

APPROVAL:

*[Signature]* 5/6/86  
ASHLAND PLANNING COMMISSION  
PAGE 021 DATE

# MAJOR LAND PARTITION

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

## DENIS TONEY

96 CROWSON ROAD  
ASHLAND, OREGON 97520

FILED FOR RECORD THIS THE 14<sup>th</sup> DAY OF May 1986  
AT 11:56 O'CLOCK A.M. AND RECORDED IN VOLUME 2 PAGE 75  
OF "MAJOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON.  
*[Signatures]*  
County Clerk Deputy

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE  
MERLIN D. NUSS AND MARVEL C. NUSS, HUSBAND AND WIFE, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS AS SHOWN HEREON AND DESIGNATED AS PARCELS No. 1, 2 & 3 & DENIS TONEY CONSTRUCTION IS THE CONTRACT PURCHASER OF PARCELS No. 1 & 2 & WE HAVE CAUSED THE PARTITIONING AS SHOWN HEREON. WE DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ASHLAND, A PUBLIC UTILITY EASEMENT, OVER, ACROSS, AND THROUGH PARCELS No. 1, 2 AND 3 AS SHOWN HEREON. THAT PORTION OF PARCEL No. 3 SHOWN HEREON AS 'PRIVATE ACCESS' SHALL BE UTILIZED FOR MUTUAL INGRESS AND EGRESS BY BOTH PARCELS No. 2 AND 3 BUT NOT LIMITED EXCLUSIVELY THERETO. PUBLIC AND PRIVATE EMERGENCY VEHICLES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID 'PRIVATE ACCESS'. PARCELS No. 1, 2, AND 3 ARE SUBJECT TO IRRIGATION, DRAINAGE WAY, AND PRIVATE SANITARY SEWER EASEMENTS AS SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 28<sup>th</sup> DAY OF April 1986

*[Signature]*  
Merlin D. Nuss

*[Signature]*  
Marvel C. Nuss

*[Signature]*  
Denis Toney  
DBA Denis Toney Construction

STATE OF OREGON  
COUNTY OF JACKSON

April 28 A.D. 1986

PERSONALLY APPEARED THE ABOVE NAMED MERLIN D. NUSS AND MARVEL C. NUSS, HUSBAND AND WIFE, AND DENIS TONEY DBA DENIS TONEY CONSTRUCTION AND ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

*[Signature]*  
NOTARY PUBLIC FOR OREGON  
My Commission expires 6-30-86

EXAMINED AND APPROVED THIS 28<sup>th</sup> DAY OF April 1986

*[Signature]*  
City Surveyor

WE CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO US BY THE ASHLAND PLANNING COMMISSION IN OPEN MEETING OF April 9 1986 THIS MAP IS HEREBY APPROVED. DATED THIS 6th DAY OF May 1986

*[Signature]*  
President

*[Signature]*  
Secretary

*[Signature]*  
WINONA G. SWAIN  
NOTARY PUBLIC - OREGON  
My Commission Expires 6-30-86

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

### SURVEYOR

APRIL 23, 1986

SCALE: 1" = 20'  
BASIS OF BEARING:

TRUE MERIDIAN AT N-S & OF SEC. 14  
(derived from N.O.A.A. net)

- MONUMENT AS SHOWN
- FOUND 5/8 INCH IRON ROD PER R.S. No. 8879
- SET 1/2 x 24 INCH GALVANIZED IRON PIPE WITH PLASTIC PLUG mkd. SWAIN RLS 759

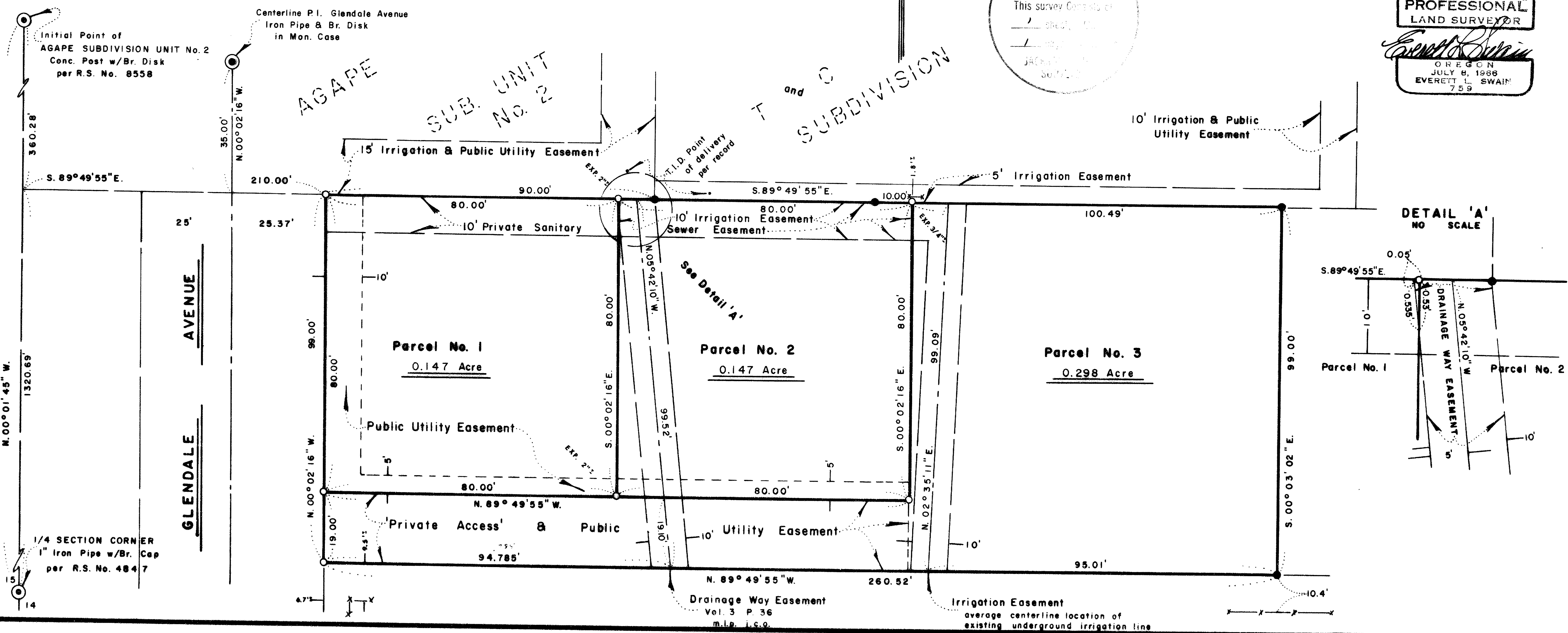
### SURVEYOR'S CERTIFICATE

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: 5/14/86 By: *[Signature]*  
This survey consists of:  
1 sheet of  
1 page of  
JACKSON COUNTY  
SURVEYS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*[Signature]*  
OREGON  
JULY 8, 1988  
EVERETT L. SWAIN  
759



**SWAIN SURVEYING, INC.**  
27 1/2 North Main Street, Suite 9  
ASHLAND, OREGON 97520

SURVEY No. 10557

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

**SURVEY FOR:** Denis Toney  
96 Crowson Road  
Ashland, OR 97520

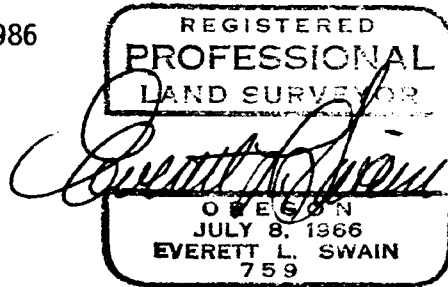
**LOCATION:** Situated in the Northwest quarter of Section 14, Township 39 South,  
Range 1 East of the Willamette Base and Meridian, Jackson County,  
Oregon.

**PURPOSE:** To partition and adjust a boundary line for Parcels No. 2 and 3  
of that Minor Land Partition filed for record the 5th day of  
February, 1980 and recorded in Volume 3 at page 36 of "Minor Land  
Partitions" in Jackson County, Oregon. Prepare two (2) legal  
descriptions for Parcels No. 1 and 2.

**PROCEDURE:** From control established in the course of surveying Agape Subdivision  
Units 1 and 2 and monuments found as previously set for the T and C  
Subdivision, Recorded Surveys No. 4847 and 8879 and Agape Subdivision  
Unit No. 2, proceeded to survey and monument those parcels of land  
as shown on the accompanying map and as approved by the City of  
Ashland Planning Commission on May 6, 1986.

**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.

April 23, 1986



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

T.L. 4100 - 4101 39 1E 14B

