

LAND PARTITION SURVEY

PARTITION PLAT No. P-54-1999

LOCATED IN

The S.E. 1/4 of Section 31, T.38S., R.1W., W.M.  
Jackson County, Oregon

FOR

DUANE SMITH  
2165 W. JACKSON ROAD  
ASHLAND, OREGON 97520

RECORDING

Filed for record this the 16 day of September, 1999  
at 2:31 o'clock P.M. and recorded as Partition Plat No.  
P-54-1999 of the Records of Partition Plats in Jackson  
County, Oregon. Index Volume 10, Page 54.

Ruthen J. Beckett County Clerk  
Geraldine Cutting Deputy

COUNTY SURVEYOR File No. 16270

All taxes, fees, assessments or other charges as required  
by O.R.S. 92.095 have been paid. as of Sept 16, 1999.

Neil L. Hulley Deputy Assessor Sept 16, 1999 Date

James Spaulding deputy Tax Collector 9/16/99 Date

APPROVAL:

Kate Jackson July 8 1999  
JACKSON COUNTY PLANNING DEPARTMENT DATE  
FILE NO. 98-5-MP

APPROVAL

Examined and Approved this 8<sup>th</sup> day of July, 1999.

Roger Roberts  
Jackson County Surveyor

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that FLOYD F. SMITH & DUANE F. SMITH  
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. The  
owners, of Parcel 1 do hereby create a 5.00 foot gas line easement over and  
across Parcel 1 as shown hereon, for the benefit of the owners, their heirs  
and assigns of Parcel 2.

Floyd F. Smith  
FLOYD F. SMITH

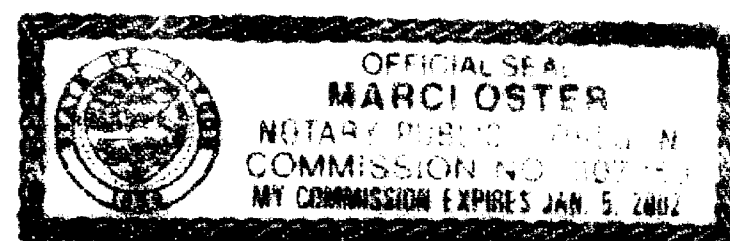
Duane F. Smith  
DUANE F. SMITH

STATE OF OREGON }  
COUNTY OF JACKSON } ss.

Personally appeared the above named FLOYD F. SMITH  
and acknowledged the foregoing instrument to be his voluntary  
act and deed.

Signed this 2<sup>nd</sup> day of July, 1999

Before me: Marc Oster  
NOTARY

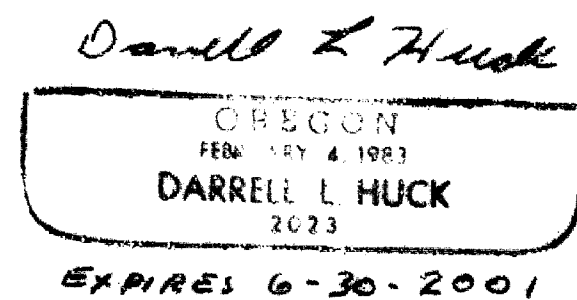
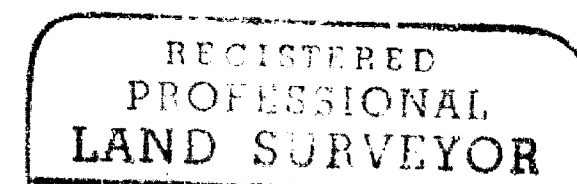
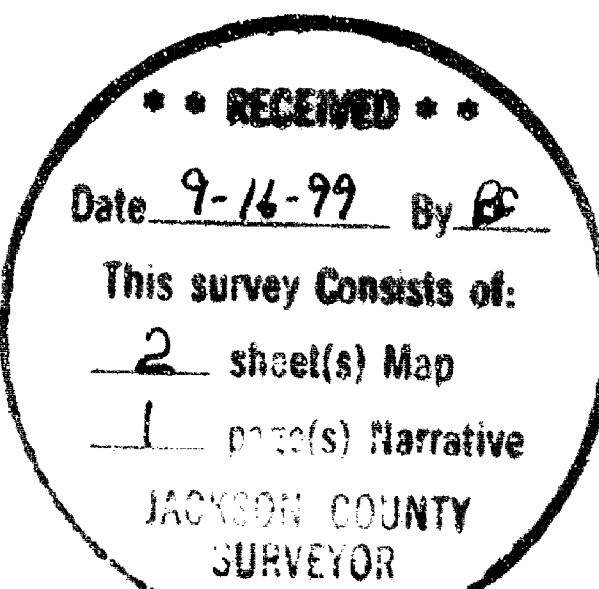
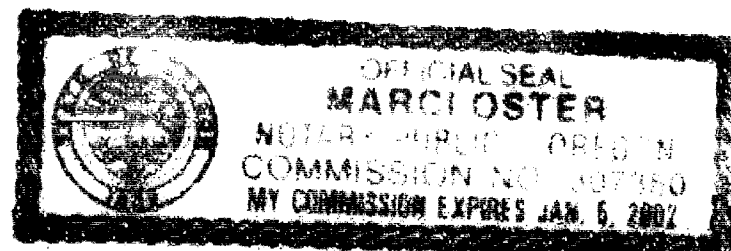


STATE OF OREGON }  
COUNTY OF JACKSON } ss.

Personally appeared the above named DUANE F. SMITH  
and acknowledged the foregoing instrument to be his voluntary  
act and deed.

Signed this 2<sup>nd</sup> day of July, 1999

Before me: Marc Oster  
NOTARY



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 Southeast corner of Donation Land Claim No. 48 in Township 38  
South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence, along  
the south line of said Claim No. 48, North 89°54'37" West 2452.30 feet; thence, leaving  
said south line, North 00°05'23" East 973.14 feet to the northeast corner of that tract of  
land described in Instrument No. 95-02912 of the official records of said Jackson County  
for the INITIAL POINT OF BEGINNING, which point is situated on the southwesterly  
right-of-way line of old County Road (W. Jackson Road); thence, along said right-of-way  
line, North 78°33'25" West (Record North 78°39' West) 885.87 feet to the easterly line of  
that land described as Tract B of Instrument No. 98-36920 of the official records of said  
Jackson County; thence, along said easterly line, South 17°14'57" East 582.55 feet (Record  
South 17°20' East 582.55 feet) to the northerly right-of-way line of the Central Oregon &  
Pacific Railroad; thence, along said right-of-way, South 64°37'57" East 317.64 feet  
(Record South 64°43' East); thence, continue along said right-of-way, South 61°06'57"  
East 11.49 feet (Record South 61°12' East 11.71 feet) to the southeast corner of that  
tract of land describe in the aforesaid Instrument No. 95-02912; thence, along the east  
line of said tract, North 37°20' 32" East 656.88 feet (Record North 37°14' East) to the  
point of beginning.

Darrell L. Huck  
Surveyor

NOTES, EASEMENTS AND RESTRICTIONS OF RECORD:

- (1) Easement for telecommunications facility per Instrument No. 96-16938, Official Records, Jackson County, Oregon (SEE SHEET 2)
- (2) Volume 182, Page 205 - Power line easement "not pertinent to this property".
- (3) Volume 215, Page 255 - Power line easement "not pertinent to this property".
- (4) Volume 243, Page 96 - Easement granted to Pacific Telephone & Telegraph Company (blanket type easement affects South 1/2 of Section 31, no visible evidence that this easement affects this property).
- (5) Instrument No. 77-17663 - Right-of-way easement for electric transmission (specific location not defined).
- (6) Instrument No. 84-13645 - Application and consent to annexation to the City of Ashland.
- (7) Instrument No. 84-13646 and Instrument No. 84-15015 Declaration of Restriction.
- (8) Instrument No. 91-29754 - Restrictive covenants relating to deferred improvement agreement.
- (9) Instrument No. 96-40441 - Extension of restrictive covenants.
- (10) Instrument No. 91-29756 - City of Ashland agreement for local improvement district.

I certify this plat to be an  
exact photocopy of the original:  
Darrell L. Huck  
SURVEYOR (99081part1.dwg) SHEET 1 OF 2

SURVEY NO. 16270

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

**SURVEY FOR:** Duane Smith  
2165 W. Jackson Road  
Ashland, OR 97520

**LOCATION:** the Southeast one-quarter of Section 31, Township 38 South, Range 1 West,  
Willamette Meridian, Jackson County, Oregon

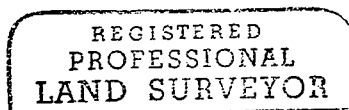
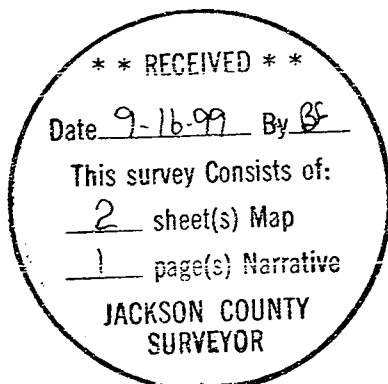
**PURPOSE:** to survey and monument a land partition as approved by the Jackson County  
Planning Department (File No. 98-5-mp)

**PROCEDURE:** A control traverse was run utilizing a 6 second theodolite and electronic distance measuring equipment, tying found monuments as shown on the attached map. The right-of-way alignment of West Jackson Road, as was monumented per filed Surveys No. 12047 and 13224, was accepted for purposes of this survey. The southerly boundary of the property being partitioned is described as being the northerly right-of-way line of the railroad property. Research of deeds of record reveal that the portion of the right-of-way located in D.L.C. No. 48 is described by metes and bounds calls, which do not follow the alignment as shown on the "RIGHT-OF-WAY AND TRACK MAP", which is on file in the office of the Jackson County Surveyor. The portion of the northerly right-of-way located in D.L.C. No. 48 was apparently obtained by the railroad company through a condemnation action. As of this date I have not located a copy of the condemnation.

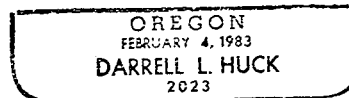
Previous survey's of record held the metes and bounds calls to locate the right-of-way boundary rather than the alignment shown on the railroad map and, for purposes of this survey, I followed the precedent as set forth and located the south boundary of client's property according to deed description. The location of the partition lines was computed according to client's direction and monuments were set as shown.

**BASIS OF BEARING:** Filed Survey No. 6967

**DATE:** May 14, 1999



*Darrell L. Huck*



Darrell L. Huck  
L.S. 2023 - Oregon  
Expires 6/30/2001  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, Oregon 97504

