

LAND PARTITION SURVEY  
PARTITION PLAT No. P-41-1998

**APPROVAL:**

John M. Loughlin 10-9-97  
ASHLAND PLANNING DEPARTMENT DATE

P.A. # 97-094  
property line adjustment

**APPROVAL**

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

Jan H. Olson  
City Surveyor

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

for  
**Sheila Filan Waldorf**  
806 Clay Street  
Ashland, Oregon 97520

\*\*\*\*\*  
All taxes, assessments, or any other charges as required by  
OREGON REVISED STATUTE 92.095 have been paid as of  
the 12th day of June, 1998.

Ron Dudley Assessor, Department of Assessment

June 12, 1998  
Date

Colleen Stanford Tax Collector

June 12, 1998  
Date

**DECLARATION**

**KNOW ALL MEN BY THESE PRESENTS, that I**

Sheila Filan Waldorf, as owner 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. I consent to the creation of a private 12 foot PRIVATE UTILITIES EASEMENT over, across, and through that respective strip of land as set forth hereon for the installation, maintenance and repair of water and sewer lines (including other utilities, as needed) serving Parcel No.2(two). I 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. 1(one), but not limited exclusively thereto, for vehicular and pedestrian ingress and egress over and across Parcel No. 2(two), 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.

IN WITNESS WHEREOF, I have set my hand and seal this 29 day of September, 1997

Sheila Filan Waldorf  
SHEILA FILAN WALDORF

**STATE OF OREGON**

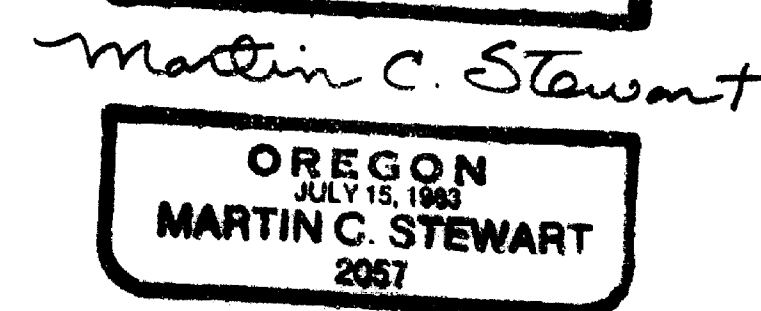
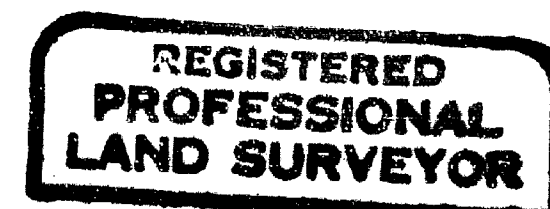
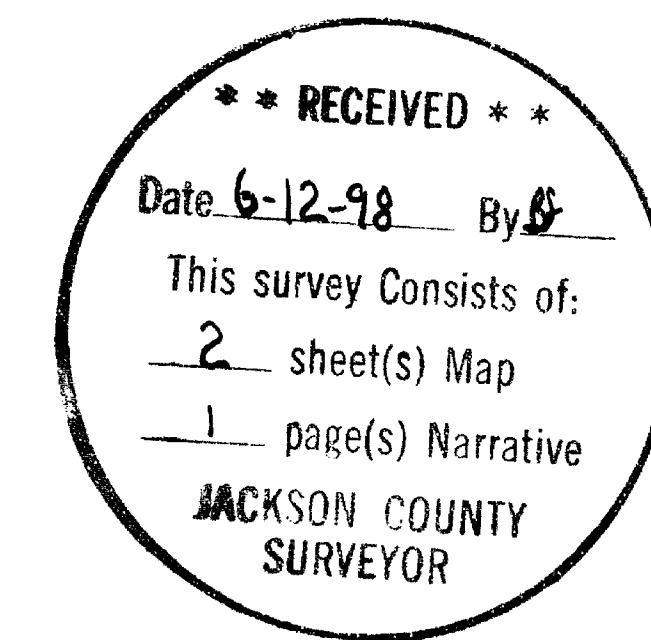
County of Jackson )  
Sept. 29th A.D. 19 97

Personally appeared the above named Sheila Filan Waldorf, owner in fee simple and acknowledge the foregoing instrument to be her voluntary act and deed.

Before me: Angela Hamilton



\*\*\*\*\*  
Surveyor's Registration  
Renewal Date is June 30, 1998



**RECORDING**

FILED FOR RECORD THIS THE 12 DAY OF June, 1998  
AT 2:55 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT No. P-41-1998  
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON  
INDEX VOLUME 9, PAGE 41

Kathleen A. Buckett County Clerk  
Geraldene Cutting Deputy

COUNTY SURVEYOR File No. 15774

**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 of that tract or parcel of land lying 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 Northwest 1/16th corner of said Section 14; THENCE South 00 degrees 00 minutes 25 seconds West for a distance of 330.58 feet; THENCE North 89 degrees 48 minutes 53 seconds West for a distance of 641.24 feet to the East right of way line for Clay Street in the City of Ashland; THENCE South 00 degrees 03 minutes 02 seconds East along said right of way line for a distance of 21.17 feet to a 2.5 inch bronze disc situated at the TRUE INITIAL POINT OF BEGINNING; THENCE continuing along said right of way line, North 00 degrees 03 minutes 02 seconds West for a distance of 15.00 feet; THENCE leaving said right of way line South 89 degrees 56 minutes 10 seconds East (deed record: North 89 degrees 37 minutes 30 seconds East) for a distance of 430.13 feet (deed record: 430.00 feet) to a 5/8 inch by 30 inch iron rod situated at the Northeast corner of that tract of land as set forth in document No. 66-08969 of the Official Records of Jackson County, Oregon; THENCE South 00 degrees 03 minutes 50 seconds West (deed record: North 00 degrees 22 minutes 30 seconds West) along said boundary line for a distance of 94.68 feet; THENCE continuing along said boundary line, South 00 degrees 03 minutes 50 seconds West for a distance of 5.32 feet to a 5/8 inch by 30 inch iron rod situated at the Southeast corner thereof; THENCE North 89 degrees 56 minutes 10 seconds West (deed record: South 89 degrees 37 minutes 30 seconds West) along the South boundary line of said tract for a distance of 24.39 feet; THENCE leaving said South boundary line, North 00 degrees 03 minutes 50 seconds East for a distance of 1.12 feet to a brass washer set in a lead plug on top of a concrete gate post situated at the Point of Beginning of that Boundary Line Agreement as set forth in document No.80-02465 of said Official Records; THENCE North 89 degrees 59 minutes 41 seconds West along said Boundary Ageement Line for a distance of 405.55 feet to said right of way line; THENCE North 00 degrees 03 minutes 02 seconds West along said right of way line for a distance of 84.29 feet to the TRUE INITIAL POINT OF BEGINNING.

tax lots 800, 900, & 1000 of assessor's map 39s-1e-14bc

job: 91e14-4-JN-9708  
file: 91e14-3.crd & 91e14-4a.pl1

sheet one of two

1

# 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. 15774

SURVEY FOR: Sheila Filan Waldorf  
806 Clay Street  
Ashland, Oregon 97520

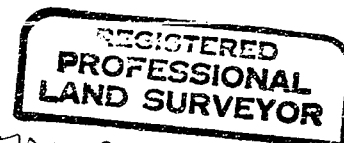
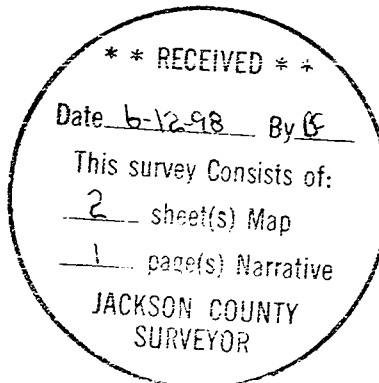
LOCATION: Northwest One/Quarter of Section 14, Township 39 South  
of Range 1 East of the Willamette Base and Meridian  
in Jackson County, Oregon.

PURPOSE: To create a Partition Plat for a Property Line  
Adjustment

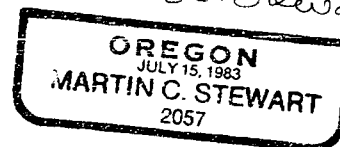
DATE: August 20, 1997

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. 362, 7423, 8120, 9057, 9077, and  
11345 was measured and evaluated. All monuments were  
found to be within acceptable positional tolerances,  
unless otherwise noted. The resultant property lines  
were established relative to my client's instructions  
and were monumented accordingly.



*Martin C. Stewart*



Surveyor's Registration  
renewal date is June 30, 1998

file: C:\msworks\mstext\nrtv9708.wps

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

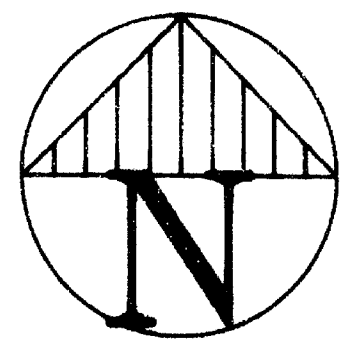
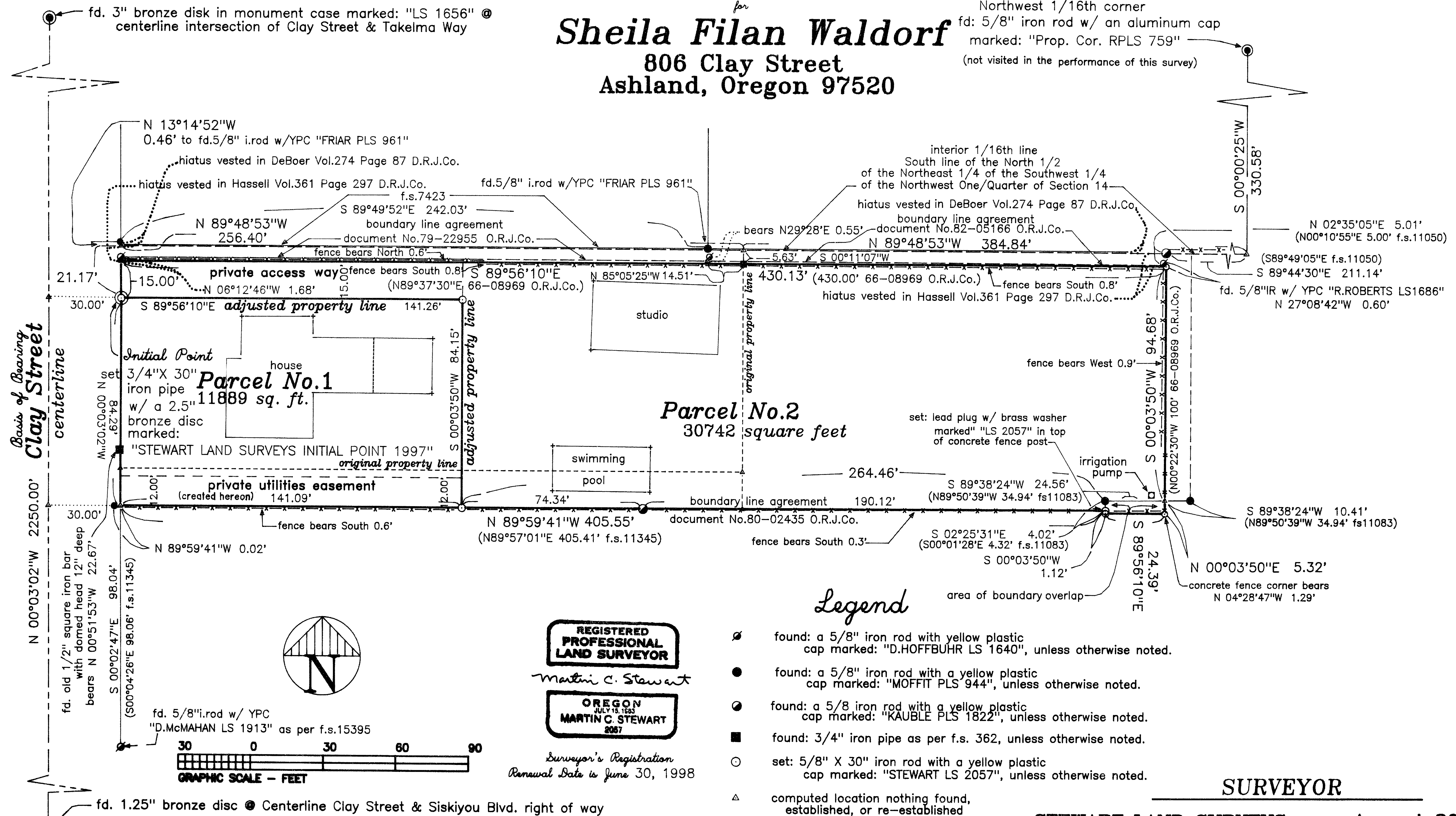
Martin C. Stewart SURVEYOR

LAND PARTITION SURVEY PARTITION PLAT No. P-41-1998

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

for Sheila Filan Waldorf 806 Clay Street Ashland, Oregon 97520

Northwest 1/16th corner fd: 5/8" iron rod w/ an aluminum cap marked: "Prop. Cor. RPLS 759" (not visited in the performance of this survey)

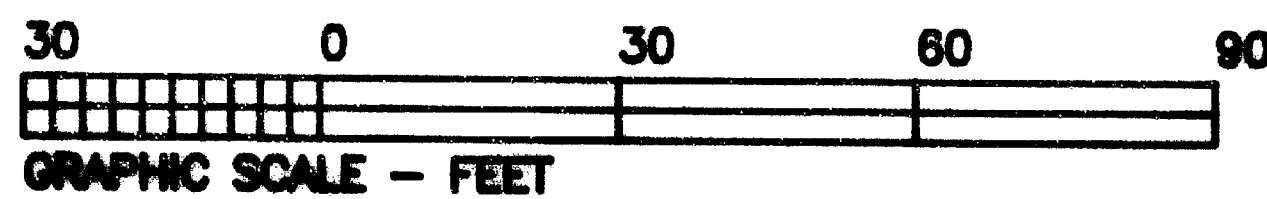


REGISTERED PROFESSIONAL LAND SURVEYOR

Martin C. Stewart

OREGON JULY 19, 1983 MARTIN C. STEWART 2067

Surveyor's Registration Renewal Date is June 30, 1998



- Legend: found: a 5/8" iron rod with yellow plastic cap marked: "D.HOFFBUHR LS 1640", unless otherwise noted. found: a 5/8" iron rod with a yellow plastic cap marked: "MOFFIT PLS 944", unless otherwise noted. found: a 5/8" iron rod with a yellow plastic cap marked: "KAUBLE PLS 1822", unless otherwise noted. found: 3/4" iron pipe as per f.s. 362, unless otherwise noted. set: 5/8" X 30" iron rod with a yellow plastic cap marked: "STEWART LS 2057", unless otherwise noted. computed location nothing found, established, or re-established. surveyed location of improvements. surveyed Boundary Line. Street Centerline, as noted. fence line. easement line, as noted. f.s. = Filed Survey found in the Jackson County Surveyor's Office. O.R.J.Co. = Official Records of Jackson County, Oregon.

SURVEYOR

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

August 20, 1997

SCALE: 1" = 30' BASIS OF BEARING:

phone (541) 488-2831 TRUE MERIDIAN at the N-S centerline Section 14

job: 91e14-4-JN-9708 file: 91e14-3.crd & 91e14-4.pl1

(as derived from the Jackson County Surveyor's NOAA control not established in 1988)

YPC = Yellow Plastic Cap

sheet two of two

tax lots 800, 900, & 1000 of assessor's map 39s-1e-14bc