

APPROVAL:

ASHLAND PLANNING DEPARTMENT
Planning Action 97-089

1/20/99
DATE

APPROVAL:

Examined and approved this 20 day of January, 1999

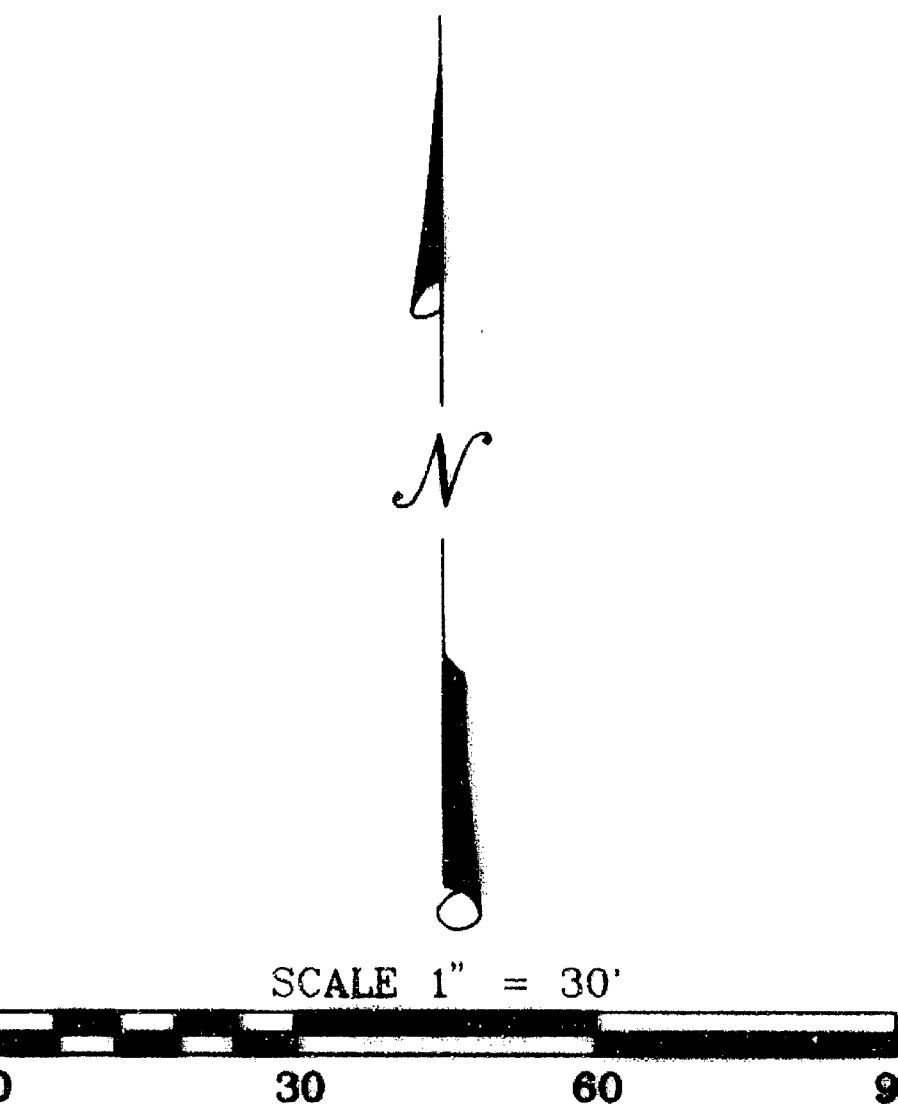
Jan Holman
City Surveyor

SURVEYOR'S CERTIFICATE

I, Robert V. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments, as provided by law, the tract of land shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

Commencing at a 2 1/2 inch diameter brass cap in a concrete sidewalk, marking the Northwest corner of Donation Land Claim Number 42, located in the Southwest One-Quarter of Section 4, Township 39 South, Range 1 East of the Willamette Meridian, in the City of Ashland, Jackson County, Oregon; thence North 89°32'28" West a distance of 1024.79 feet to a 3/4 inch diameter iron pipe in a monument case at the centerline intersection of Helman Street and Van Ness Avenue; thence North 27°45'24" East, a distance of 790.67 feet to a 5/8 inch iron pin with a red plastic cap marked "D.A. EDWARDS, LS 2339", found on the easterly right of way of Helman Street; thence North 25°34'52" East, along said right of way, a distance of 113.13 feet to a 5/8 inch iron pin with red plastic cap marked "D.A. EDWARDS, LS 2339", being the Initial Point and the Point of Beginning; thence South 63°42'48" East, a distance of 239.65 feet, (Record is South 63°32'30" East a distance of 239.65 feet), from which a 5/8 inch iron pin with red plastic cap marked "D.A. EDWARDS, LS 2339", reference monument, bears North 03°12'26" West, a distance of 0.21 feet; thence North 30°15'12" East, a distance of 70.16 feet; thence North 63°42'48" West, a distance of 245.36 feet; thence South 25°34'52" West, a distance of 70.00 feet to the Initial Point and Point of Beginning.

Robert V. Neathamer
Surveyor



Found 1-1/2" diameter aluminum cap flush with back of sidewalk, at southeasterly corner of intersection of Bush Street and Main Street, marked JACSON COUNTY

I hereby certify that this is an exact copy of the original

Robert V. Neathamer
Surveyor

Found 3/4" diameter iron pipe in monument case at intersection of Helman and Van Ness Avenue. Destroyed due to street construction.
Found cap T395 RIE
DLC NM
42
CS
1989

Assessor's Map T39-IE-04 CD Tax Lot 901

LAND PARTITION SURVEY

PARTITION PLAT No. P-6-1999

A Replat of Parcel 1, of Partition Plat P-101-1992, Filed Survey Number 13172, as filed in the Jackson County Surveyor's Office, Jackson County, Oregon.

Located Within Donation Land Claim Number 40, In The Southwest One-quarter of Section 4, Township 39 South, Range 1 East Of The Willamette Meridian, City Of Ashland Jackson County, Oregon.

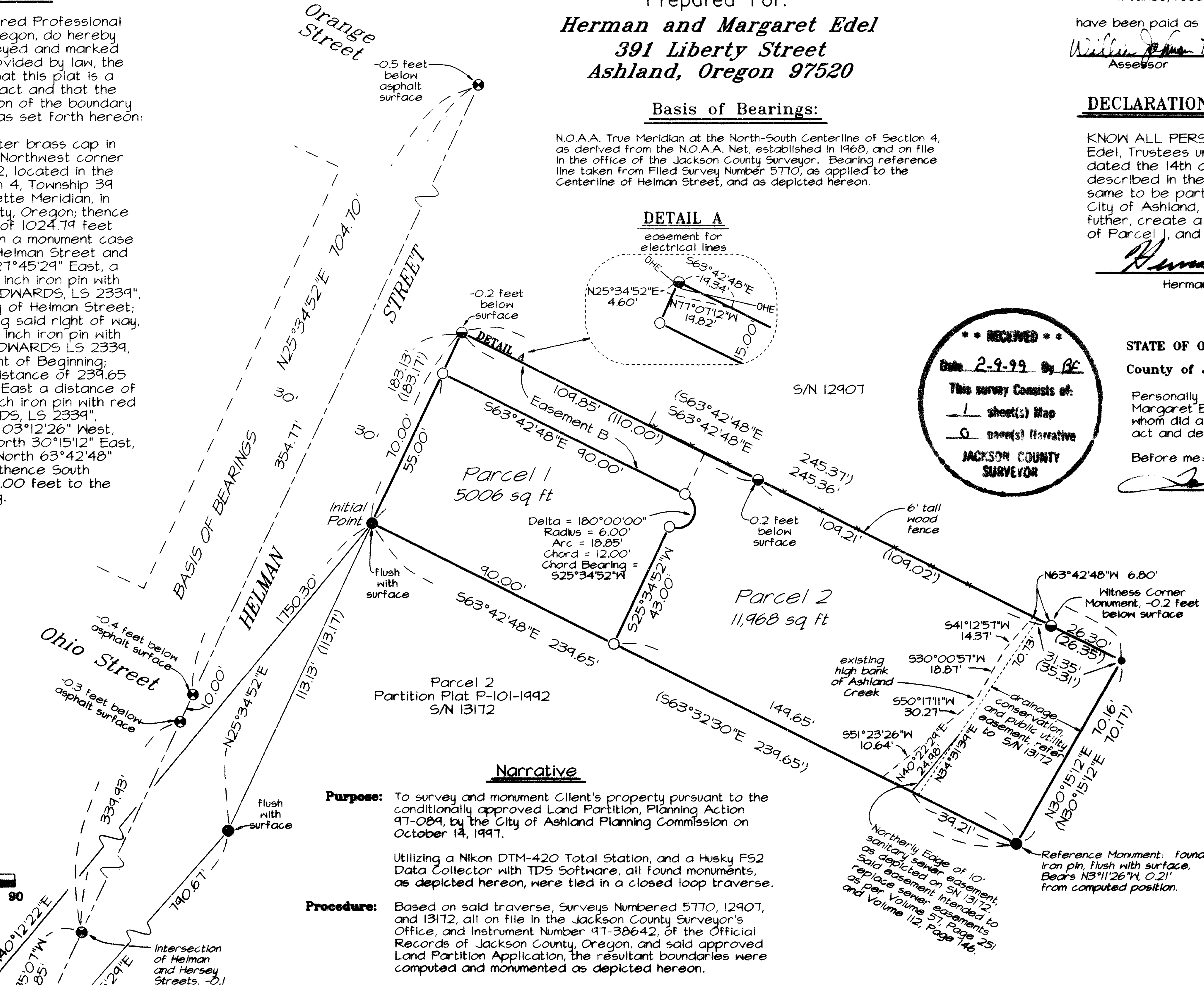
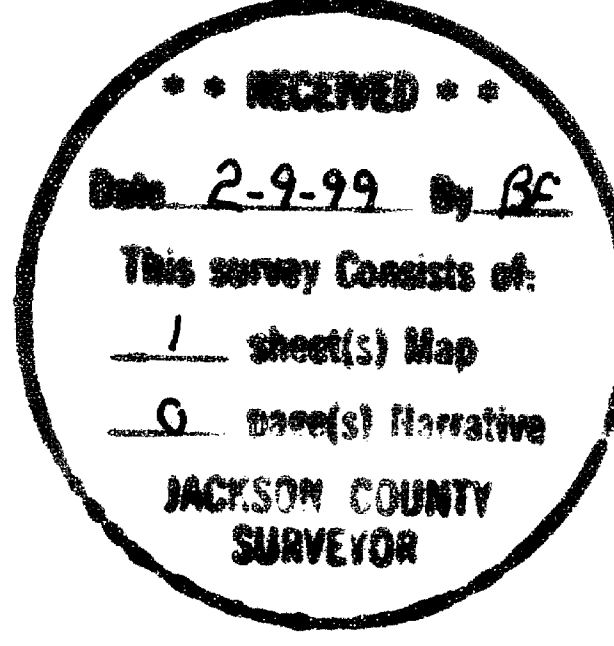
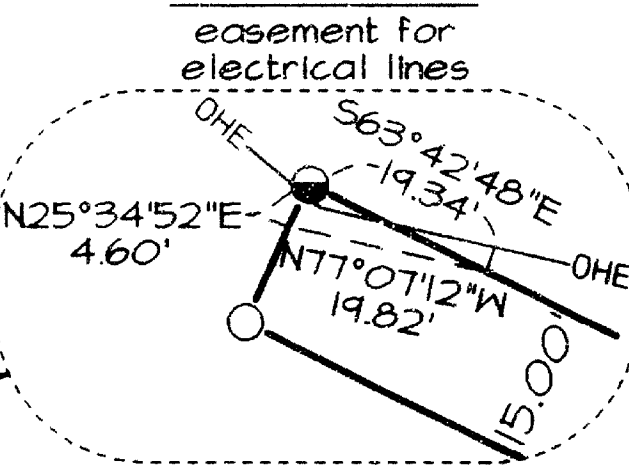
Prepared For:

Herman and Margaret Edel
391 Liberty Street
Ashland, Oregon 97520

Basis of Bearings:

N.O.A.A. True Meridian at the North-South Centerline of Section 4, as derived from the N.O.A.A. Net, established in 1968, and on file in the office of the Jackson County Surveyor. Bearing reference line taken from Filed Survey Number 5770, as applied to the Centerline of Helman Street, and as depicted hereon.

DETAIL A



Narrative

Purpose: To survey and monument Client's property pursuant to the conditionally approved Land Partition, Planning Action 97-089, by the City of Ashland Planning Commission on October 14, 1997.

Utilizing a Nikon DTM-420 Total Station, and a Husky FS2 Data Collector with TDS Software, all found monuments, as depicted hereon, were tied in a closed loop traverse.

Procedure: Based on said traverse, Surveys Numbered 5770, 12907, and 13172, all on file in the Jackson County Surveyor's Office, and Instrument Number 97-38642, of the Official Records of Jackson County, Oregon, and said approved Land Partition Application, the resultant boundaries were computed and monumented as depicted hereon.

Notes:

Property herewith subject to an agreement with the City of Ashland as filed as Document Number 42-30789, Official Records of Jackson County, Oregon.

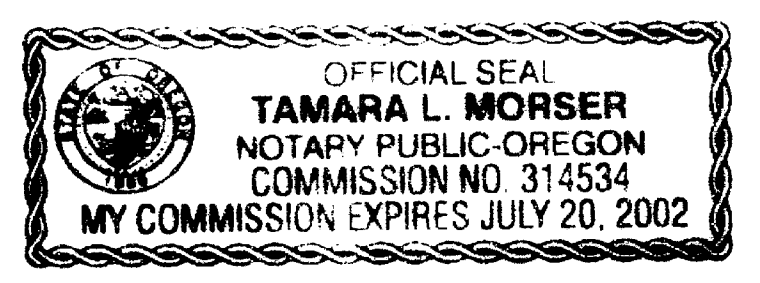
Listed in the Exceptions within the Subdivision Guarantee Report, prepared by Crater Title Insurance dated December 14, 1998, states the following: "Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of Ashland Creek or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created."

RECORDING
FILED FOR RECORD THIS THE 09 DAY OF February, 1999 AT 3:12 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-6-1999 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 10 PAGE 6
Kathleen S. Beckett County Clerk
Geraldine Cutting Deputy
COUNTY SURVEYOR FILE NO. 16034

TAX STATEMENT APPROVAL
All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 2-9-1999
William Deane Deputy Assessor 2-9-99
Collen Stanford Deputy 2-9-99

DECLARATION
KNOW ALL PERSONS BY THESE PRESENTS, that we, Herman Edel and Margaret Edel, Trustees under that certain revocable trust known as the Edel Family Trust, dated the 14th day of September, 1987, are the fee simple owners of the lands described in the Surveyor's Certificate herewith, and that we have caused the same to be partitioned into Parcels 1 and 2, as shown hereon, and dedicate to the City of Ashland, a public utility easement, as depicted in Detail A hereon, and further, create a 15.00 foot wide driveway Ingress and Egress easement, in favor of Parcel 1, and depicted hereon as Easement B.
Herman Edel, Trustee
Margaret Edel, Trustee

Dated: 27 of January, 1999
STATE OF OREGON } ss
County of Jackson }
Personally appeared before me the above named Herman Edel and Margaret Edel, Trustees, on behalf of the Edel Family Trust, each of whom did acknowledge the foregoing instrument to be their voluntary act and deed.
Before me:
Notary Public - Oregon



- LEGEND
○ Indicates a 5/8 diameter by 30 inch long rebar, with yellow plastic cap marked "NEATHAMER PLS 2675", the top set flush with the surface, or as noted.
● Indicates a found 5/8 inch diameter Iron pin with red plastic cap marked "D.A. EDWARDS LS 2339", as per S/N 13172.
● Indicates a found 5/8 inch diameter Iron pin and orange plastic cap marked "R. ROBERTS LS 1656". Refer to S/N 12907.
● Indicates a found 3 inch diameter brass cap in a monument case, with a center punch, and marked "CITY OF ASHLAND". Refer to S/N 5770 and 13172.
● Indicates a found 3/4 inch diameter Iron pipe in a monument case. Tied February of 1998, has since been destroyed.
■ Indicates a found 2 1/2 inch diameter brass cap set in concrete sidewalk, marked as shown hereon.
● Indicates a computed position, nothing found or set. Location falls within the banks of Ashland Creek.
△ Indicates a found monument as depicted hereon.
() Indicates record information as per S/N 13172.
-OHE- Indicates an existing overhead electric line.
S/N Indicates a survey filed by number in the office of the Jackson County Surveyor.

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
JUL 18, 1984
ROBERT V. NEATHAMER
2873
Renewal Date 12/31/98

PREPARED BY: Neathamer Surveying, Inc.
145 South Grape Street
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382
PROJECT NUMBER: 97036 DATE: December 17, 1998
Sheet 1 of 1 © GEN