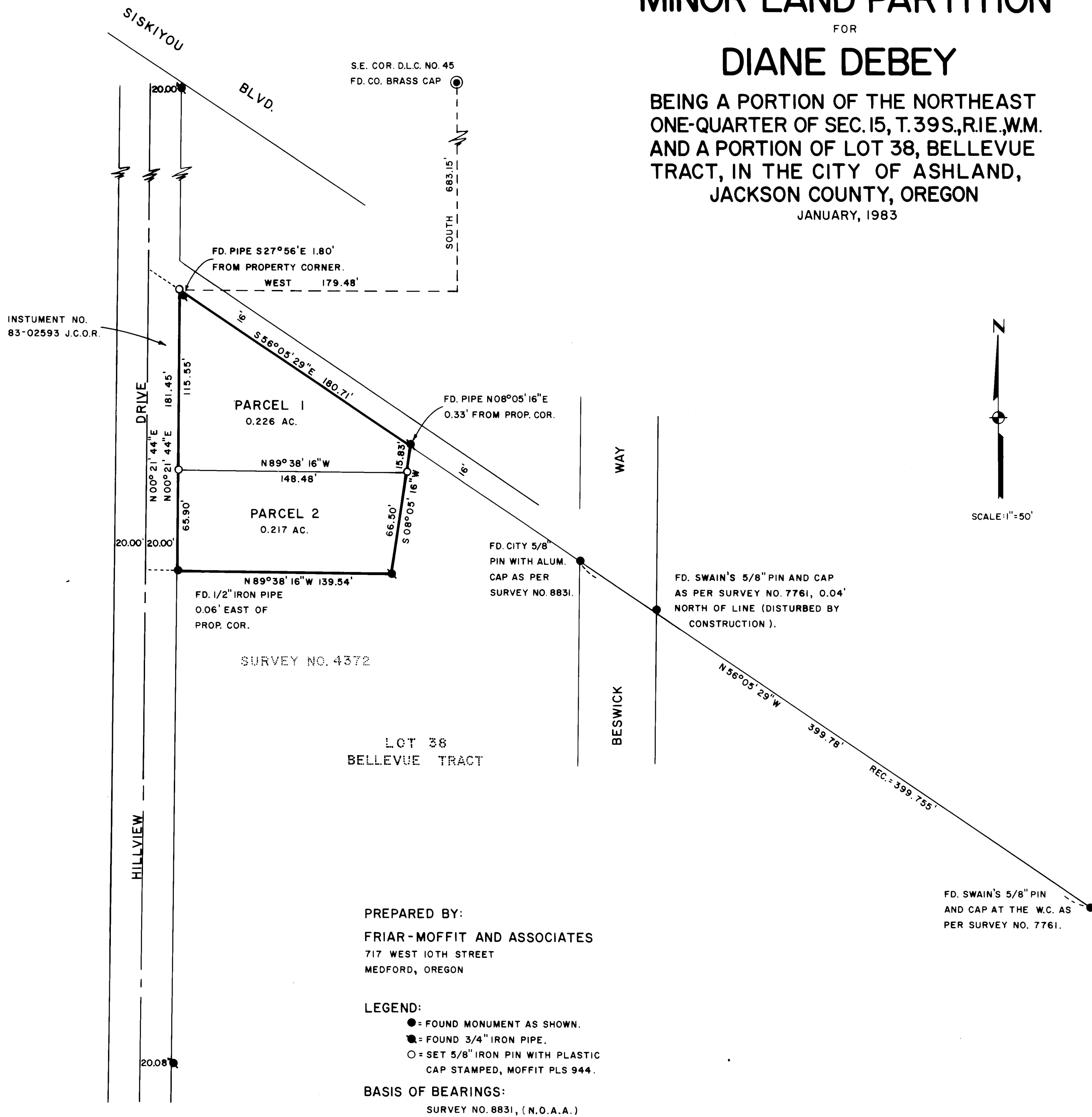


MINOR LAND PARTITION

FOR

DIANE DEBEY

BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SEC. 15, T. 39S., R. 1E., W.M. AND A PORTION OF LOT 38, BELLEVUE TRACT, IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON
 JANUARY, 1983



INSTUMENT NO.
83-02593 J.C.O.R.

S.E. COR. D.L.C. NO. 45
FD. CO. BRASS CAP

SOUTH
683.15'

FD. PIPE S27°56'E 1.80'
FROM PROPERTY CORNER.
WEST 179.48'

PARCEL 1
0.226 AC.

FD. PIPE N08°05'16"E
0.33' FROM PROP. COR.

PARCEL 2
0.217 AC.

FD. CITY 5/8"
PIN WITH ALUM.
CAP AS PER
SURVEY NO. 8831.

FD. SWAIN'S 5/8" PIN AND CAP
AS PER SURVEY NO. 7761, 0.04'
NORTH OF LINE (DISTURBED BY
CONSTRUCTION).

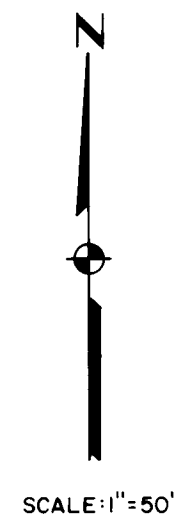
SURVEY NO. 4372

LOT 38
BELLEVUE TRACT

PREPARED BY:
FRIAR-MOFFIT AND ASSOCIATES
717 WEST 10TH STREET
MEDFORD, OREGON

LEGEND:
● = FOUND MONUMENT AS SHOWN.
● = FOUND 3/4" IRON PIPE.
○ = SET 5/8" IRON PIN WITH PLASTIC
CAP STAMPED, MOFFIT PLS 944.

BASIS OF BEARINGS:
SURVEY NO. 8831, (N.O.A.A.)



APPROVAL:

ASHLAND PLANNING COMMISSION: Steve Jannusch
 DATE: 2/24/83
 P.A. NO. 81-72

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 14th DAY OF April,
 1983, AT 11:32 O'CLOCK A.M. IN VOLUME 15, PAGE 110
 OF MINOR LAND PARTITIONS IN JACKSON COUNTY, OREGON.

Kathleen S. Beckett COUNTY CLERK
Pauline M. Carmack DEPUTY

ASSESSOR'S CERTIFICATE:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED
 BY O.R.S. 311.280 HAVE BEEN PAID AS OF April 8, 1983.

Ray Stewart by Gene Gordes
 DIRECTOR OF ASSESSMENT AND TAXATION

SURVEYOR'S CERTIFICATE:

I, LOYD R. MOFFIT, A REGISTERED LAND SURVEYOR OF THE STATE OF
 OREGON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A
 SURVEY MADE BY ME OR UNDER MY DIRECTION AND COMPLIES WITH THE
 LAWS OF THE STATE OF OREGON.

** RECEIVED **
 Date 4/14/83 Bysk
 This survey Consists of:
1 sheet(s) Map
2 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

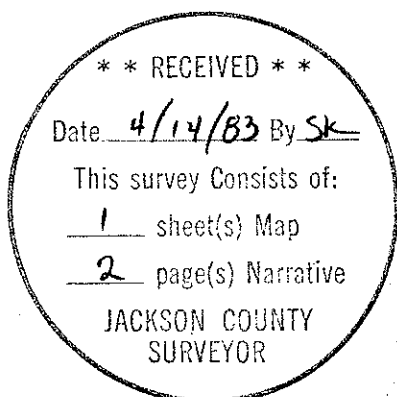
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Lloyd R. Moffit
 OREGON
 JULY 17, 1970
 LOYD R. MOFFIT
 944

PROCEDURE (CONT):

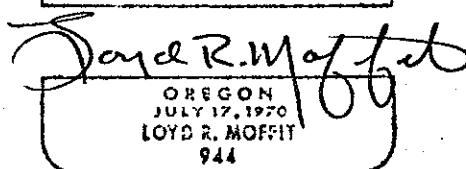
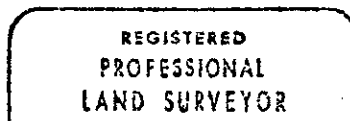
The description by which the client purchased the property (Inst. NO. 81-10992) has discrepancies pertaining to the road width also.

With this information, I contacted the City of Ashland Surveyor and the client, suggesting a quitclaim deed be prepared between the client and the City. By doing this there will no longer be any doubt about who owns the Easterly 20 feet of Hillview Drive.

DATE: January, 1983



FRIAR--MOFFIT & ASSOCIATES
717 West 10th, Suite 1
Medford, Oregon 97501
Phone: 503-772-2782



OREGON
JULY 17, 1970
LOYD R. MOFFIT
944

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

SURVEY FOR: Diane DeBey
902 Hillview
Ashland, Oregon 97520

LOCATION: A portion of the Northeast one-quarter (1/4) of Section 15, Township 39 South, Range 1 East, Willamette Meridian, also a portion of Lot 38, Bellevue Tract in the City of Ashland, Jackson County, Oregon.

PURPOSE: To survey the client's property and divide it into two parcels as instructed.

PROCEDURE: While researching the records required to complete this survey, I discovered several conflicts and erroneous information.

The original plat of Bellevue Tracts has conflicts between the exterior measurements and the totals of the interior lot and street measurements. To compound the problem, the West boundary of said Bellevue Tracts was intended to be the one-sixteenth (1/16) line of said Section 15. Since there is a conflict as to the exact location of the Northeast corner of Section 15, the one-sixteenth (1/16) line could be in one of two locations.

To complicate the survey further, the centerline of Hillview Drive has never been established. The portion which I was concerned with was between Siskiyou Boulevard and Ross Street. It is 35 feet from back of curb to back of curb. Said portion of street is also straight. I found various monuments on both sides of the street indicating the street to be 40 feet wide. Said monuments were not, however, in a straight line. Therefore, the centerline of Hillview Drive, as constructed, was used for determining right-of-way locations for this survey.

Another conflict appeared in the descriptions of the client's property. In January, 1963 (Vol. 540, Page 474) the previous owner deeded the West 17.5 feet of Lots 37 and 38 to the City of Ashland. In February, 1963 (Vol. 541, Page 89) the City quitclaimed the East 2.5 feet of the West 20 feet to said previous owner. This brought two questions to mind. One, where did the City get the 2.5 feet to begin with, and Two, where exactly is the centerline of Hillview Drive in relation to the West line of Bellevue Tracts?