

APPROVAL:

ASHLAND PLANNING COMMISSION
PA 94-098

10/31/84
DATE

MINOR LAND PARTITION

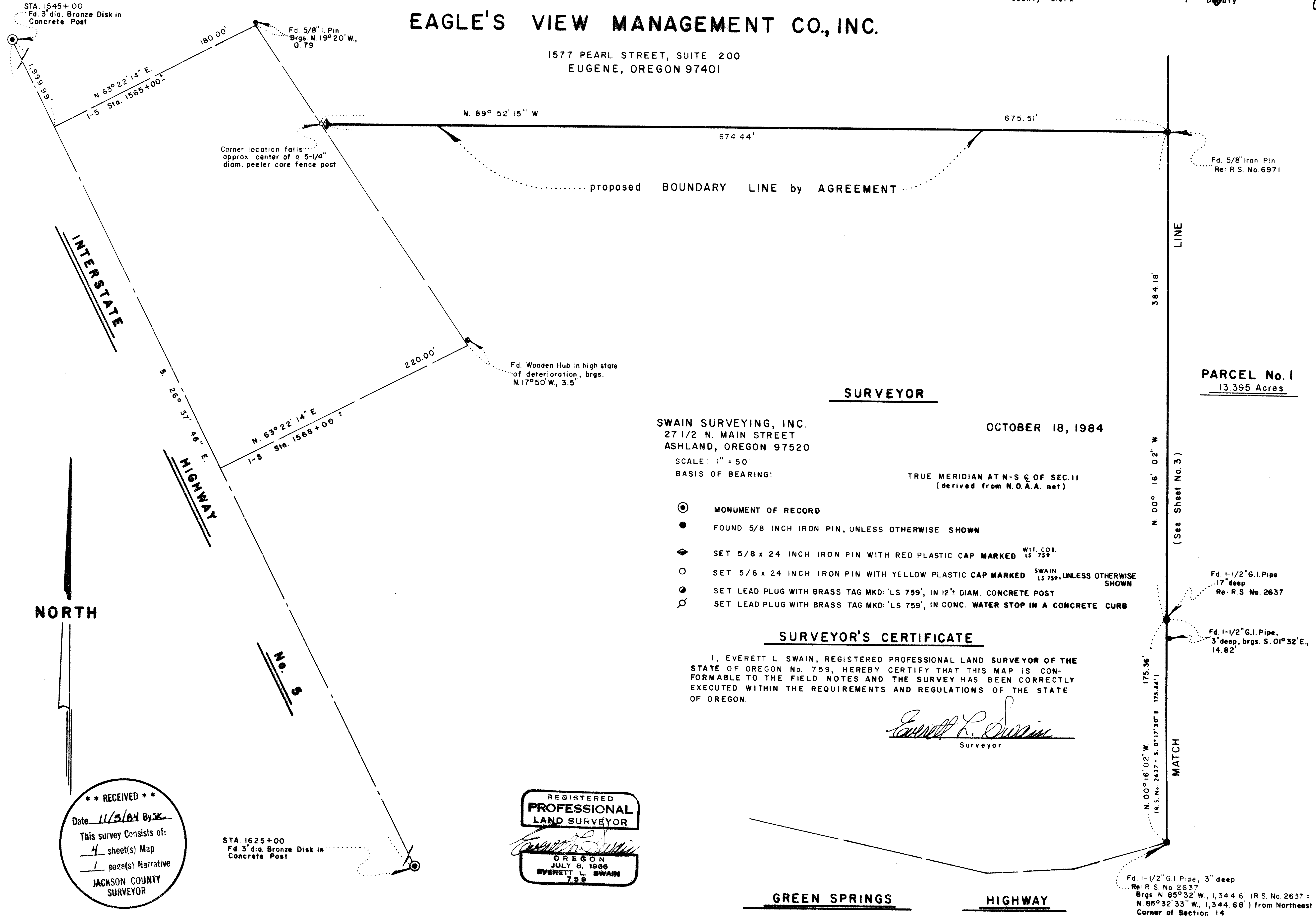
LOCATED IN
JACKSON COUNTY OREGON
SE 1/4 of SEC. 11, TWP. 39 S., R. 1 E. W.M.
for

FILED FOR RECORD THIS THE 5th DAY OF November 1984
AT 1:02 O'CLOCK P.M. AND RECORDED IN VOLUME 5 PAGE 198
OF "MINOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON.

Kathleen S. Beckett
County Clerk
Dorby A. Poling
Deputy

EAGLE'S VIEW MANAGEMENT CO., INC.

1577 PEARL STREET, SUITE 200
EUGENE, OREGON 97401



PARCEL No. 1
13.395 Acres

SURVEYOR

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

OCTOBER 18, 1984

SCALE: 1" = 50'
BASIS OF BEARING:

TRUE MERIDIAN AT N-S C. OF SEC. 11
(derived from N.O.A.A. net)

- ⊙ MONUMENT OF RECORD
- FOUND 5/8 INCH IRON PIN, UNLESS OTHERWISE SHOWN
- ◆ SET 5/8 x 24 INCH IRON PIN WITH RED PLASTIC CAP MARKED WIT. COR. LS 759
- SET 5/8 x 24 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED SWAIN LS 759, UNLESS OTHERWISE SHOWN.
- SET LEAD PLUG WITH BRASS TAG MKD: 'LS 759', IN 12 1/2 DIAM. CONCRETE POST
- ⊗ SET LEAD PLUG WITH BRASS TAG MKD: 'LS 759', IN CONC. WATER STOP IN A CONCRETE CURB

SURVEYOR'S CERTIFICATE

I, EVERETT L. SWAIN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON No. 759, HEREBY CERTIFY THAT THIS MAP IS CONFORMABLE 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, 1986
EVERETT L. SWAIN
759

** RECEIVED **
Date 11/5/84 By SK
This survey consists of:
4 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

STA. 1625+00
F.d. 3" dia. Bronze Disk in
Concrete Post

F.d. 1-1/2" G.I. Pipe, 3" deep
Re: R.S. No. 2637
Brgs. N 85° 32' W., 1,344.6' (R.S. No. 2637 =
N 85° 32' 33" W., 1,344.68') from Northeast
Corner of Section 14

GREEN SPRINGS HIGHWAY

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Eagle's View Management Co., Inc.
1577 Pearl Street, Suite 200
Eugene, Oregon 97401

LOCATION: Situated in the Southeast quarter of Section 11, Township 39 South,
Range 1 East of the Willamette Base and Meridian, Jackson County,
Oregon.

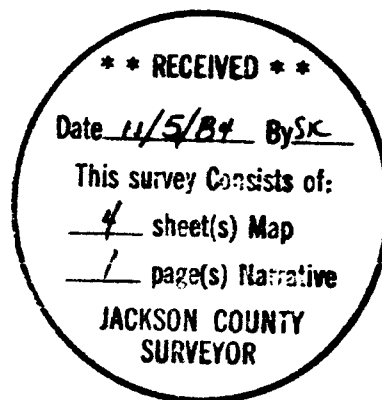
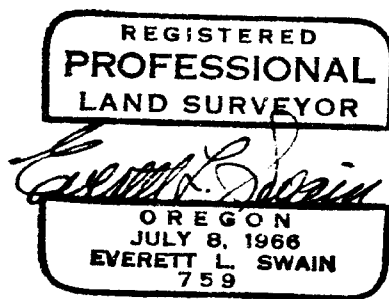
PURPOSE: This is a boundary line adjustment of seven (7) previous tax lots
into six (6) tax lots, as approved by the City of Ashland
Planning Department.

PROCEDURE: Survey control was established throughout this entire project.
Monuments set in the course of Recorded Surveys No. 2639, 4089,
6971, 2637, 9675, 9668 and the 1910 County Road Survey were found
and tied to this survey control network. Other information
previously compiled by this office was combined with the monuments
found and tied and a correlation between all data was undertaken.
To locate the proper deed record boundaries, in some areas, it
would be necessary to subdivide Section 11. There is not enough
known section and quarter section corners, at this time in Section
11, to allow the subdividing of this section. Therefore, boundaries
were established and are to be cleared by "Boundary Lines by Agree-
ment". East Main Street alignment was re-established utilizing
found monumentation of the 1910 County Road Survey, as shown on the
accompanying map. Other data and conditions are as shown on the
accompanying survey maps.

BASIS OF BEARING:
True Meridian at the N-S centerline of Section 11, 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.

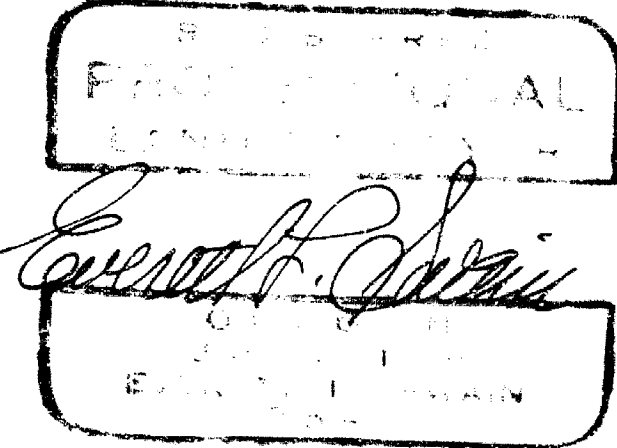
October 18, 1984

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

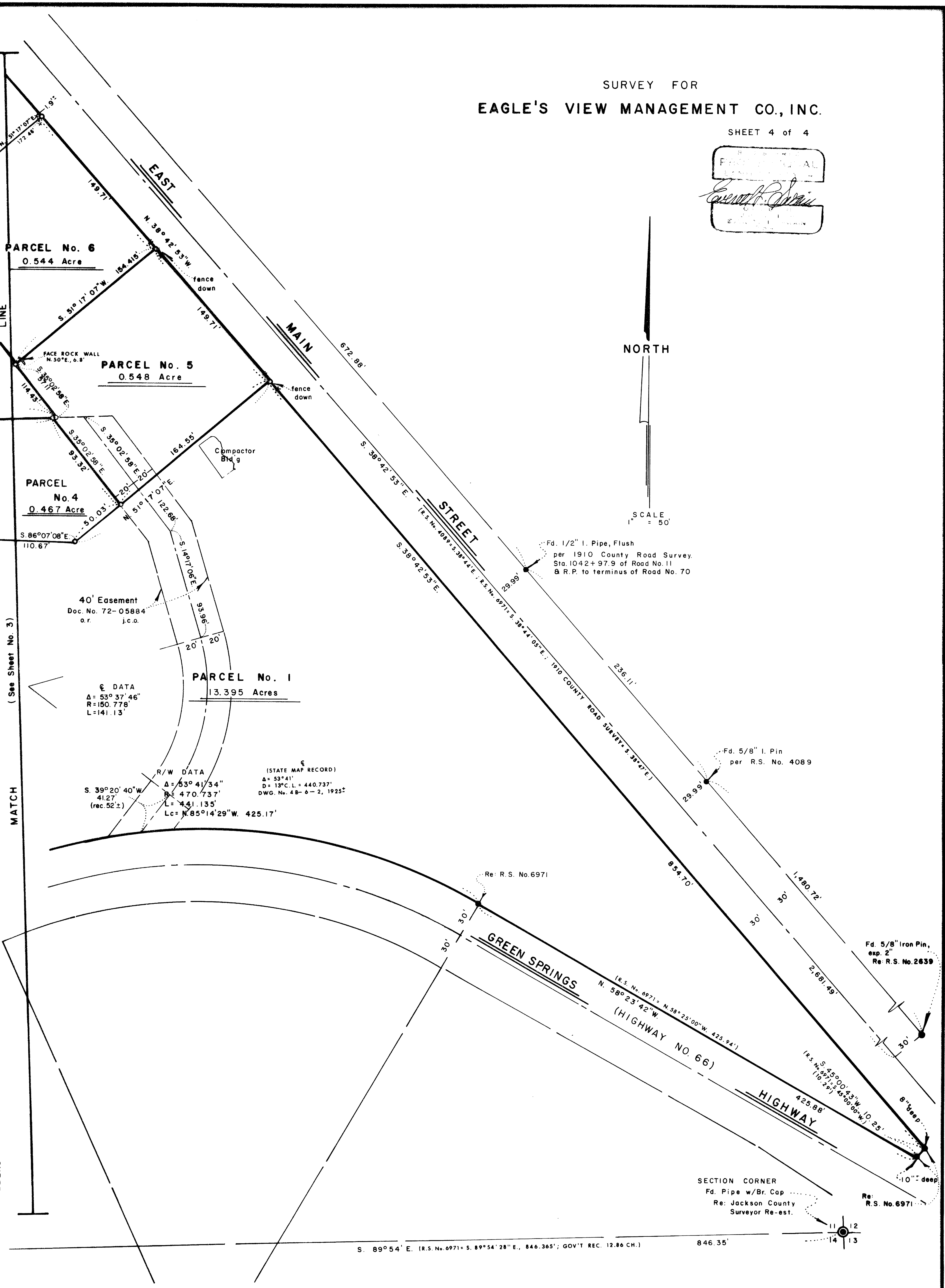


SURVEY FOR
EAGLE'S VIEW MANAGEMENT CO., INC.

SHEET 4 of 4



SCALE
1" = 50'



PARCEL No. 6
0.544 Acre

PARCEL No. 5
0.548 Acre

PARCEL No. 4
0.467 Acre

PARCEL No. 1
13.395 Acres

40' Easement
Doc. No. 72-05884
o.r. j.c.o.

Q DATA
Δ = 53° 37' 46"
R = 150.778'
L = 141.13'

R/W DATA
Δ = 53° 41' 34"
B = 470.737'
L = 441.135'
Lc = N. 85° 14' 29" W. 425.17'

(STATE MAP RECORD)
Δ = 53° 41'
D = 13° C. L = 440.737'
DWG. No. 4 B-6-2, 1925±

Fd. 1/2" I. Pipe, Flush
per 1910 County Road Survey,
Sta. 1042+97.9 of Road No. 11
& R.P. to terminus of Road No. 70

Fd. 5/8" I. Pin
per R.S. No. 4089

Fd. 5/8" Iron Pin,
exp. 2"
Re: R.S. No. 2639

SECTION CORNER
Fd. Pipe w/Br. Cap
Re: Jackson County
Surveyor Re-est.

Re: R.S. No. 6971

S. 89° 54' E. (R.S. No. 6971) = S. 89° 54' 28" E., 846.365'; GOV'T REC. 12.86 CH.)

846.35'



(See Sheet No. 3)

MATCH

MATCH (See Sheet No. 2)

S. 89°59'36"W.

LINE

PARCEL No. 6
0.544 Ac.

PARCEL No. 3
0.494 Acre

PARCEL No. 5
0.548 Ac.

PARCEL No. 4
0.467 Acres

PARCEL No. 1
13.395 Acres

R/W DATA
Δ = 53° 41' 34"
R = 470.737'
L = 441.135'
Lc = N. 85° 14' 29" W.
425.17'

NORTH

SCALE
1" = 50'

LINE

(See Sheet No. 1)

N. 00° 16' 02" W.

MATCH

N. 00° 16' 02" W. 175.36'

Fd. 1-1/2" G.I. Pipe
17" deep
Re: R.S. No. 2637

S. 01° 32' E. 14.82'
Fd. 1 1/2" G.I. Pipe,
3" deep

Fd. 1-1/2" G.I. Pipe, 3" deep
Re: R.S. No. 2637
Brgs. N. 85° 32' W., 1,344.6' (R.S. No. 2637 = N. 85° 32' 33" W., 1,344.68')
from Northeast Corner of Section 14

E 1/16 CORNER
Set 5/8 x 10" I. Pin w/Alum. Cap marked
E $\frac{S}{14}$ 1/16
LS 759

S. 89° 54' E. 486.66'

1/4 SECTION CORNER
Fd. 3/4" I. Pin w/Br. Cap
Re: R.S. No. 9668

N. 00° 16' 02" W. 175.36'

S. 73° 29' 59" W. 116.57'
R.S. No. 6971 = S. 73° 28' 07" W. 116.42'

S. 12° 08' 50" W. 50'

S. 76° 07' 45" W. 139.94'

R.S. No. 6971 = S. 76° 05' 51" W. 139.94'

S. 67° 54' 44" W. 266.43'

R.S. No. 6971 = S. 67° 52' 50" W. 266.43'

S. 67° 54' 44" W. 266.14'

GREEN SPRINGS

(HIGHWAY NO. 66)

State Bearing per Dwg. 48-6-2 Medford-Klamath Falls Jct. Sec. (S. 67° 16' W.)

398.75'

30'

30'

MATCH

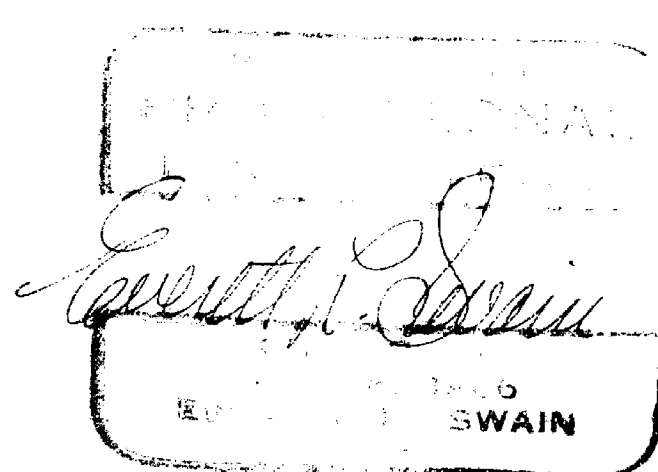
HIGHWAY

N. 00° 00' 02" E.

269.95'

S. 89° 54' E.

846.35'



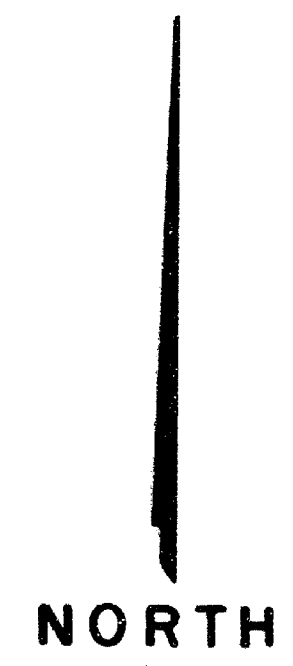
SURVEY FOR
EAGLE'S VIEW MANAGEMENT CO., INC.

SURVEY FOR
EAGLE'S VIEW MANAGEMENT CO., INC.

SHEET 2 of 4

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Everett L. Swain
EVERETT L. SWAIN
742

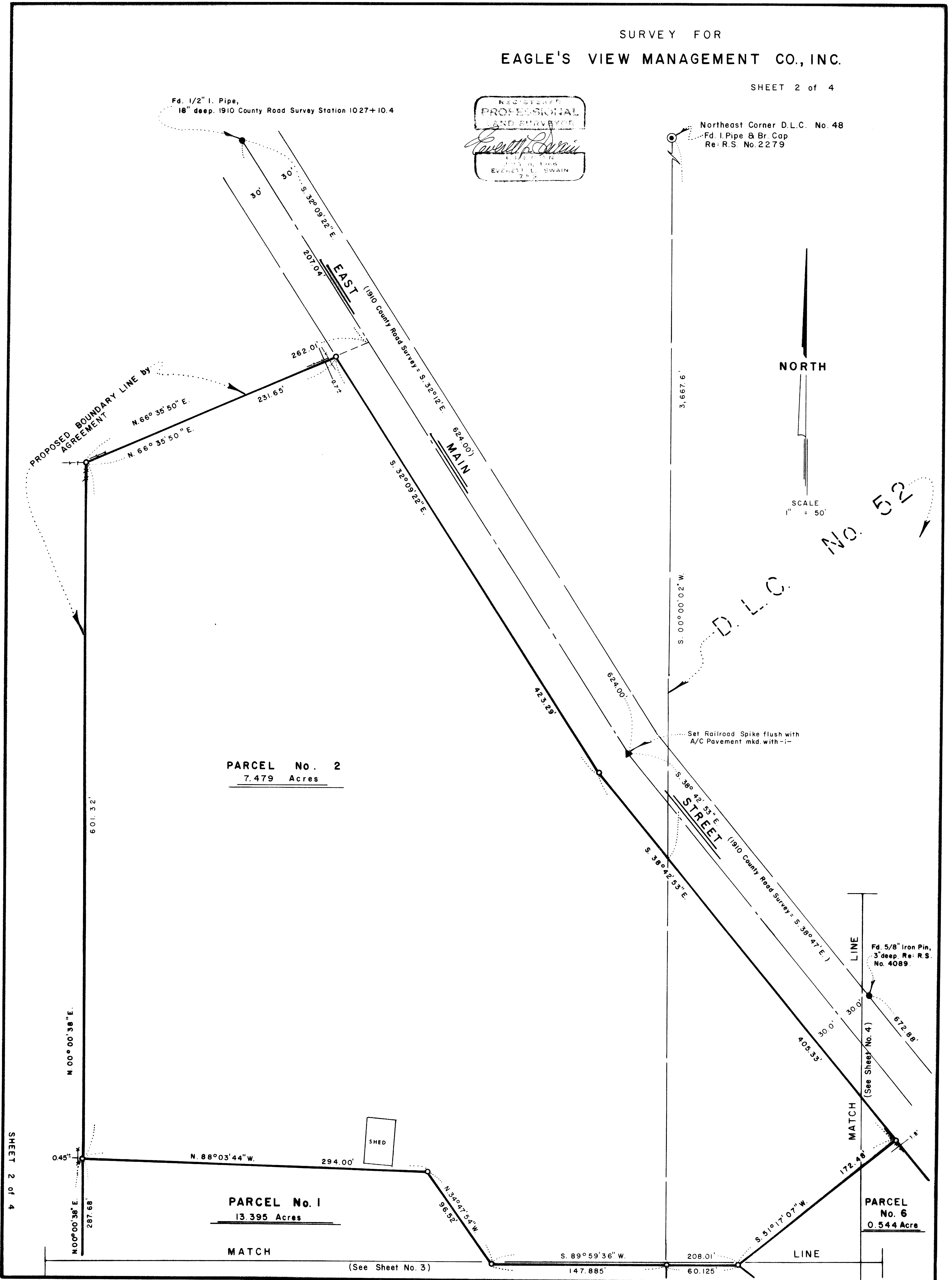
Northeast Corner D.L.C. No. 48
Fd. 1 Pipe & Br. Cap
Re: R.S. No. 2279



SCALE
1" = 50'

D.L.C. NO. 52

Fd. 1/2" I. Pipe,
18" deep. 1910 County Road Survey Station 1027+10.4



PARCEL No. 2
7.479 Acres

PARCEL No. 1
13.395 Acres

PARCEL No. 6
0.544 Acre

10103

SHEET 2 of 4

10103

(See Sheet No. 3)

(See Sheet No. 4)