖ present location average centerline Ashland Creek
- x-x- vertical board fence location
- found: 1" galv. iron pipe with Yellow Plastic Plug marked: Stewart L.S. 2057
- 48" Black Oak, the center of which bears: South 19.5' from N'yly line Parcel No.2

SCALE: 1" = 30
BASIS OF BEARING:

phone (541) 488-2831
TRUE MERIDIAN at the
N-S centerline Sec.4

(as derived from the Jackson County Surveyor's
NOAA control net established in 1988)

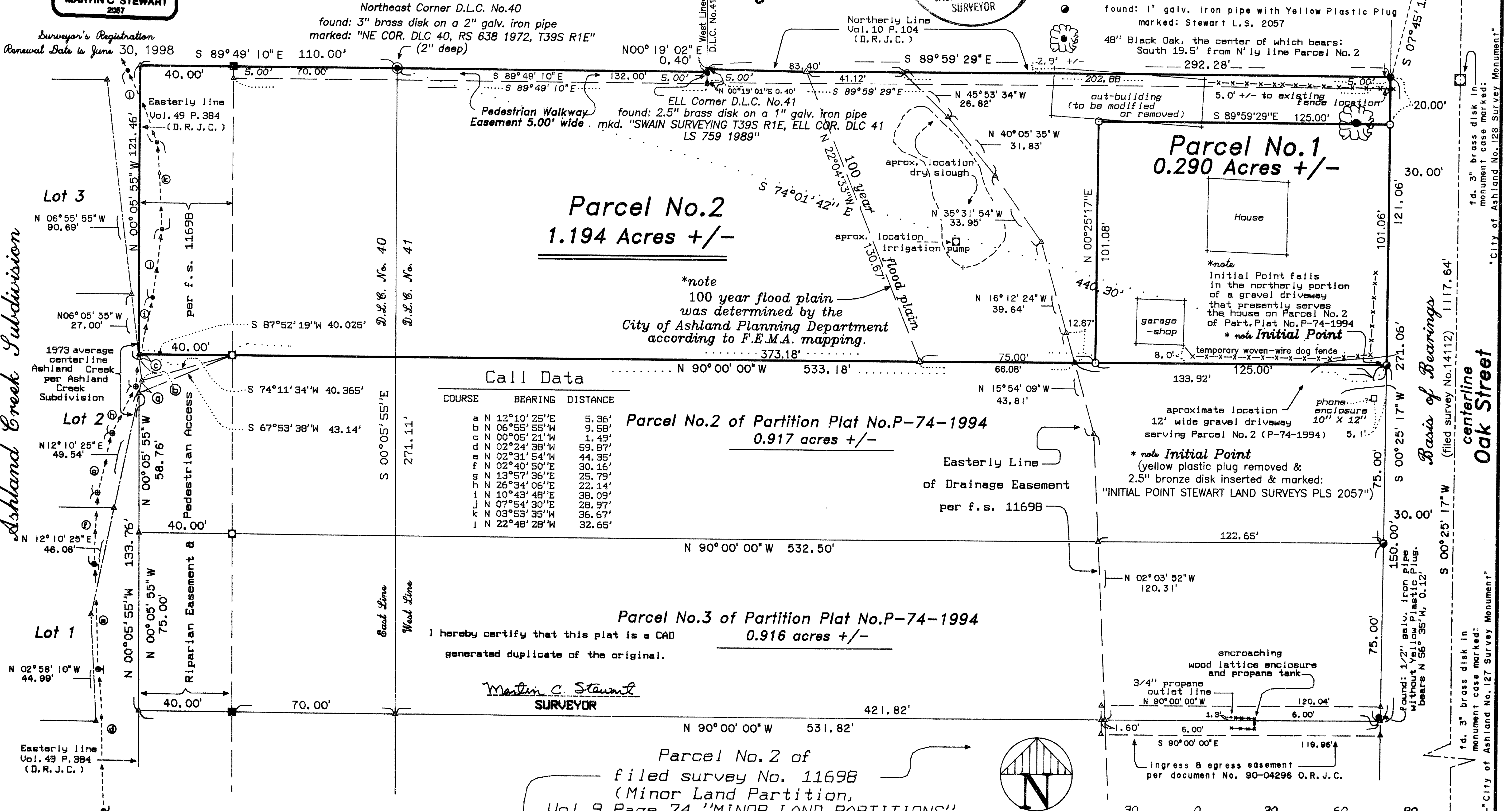
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Martin C. Stewart

OREGON
JULY 15, 1985
MARTIN C STEWART
2057

** RECEIVED **
Date 3-5-97 By [Signature]
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

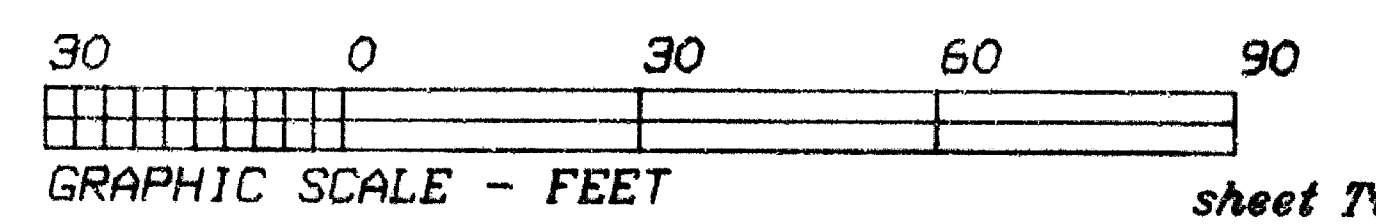
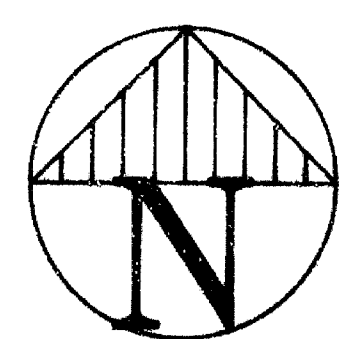
Jeffrey Golden
937 Oak Street
Ashland, Oregon 97520



Tax Lot 1300 of Assessor's Map 39S-1E-4BD

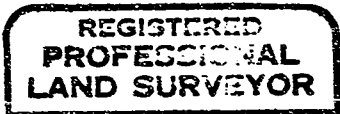
Parcel No. 2 of
filed survey No. 11698
(Minor Land Partition,
Vol. 9 Page 74 "MINOR LAND PARTITIONS"
Jackson County, Oregon)

job: 91e4bd-3-JN9605
file: C:\su\sudata\91e4bd-3.crd & 91e4bd-3.pl1

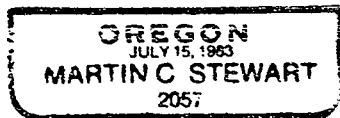


STEWART LAND SURVEYS

6370 Highway 66
Ashland, Oregon 97520
phone (541) 488-2831



Martin C. Stewart



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

Surveyor's Registration
renewal date is
June 30, 1998

SURVEY No. 15300

SURVEY FOR: Jeffrey Golden
937 Oak Street
Ashland, Oregon 97520

LOCATION: Donation Land Claims No. 40 and 41 in the
Northwest One/Quarter of Section 4, Township 39 South
of Range 1 East of the Willamette Base and Meridian
in Jackson County, Oregon.

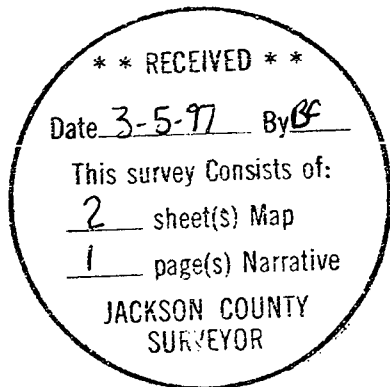
PURPOSE: To create a Partition Plat

DATE: August 5, 1996

BASIS of BEARINGS: True Meridian at the North-South Centerline of Section
4 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. 14112,
11698, and Ashland Creek Subdivision were measured and evaluated. All
monuments were found to be within acceptable positional tolerances.
The new Flood Plain Boundary was determined by the City of Ashland
Planning Department. The limits of the Drainage easement was
determined in filed survey No. 11698 and apparently was not based on
F.E.M.A. mapping. My client and the Southerly adjoiners were appraised
of the driveway encroachment to their apparent satisfaction as no
further work has been authorized in this regard. The 48" Black Oak
located on the Northerly boundary of Parcel No.1 is to be preserved at
the request of my client as well as the City of Ashland Planning
Department. However, due to it's location which complicates it's
ownership, the impediment it creates for the access to Parcel No.2
and it's deteriorated physical condition, the Black Oak's removal
would solve more problems than if left.

file: C:\msworks\mstext\nrtv9605.wps



APPROVAL:

Bill Troh 2/12/97
ASHLAND PLANNING DEPARTMENT DATE
P.A. #96-082

**LAND PARTITION SURVEY
PARTITION PLAT No. P-17-1997**

located in
Donation Land Claims No. 40 and 41
in the Northwest One/Quarter of Section 4
Township 39 South of Range 1 East of the Willamette Base and Meridian
JACKSON COUNTY OREGON

RECORDING

FILED FOR RECORD THIS THE 5 DAY OF March 1997
AT 10:01 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT No. P-17-1997
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON
INDEX VOLUME 8 PAGE 17

Rathlaw J. Beckett Glenda E. Bartlett
County Clerk Deputy

COUNTY SURVEYOR File No. 15300

APPROVAL

Examined and Approved this 5th day of Feb, 1997
James Helle
City Surveyor

Jeffrey Golden
937 Oak Street
Ashland, Oregon 97520

WATER RIGHTS STATEMENT

There are Water Rights appurtenant to this tract of land.
See Document No. 89-18127 of the Official Records of Jackson County, Oregon.

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 taxes, assessments, or any other charges as required by OREGON REVISED STATUTE 92.095 have been paid as of the 5 day of MARCH, 1997.

M. M. 3-5-97
Assessor, Department of Assessment Date
H. Servatius 3-5-97
Tax Collector Date

I hereby certify that this plat is a CAD generated duplicate of the original.

Martin C. Stewart
SURVEYOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I

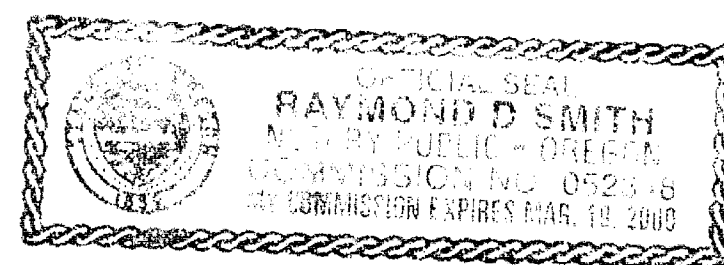
Jeffrey S. Golden, as owner in fee simple of that certain real property as set forth in the SURVEYOR'S CERTIFICATE and as shown hereon; do hereby cause and consent to the land partitioning as shown hereon. I hereby create and establish Parcels No.1 (one) and No.2 (two). Any additional Easements Covenants, Conditions, Restrictions, and/or Maintenance Agreements that are to encumber these Parcels of land shall be set forth in separate instruments or in the deeds conveying said parcels to the new landowners thereof.

All that tract or parcel of land situated in Donation Land Claims No. 40 and 41 in the Northwest One/Quarter of Section 4, Township 39 South of Range 1 East of the Willamette Base and Meridian in Jackson County, Oregon and being more fully described as follows:

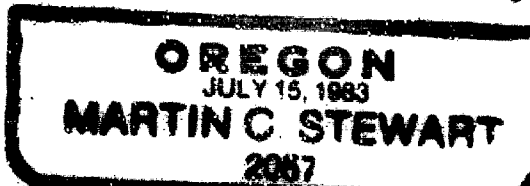
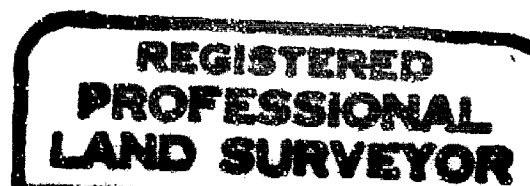
COMMENCING at a found 2 inch galvanized iron pipe with a 3 inch diameter brass disk situated at the Northeast corner of Donation Land Claim No. 40, of said Township and Range; THENCE South 89 degrees 59 minutes 37 seconds East for a distance of 424.29 feet to a 1/2 inch galvanized iron pipe situated in the Westerly right of way line of Oak Street, as found monumented; THENCE South 00 degrees 25 minutes 17 seconds West along said Westerly right of way line for a distance of 121.06 feet to a 1 inch by 30 inch galvanized iron pipe for the true INITIAL POINT OF BEGINNING; THENCE leaving said Westerly right of way line North 90 degrees 00 minutes 00 seconds West along the Northerly boundary line of Parcel No.2 of that certain Partition Plat No. P-74-1994 filed for record in the Plat Records of Jackson County, Oregon for a distance of 493.18 feet to a found 5/8 inch iron rod Witness Corner; THENCE continuing North 90 degrees 00 minutes 00 seconds West for a distance of 40.00 feet to a point in the Easterly boundary line of that tract of land as set forth in Volume 49 Page 384 of the Deed Records of Jackson County, Oregon; THENCE leaving said Northerly boundary line, North 00 degrees 05 minutes 55 seconds West along said Easterly Boundary line for a distance of 121.46 feet (from which a 5/8 inch by 30 inch iron rod Witness Corner bears South 89 degrees 49 minutes 10 seconds East for a distance of 40.00 feet); THENCE leaving said Easterly boundary line, South 89 degrees 49 minutes 10 seconds East for a distance of 40.00 feet to a found 5/8 inch iron rod Witness Corner; THENCE South 89 degrees 49 minutes 10 seconds East for a distance 70.00 feet to said Northeast Donation Land Claim Corner No. 40; THENCE South 89 degrees 49 minutes 10 seconds East for a distance of 132.00 feet to a found 1 inch galvanized iron pipe with a 2.5 inch diameter brass disk situated at the West "ELL" corner of Donation Land Claim No.41, of said Township and Range; THENCE North 00 degrees 19 minutes 01 seconds East for a distance of 0.40 feet to a 1/2 inch galvanized iron pipe in the West line of said Donation Land Claim No. 41; THENCE leaving said West line, South 89 degrees 59 minutes 29 seconds East along the Northerly boundary line of that tract of land as set forth in Volume 10 Page 104 of the Deed Records of Jackson County, Oregon for a distance of 292.28 feet to said 1/2 inch galvanized iron pipe in the Westerly right of way line of Oak Street; THENCE leaving last said Northerly boundary line, South 00 degrees 25 minutes 17 seconds West, as previously recited, for a distance of 121.06 feet to the true INITIAL POINT OF BEGINNING.

IN WITNESS WHEREOF, I have set my hand and seal this 11 day of October, 1996
Jeffrey S. Golden
JEFFREY S. GOLDEN

STATE OF OREGON)
County of Jackson) ss
Oct. 11 A.D. 1996



Personally appeared the above named Jeffrey S. Golden, a single man and acknowledge the foregoing instrument to be his voluntary act and deed.
Before me: Ray D. Smith



Surveyor's Registration
Renewal Date is June 30, 1998

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