

Sec.10 Sec.11  
Sec.15 Sec.14

Northwest corner of the Northeast One/Quarter of the Northwest One/Quarter

LAND PARTITION SURVEY

PARTITION PLAT No.

P-67-1997

S 89°54'07"E 1332.88'  
\*note (S89°54'50"E 1332.97' f.s.5851)  
not visited in the performance of this survey

located in :

the Northwest One/Quarter of Section 14  
Township 39 South Range 1 East of the Willamette Base & Meridian  
JACKSON COUNTY OREGON

for :  
**Kirt J. Meyer**

655 Tolman Creek Road  
Ashland, Oregon 97520

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

June 15, 1997

SCALE: 1" = 40'  
BASIS OF BEARING:

phone 541-488-2831  
TRUE MERIDIAN at the  
North-South centerline Sec.14  
(as derived from the Jackson County Surveyor's  
NOAA control not established in 1988)  
(see f.s. 15208 for bearing control)

Document No.96-33314 of the  
Official Records of Jackson County, Oregon)

(S00°00'25"E 1339.90' f.s.5851)  
(S00°00'18"W 1254.00'  
(S00°00'25"E 1254.00'

fd.: 5/8" l.rod w/ yellow plastic cap, SMB  
marked: "THOMAS LS 505"  
from which the Initial Point bears: S 13°44'30"W 251.78'  
SURVEYOR

Parcel No.1  
f.s. 5851

Parcel No.2  
f.s. 5851

Railroad right of way  
Central Oregon Pacific  
per f.s. 4247  
per f.s. 3840

\*note  
(monument is set 2" above ground)  
Initial Point  
set: 1.25" X 30" galvanized iron pipe with a 2.5" bronze disk  
marked: STEWART LAND SURVEYS INITIAL POINT 1997  
(East 250.00' f.s.5851) L.S. 2057"

S 00°03'17"E 70.01'  
(S00°03'00"W 70.00' f.s.5851)  
temporary wire fence  
to be removed  
(East 376.50' f.s.5851)  
S89°59'17"E 376.50'

N 89°58'52"W 250.04'  
13.5' 250.04'  
125.02'  
55.00'  
70.01'  
75.05'  
S 89°58'52"E 250.04'  
S54°45'E 35.5'  
S 89°59'07"E 626.46'  
(East 250.00' f.s.5851)  
(East 626.50 f.s.5851)

10628 sq.ft.  
Parcel No.1

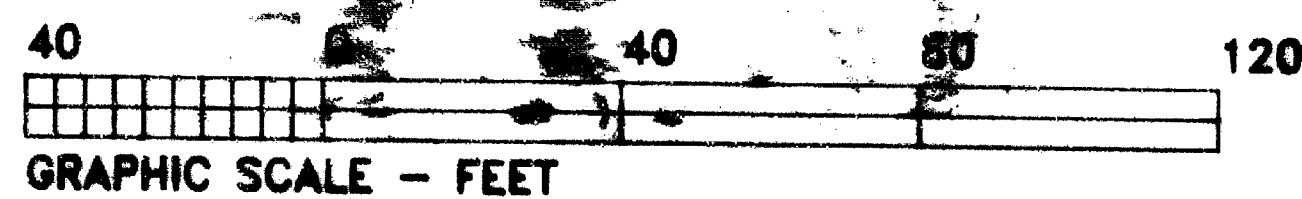
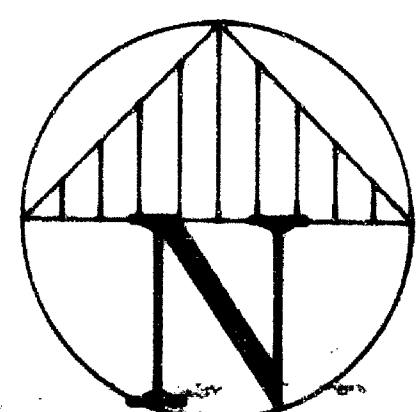
Parcel No.2  
6876 sq.ft.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Martin C. Stewart

OREGON  
MARTIN C. STEWART  
2007

Surveyor's Registration  
Renewal Date is June 30, 1998



Tax Lot 900 of Assessor's Map 39s-1e-14b

fd.: 3" bronze disk, 10" deep and  
marked: "TOLMAN MEADOWS PUD INITIAL POINT PLS 1822 1986"  
as per f.s. 1077

file: 91e14-3.ord & 91e14-3.p1  
job: 91e14b-1-JN-9704

Legend

- found: 3/4" iron pipe with a yellow plastic plug, SMB marked: "SWAIN RLS 759", unless noted otherwise
- found: 5/8" iron rod with a yellow plastic cap, SMB marked: "SWAIN RLS 759", unless noted otherwise
- set: 5/8" X 30" iron rod with a yellow plastic cap marked: "STEWART LS 2057", unless noted otherwise
- ▲ computed location nothing found, established, or re-established
- + surveyed improvement location
- surveyed Boundary Line
- f.s. = Filed Survey in the Jackson County Surveyor's Office
- O.R.J.Co. = Official Records of Jackson County, Oregon
- overhead power lines see Volume 367 Page 315 of the Deed Records of Jackson County, Oregon for easements
- SMB = SURVEY MONUMENT FOUND BURIED (6" to 12" DEEP) AND IN GOOD CONDITION, UNLESS OTHERWISE NOTED.

# 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. 15553

SURVEY FOR: Kirt J. Meyer  
655 Tolman Creek Road  
Ashland, Oregon 97520

LOCATION: Northwest One/Quarter of Section 14, Township 39 South  
of Range 1 East of the Willamette Base and Meridian  
in Jackson County, Oregon.

PURPOSE: To create a Partition Plat

DATE: June 15, 1997

BASIS of BEARINGS: True Meridian at the North-South Centerline of Section 14 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. 4247, 5851, and 10777 was measured and evaluated. All monuments were found to be within acceptable positional tolerances. The resultant property lines were established relative to my client's instructions and were monumented accordingly.

\*\* RECEIVED \*\*  
Date 10-31-97 By BF  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Martin C. Stewart*

OREGON  
JULY 15, 1983  
MARTIN C STEWART  
2057

Surveyor's Registration  
renewal date is June 30, 1998

LAND PARTITION SURVEY

APPROVAL:

PARTITION PLAT No. P-67-1997

RECORDING

FILED FOR RECORD THIS THE 31 DAY OF October 19 97 AT 2:08 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT No. OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON INDEX VOLUME 8 PAGE 67

John M. Lough ASHLAND PLANNING DEPARTMENT DATE 10-9-97 P.A. #97-037

located in :

the Northwest One/Quarter of Section 14 Township 39 South Range 1 East of the Willamette Base & Meridian JACKSON COUNTY OREGON

Kathleen S. Beckett County Clerk Cheryl Auger Deputy

COUNTY SURVEYOR File No. 15553

APPROVAL

Examined and Approved this 7th day of October, 1997.

James H. Olson City Surveyor

for: Kirt J. Meyer

655 Tolman Creek Road 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:---

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that We,

All taxes, assessments, or any other charges as required by OREGON REVISED STATUTE 92.095 have been paid as of the 31st day of October, 19 97.

Ron Lundberg Assessor, Department of Assessment 10-31-1997 Date Lynda Schmitt, Deputy Tax Collector 10-31-97 Date

Kirt J. Meyer and Vadim Agakhanov, as owners in fee simple of that certain real property, as set forth in the Surveyor's Certificate and as shown hereon, do hereby consent to this Land Partitioning. We consent to the creation of a private 12 foot UTILITIES EASEMENT over, across, and through that respective strip of land as set forth hereon for the maintenance and repair of a buried waterline serving Parcel No.1(one). We do hereby create and establish Parcels No. 1(one) and 2(two), as set forth hereon, along with a 15 foot wide PRIVATE ACCESS WAY to be utilized by the owners of Parcel No. 2, but not limited exclusively thereto, for vehicular and pedestrian ingress and egress over and across Parcel No. 1(one), as shown hereon. No parking of vehicles of any type will be permitted in the PRIVATE ACCESS WAY. Public and private emergency vehicles shall have the right of ingress and egress over and across said PRIVATE ACCESS WAY, as required. All cost of repair of the roadway to be located within the PRIVATE ACCESS WAY caused by the acts or omissions of an owner of one of the subject parcels, or one of the users of an easement, shall be borne by the persons causing the need for such repair. Any repair necessitated by the ordinary use of the subject roadway shall be borne by the owners of parcels No. 1(one) and 2(two) in equal shares. 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. \*(and a sanitary sewer later)

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

Martin C. Stewart SURVEYOR

All that tract or parcel of land situated in the Northwest One/Quarter of Section 14, 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 the Section corner common to Sections 10, 11, 14, and 15 of said Township and Range; THENCE South 89 degrees 54 minutes 07 seconds East, along the Section line common to Sections 11 and 14, for a distance of 1332.88 feet to the Northwest corner of the Northeast One/Quarter of the Northwest One/Quarter of said Section 14; THENCE South 00 degrees 00 minutes 18 seconds West, along the North-South centerline of said Northwest One/Quarter, for a distance of 1254.00 feet (Deed Record: South 00 degrees 00 minutes 25 seconds East 1254.00 feet); thence leaving said North-South centerline, South 89 degrees 59 minutes 07 seconds East for a distance of 626.46 feet to a 3/4 inch galvanized iron pipe situated on the westerly right of way line for Tolman Creek Road as shown on that Partition Plat, as filed for record on the 30th day of October, 1974 in Volume 1 Page 8 of the Major Land Partition Plat Records of Jackson County, Oregon; THENCE continuing along said right of way line as follows: North 00 degrees 03 minutes 17 seconds West (Deed Record: North 00 degrees 03 minutes 00 seconds West) for a distance of 15.01 feet to a 1.25 inch diameter by 30 inch long galvanized iron pipe and being the true INITIAL POINT OF BEGINNING; THENCE North 00 degrees 03 minutes 17 seconds West for a distance of 55.00 feet to a 3/4 inch galvanized iron pipe for the Southeast corner of the flag lot for Parcel No. 2 of said Partition Plat; THENCE leaving said right of way line North 89 degrees 58 minutes 52 seconds West for a distance of 250.04 feet to a 3/4 inch galvanized iron pipe for the Southwest corner of said flag lot (Deed Record: West, 250.00 feet); THENCE South 00 degrees 03 minutes 17 seconds East along the Westerly boundary line of said Parcel No.2 for a distance of 70.01 feet (deed record: South 00 degrees 03 minutes 00 seconds East 70.00 feet) to a 3/4 inch galvanized iron pipe for the Southeast corner thereof; THENCE leaving said Westerly boundary line, South 89 degrees 58 minutes 52 seconds East for a distance of 250.04 feet to a said 3/4 inch galvanized iron pipe situated in said Westerly right of way line; THENCE continuing along said right of way line, North 00 degrees 03 minutes 17 seconds West for a distance of 15.01 to the true INITIAL POINT OF BEGINNING.

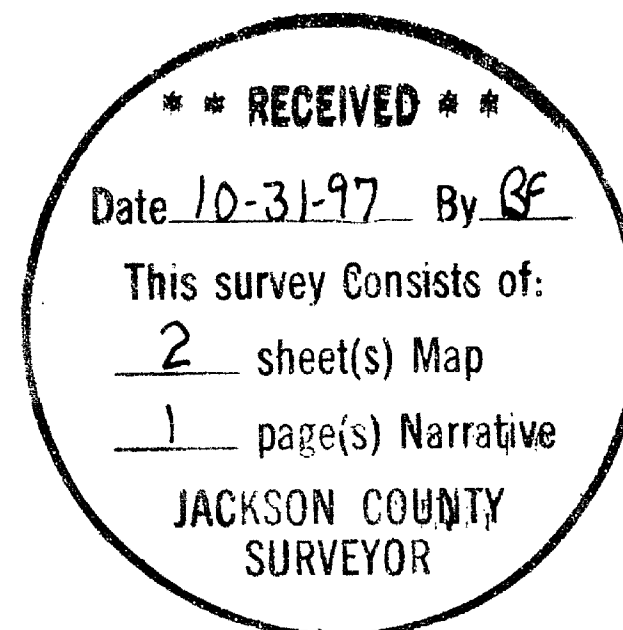
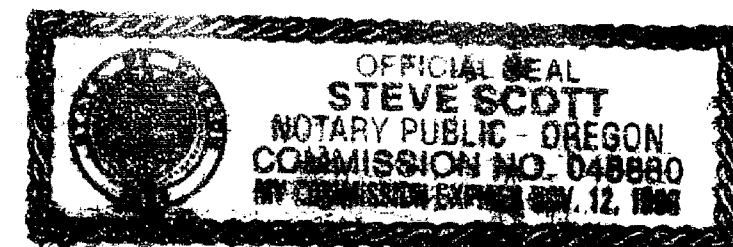
IN WITNESS WHEREOF, I have set my hand and seal this 18 day of August, 1997

Kirt J. Meyer

STATE OF OREGON

County of Jackson August 18 A.D. 1997

Personally appeared the above named Kirt J. Meyer, as owner in fee simple and acknowledge the foregoing instrument to be his voluntary act and deed. Before me: [Signature]



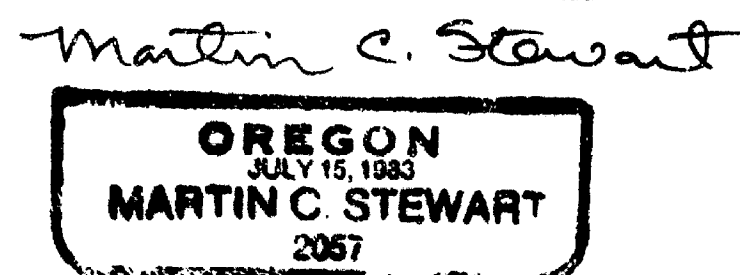
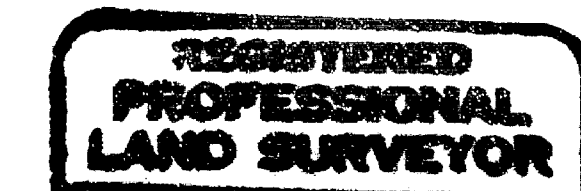
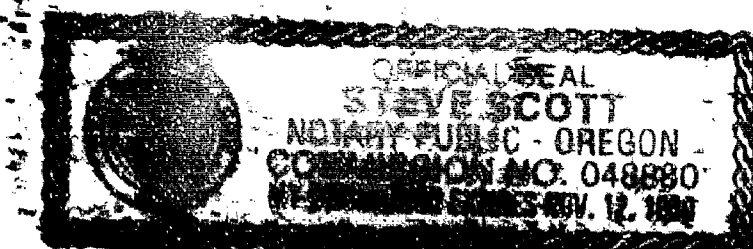
IN WITNESS WHEREOF, I have set my hand and seal this 18 day of August, 1997

Vadim Agakhanov

STATE OF OREGON

County of Jackson August 18 A.D. 1997

Personally appeared the above named Vadim Agakhanov, as owner in fee simple and acknowledge the foregoing instrument to be his voluntary act and deed. Before me: [Signature]



Surveyor's Registration Renewal Date is June 30, 1998

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

file: 91e14-3.crd & 91e14-3a.pl1 Job: 91e14b-1-JN-9704