

LAND PARTITION SURVEY PARTITION PLAT No. P-1-1999

a replat of f.s.11918
located in :

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

Martin C. Stewart
SURVEYOR

the Southwest One/Quarter of Section 4
Township 39 South Range 1 East of the Willamette Base & Meridian

JACKSON COUNTY OREGON

City of Ashland
for :

Wayne Connors

940 Lake Ridge Court
Klamath Falls, Oregon 97601

SURVEYOR

STEWART LAND SURVEYS October 30, 1998

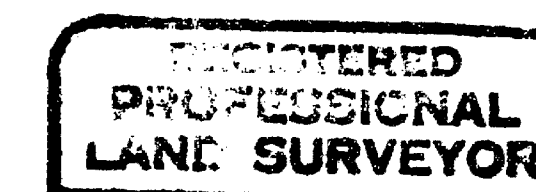
6370 Highway 66
Ashland, Oregon 97520

SCALE: 1" = 40'
BASIS OF BEARING:

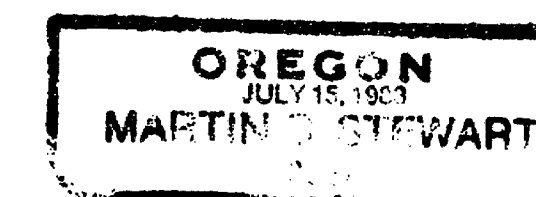
(541) 488-2831
TRUE MERIDIAN at the
N-S centerline Sec.4

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

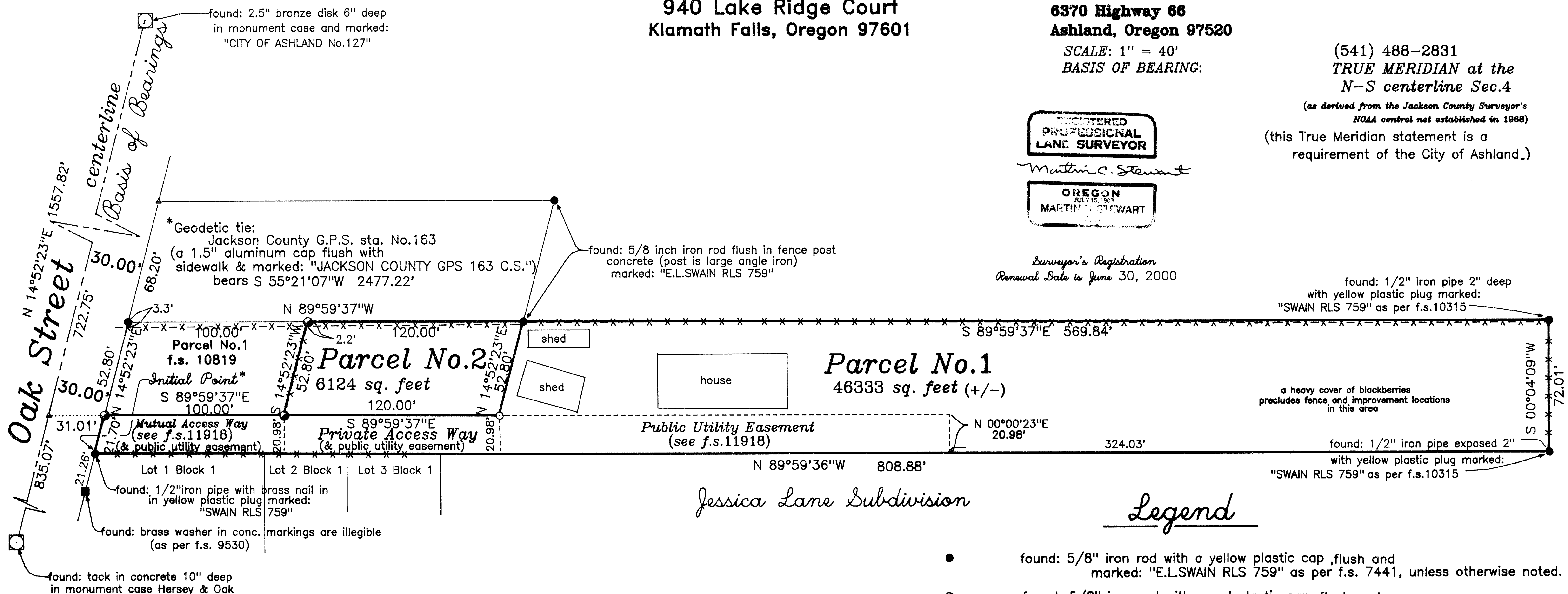
(this True Meridian statement is a
requirement of the City of Ashland.)



Martin C. Stewart



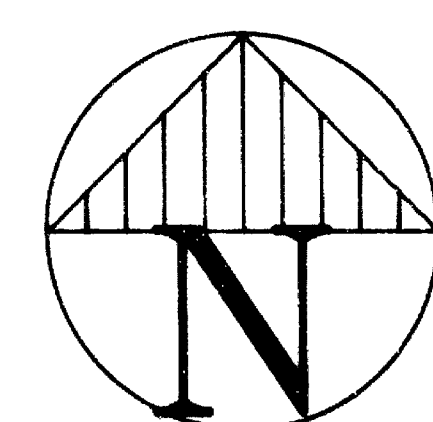
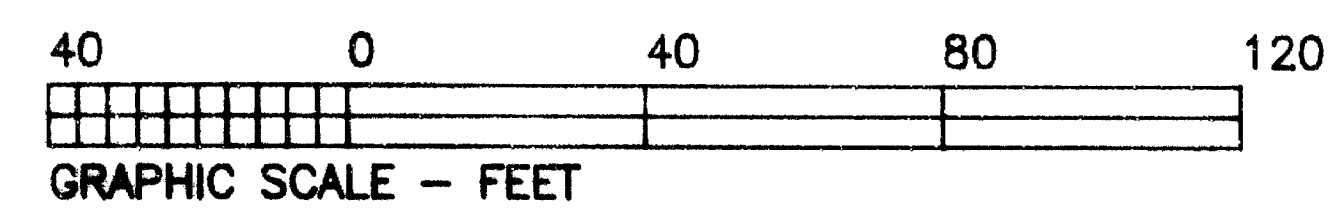
Surveyor's Registration
Renewal Date is June 30, 2000



Jessica Lane Subdivision

Legend

- found: 5/8" iron rod with a yellow plastic cap, flush and marked: "E.L.SWAIN RLS 759" as per f.s. 7441, unless otherwise noted.
- found: 5/8" iron rod with a red plastic cap, flush and marked: "D.A. EDWARDS RPLS 2339" as per f.s. 11918, unless otherwise noted.
- set: 5/8" by 30" iron rod with a yellow plastic cap, flush and marked: "STEWART LS 2057", unless otherwise noted.
- ▲ computed location, nothing found nor set
- surveyed boundary line
- x-x-x-x- fence line
- f.s. = filed survey found in the Jackson County Surveyor's Office



Tax Lot 1602 of Assessor's Map 39s-1e-4ca

file: 91e4cd-1.crd & 91e4cd-8.pl1
job: JN-9821

sheet two of two

LAND PARTITION SURVEY

APPROVAL:

PARTITION PLAT No. P-1-1999

RECORDING

Julian M. [Signature]
ASHLAND PLANNING DEPARTMENT DATE 12-28-98
P.A. #98-078

replat of f.s. 11918
located in :

FILED FOR RECORD THIS THE 13 DAY OF January, 1999
AT 12:51 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT No. P-1-1999
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON
INDEX VOLUME 10, PAGE 1

the Southwest One/Quarter of Section 4
Township 39 South Range 1 East of the Willamette Base & Meridian
JACKSON COUNTY OREGON
City of Ashland
for :

Rachleand S. Beckett County Clerk
Geraldine Cutting Deputy

COUNTY SURVEYOR File No. 16002

APPROVAL

Examined and Approved this 23 day of December, 1998.

James H. Olson
City Surveyor

Wayne Connors
940 Lake Ridge Court
Klamath Falls, Oregon 97601

All taxes, assessments, or any other charges as required by
OREGON REVISED STATUTE 92.095 have been paid as of
the 13th day of JANUARY, 1999.

Jeff Lynn Deary Assessor, Department of Assessment 1-13-99 Date
Care Applegate, Deputy Tax Collector 1-13-99 Date

DECLARATION

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

Martin C. Stewart
SURVEYOR

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:---

KNOW ALL MEN BY THESE PRESENTS, that We,

ALFRED C. LINDE AND JULIA M. LINDE, husband and wife are the owners 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 20.98' foot wide PRIVATE ACCESS WAY to be utilized by
the owners of Parcel No. 2(two), 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.
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 8 day of DECEMBER, 1998

Alfred C. Linde
Alfred C. Linde

Julia M. Linde
Julia M. Linde

STATE OF OREGON

County of Jackson)
DECEMBER 8 A.D. 1998

Personally appeared the above named ALFRED C. LINDE and JULIA M. LINDE, husband and wife
and acknowledge the foregoing instrument to be their voluntary act
and deed.

Before me: *Lisa A. Merriman*

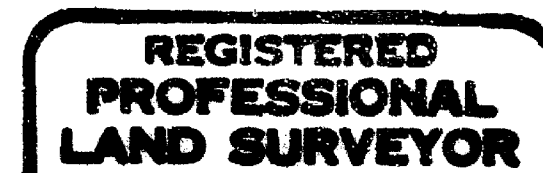
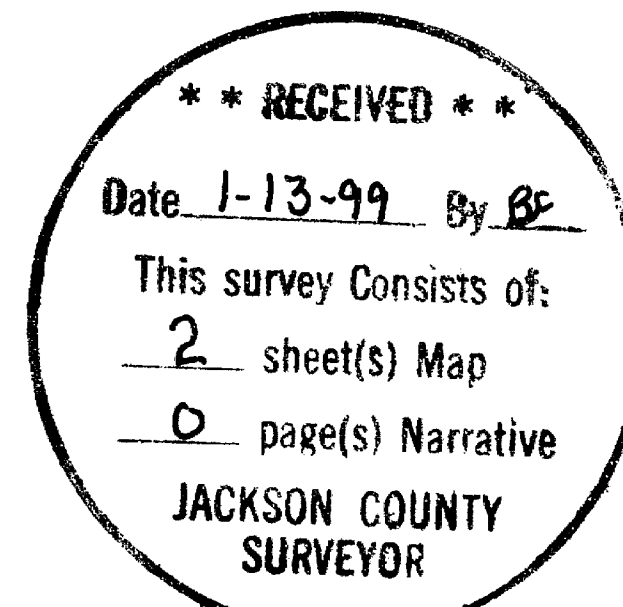


Narrative of Survey

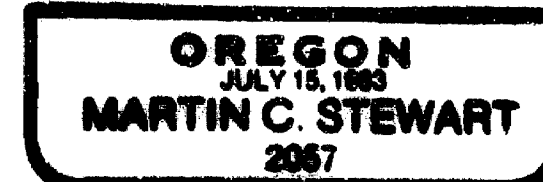
Purpose: create a Partition Plat

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

There is a minor fence encroachment along the Northerly boundary of Parcel No.2.



Martin C. Stewart



Surveyor's Registration
Renewal Date is June 30, 2000

BEGINNING at a 1/2 inch diameter iron pipe for the Northwest corner of Lot 1
Block 1 of the Jessica Lane Subdivision, according to the official recorded plat
thereof, located in Section 4 of Township 39 South of Range 1 East of the
Willamette Base and Meridian in Jackson County, Oregon; THENCE North 14
degrees 52 minutes 23 seconds East along the Southeasterly right of way line of
Oak Street for a distance of 21.70 feet to a 5/8 inch diameter iron rod situated
at the Southwest corner of Parcel No. 1 of that certain Minor Land Partition filed
for record in Volume 10 Page 33 of the "MINOR LAND PARTITIONS", Plat Records
of said Jackson County; THENCE leaving said right of way line, South 89 degrees
59 minutes 37 seconds East along the South line of said Parcel No.1 for
distance 100.00 feet to a 5/8 inch diameter iron rod situated at the Southeast
corner thereof; THENCE leaving said South line, North 14 degrees 52 minutes 23
seconds East parallel with Oak Street for a distance 52.80 feet to a 5/8 inch
diameter iron rod for the Northeast corner of said Parcel No.1 which is situated
on the North Boundary line of that tract of land as set forth in Document
No.85-02715 of the Official Records of said Jackson County; THENCE South 89
degrees 59 minutes 37 seconds East along said North boundary line for a
distance of 689.84 feet to a 1/2 inch diameter iron pipe for the Northwest
corner of that tract of land as set forth in Document No.86-14782 of said
Official Records; THENCE leaving said North boundary line South 00 degrees 04
minutes 09 seconds West along the West boundary line of last said tract of land
for a distance of 72.01 feet to a 1/2 inch diameter iron pipe situated on the
North boundary line of said Jessica Lane Subdivision; THENCE leaving said West
boundary line, North 89 degrees 59 minutes 37 seconds West along the last said
North boundary line for a distance of 808.88 feet to the TRUE POINT OF
BEGINNING.

job: JN-9821
file: 91e4cd-1.crd & 91e4cd8a.pl1

Tax Lot 1602 Assessor's Map 39s-1e-4ca

Sheet one of two