

Land Partition Survey PARTITION PLAT No. P-41-1997

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

Martin C. Stewart
SURVEYOR

Donation Land Claim No. 41 in the
Northwest One/Quarter and the Northeast One/Quarter of Section 4
Township 39 South of Range 1 East of the Willamette Base & Meridian

JACKSON COUNTY OREGON

SURVEYOR

for
CLEO M. SMITH, trustee
Cleo M. Smith Trust
938 Oak Street
Ashland, Oregon 97520

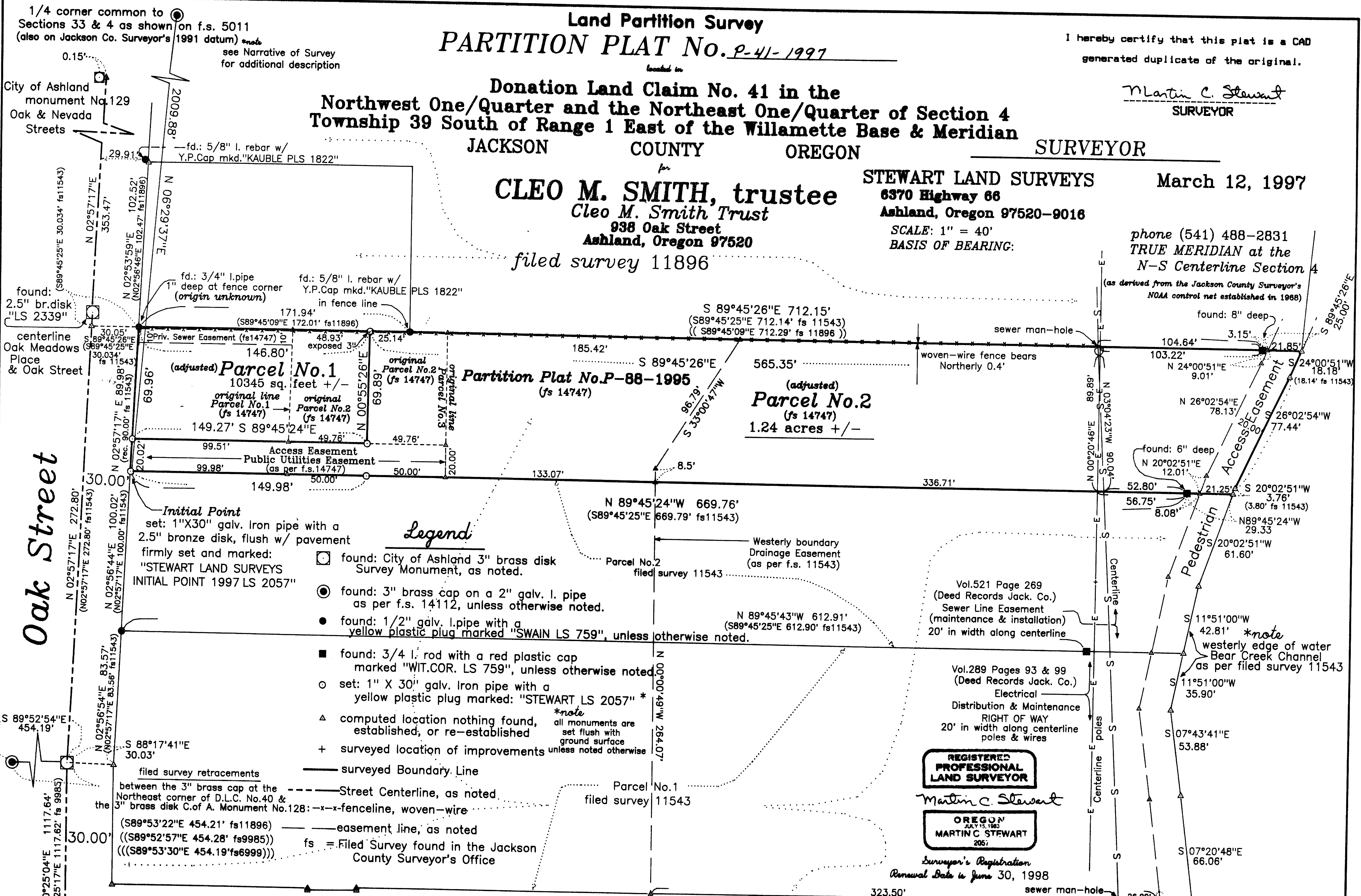
STEWART LAND SURVEYS
6370 Highway 66
Ashland, Oregon 97520-9016

March 12, 1997

SCALE: 1" = 40'
BASIS OF BEARING:

phone (541) 488-2831
TRUE MERIDIAN at the
N-S Centerline Section 4
(as derived from the Jackson County Surveyor's
NOAA control net established in 1988)

filed survey 11896



Oak Street

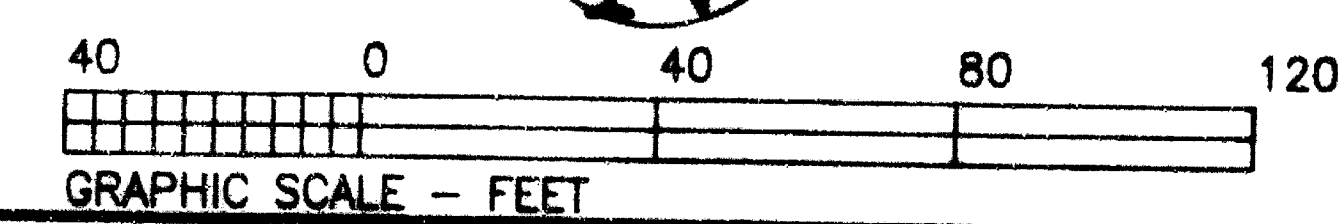
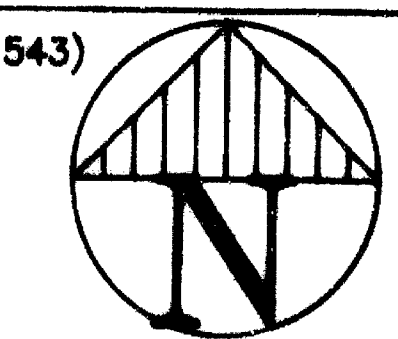
Legend

- found: City of Ashland 3" brass disk Survey Monument, as noted.
- found: 3" brass cap on a 2" galv. l. pipe as per f.s. 14112, unless otherwise noted.
- found: 1/2" galv. l. pipe with a yellow plastic plug marked "SWAIN LS 759", unless otherwise noted.
- found: 3/4 l. rod with a red plastic cap marked "WIT.COR. LS 759", unless otherwise noted.
- set: 1" X 30" galv. Iron pipe with a yellow plastic plug marked: "STEWART LS 2057" *
- △ computed location nothing found, established, or re-established
- + surveyed location of improvements unless noted otherwise
- surveyed Boundary Line
- Street Centerline, as noted
- x-x- fenceline, woven-wire
- easement line, as noted
- fs = Filed Survey found in the Jackson County Surveyor's Office

REGISTERED PROFESSIONAL LAND SURVEYOR

Martin C. Stewart
OREGON
MARTIN C. STEWART
2051

Surveyor's Registration
Renewal Date is June 30, 1998



91e4cd-2.crd
file: 91e4cd-3.pl1&pl2
job:91e4bd-3-JN999

sheet Two of Two

tax lot 1001, 1002, & 1003 of assessor's map 39s-1e-4bd

STEWART LAND SURVEYS

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

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

SURVEY No. 15382

SURVEY FOR: Cleo M. Smith, trustee
938 Oak Street
Ashland, Oregon 97520

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

PURPOSE: A Property Line Adjustment of a previous Partition.

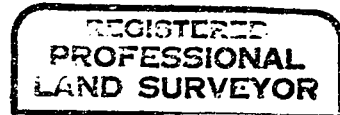
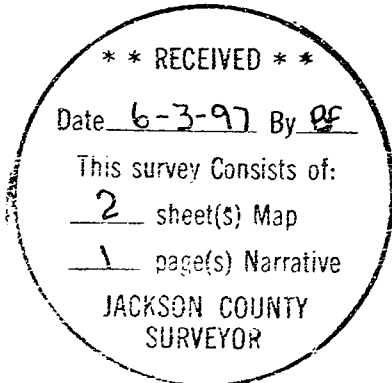
DATE: March 12, 1997

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.

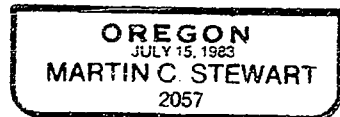
PROCEDURE: A Partition Plat done by this office is late 1995
(filed survey No. 14747) was the basis for this Property Line
Adjustment. My clients elected to eliminate Parcel No.2 of that
Partition by dividing it in half and adding each portion to the
remaining Parcels No.1 & No.3. Using a previously established control
traverse the adjusted monuments were set accordingly and the old
monuments were removed to avoid confusion by subsequent land owners.
The other Outer boundary monuments were recovered and verified
relative to this control network with acceptable results. The
original monument at the Southwest corner of the flag strip for Parcel
No.3 was found disturbed at a depth of 12 inches. The Initial Point of
this Partition Plat was established at this location according to
previous ties on this monument.

SURVEY MONUMENT DESCRIPTION

The monument for the 1/4 corner common to Sections 33 & 4 is a
found 2.5" bronze disk set flush in concrete and marked: "T38-39S R1E,
33/4, 1/4 COR. CS 1969". This corner was not visited in the
performance of this survey and was calculated from a previous field
survey.



Martin C. Stewart



file: nrtv-999a.wps

Surveyor's Registration
renewal date is June 30, 1998

APPROVAL:

Bill Moh 5/9/97
ASHLAND PLANNING DEPARTMENT DATE
P.A. #97-033
Property Line Adjustment

Land Partition Survey
PARTITION PLAT No. P-41-1997

RECORDING

FILED FOR RECORD THIS THE 03 DAY OF June, 19 97
AT 3:36 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT No. P-41-1997
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON
INDEX VOLUME 8, PAGE 41

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

Kathleen S. Beckett County Clerk
Lesaldine Cutting Deputy
COUNTY SURVEYOR File No. 15382

APPROVAL

Examined and Approved this 24 day of April, 19 97.

James H. Olson
City Surveyor

for
CLEO M. SMITH, trustee
Cleo M. Smith Trust
938 Oak Street
Ashland, Oregon 97520

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 30th day of May, 19 97.

Ron Dudley Dept 5-30-97
Assessor, Department of Assessment Date
Carol Applegate, Deputy 6-3-97
Tax Collector Date

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that

Cleo M. Smith, trustee (and hereinafter referred to as "I") of the Cleo M. Smith Trust dated the 8th day of September, 1994, (and hereinafter referred to as "TRUST") state that the TRUST is the owner in fee simple of the real property as set forth in the Surveyor's Certificate. On behalf of the TRUST I have caused this real property to be surveyed and for the Parcel boundaries to be adjusted and mapped as set forth hereon.

Any further covenants, conditions, restrictions, and/or maintenance agreements, that are to encumber these Parcels of land, will be set forth in either separate instruments or in deeds conveying said Parcels to the new owners thereof.

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

Martin C. Stewart
SURVEYOR

A tract or parcel of land situated in Donation Land Claim No. 41 in the North One/Half 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 cap situated at the Northeast Corner of Donation Land Claim No.40, of said Township and Range; THENCE South 89 degrees 52 minutes 54 seconds East (record: South 89 degrees 52 minutes 57 seconds East) for a distance of 454.19 feet (record: 454.28 feet) to a found iron pipe and a 3 inch brass disk situated at the centerline angle point for Oak Street; THENCE North 02 degrees 57 minutes 17 seconds East along the Oak Street centerline for a distance of 272.80 feet to a point which bears North 89 degrees 45 minutes 26 seconds West (record: North 89 degrees 45 minutes 25 seconds West) for a distance of 30.05 feet (record: 30.034 feet) from a found 3/4 inch iron pipe situated in the Easterly right of way line for Oak Street; THENCE South 89 degrees 45 minutes 26 seconds East (record: South 89 degrees 45 minutes 25 seconds East) for a distance of 30.05 feet (record: 30.034 feet) to a found 3/4 inch iron pipe situated in the Easterly right of way line of Oak Street; THENCE South 02 degrees 57 minutes 17 seconds West along said Easterly right of way line for a distance of 89.98 feet (record: 90.00 feet) to a 2.5 inch bronze disk on a 1 inch by 30 inch galvanized iron pipe and being the true INITIAL POINT OF BEGINNING; THENCE continuing along said right of way line, North 02 degrees 57 minutes 17 seconds East for a distance of 89.98 feet (record: 90.00 feet) to a found 3/4 inch iron pipe; THENCE leaving said Easterly right of way, South 89 degrees 45 minutes 26 seconds East (record: South 89 degrees 45 minutes 25 seconds East) for a distance of 712.15 feet (record: 712.14 feet) to a found 3/4 inch iron rod WITNESS CORNER monument; THENCE continuing South 89 degrees 45 minutes 26 seconds East (record: South 89 degrees 45 minutes 25 seconds East) for a distance of 25.00 feet to the Westerly edge of the waters of Bear Creek as shown in that Minor Land Partition filed for record the 17th day of March, 1989 and recorded in Volume 9 Page 21 of "MINOR LAND PARTITIONS" in Jackson County, Oregon; THENCE continuing along said Westerly edge of the waters of Bear Creek as follows: South 24 degrees 00 minutes 51 seconds West for a distance of 18.18 feet (record: 18.14 feet) to an angle point; THENCE South 26 degrees 02 minutes 54 seconds West for a distance of 77.44 feet to an angle point; THENCE South 20 degrees 02 minutes 51 seconds West for a distance of 3.76 feet (record: 3.80 feet) to the Southeast corner of Parcel No.3 of said Minor Land Partition; THENCE leaving said Westerly edge of water, North 89 degrees 45 minutes 24 seconds West (record: North 89 degrees 45 minutes 25 seconds West) along the South boundary line of said Parcel No.3 for a distance of 29.33 feet to a 3/4 inch iron rod WITNESS CORNER monument; THENCE continuing along said boundary line, North 89 degrees 45 minutes 24 seconds West (record: North 89 degrees 45 minutes 25 seconds West) for a distance of 669.76 feet (record: 669.79 feet) to the true INITIAL POINT OF BEGINNING.

IN WITNESS WHEREOF, I have set my hand and seal this 24 day of April, 19 97

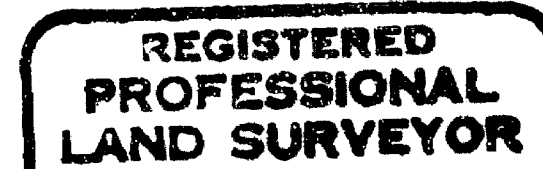
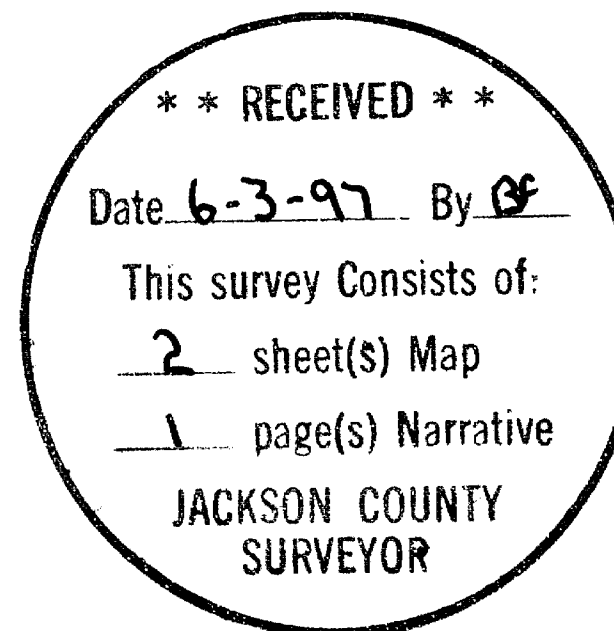
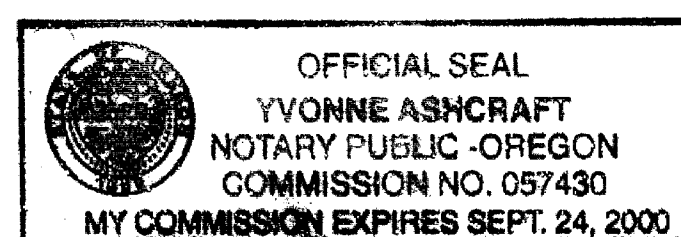
Cleo M. Smith, Trustee
Cleo M. Smith, trustee

STATE OF OREGON

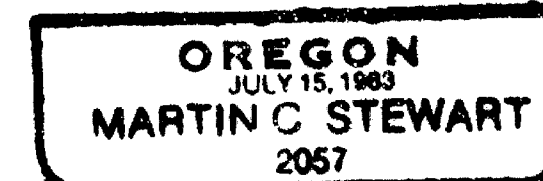
County of Jackson) ss
April 24 A.D. 19 97

Personally appeared the above named Cleo M. Smith, as trustee of the Cleo M. Smith Trust and acknowledge the foregoing instrument to be her voluntary act and deed.

Before me: *Yvonne Ashcraft*



Martin C. Stewart



Surveyor's Registration
Renewal Date is June 30, 1998

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

tax lot 1001, 1002, & 1003 of assessor's map 39s-1e-4bd

file: 91e4cd-2.crd & 91e4cd3a.pl1
job: 91e4bd-2-JN-999 sheet One of Two