

# LAND PARTITION SURVEY

## PARTITION PLAT No. P-27-1997

located in

Parcels 2 and 3 of Partition P-94-1993 (Survey No. 13708)

and

Parcel 1 of P-26-1995 (Survey No. 14489)

SE 1/4 of Section 15, T39S, R1E, WM.  
City of Ashland, Jackson County, Oregon

for  
STARR BUILT, INC. and Richard and Carlotta Lucas  
921 Blaine Street 1632 Ross Lane  
Ashland, Oregon Ashland, Oregon

October 11, 1996

SURVEY BY: Joseph A. Bova  
45 Mallard Street  
Ashland, Oregon  
Tel. (541) 482-4853

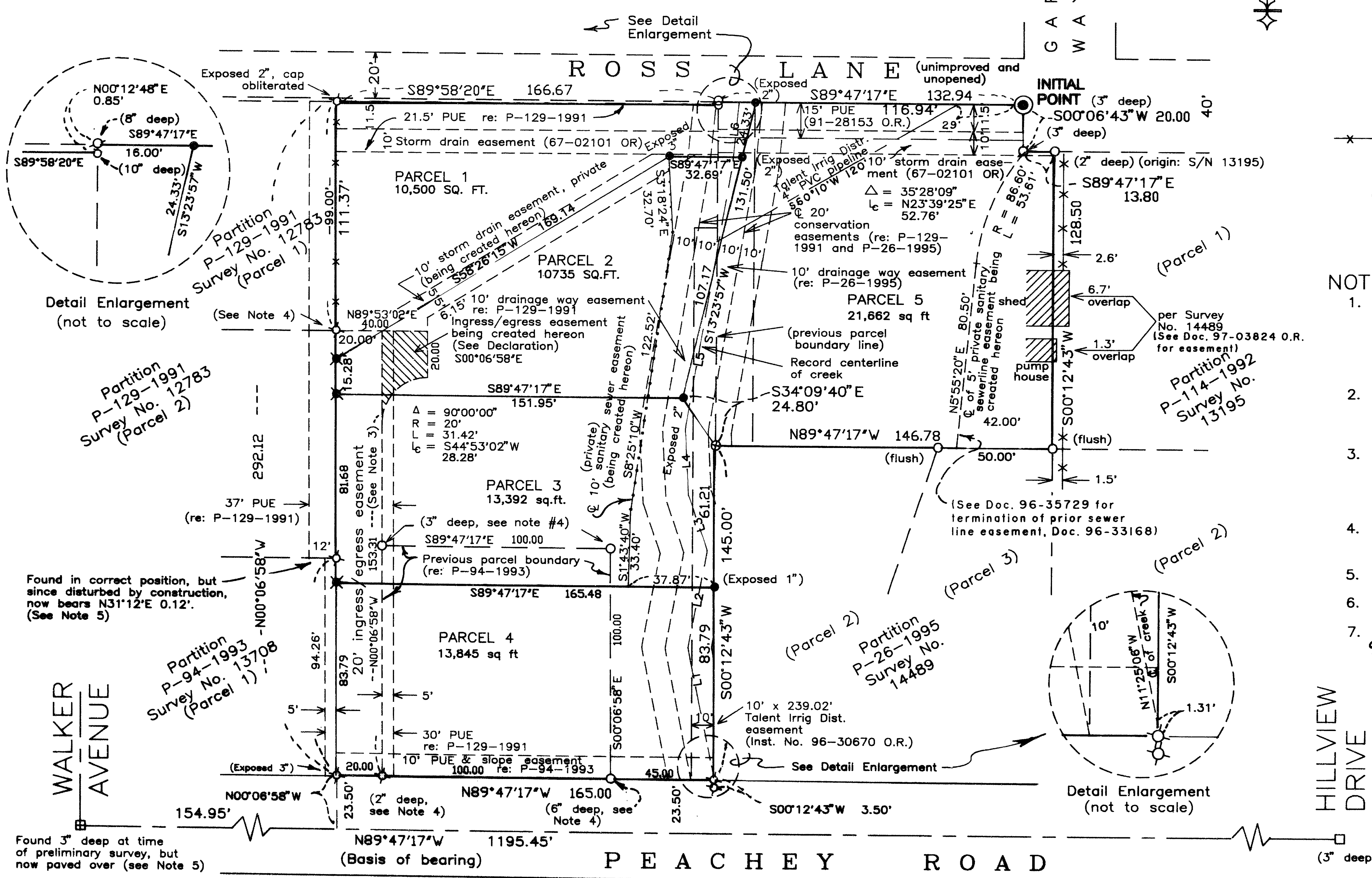
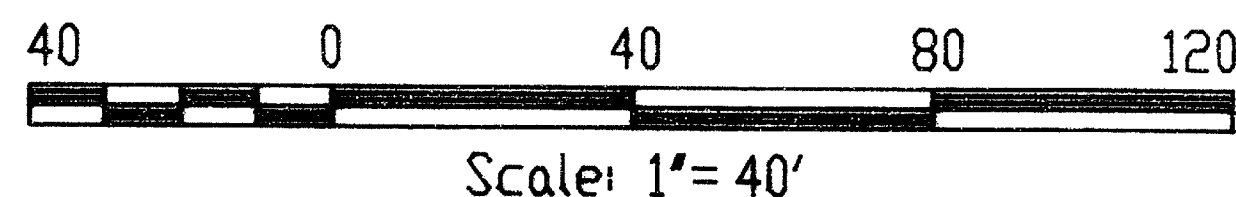
### LEGEND

- ⊕ = Found 5/8 inch iron pin with plastic cap marked "R ROBERTS LS 1656", S/N 14489
- = Found 5/8 inch iron pin with plastic cap marked "R ROBERTS LS 1656", S/N 13708.
- ⊙ = Found 5/8 inch iron pin with plastic cap marked "ANDREWS LS 1626", flush unless otherwise noted, S/N 12783
- = Set 5/8" inch iron pin with plastic cap marked "BOVA LS 2418", flush unless otherwise noted
- ✕ = Set lead plug & tack with brass tag marked "LS 2418".
- ⊙ = Found 5/8 inch x 30 inch (record) iron pin with plastic cap marked "R ROBERTS LS 1656", S/N 14489
- ⊗ = Found lead plug with nail and copper washer marked "LS 1656", in granite boulder, S/N 13708
- ⊠ = Found 2 1/2 inch brass disk with punch mark, in monument case, marked "CITY OF ASHLAND SURVEY MONUMENT LS 759 1992", S/N 13095
- = Found 3 inch brass disk with punch mark, in monument case, marked "CITY OF ASHLAND SURVEY MARKER LS 759 1992", from S/N 13095.
- x — = Fenceline
- PUE = Public utility easement
- O.R. = Official Records of Jackson County, Oregon
- S/N = Survey number, as filed in the Office of the County Surveyor

### CREEK CENTERLINE MEASUREMENTS

No.	Bearing	Distance
L1	N11°25'06"W	57.50'
L2	N11°12'54"E	43.00'
L3	N19°15'06"W	25.50'
L4	N02°58'06"W	28.00'
L5	N10°06'54"E	116.00'
L6	N05°47'39"E	27.52'

(Record measurements, from Partition P-94-1993, S/N 13708)



### NOTES:

1. Basis of bearing: Jackson County Surveyor 1968 N.O.A.A. net, according to Filed Survey No. 13095, along the centerline of Peachey Road. Basis of bearing for S/N 13095 is S/N 8586, wherein the true meridian at the N-S centerline of Section 15 was derived from the aforementioned net.
2. For detailed location of Talent Irrigation District 4" PVC pipeline, the 10' drainage way easements, and the 20' conservation easements, see Filed Surveys No. 13708 and No. 14489.
3. The 20 ft. ingress-egress easement created on Partition Plat P-129-1991 (S/N 12783) is vague in scope. An overlying private ingress-egress easement is being created hereon to clarify usage. (See Declaration on sheet 1).
4. Those monuments shown with a reference to "Note #4" have been destroyed by construction since found and measured to on 5/12/96.
5. All monuments shown as found were located on May 12, 1996.
6. For geodetic azimuth tie, see Filed Survey No. 14489.
7. For Covenants, Conditions and Restrictions, see Document No. 97-11315 of Official Records of Jackson County.

REGISTERED  
**PROFESSIONAL  
LAND SURVEYOR**  
*Joseph A. Bova*  
JANUARY 24, 1990  
**JOSEPH A. BOVA**  
2418  
Expires 12/31/97

I certify this to be an exact copy of the original plat  
*Joseph A. Bova*  
Surveyor

SURVEY NO. 15333

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

SURVEY FOR: Starr Built, Inc. Richard & Carlotta Lucas  
921 Blaine Street 1632 Ross Lane  
Ashland, Oregon 97520 Ashland, Oregon 97520

LOCATION: The southeast quarter of Section 15, Township 39 South, Range 1 East of the Willamette Base and Meridian in the City of Ashland, Jackson County, Oregon.

PURPOSE: To adjust two lot lines and create Parcels 1, 2 & 3 under the clients' direction and the City of Ashland Planning Commission approval in file number PA 96-030.

PROCEDURE: Using a Nikon NTD-4 semi-total station, I verified the location of monuments found from Survey Numbers 14489, 13095 & 13708 and then created the parcels and adjusted the lot lines as shown.

BASIS OF BEARING: Jackson County Surveyor 1968 N.O.A.A. net according to Filed Survey Number 13095, along the centerline of Peachey Road.

DATE: October 11, 1996

SURVEY BY: Joseph A. Bova, L.S.  
45 Mallard Street  
Ashland, Oregon 97520

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Joseph A. Bova*  
8775001  
JANUARY 22, 1993  
JOSEPH A. BOVA  
2418  
RENEWAL DATE 12-31-97

\*\* RECEIVED \*\*  
Date 4-4-97 By JB  
This survey Consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

APPROVAL:

Bill Mad  
ASHLAND PLANNING DEPARTMENT  
Partition & Property Line Adjustment  
PA 96-030

3/4/97  
Date

# LAND PARTITION SURVEY PARTITION PLAT No. P-27-1997

located in  
**Parcels 2 and 3 of Partition P-94-1993 (Svy. No. 13708)  
and  
Parcel 1 of Partition P-26-1995 (Svy. No. 14489)  
SE 1/4 of Section 15, T39S, R1E, WM.  
City of Ashland, Jackson County, Oregon**

for  
**STARR BUILT, INC.  
921 Blaine Street  
Ashland, Oregon**  
**Richard & Carlotta Lucas  
1632 Ross Lane  
Ashland, Oregon**

October 11, 1996

RECORDING:

Filed for record this 4 day of April,  
1997 at 12:13 O'Clock, P. M., and recorded as  
Partition Plat No. P-27-1997 of Records  
of Jackson County, Oregon.  
INDEX VOLUME 8 PAGE 27  
Kathleen S. Beckett Glenda E. Bartlett  
County Clerk Deputy

County Surveyor File No. 15333

ASSESSMENT AND TAXATION:

Examined and approved by O.R.S. 92.095 as of  
the 3 day of April, 1997.  
[Signature]  
Assessor, Department of Assessment

All taxes, fees, assessments or other charges  
as required by O.R.S. 92.095 have been paid as of  
the 3rd day of April, 1997.  
[Signature]  
Tax Collector

APPROVAL:

Examined and approved this 7th day of Feb., 1997

James Holman  
City Surveyor

### DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Kathleen A. Cox, owner in fee simple of the lands hereon described as Parcel 2 of that plat recorded as Partition Plat No. P-94-1993 and filed as Survey No. 13708 in the Office of the Jackson County Surveyor, STARR BUILT, INC., an Oregon Corporation, owner in fee simple of the lands hereon described as Parcel 3 of said Partition Plat No. P-94-1993, and Charles C. Setchell, owner in fee simple, and Richard C. Lucas and Carlotta S. Lucas, husband and wife, purchasers by way of an unrecorded contract of sale, a memorandum of which was recorded as Document No. 92-24468 of the Official Records of said Jackson County, of the lands hereon described as Parcel 1 of that plat recorded as Partition Plat No. P-26-1995 and filed as Survey No. 14489, all in Jackson County, Oregon, have caused the lands to be partitioned as shown hereon, and the sizes of the parcels and the course and length of all lines are plainly set forth, and that this is a correct representation of the partition, and we hereby create that private ingress/egress easement for the mutual benefit of Parcels 1, 2, 3, and 4, that 10 foot wide private storm drain easement, 10 foot wide private sanitary sewer easement and 5 foot wide private sanitary sewer easement, all as shown hereon. Public and private emergency vehicles shall have the right of ingress and egress over and across said private ingress/egress easement. TCI Cablevision, their assigns or successors in interest are hereby granted the right to install and maintain television cable service over, across and through the existing public utility easements as shown hereon, as long as it does not interfere with the installation and maintenance of the City of Ashland's utilities.

Kathleen A. Cox  
Kathleen A. Cox

Charles C. Setchell  
Charles C. Setchell

Kathleen A. Cox Secretary STARR BUILT, INC.  
Kathleen A. Cox, Secretary, STARR BUILT, INC.

Richard C. Lucas  
Richard C. Lucas

Carlotta S. Lucas  
Carlotta S. Lucas

Surveyed by: Joseph A. Bova  
45 Mallard Street  
Ashland, Oregon  
Tel (541) 482-4853

### SURVEYOR'S CERTIFICATE

STATE OF OREGON) ss  
COUNTY OF JACKSON)

I, Joseph A. Bova, a duly Registered 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 hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundaries:

Parcel No. 2 and Parcel No. 3 of Partition Plat recorded the 1st day of November, 1993, as Partition Plat No. P-94-1993 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 13708 in the Office of the Jackson County Surveyor.

TOGETHER WITH:

Parcel No. 1 of Partition Plat recorded the 3rd day of May, 1995, as Partition Plat No. P-26-1995 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 14489 in the Office of the Jackson County Surveyor.

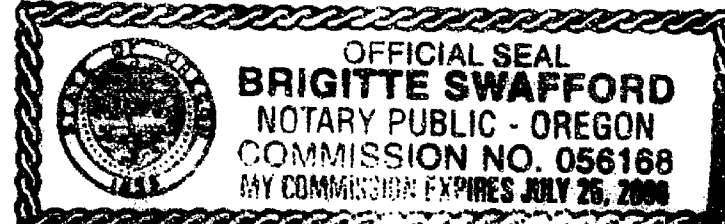
More particularly described as follows:

Beginning at the Initial Point of Partition Plat No. P-26-1995 of "Record of Partition Plats" in Jackson County, Oregon, as monumented thereon, said monument being a 5/8" X 30" iron pin for the INITIAL POINT OF BEGINNING; Thence along the west boundary of that parcel deeded to the City of Ashland in Instrument No. 91-28154 of the Official Records of said county South 0°06'43" West, 20.00 feet to the southwest corner thereof; thence along the south boundary thereof South 89°47'17" East 13.80 feet to the southeast corner thereof, said point also being the most easterly northeast corner of Parcel 1 of the aforementioned Partition Plat; thence along the east boundary of said Parcel South 0°12'43" West, 128.50 feet to the southeast corner thereof; thence along the south boundary of said Parcel 1 North 89°47'17" West 146.78 feet to the southwest corner thereof, said corner also lying on the east boundary of Partition Plat No. P-94-1993 of "Record of Partition Plats", said county; thence along the east boundary of said Partition Plat South 0°12'43" West, 145.00 feet to the southeast corner thereof; thence along the south boundary of said Partition Plat North 89°47'17" West, 165.00 feet to the most westerly southwest corner of Parcel 3 of said Partition Plat; thence along the west boundary of said Parcel 3 North 0°06'58" West, 292.12 feet to the northwest corner thereof; thence along the north boundary of said Parcel 3 South 89°58'20" East, 166.67 feet to the northeast corner thereof, said corner also lying on the west boundary of Parcel 1 of the aforementioned Partition Plat No. P-26-1995; thence along the west boundary of said Parcel 1 North 0°12'48" East, 0.85 feet to the northwest corner thereof; thence along the north boundary of said Parcel 1 South 89°47'17" East, 132.94 feet to the Initial Point of Beginning.

STATE OF OREGON) ss  
County of Jackson)

On this the 7th day of February, 1997, personally appeared Kathleen A. Cox, who acknowledged the foregoing instrument to be her voluntary act and deed.

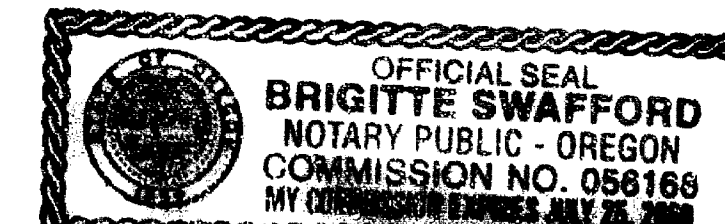
Before me: Brigitte Swafford  
Notary Public  
exp 7-25-00



STATE OF OREGON) ss  
County of Jackson)

On this the 4th day of February, 1997, personally appeared Kathleen A. Cox, who being duly sworn, did say that she is the Secretary of STARR BUILT, INC., and that this instrument is signed on behalf of said Corporation, and acknowledges said instrument to be the free act and deed of said Corporation.

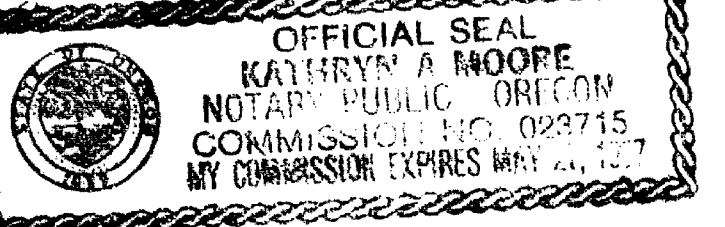
Before me: Brigitte Swafford  
Notary Public  
exp 7-25-00



STATE OF OREGON) ss  
County of Jackson)

On this the 31st day of January, 1997, personally appeared Charles C. Setchell, who acknowledged the foregoing instrument to be his voluntary act and deed.

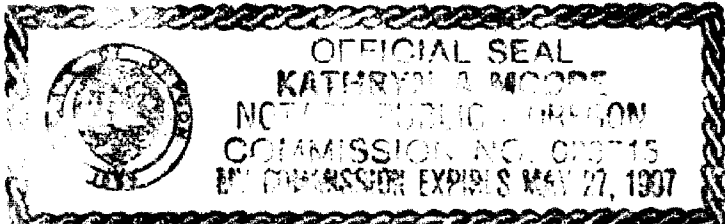
Before me: Kathryn A. Moore  
Notary Public



STATE OF OREGON) ss  
County of Jackson)

On this the 31st day of January, 1997, personally appeared Richard C. Lucas and Carlotta S. Lucas, who acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kathryn A. Moore  
Notary Public



I certify this to be an exact copy of the original plat.

Joseph A. Bova  
Surveyor

