

LAND PARTITION SURVEY  
PARTITION PLAT No. P-57-1998

RECORDING

FILED FOR RECORD THIS THE 31 DAY OF August 1998  
AT 1:34 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT No. P-57-1998  
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON  
INDEX VOLUME 9 PAGE 57

at the Southeastly corner of Bush Street and North Main Street  
from the Jackson County Surveyor's 1993 G.P.S. net  
marked: "Jackson County GPS 163 CS" SURVEYOR

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

July 15, 1998

SCALE: 1" = 50'  
BASIS OF BEARING:

phone 541-488-2831  
TRUE MERIDIAN at the  
East Line of Section 8

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

Donation Land Claim No. 40 in the  
Northeast 1/4 of Section 8 and Northwest 1/4 of Section 9  
Township 39 South of Range 1 East of the Willamette Base & Meridian  
JACKSON COUNTY OREGON

GORDON & MARGARETTE MILLER\*

APPROVAL:

108 and 114 Granite Street  
Ashland, Oregon 97520 \* TRUSTEES

COUNTY SURVEYOR File No. 15863

of the Miller Family Trust  
a revocable trust dated  
the 19th day of December, 1997

ASHLAND PLANNING DEPARTMENT DATE

P.A. #98-029

APPROVAL

Examined and Approved this 21 day of August, 1998.

City Surveyor

All taxes, assessments, or any other charges as required by  
OREGON REVISED STATUTE 92.095 have been paid as of  
the 28th day of August, 1998.

Assessor, Department of Assessment 8-28-1998 Date

Tax Collector 8-28-98 Date

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 require-  
ments and regulations of the State of Oregon and the  
the following is an accurate description of the boundary  
lines of the parent tract of land as set forth hereon:

Commencing at a point on the Easterly right of way line for Granite Street in the City of Ashland,  
Oregon which bears North 319.20 feet (record: North 318.1 feet) and East 701.91' (record: East 701.8  
feet) from the Southwest Corner of Donation Land Claim No.40, Township 39 South of Range 1 East of  
the Willamette Meridian in Jackson County, Oregon; THENCE continuing along the said Easterly right of  
way line as follows: North 22 degrees 02 minutes 35 seconds East (record: North 22 degrees East) for  
a distance of 72.60 feet to a 3/4 inch by 30 inch iron pipe for the TRUE POINT OF BEGINNING; THENCE  
North 22 degrees 02 minutes 35 seconds East (record: North 22 degrees East) for a distance of  
146.52 feet to a 3/4 inch by 30 inch iron pipe; THENCE leaving said Easterly right of way line, South  
67 degrees 57 minutes 25 seconds East (record: South 68 degrees East) for a distance of 174.32 feet  
to a 3/4 inch by 30 inch iron pipe; THENCE South 22 degrees 02 minutes 35 seconds West for a  
distance of 102.32 feet to a 3/4 inch by 30 inch iron pipe; THENCE South 80 degrees 29 minutes 52  
seconds West for a distance of 84.48 feet (record: Southwest 84.5 feet) to a 3/4 inch by 30 inch iron  
pipe; THENCE North 67 degrees 57 minutes 25 seconds West (record: South 68 degrees East) for a  
distance of 102.32 feet to the TRUE POINT OF BEGINNING.

Declaration  
Know all men by these presents, that we

GORDON E. MILLER and MARGARETTE B. MILLER, trustees of the Miller Family Trust  
a revocable trust dated the 19th of December, 1997 which is the owner in fee simple of  
that certain real property as set forth in the SURVEYOR'S CERTIFICATE and shown hereon. 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. 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. 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.

IN WITNESS WHEREOF, We have set our hands and seals this 31st day of August, 1998

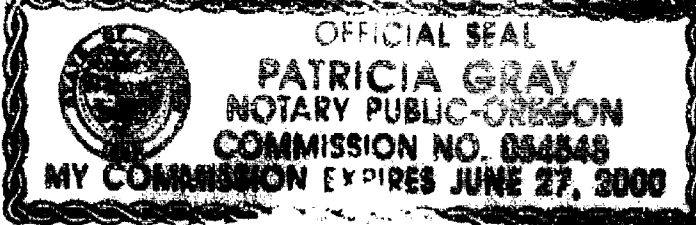
Gordon E. Miller trustee  
GORDON E. MILLER, trustee

Margarette B. Miller trustee  
MARGARETTE B. MILLER, trustee

STATE OF OREGON

County of Jackson

August 31 A.D. 1998



Personally appeared the above named Gordon E. Miller and Margarette B. Miller, husband and wife  
and acknowledge the foregoing instrument to be their voluntary act  
and deed.

Patricia Gray

S.W. Corner D.L.C. No.40  
found: 3" bronze disk in concrete steps  
marked: "SWAIN SURVEYING T39S R1E SW COR. DLC 40 LS 759 1988"

Tax Lot 3400 of Assessor's Map 39a-1e-9bc

Narrative of Survey :

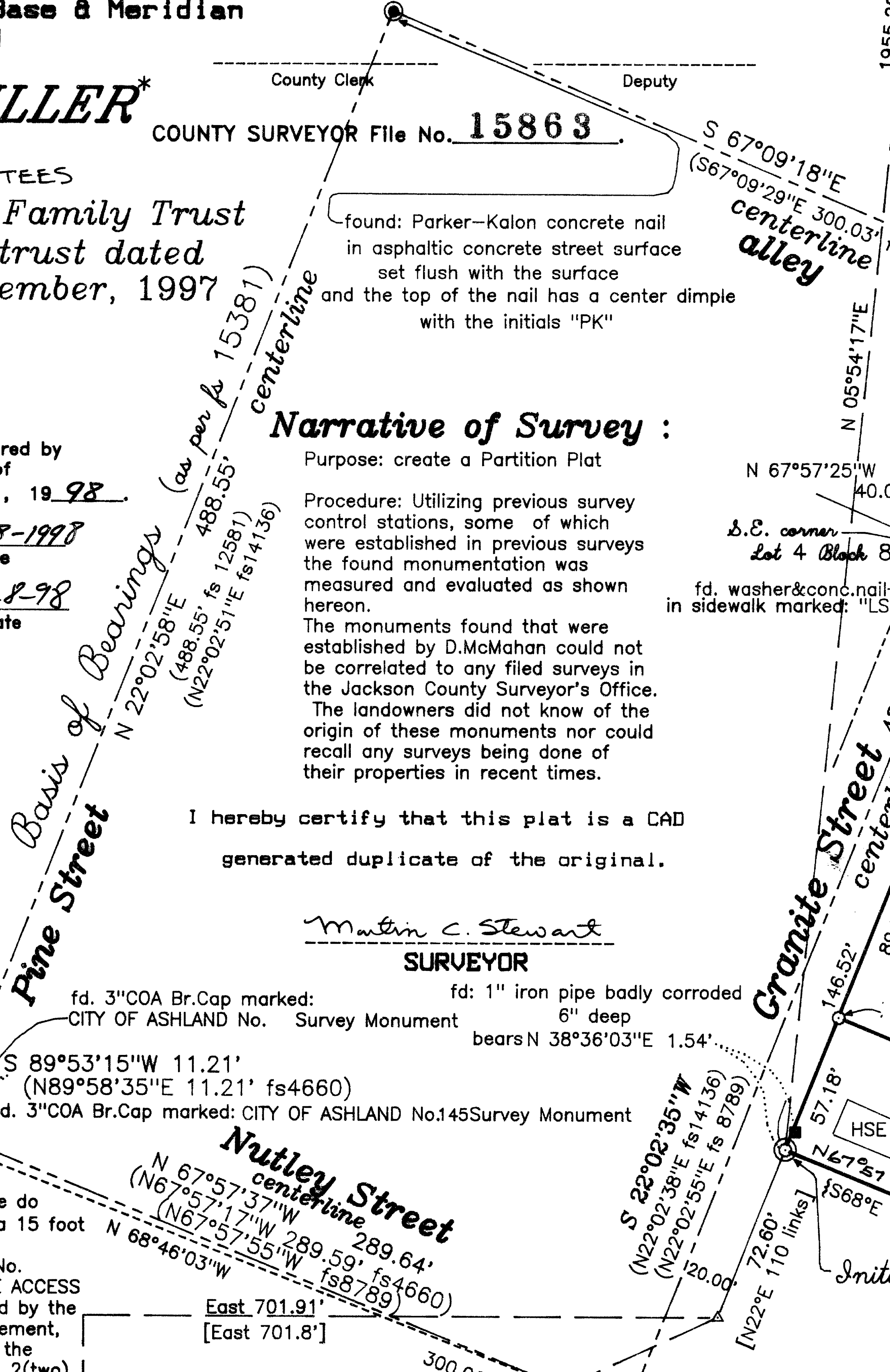
Purpose: create a Partition Plat

Procedure: Utilizing previous survey  
control stations, some of which  
were established in previous surveys  
the found monumentation was  
measured and evaluated as shown  
hereon.

The monuments found that were  
established by D.McMahan could not  
be correlated to any filed surveys in  
the Jackson County Surveyor's Office.  
The landowners did not know of the  
origin of these monuments nor could  
recall any surveys being done of  
their properties in recent times.

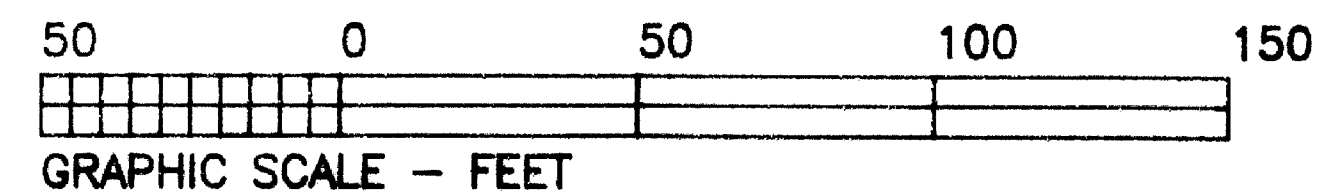
I hereby certify that this plat is a CAD  
generated duplicate of the original.

Martin C. Stewart  
SURVEYOR

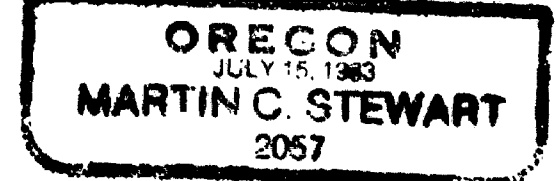
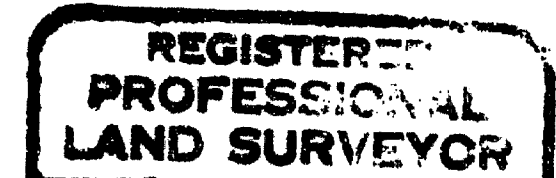


Legend

- found: City of Ashland street centerline monument
- found: 3/4" Iron pipe of unknown origin (unless otherwise noted)
- set: 3/4" X 30" Iron pipe with a 2.5" bronze disk marked: "STEWART LAND SURVEYING INITIAL POINT 1998 LS2057"
- computed location; nothing found, established, or re-established (unless otherwise noted)
- Surveyed Boundary Line
- set: 3/4 x 30" iron pipe with a red plastic plug marked: "STEWART LS 2057" (unless otherwise noted)
- fs = Filed Survey found in the Jackson Co. Surveyor's Office
- [ ] = [Volume 99 page 139 D.R.J.Co.]
- { } = {Volume 211 Page 273 D.R.J.Co.}
- D.R.J.Co. = Deed Records of Jackson County, Oregon
- fd. yellow plastic cap at Easterly edge sidewalk and under a concrete retaining wall marked: "D.McMahan LS 1913" fd. 1" deep bears N 20°11'44"E 0.65'
- found: 5/8" iron rod with a yellow plastic cap marked: "D.McMahan LS 1913" bears N 62°02'33"W 6.24' fd.1"exp
- fd. 1/2 GIP w/flared top 10" deep exposed 3" bears N 12°01'33"W 1.51'
- found: 1/2" iron pipe 4" deep bears N 69°43'37"W 7.66'
- found: 3/4" sq. headed bolt 5" deep bears S 34°15'37"W 0.64'



file: C:\su\data\91e8ad-5.crd & 91e8ad-5.pl1  
job: jn-9818



Surveyor's Registration  
Renewal Date is June 30, 2000

sheet One of One