

CASA MADRONA SUBDIVISION

IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON

SECTION 15

T. 39 S., R. 1 E., W.M.

SCALE 1" = 50'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, HELEN WALZ, AM THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED AND I HAVE SUBDIVIDED THE SAME INTO LOTS AND STREETS AS SHOWN HEREON, AND THE NUMBER AND SIZE OF THE LOTS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAID SUBDIVISION, AND I DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE ALL STREETS AS SHOWN HEREON AND I DO HEREBY DESIGNATE SAID SUBDIVISION AS *CASA MADRONA SUBDIVISION*.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 3rd DAY OF April 1965.

STATE OF OREGON }
COUNTY OF JACKSON } SS
April 3 AD 1965

Helen Walz

PERSONALLY APPEARED THE ABOVE NAMED HELEN WALZ AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED. BEFORE ME: *Robert E. Van Wert*
MY COMMISSION EXPIRES THE 25 DAY OF Sept. 1967 NOTARY PUBLIC FOR OREGON

SURVEYOR'S CERTIFICATE

STATE OF OREGON }
COUNTY OF JACKSON } SS

I, CHARLES H. HURST, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, BEING FIRST DULY SWORN, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND HEREON SHOWN AND THE SAID PLAT IS A CORRECT REPRESENTATION OF THE SAME AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES: COMMENCING AT THE ONE QUARTER CORNER COMMON TO SECTIONS 15 AND 16, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, THENCE N 0°08' E 662.77 FEET, THENCE EAST 1002.32 FEET, THENCE S 5°52'45" E 19.58 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING S 5°52'45" E 112.00 FEET, THENCE S 1°56'15" E 46.23 FEET, THENCE S 12°06'30" W 79.43 FEET, THENCE N 82°58'30" W 119.72 FEET, THENCE S 7°02'50" W 118.06 FEET, THENCE ALONG THE ARC OF A 220.34 FEET RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS S 31°36'02" E 275.22', THENCE S 70°14'55" E 212.78 FEET, THENCE S 89°57' E 106.58 FEET, THENCE N 0°08' E 643.47 FEET, THENCE N 89°52' W 315.62' FEET TO THE TRUE POINT OF BEGINNING.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF April 1965

Charles H. Hurst
SURVEYOR

REGISTERED
OREGON
LAND SURVEYOR

MY COMMISSION EXPIRES THE 25 DAY OF Sept. 1967

Robert E. Van Wert
NOTARY PUBLIC FOR OREGON

Charles H. Hurst
OCTOBER 30, 1959
CHARLES H. HURST
483

EXAMINED AND APPROVED BY CITY OF ASHLAND
PLANNING COMMISSION IN REGULAR SESSION
THIS 7th DAY OF May 1965

Nelda L. Kinney
SECRETARY

Howard Pierce
PRESIDENT

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT, SEE VOLUME 626322 PAGE 10 OF COUNTY COMMISSIONER'S JOURNAL OF PROCEEDINGS

Tom Velle
COUNTY CLERK

EXAMINED AND APPROVED FOR THE CITY OF ASHLAND
THIS 7th DAY OF May 1965

Allen A. Alving
CITY ENGINEER

BY Tom Velle
DEPUTY
FILED FOR RECORD THIS THE 26 DAY OF May 1965 AT 10:35 A.M. AND RECORDED IN VOLUME 10 OF PLATS AT PAGE 2 OF RECORDS OF JACKSON COUNTY

Tom Velle
COUNTY CLERK
BY Tom Velle
DEPUTY

EXAMINED AND APPROVED THIS 10th DAY OF May 1965

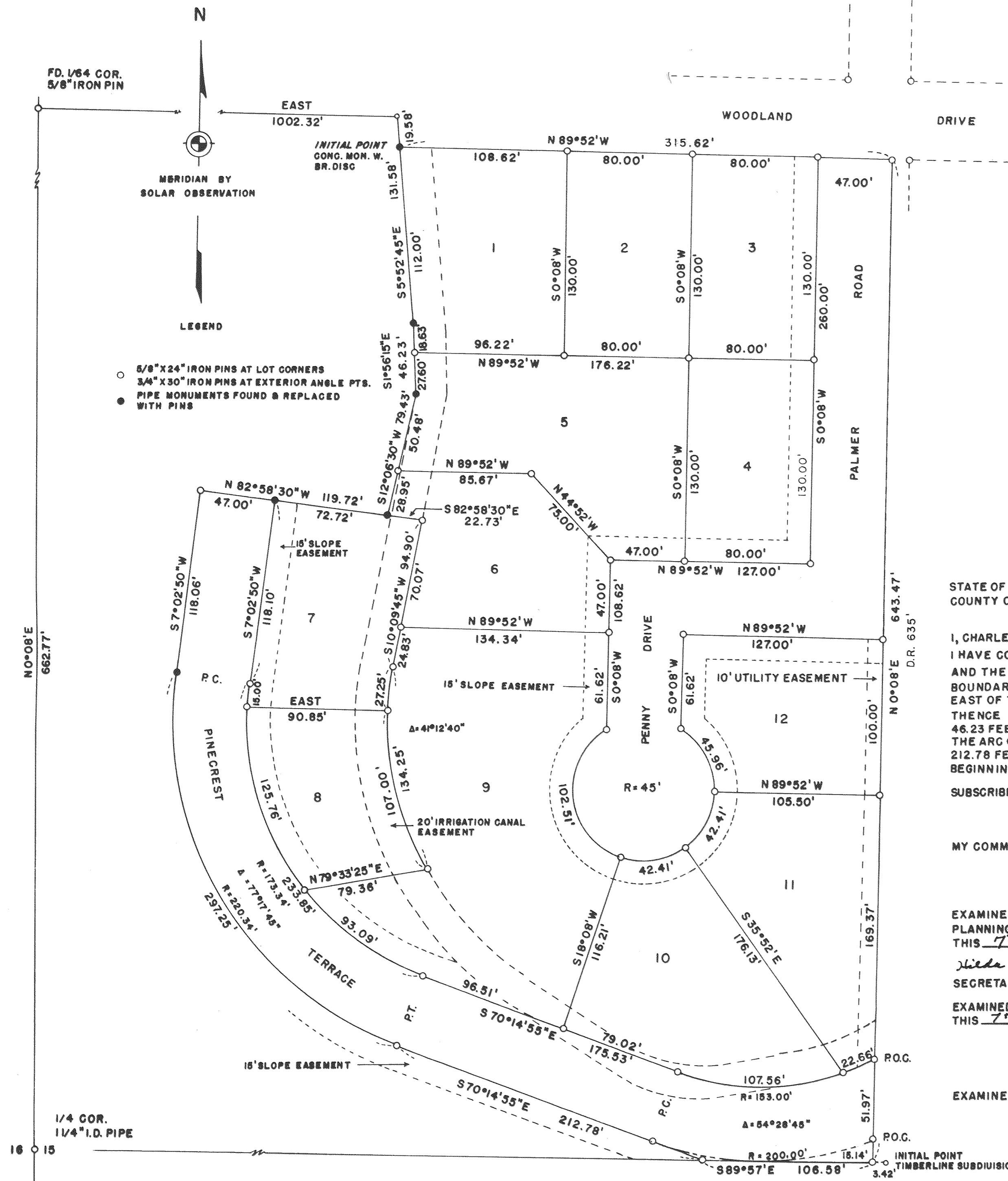
Thad W. Halter
COUNTY ASSESSOR
BY *Paul M. Hartney*
DEPUTY

I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PLAT.

Charles H. Hurst
SURVEYOR

ALL TAXES PAID TO DATE THIS THE 10th DAY OF May 1965

De Annonal Lind
COUNTY SHERIFF



62/70

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250

OREGON REVISED STATUTES

Survey for: Helen Walz
955 Palmer Road
Ashland, Oregon

Survey by : Charles H. Hurst, L.S.
765 Sunrise Avenue
Medford, Oregon

Bearing : Solar observation of February 23, 1964, at the quarter corner common to Sections 15 and 16, Township 39 South, Range 1 East of the Willamette Meridian; Meridian of Recorded Survey No. 2486.

Purpose : The creation of CASA MADRONA SUBDIVISION

Procedure

This subdivision includes a portion of Blocks K and L of the Overlook Addition (unrecorded) to the City of Ashland. Client's deeds (D.R. 238-479 and 257-622) refer to said property as Blocks K and L and also describe same by metes and bounds per plat dimensions.

A warranty deed (D.R. 88-552) dated June 10, 1911, refers to the SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 15. A quit claim deed (D.R. 88-553) of the same date refers to the same description, grantee in both cases being one Meickle. An affidavit signed in 1943 by Mrs. Meickle indicates that Meickle and Payne platted this ownership thus creating the Overlook Addition.

Since "government record" was held in platting Overlook, no consideration apparently was made for excess or deficiency in the parent tract had Section 15 been subdivided. As land was sold in this Addition per block description and further defined by metes and bounds, it was concluded that no doubt should exist as to what specifically was conveyed.

Accordingly, plat dimensions were held parallel to the west boundary of Section 15, but exceeded to the North in order to meet the south boundary of Woodland Drive, a necessity under the circumstances, in order to agree with the north boundary of conveyed tracts to the west, and because the intent as indicated by a copy of the Overlook plat shows Blocks I, J, K and L meeting the south boundary of a proposed road.

Plat dimensions were not exceeded on the east boundary because no necessity existed to introduce a title problem at this location and because to exceed plat dimensions on the east boundary would encroach on land NOT SPECIFICALLY CONVEYED BY THE ORIGINAL OWNERS, either by deed or intent.

Since control for the west boundary of Bieber Subdivision is based on the SW corner of D.L.C 45, and the west boundary of several tracts south of Bieber are dependent on the location of the center-west 1/16 corner, the question arises as to how much excess or deficiency actually exists in this area. Obviously, this strip would vary and appears to be an excess ranging from 12.24 feet to possibly 3.42 feet.

Title questions in this particular vicinity could probably be best settled by quit claim to a common line.

JUN 4 1965

REGISTERED
OREGON
LAND SURVEYOR

Charles H. Hurst

OCTOBER 30, 1959
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