

APPROVAL:

Will Samuel
ASHLAND PLANNING COMMISSION
P.A. 85-032
DATE
6-24-85

MINOR LAND PARTITION

LOCATED IN
SW 1/4 OF SEC. 14, TWP. 39S., R. 1 E.W.M.
JACKSON COUNTY OREGON
for

DANIEL FARMER

1004 TOLMAN CREEK ROAD
ASHLAND, OREGON 97520

FILED FOR RECORD THIS THE 28 DAY OF June 1985
AT 3:44 O'CLOCK P.M. AND RECORDED IN VOLUME 6 PAGE 56
OF "MINOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON.

Will Samuel
County Clerk
Walter Sch
Deputy

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE DANIEL FARMER AND PAULINE FARMER, HUSBAND AND WIFE, ARE THE OWNERS OF THE LANDS AS SHOWN HEREON AND DESIGNATED AS PARCELS No. 1 AND 2 AND WE HAVE CAUSED THE PARTITIONING AS SHOWN HEREON. WE DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ASHLAND A NATURAL DRAINAGE WAY EASEMENT, OVER AND ACROSS PARCEL No. 1 AS SHOWN HEREON. WE DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ASHLAND A PUBLIC UTILITY EASEMENT, OVER, ACROSS AND THROUGH A STRIP OF LAND 5 FEET IN WIDTH, LYING EASTERLY OF AND CONTIGUOUS TO, THE EASTERLY RIGHT OF WAY OF TOLMAN CREEK ROAD AS SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 19 DAY OF June 19 85

Daniel Farmer
Daniel Farmer
Pauline Farmer
Pauline Farmer

STATE OF OREGON
COUNTY OF JACKSON

June 19 A.D. 19 85

PERSONALLY APPEARED THE ABOVE NAMED DANIEL FARMER AND PAULINE FARMER, HUSBAND AND WIFE, AND ACKNOWLEDGED 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

WE CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO US BY THE ASHLAND PLANNING COMMISSION IN OPEN MEETING OF May 14 1985, THIS MAP IS HEREBY APPROVED BY THE ASHLAND PLANNING COMMISSION, DATED THIS 24th DAY OF June 19 85

Will Samuel
President
John Ferguson
Secretary

EXAMINED AND APPROVED THIS 25th DAY OF June 19 85

SURVEYOR

James H. Olsen
City Surveyor

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

JUNE 19, 1985

SCALE: 1" = 60'
BASIS OF BEARING:

TRUE MERIDIAN AT N-S $\frac{1}{2}$ OF SEC. 14
(derived from N.O.A.A. net)

- ⊙ MONUMENT AS SHOWN
- FOUND 5/8 INCH IRON PIN PER R.S. No. 7720
- FOUND MONUMENT AS SHOWN
- SET 5/8 x 30 INCH IRON PIN WITH PLASTIC CAP marked SWAIN LS 759
- SET 5/8 x 24 INCH IRON PIN WITH PLASTIC CAP marked SWAIN LS 759
- ◇ SET 5/8 x 30 INCH IRON PIN WITH PLASTIC CAP marked WIT COR ELS 759
- ◇ SET 5/8 x 24 INCH IRON PIN WITH PLASTIC CAP marked WIT COR ELS 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.

Everett L. Swain
Surveyor

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 8, 1986
EVERETT L. SWAIN
759

** RECEIVED **

Date 6/20/85 By SK

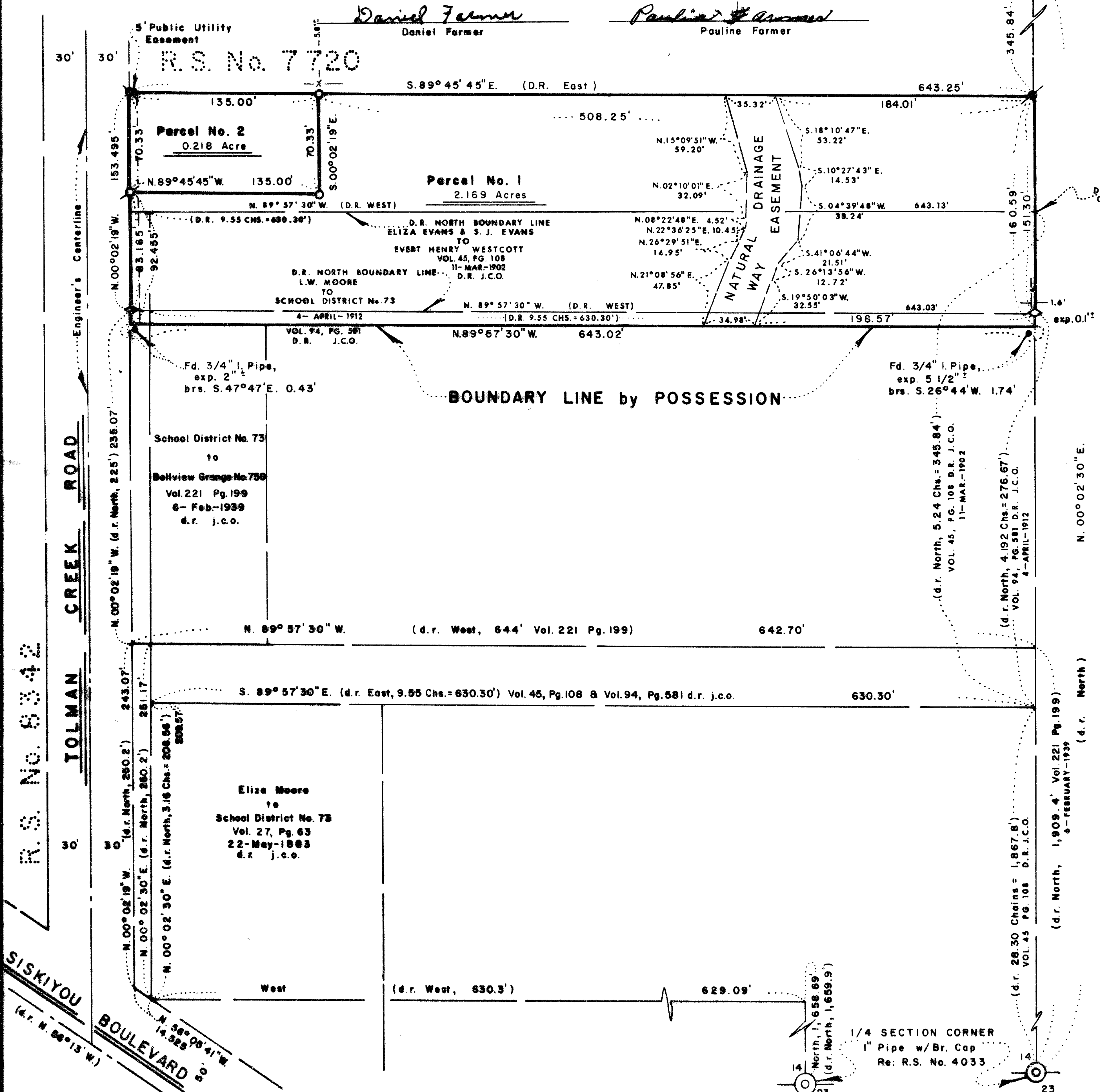
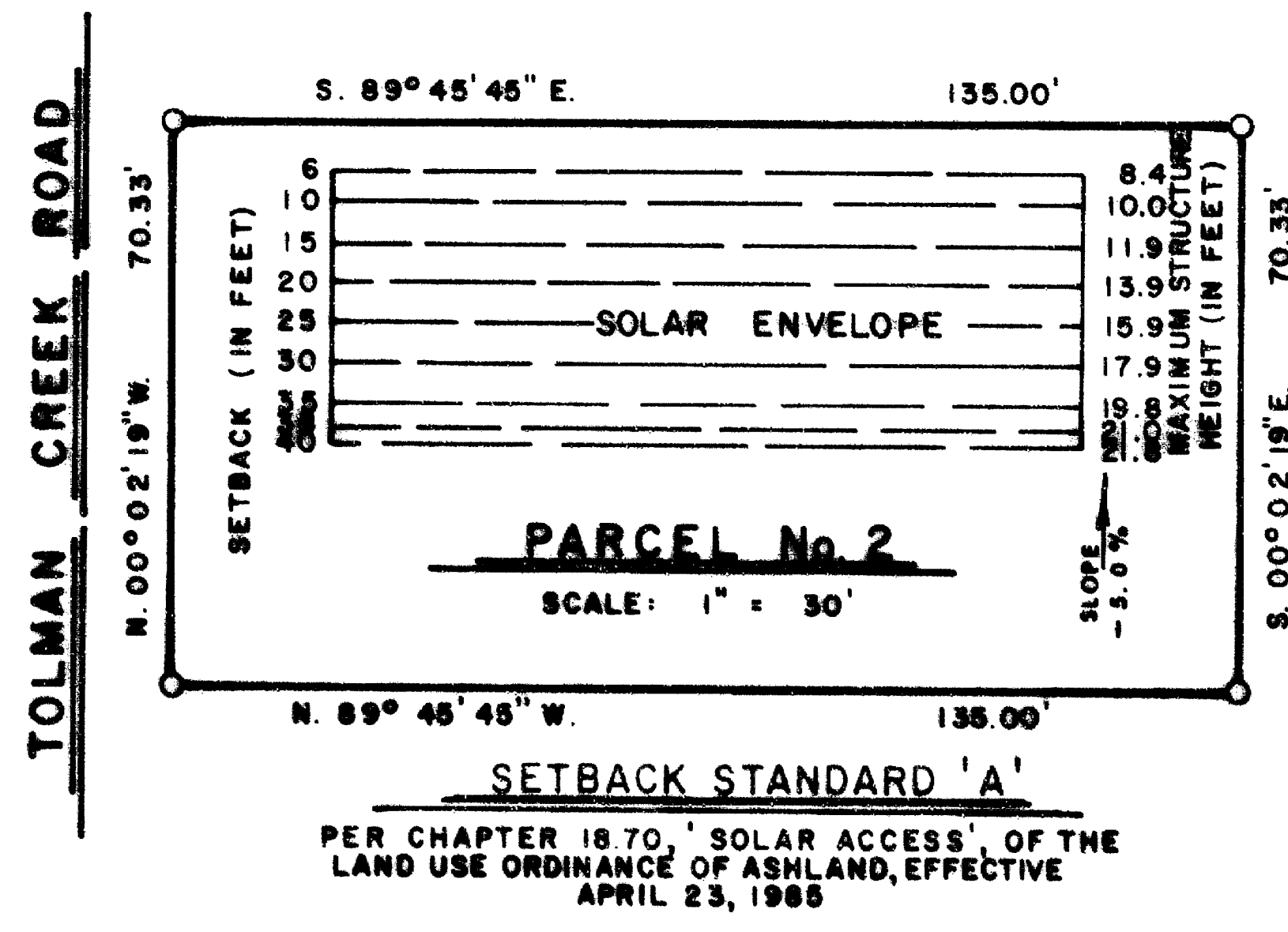
This survey consists of:

sheet(s) Map

page(s) Narrative

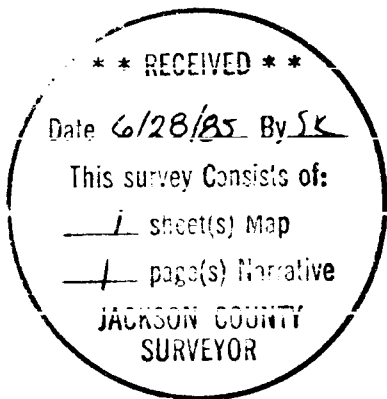
JACKSON COUNTY

SURVEYOR



SWAIN SURVEYING, INC.

27 1/2 North Main Street, Suite 9
ASHLAND, OREGON 97520



SURVEY NO. 10303

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

SURVEY FOR: Daniel Farmer
1004 Tolman Creek Road
Ashland, OR 97520

LOCATION: Situated in the Southwest quarter of Section 14, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon.

PURPOSE: To survey and monument Parcels No. 1 and 2 as shown on the accompanying map. Also, to prepare a legal description for Parcel No. 2.

PROCEDURE: Commenced this survey from control previously set while conducting Recorded Survey No. 7720. Re-tied monuments found along the clients Northerly boundary line and tied some found pipes, origin unknown, along the Southerly boundary line. Also, tied a fence along the Southerly boundary line of the clients property which is, more or less, the position of the "Boundary Line by Possession" as shown on the accompanying map.

In researching the City of Ashland field books, it was discovered that F. H. Walker had made a survey for School District No. 73 in Section 14, Township 39 South, Range 1 East of the Willamette Base and Meridian on December 6, 7, and 8, 1937 and found in Field Book U, pages 62 1/2 thru 65. Walker's survey notes show that old monumentation was found, by him, 9.9 feet difference in latitude at that time. Also, Walker shows the then existing fence to be Southerly of the North boundary line of the "School to Grange" property as monumented by Walker. It is interesting to note that the School District saw fit to issue a correction deed whereby the distance North and South was reduced by 10 feet. Therefore, it appears that School District No. 73 was aware of a "Deed Record boundary line" and a "Boundary Line by Possession" being in conflict with each other. School District No. 73 obviously preferred to hold to the fence line as my survey retracement confirms a very close relationship between the "School District No. 73" to "Bellview Grange No. 759" conveyance as set forth in Volume 221, page 199 of the Jackson County deed records. In talking with my client, he has lived at this location since 1945 and has considered the fence line as his property line. This survey has set witness corners as shown on the accompanying map and includes land, in Parcel No. 1, up to the average location of the existing fence along the Southerly boundary line. Mr. Farmer, directly or indirectly, has been advised of what steps he should take to clear that strip of land along the Southerly side of Parcel No. 1.

The "Solar Envelope" as shown on the accompanying map is a requirement of the City of Ashland Planning Department. All information, except ground slope, was determined from data as set forth in Chapter 18.70 'Solar Access' of the Land Use Ordinance of Ashland, effective April 23, 1985.

All other data is as shown on the accompanying map.

BASIS OF BEARING:

True Meridian at the N-S centerline of Section 14 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 19, 1985

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

