

APPROVAL:

ASHLAND PLANNING DEPARTMENT
PA # 98-046

DATE

(PROPERTY LINE ADJUSTMENT)

APPROVAL

Examined and Approved this 13 day of January, 1999.

City Surveyor

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that Gerald R. Knecht and Knecht Development Company, a Partnership consisting of Gerald R. Knecht and Alex Knecht are the owners of the real property represented on this partition plat and more particularly described in the SURVEYOR'S CERTIFICATE, and has caused the same to be partitioned into parcels as shown on the partition plat.

Gerald R. Knecht

Alex Knecht

STATE OF OREGON }
COUNTY OF JACKSON } ss.

Personally appeared the above named Gerald R. Knecht and Alex Knecht as the owners of the real property and acknowledged the foregoing instrument to be their voluntary act and deed.

Signed this 13th day of JANUARY, 1999

Before me:

LAND PARTITION SURVEY

PARTITION PLAT No P-3-1999

LOCATED IN

The N.E. 1/4 of Section 15, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon

FOR

KNECHT DEVELOPMENT CO.

831 GARDEN WAY
ASHLAND, OREGON 97520

RECORDING

Filed for record this the 5 day of February, 1999
at 10:41 o'clock A.M. and recorded as Partition Plat No.
P-3-1999 of the Record of Partition Plats, Jackson
County, Oregon Index Volume 10, Page 3

Kathleen S. Becken
County Clerk
Cheryl Augeres
Deputy

COUNTY SURVEYOR File No. 16031

All taxes, fees, assessments or other charges as required
by O.R.S. 92.095 have been paid. as of

William J. DeWitt
Assessor

2-5-99
Date

Sandra DeWitt
Tax Collector

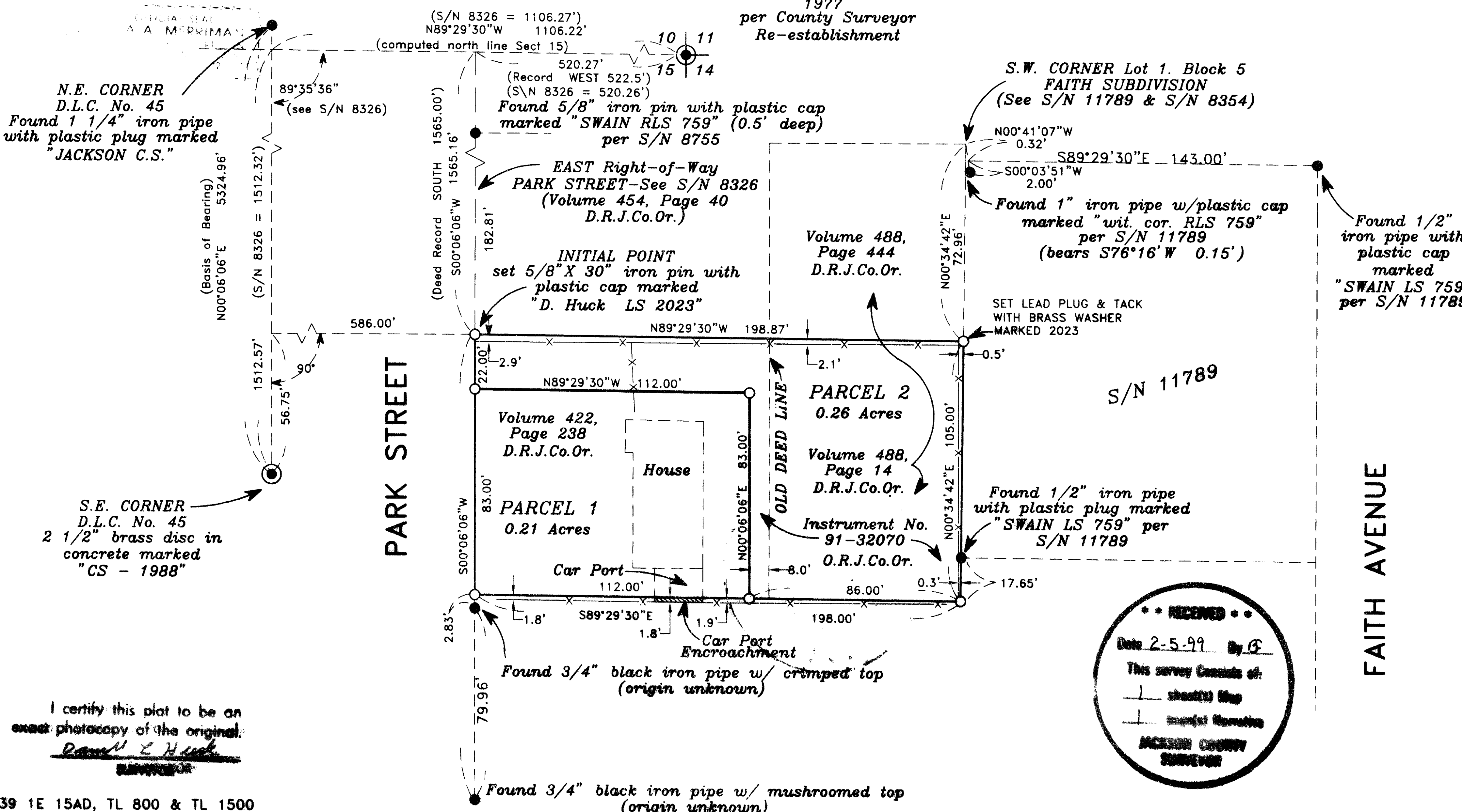
2-5-99
Date

SURVEYORS CERTIFICATE:

I Darrell L. Huck, a duly Registered Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me, or under my direction, and complies with the regulations for land partitions and the following is an accurate description of the parent tract of land as set forth hereon:

Commencing at the Northeast corner of Section 15, in Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence, along the North line of said Section 15, North 89°29'30" West 520.27 feet, (record WEST 522.5 feet) to the Northerly prolongation of the Easterly right-of-way line of Park Street; thence, along said Prolongation and easterly right-of-way line South 00°06'06" West 1565.16 (record SOUTH 1565.00') to the Northwest corner of that tract of land described in Instrument No. 91-32070, Official Records of said Jackson County for the INITIAL POINT OF BEGINNING; thence, continue along said right-of-way line, South 00°06'06" West 105.00 feet; thence South 89°29'30" East 120.00' to the Southwest corner of that tract of land described in Volume 488, Page 14, Deed Records of said Jackson County; thence, along the South line of said tract, South 89°29'30" East 78.00 feet to the Southeast corner thereof; thence, along the East line of said tract, North 00°34'42" East (record North 00°04' West) 105.00 feet to the Southeast corner of that tract of land described in Volume 488, Page 444 of said Deed Records; thence, along the South boundary of said tract, North 89°29'30" West 78.87 feet (record WEST 78.00 feet) to the Southwest corner thereof; thence, continue North 89°29'30" West 120.00 feet (record WEST) to the Initial Point of Beginning.

Darrell L. Huck
Surveyor



I certify this plat to be an exact photocopy of the original.
Darrell L. Huck
Surveyor

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541)779-4641

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 40 feet July 28, 1998
BASIS OF BEARING: N.O.A.A. TRUE MERIDIAN at the
North-South Centerline of Section 15,
The reference bearing for this survey
is the East line of D.L.C. No. 45 as
shown on Survey No. 8326

- = Set 5/8"x24" iron pin with plastic cap stamped "D. Huck LS 2023" unless noted otherwise
- = Found monument as noted
- ⊙ = Found brass cap monument
- S/N = Filed Survey Number
- D.R.J.Co.Or. = Deed Records, Jackson County, Oregon
- O.R.J.Co.Or. = Official Records, Jackson County, Oregon
- x-x-x- = Fence line

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

Expires 6/30/99

SURVEY NO. 16031

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

SURVEY FOR: Knecht Development Co.
831 Garden Way
Ashland, OR. 97520

LOCATION: The Northeast One-Quarter (1/4) of Section 15, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon

PURPOSE: To survey and monument a property line adjustment as approved by the City of Ashland Planning Department

PROCEDURE: Survey control was established by random control traverse, tying monuments as shown on the attached map. There are several surveys of record which are pertinent to this property and to adjoining properties. Survey Numbers 8326 and 11789 are of particular interest in that they define the boundaries of the two tracts of land to which this property line adjustment applies.

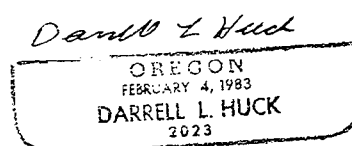
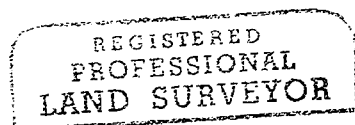
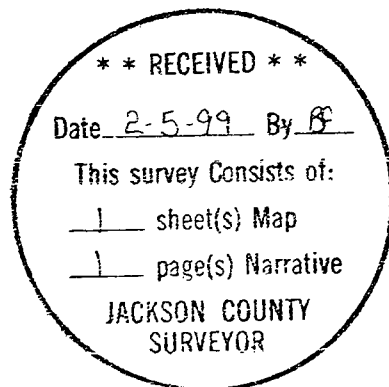
Deeds of record define the north and south boundary lines as parallel with the North line of Section 15. The re-established Northeast corner of Section 15 was tied and an unsuccessful search was made for the North one-quarter (1/4) corner of Section 15. The quarter corner has apparently been destroyed by road construction. I, therefore, examined Surveys 8326 and 11789 which had utilized the monumented section line. For purposes of this survey I measured the angular relationship between the East line of Donation Land Claim No. 45 and the Northeast Corner of Section 15, as shown on Survey No. 8326, to determine the North line of Section 15.

Surveys 8326 and 11789 relate to the Northeast corner of Section 15 as being a 7/8 drill steel, see Survey No. 4847. The drill steel has been covered or destroyed by highway construction and the Jackson County Surveyor re-established the corner in 1977. A comparison of monuments found per Surveys 8326 and 11789 was made relative to the location of the re-established section corner. There is an apparent difference in location between the re-established monument and a location as computed from Surveys 8326 and 11789. Inasmuch as these surveys are based on an undisturbed monument and they have defined the boundaries of the property being surveyed now, I determined to maintain the continuity of the work done before me, and set monuments which correspond to control previously established in this neighborhood.

BASIS OF

BEARING: N.O.A.A. True Meridian at the North-South centerline of Section 15. The reference bearing for this survey is the East line of Donation Land Claim No. 45 as shown on Survey No. 8326.

DATE July 28, 1998



Darrell L. Huck
L.S. 2023 - Oregon
Expires 6/30/99
Hoffbuhr & Associates, Inc.
1062 East Jackson
Medford, OR. 97504