

APPROVAL: Lucy Oswald
ASHLAND PLANNING COMMISSION
PA 93-26

DATE: 6/1/84

MAJOR LAND PARTITION

LOCATED IN
D.L.C. No. 40 & 41 IN NW 1/4 OF SEC. 4, TWP. 39S., R. 1 E.W.M.
JACKSON COUNTY OREGON

for
MR. & MRS. JOE CORPORON

755 OAK STREET
ASHLAND, OREGON 97520

FILED FOR RECORD THIS THE 5 DAY OF July 1984
AT 1:03 O'CLOCK P. AND RECORDED IN VOLUME 2 PAGE 62
OF "MAJOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON.

Kathleen S. Beckett County Clerk
Walter Baker Deputy

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE
JOE R. AND CHRISTINE S. CORPORON, HUSBAND AND WIFE, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS
AS SHOWN HEREON AND DESIGNATED AS PARCELS NO. 1, 2 AND 3 AND WE HAVE CAUSED THE PARTITIONING
AS SHOWN HEREON. WE DO HEREBY DEDICATE A PUBLIC UTILITY EASEMENT, TO THE CITY OF ASHLAND, OVER, ACROSS, AND
THROUGH A STRIP OF LAND AS SHOWN HEREON. THAT PORTION OF PARCEL NO. 3 SITUATED WITHIN THE "MUTUAL PRIVATE
ACCESS" EASEMENT SHALL BE UTILIZED FOR MUTUAL INGRESS AND EGRESS TO ALL PARCELS AS SHOWN HEREON. RESTRICTIONS
OF ANY KIND, MAINTENANCE OF SAID "PRIVATE ACCESS" AND TO THE EXTENT THESE OR ANY OTHER PROVISIONS THAT ARE FELT
NECESSARY, BY THE DEDICATORS HEREIN, SHALL BE SET FORTH AS ENCUMBRANCES IN THE DEED CONVEYING SAID PARCELS OF LAND
TO THE NEW LANDOWNERS, THEIR HEIRS, ASSIGNS OR SUCCESSORS IN INTEREST. PUBLIC AND PRIVATE EMERGENCY VEHICLES SHALL
HAVE THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID "MUTUAL PRIVATE ACCESS" EASEMENT. PARCEL NO. 3 IS TO BE
HELD IN COMMON BY THE FEE TITLEHOLDERS OF PARCELS NO. 1 AND 2 AND SHALL BE UTILIZED AS A "COMMON AREA" WITH NO
BUILDING CONSTRUCTION TO TAKE PLACE THEREON, AS SET FORTH BY THE CITY OF ASHLAND PLANNING COMMISSION. PARCEL NO. 2 SHALL
BE SUBJECT TO A PRIVATE IRRIGATION EASEMENT, AS SHOWN HEREON WITH THE CONDITION THAT IF AND WHEN THE PRESENT
IRRIGATION PIPE LINE IS REPLACED TO A POSITION WITHIN A 6.0 FOOT WIDE STRIP OF LAND, NORTHERLY OF, WHEN MEASURED
NORMAL THEREFROM, AND CONTIGUOUS TO THE SOUTHERLY BOUNDARY LINE OF PARCEL NO. 2, AS SHOWN HEREON, THEN
THE ADDITIONAL 10 FEET OF SAID IRRIGATION EASEMENT SHALL AUTOMATICALLY TERMINATE.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 28 DAY OF May 1984

Joe R. Corporon
Christine S. Corporon

JOE R. CORPORON
by Christine S. Corporon, Attorney in Fact

Christine S. Corporon
CHRISTINE S. CORPORON

STATE OF OREGON
COUNTY OF JACKSON SS

May 28 AD. 1984

PERSONALLY APPEARED THE ABOVE NAMED CHRISTINE S. CORPORON, ATTORNEY IN FACT FOR JOE R.
CORPORON AND CHRISTINE S. CORPORON AND ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR
VOLUNTARY ACT AND DEED.
BEFORE ME:

Winona G. Swain
WINONA G. SWAIN
NOTARY PUBLIC - OREGON
My Commission Expires 6-20-86

Winona G. Swain
NOTARY PUBLIC FOR OREGON
My Commission expires 6-20-86

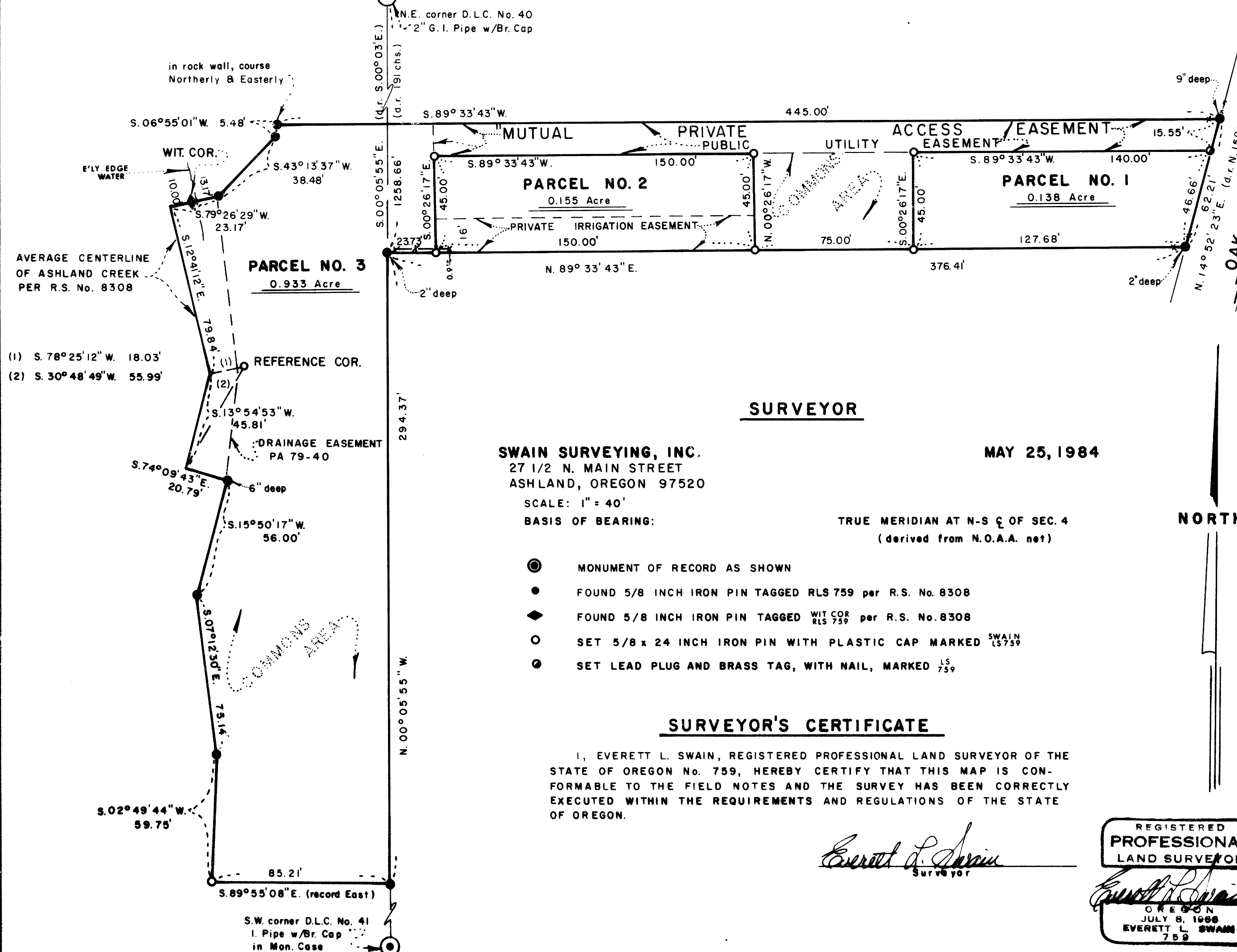
EXAMINED AND APPROVED THIS 29th DAY OF May 1984

James H. Olson
City Surveyor

WE CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO US BY THE
ASHLAND PLANNING COMMISSION IN OPEN MEETING OF May 9, 1984
1984 THIS MAP IS HEREBY APPROVED. DATED THIS 30th DAY OF
May 1984

John J. Grune
President

John A. Ferguson
Secretary



SURVEYOR

SWAIN SURVEYING, INC.
27 1/2 N. MAIN STREET
ASHLAND, OREGON 97520

MAY 25, 1984

SCALE: 1" = 40'
BASIS OF BEARING:

TRUE MERIDIAN AT N-S C OF SEC. 4
(derived from N.O.A.A. net)

NORTH

- MONUMENT OF RECORD AS SHOWN
- FOUND 5/8 INCH IRON PIN TAGGED RLS 759 per R.S. No. 8308
- ◆ FOUND 5/8 INCH IRON PIN TAGGED WIT COR RLS 759 per R.S. No. 8308
- SET 5/8 x 24 INCH IRON PIN WITH PLASTIC CAP MARKED SWAIN 15759
- SET LEAD PLUG AND BRASS TAG, WITH NAIL, MARKED 759

SURVEYOR'S CERTIFICATE

I, EVERETT L. SWAIN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE
STATE OF OREGON No. 759, HEREBY CERTIFY THAT THIS MAP IS CON-
FORMABLE TO THE FIELD NOTES AND THE SURVEY HAS BEEN CORRECTLY
EXECUTED WITHIN THE REQUIREMENTS AND REGULATIONS OF THE STATE
OF OREGON.

Everett L. Swain
Surveyor

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 8, 1968
EVERETT L. SWAIN
759

** RECEIVED **
Date 7/5/84 By SK
This survey consists of:
1 sheet of map
1 parcel narrative
JACKSON COUNTY
SURVEYOR

NOTE

N.E.	Northeast
S.W.	Southwest
D.L.C.	Donation Land Claim
No.	Number
G.	Galvanized
I.	Iron
w/	with
Br.	Bronze
Mon.	Monument
d.r.	deed record
WIT.	Witness
COR.	CORNER
E'ly.	Easterly
X-X	Fence

SURVEY NO. 10009

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Mr. & Mrs. Joe Corporon
755 Oak Street
Ashland, Oregon 97520

LOCATION: Situated in Donation Land Claim No. 40 and 41 in the Northwest quarter of Section 4, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon.

PURPOSE: To survey and partition into three (3) parcels of land, that tract of land as shown on the accompanying map per clients request and the approval of the City of Ashland Planning Commission.

PROCEDURE: Recovered monumentation set in the execution of Recorded Survey No. 8308. With this information set or re-set those corner points as shown hereon, as approved by Planning Action No. 83-26 in the City of Ashland.

BASIS OF BEARING:

True Meridian at the N-S centerline of Section 4 as derived from the National Oceanic and Atmospheric Administration (formerly Coast and Geodetic Survey) survey net established in 1968 and filed in the office of the Jackson County Surveyor.

June 6, 1984

Swain Surveying, Inc.
27 1/2 N. Main Street
Ashland, Oregon 97520

