

APPROVALS

Bill Mohr  
Ashland Planning Department,  
PA# 99-017 (Property Line Adjustment)

2/7/2000  
DATE

Examined and Approved this 2nd day of February, 2000

James H. Olson  
City Surveyor

LAND PARTITION SURVEY

PARTITION PLAT NO. P-15-2000

LOCATED IN

Donation Land Claim Nos. 39 and 43 in the Northwest Quarter of Section 10,  
Township 39 South, Range 1 East of the Willamette Base and Meridian,  
Jackson County, Oregon.

Survey by: Joseph Bova PLS 2418 For: Michael Gutman  
45 Mallard Street 1935 Ashland Mine Rd.  
Ashland, Oregon 97520 Ashland, Oregon 97520  
(541) 482-4853

RECORDING

Filed for record this 07 day of March, 2000  
at 4:33 o'clock P.M. and recorded as Partition Plat No. P-15-2000  
of "RECORD OF PARTITION PLATS" in Jackson County, Oregon.  
(Index Volume 11, Page 15)

Kathleen S. Beckett  
County Clerk

Geraldine Cutting  
Deputy

Jackson County Survey File No. 16435

All taxes, fees, assessments or other charges as required  
by O.R.S. 92.095 have been paid, as of 3/3/00

Rich Lumley DEPUTY  
ASSESSOR

MARCH 3, 2000  
DATE

James Spoolley DEPUTY  
TAX COLLECTOR

3/3/00  
DATE

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Michael S. Gutman and Kendra J. Law, husband and wife, C. F. Stewart, LTD., and the City of Ashland, are the owners in fee simple of the land shown hereon and that we have caused the same to be divided into parcels as shown hereon.

C. F. Stewart, LTD. By: E. Neil Stewart (Registered Agent) Michael S. Gutman

City of Ashland, By: Catherine M. Shaw, Mayor Kendra J. Law

Barbara Christensen  
City of Ashland, By: Barbara Christensen, Recorder

STATE OF Oregon )  
COUNTY OF Jackson )SS.

Personally appeared the above named E. Neil Stewart, (Registered Agent)

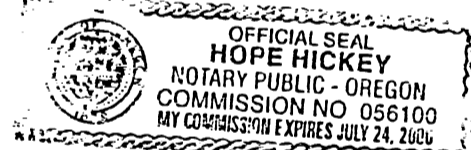
of C. F. Stewart, Ltd., and acknowledged the foregoing instrument to be executed with authority of its Board of Directors. Before me:



Hope Hickey  
Notary Public for Oregon  
My Commission Expires: 7/24/2000

STATE OF Oregon )  
COUNTY OF Jackson )SS.

Personally appeared the above named Michael S. Gutman and Kendra J. Law, and acknowledged the foregoing instrument to be a voluntary act. Before me:



Hope Hickey  
Notary Public for Oregon  
My Commission Expires: 7/24/2000

STATE OF Oregon )  
COUNTY OF Jackson )SS.

Personally appeared the above named Catherine M. Shaw, Mayor of the City of Ashland, and Barbara Christensen, Recorder of the City of Ashland, and acknowledged the foregoing instrument to be signed as directed by the common council. Before me:



Sonja N. Akerman  
Notary Public for Oregon  
My Commission Expires: 4-6-02

LEGEND

- BRASS CAP MARKED "CITY OF ASHLAND" IN MON. CASE, PER FS 16165, UNLESS NOTED OTHERWISE
- SET 5/8" x 30" IRON PIN WITH PLASTIC CAP MARKED "BOVA LS2418"
- FD. 5/8" IRON PIN WITH 1 1/2" METAL CAP MARKED "CITY OF ASHLAND LS 759", PER FS 16165
- 5/8" IRON PIN WITH 1 1/2" METAL CAP MARKED "CITY OF ASHLAND LS 759" PER F.S. 16165
- LEAD IN SIDEWALK WITH BRASS NAIL & TAG MARKED "LS 759" PER F.S. 16165
- FD. 5/8" IRON PIN 4" DEEP IN MON. CASE PER FS 4335
- FD. 3" BRASS CAP WITH PUNCH, 5" DEEP IN MON. CASE MARKED "CITY OF ASHLAND LS 759 1999 SURVEY MARKER" PER FS 16165, UNLESS NOTED OTHERWISE.
- FD. 5/8" IRON PIN PER FS 4682
- FS INDICATES FILED SURVEY
- OR OFFICIAL RECORDS, JACKSON COUNTY, OREGON, DOCUMENT NUMBER
- FD. FOUND
- SF SQUARE FEET

FD. 1" SQUARE BOLT  
9" DEEP IN MON. CASE  
AND AS SHOWN ON FS 4335

CURVE DATA

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC
C1	75.00	58°48'58"	76.99	S 29°20'44" E	73.65
C2	10.00	45°49'11"	8.00	S 81°39'47" E	7.79

NOTES:

- SEE FS 16165 FOR MORE DETAILS ON STREET RIGHT OF WAY AND PARCEL 1
- THE WATER DITCH EASEMENT IN VOL. 15, PG. 626 OF THE JACKSON COUNTY DEED RECORDS, IS UN-PLOTTABLE

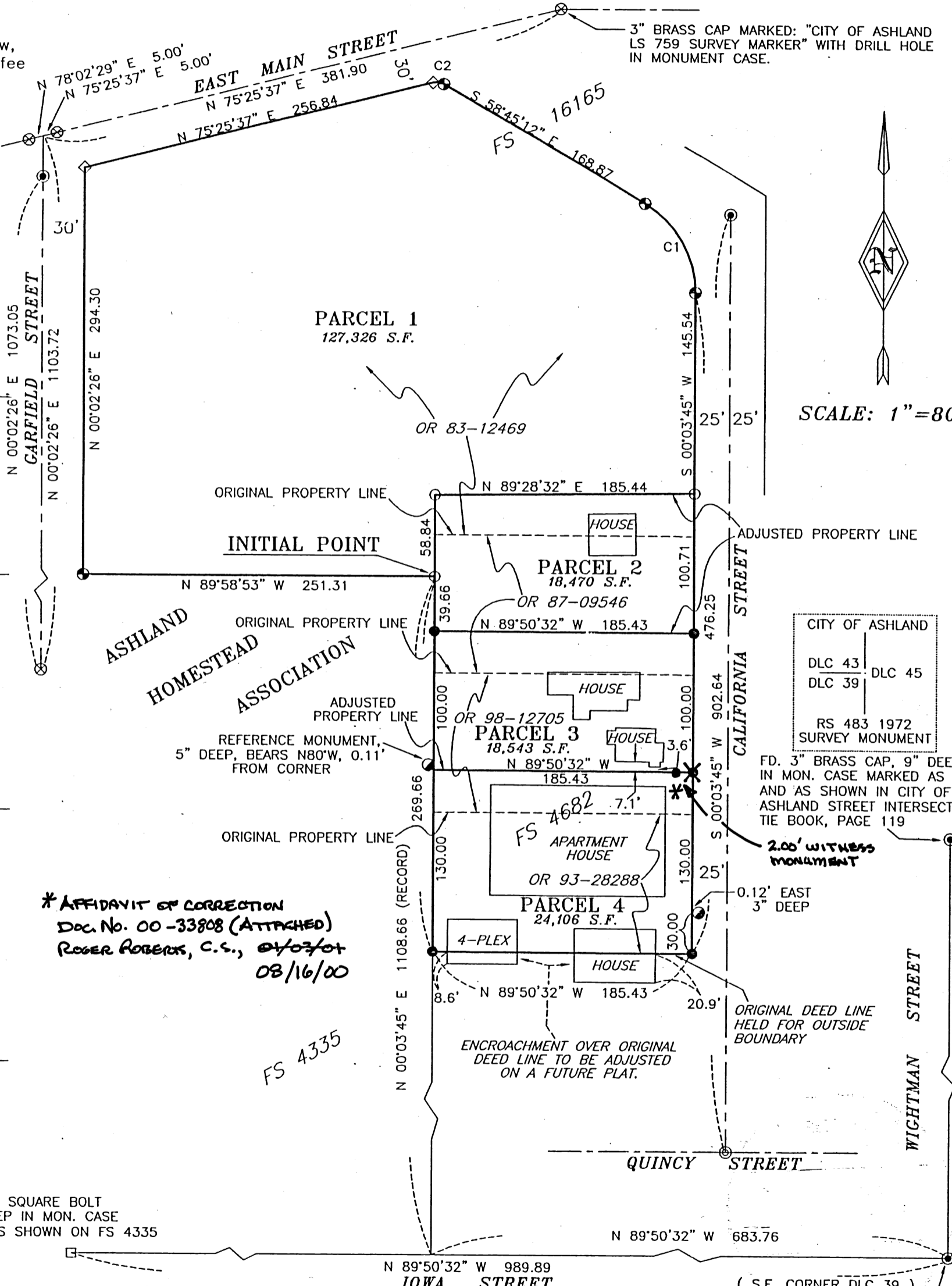
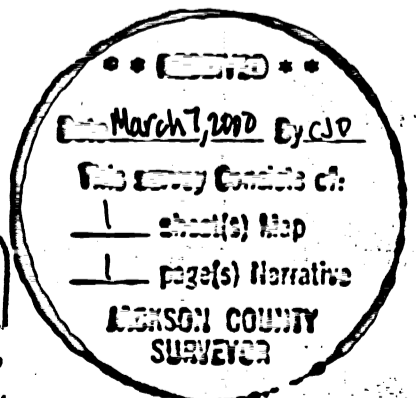
BASIS OF BEARING: TRUE MERIDIAN  
AT THE NORTH-SOUTH CENTERLINE  
OF SECTION 9 PER FILED SURVEY  
NUMBER 16165.

NOVEMBER 15, 1999

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

JOSEPH A. BOVA  
2418

RENEWAL DATE: 12-31-01



SCALE: 1"=80'

SURVEYOR'S CERTIFICATE

I, Joseph A. Bova, a duly registered Land Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me 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 southeasterly corner of Donation Land Claim Number 39 in Township 39 South, Range 1 East of the Willamette Base and Meridian in Jackson County, Oregon; thence along the southerly boundary line of said Donation Land Claim North 89°50'32" West, 683.76 feet; thence North 00°03'45" East, 1108.66 feet to a found 5/8" iron pin with metal cap for the Initial Point of Beginning; thence North 89°58'53" West, 251.31 feet to the westerly right-of-way line of Garfield Street; thence along said right-of-way line North 00°02'26" East, 294.30 feet to the southerly right-of-way line of East Main Street; thence along said right-of-way line North 75°25'37" East, 256.84 feet to a point of curve; thence along the arc of a 10.00 foot radius curve to the right (the long chord to which bears South 81°39'47" East, 7.79 feet) an arc distance of 8.00 feet to a point of tangency on the southwesterly right-of-way line of California Street; thence along said right-of-way line South 58°45'12" East, 168.87 feet to a point of curve; thence along said right-of-way line, along the arc of a 75.00 foot radius curve to the right (the long chord to which bears South 29°20'44" East, 73.65 feet) an arc distance of 76.99 feet to a point of tangency; thence along said right-of-way line South 00°03'45" West, 476.25 feet to the southerly boundary line of the real property described in Instrument Number 93-28288 of the Official Records of Jackson County, Oregon; thence along said boundary line North 89°50'32" West, 185.43 feet to the southwesterly corner thereof; thence North 00°03'45" East, 269.66 feet to the Point of Beginning.

I certify this plat to be an exact photocopy of the original

Joseph A. Bova  
SURVEYOR

SURVEY NO. 16435

**SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250**

**SURVEY FOR:** Michael Gutman and Kendra Law  
1935 Ashland Mine Road  
Ashland, Oregon 97520

**LOCATION:** Donation Land Claim Nos. 39 and 43 in the northwest quarter of Section 10, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon

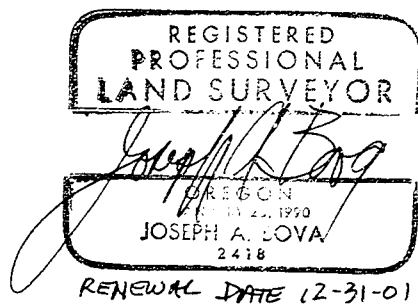
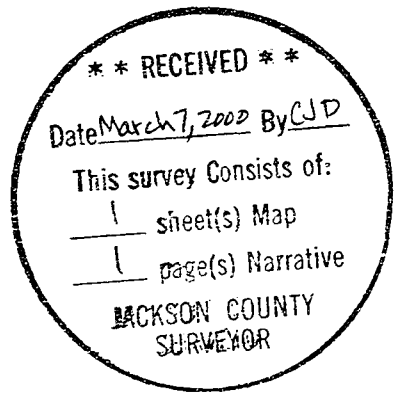
**PURPOSE:** Lines of occupation in the vicinity of this survey lie 30 feet north of the corresponding deed lines, (see Filed Survey Number 4335). The purpose of this survey is to correct three property lines thus affected, as shown on the attached map.

**PROCEDURE:** Using a Nikon NTD-4 semi-total station, I verified the location of monuments found from Filed Survey Numbers 4335, 4602, 16165, and then created the parcels and adjusted the lot lines as shown. Street rights-of-way were established per Filed Survey Number 16165.

**BASIS OF BEARING:** True Meridian at the north-south centerline of section 9, said Township, as derived from Filed Survey Number 16165

**DATE:** March 3, 2000

**SURVEY BY:** Joseph A. Bova, P.L.S.  
45 Mallard Street  
Ashland, Oregon 97520



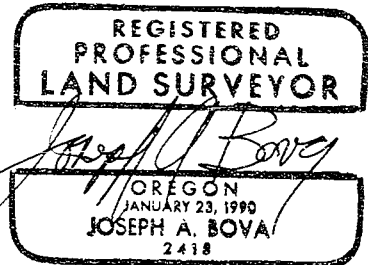
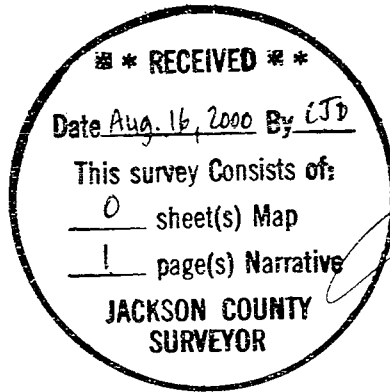
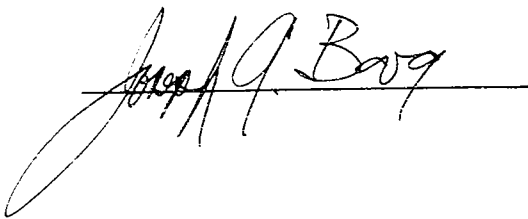
**AFFIDAVIT OF CORRECTION**  
pursuant to ORS 209.255

Joseph A. Bova, PLS  
821 Grandview Drive  
Ashland, OR. 97520

541-482-4853

I, Joseph A. Bova, Registered Professional Land Surveyor of the State of Oregon, No. 2418, do hereby state that I have discovered a drafting error on my Partition Plat No. P-15-2000 recorded in the Office of Jackson County Surveyor as: County Surveyor File No. 16435.

Joseph A. Bova, LS 2418

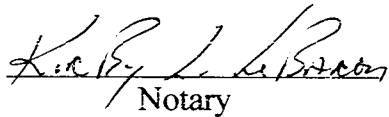


Renewal Date 12/31/01

STATE OF OREGON )  
County of Jackson )ss.

Aug. 16, \_\_\_\_\_ AD 2000

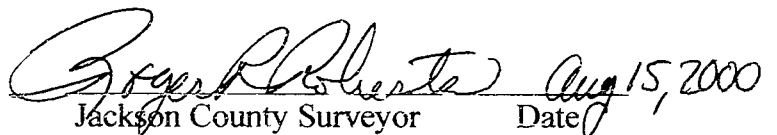
Personally appeared the above named Joseph A. Bova, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.


  
Notary

The correction concerns the location of the monument for the southeasterly corner of Parcel 3. The set monument shown at the true southeasterly corner of Parcel 3 should instead be indicated as a 2 foot witness corner. The set monument actually lies on the southerly boundary line of Parcel 3, North 89°50'32" West, 2.00 feet from the indicated position.

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

  
Jackson County Surveyor Date Aug 15, 2000

AUG 16 2000  
3:55 PM  
  
COUNTY CLERK