

APPROVAL: [Signature] 12/12/84
ASHLAND PLANNING COMMISSION PA 84-101 DATE

MINOR LAND PARTITION

LOCATED IN
IN GOV'T LOT 4 IN SE 1/4 OF SEC. 5, TWP. 39 S., R. 1 E.W.M.
JACKSON COUNTY OREGON
for

FILED FOR RECORD THIS THE 17 DAY OF December 19 84
AT 11:27 O'CLOCK A.M. AND RECORDED IN VOLUME 6 PAGE 6
OF "MINOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON.

[Signature] County Clerk
[Signature] Deputy

JOHN W. HARPSTER

120 WIMER STREET
ASHLAND, OREGON 97520

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE

JOHN W. HARPSTER AND DEBORAH A. HARPSTER, 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 TO THE PUBLIC THAT STRIP OF LAND LYING NORTHERLY OF, AND CONTIGUOUS TO THE NORTHERLY RIGHT OF WAY OF SUSAN LANE, AND SHOWN AS "TO BE DEDICATED".

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 16TH DAY OF DECEMBER 19 84.

[Signature] JOHN W. HARPSTER
[Signature] DEBORAH A. HARPSTER
by [Signature] John W. Harpster, Attorney in Fact

See Document No. 84-19708
o.r. j.c.o.

STATE OF OREGON
COUNTY OF JACKSON SS

December 6 A.D. 19 84

PERSONALLY APPEARED THE ABOVE NAMED JOHN W. HARPSTER AND JOHN W. HARPSTER, ATTORNEY IN FACT FOR DEBORAH A. HARPSTER AND ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

BEFORE ME:

[Signature]
WINONA G. SWAIN
NOTARY PUBLIC - OREGON
My Commission Expires 6-20-86

[Signature]
NOTARY PUBLIC FOR OREGON
My Commission expires 6-20-86

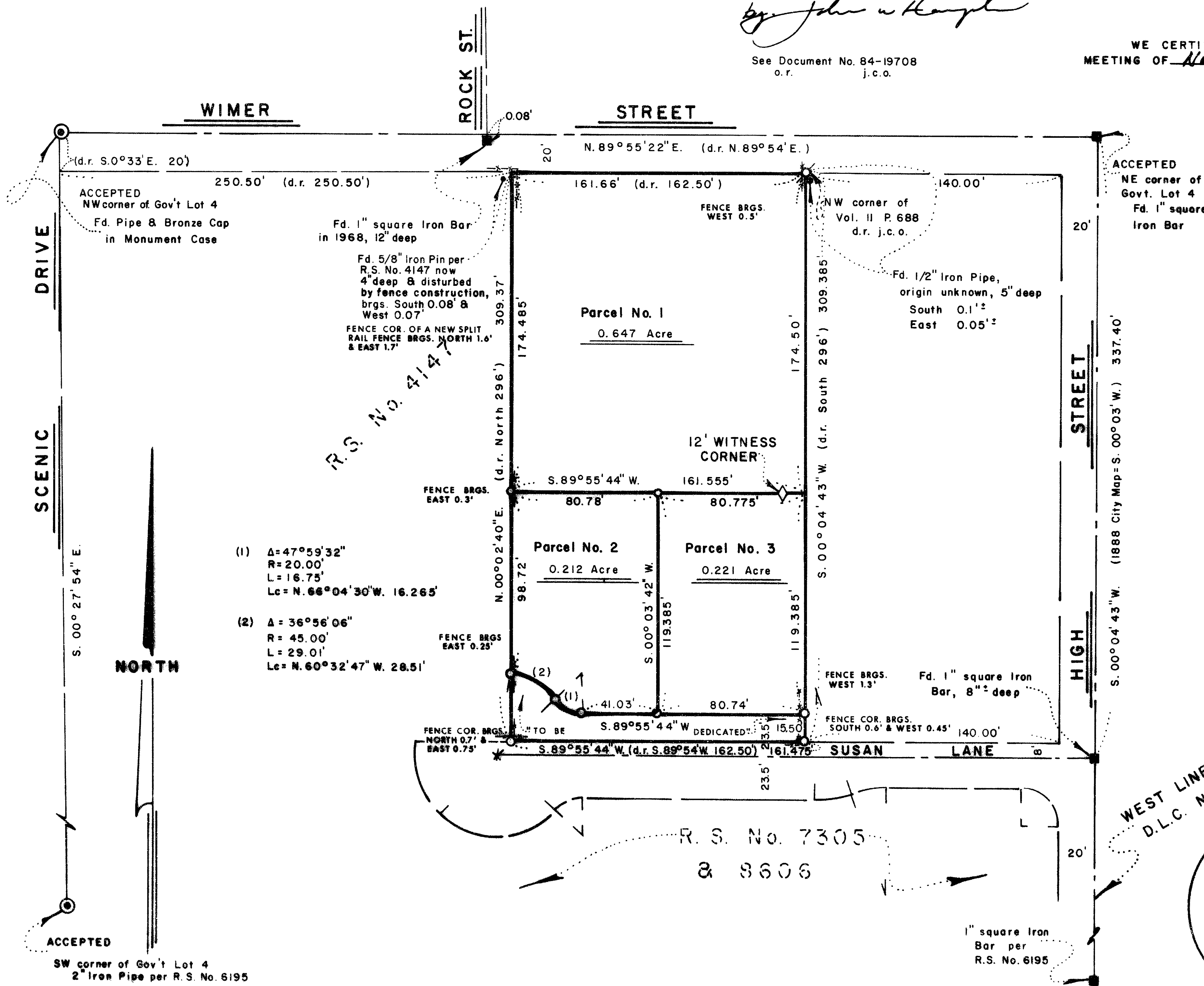
EXAMINED AND APPROVED THIS 11th DAY OF December 19 84.

[Signature]
City Surveyor

WE CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO US BY THE ASHLAND PLANNING COMMISSION IN OPEN MEETING OF November 19 19 84 THIS MAP IS HEREBY APPROVED. DATED THIS 11 DAY OF December 19 84

[Signature]
President

[Signature]
Secretary



ACCEPTED
NE corner of
Gov't Lot 4
Fd. 1" square
Iron Bar

SURVEYOR

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

DECEMBER 6, 1984

SCALE: 1" = 50'
BASIS OF BEARING:

TRUE MERIDIAN AT N-S ϵ OF SEC. 5
(derived from N.O.A.A. net)

- MONUMENT AS SHOWN
- MONUMENT AS SHOWN
- FOUND MONUMENT AS SHOWN
- SET 5/8 x 30 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED SWAIN RLS 759
- SET 1/2 x 24 INCH GALVANIZED IRON PIPE WITH YELLOW PLASTIC PLUG MARKED SWAIN RLS 759
- SET 5/8 x 24 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED SWAIN LS 759
- ◇ SET 5/8 x 24 INCH IRON PIN WITH RED PLASTIC CAP MARKED WIT COR RLS 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 CONFORMABLE TO THE FIELD NOTES AND THE SURVEY HAS BEEN CORRECTLY EXECUTED WITHIN THE REQUIREMENTS AND REGULATIONS OF THE STATE OF OREGON.

[Signature]
Surveyor

** RECEIVED **
Date 12/17/84 By JK
This survey consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

PROFESSIONAL LAND SURVEYOR
[Signature]
EVERETT L. SWAIN

SURVEY No. 10153

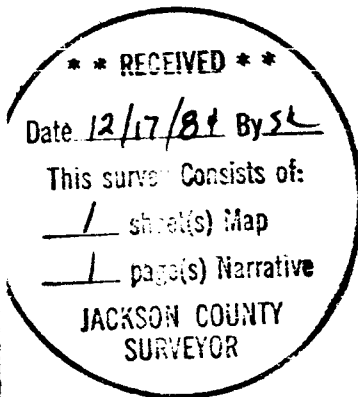
SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: John W. Harpster
120 Wimer Street
Ashland, OR 97520

LOCATION: Situated in Government Lot 4 in the Southeast quarter of Section 5, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon.

PURPOSE: To survey, monument and prepare legal descriptions for the three parcel partition as approved by the City of Ashland Planning Commission.

PROCEDURE: Utilizing the monuments found or set on Recorded Surveys No. 4147, 6195 and 7305 proceeded to evaluate the boundaries of the subject tract to be partitioned. First of all the bearing of the alley, now called Susan Lane, per the City of Ashland Official 1888 Map shows as being parallel to Wimer Street. Holding record angle from the West boundary line of Donation Land Claim No. 40, per the City of Ashland Official 1888 Map, a bearing difference of only 0°00'22" is found to exist, if the bearing along Wimer Street is held from the found monument at the Accepted Northeast corner of Government Lot 4 to the found monument at the Accepted Northwest corner of Government Lot 4. This would make the monument at Rock and Wimer Street fall slightly to the South of the centerline of Wimer Street, which, at this point, is being accepted as the North line of Government Lot 4. It was felt that holding the centerline of Wimer as shown on the accompanying map was in the best interest of everyone.



The Easterly boundary line of the parent tract of land being partitioned is to be common with the West boundary line of that tract of land as set forth in Volume 11 at page 688 of the Deed Records of Jackson County, Oregon. The West boundary line of said volume and page is 160 feet Westerly of the West boundary line of Donation Land Claim No. 40. However, those tracts of land fronting on High Street between Wimer Street and Susan Lane do not by deed record, extend Westerly to the Westerly boundary line of said volume and page. Therefore, there is a gap between the East boundary line of my client's property and the parcels of land lying Easterly thereof.

The Westerly boundary line of the client's property was held as set forth by previous survey No. 4147. This line fits the existing fence quite well except at the Northerly end and for an undetermined distance Southerly along the Westerly boundary line of Parcel No. 1. This fence is of new construction, within the last 4 or 5 years.

The Witness Corner was necessary because of a shed type structure straddling the new property line between Parcel No. 1 and Parcel No. 3. This shed, according to my client, is to be torn down and removed to eliminate this potential encroachment problem. The remainder of the survey is as shown on the accompanying map.

BASIS OF BEARING:

True Meridian at the N-S centerline of Section 5 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.

December 6, 1984

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Everett L. Swain
OREGON
JULY 8, 1968
EVERETT L. SWAIN
759