





SWAIN SURVEYING, INC.

27 1/2 North Main Street
Ashland, Oregon 97520

Survey No. 10635

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Carroll Alleman
1213 Covina
Medford, OR 97501

LOCATION: Situated in the Southeast quarter of Section 8, Township 39 South,
Range 1 East of the Willamette Base and Meridian, Jackson County,
Oregon.

PURPOSE: To partition a tract or parcel into two parcels and adjust the
boundary line of a third parcel. Proceeded to monument said parcels
and prepare three (3) legal descriptions, per client's request and the
approval by the City of Ashland Planning Commission.

PROCEDURE: Recovered previously established survey control. Proceeded to
establish new control as needed. Proceeded to set monuments as shown
on the accompanying map, per client's request. For additional
information about the section corner common to Sections 8, 9, 16, and
17, Township 39 South, Range 1 East, see Recorded Survey No. 9339.
The remainder of the survey is as shown on the accompanying map.

BASIS OF BEARING:

True Meridian at the N-S centerline of Section 8 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.

July 26, 1986

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Everett L. Swain
OREGON
JULY 8, 1966
EVERETT L. SWAIN
759

** RECEIVED **

Date 8/7/86 By SK

This survey Consists of:

2 sheet(s) Map

1 page(s) Narrative

JACKSON COUNTY
SURVEYOR

APPROVAL:

Steve Jaraman 8/1/86
ASHLAND PLANNING COMMISSION DATE
PA 85-106

MAJOR LAND PARTITION

LOCATED IN
SE 1/4 OF SEC. 8, TWP. 39 S., R. 1 E.W.M.
JACKSON COUNTY OREGON
for

FILED FOR RECORD THIS THE 7th DAY OF August 19 86
AT 3:17 O'CLOCK P.M. AND RECORDED IN VOLUME 2 PAGE 81
OF "MAJOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON.
Kathleen L. Beckwith County Clerk
Ruby A. Poling Deputy

DEDICATION

CARROLL ALLEMAN

KNOW ALL MEN BY THESE PRESENTS, THAT WE C.W. ALLEMAN AND JAMES L. AND ALICE ALLEMAN, HUSBAND AND WIFE, ARE THE OWNERS OF PARCELS No. 1, 2 AND A PORTION OF PARCEL No. 3 AND HENRY S. KRANZLER IS THE OWNER OF A PORTION OF PARCEL No. 3 AND 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 PARCELS No. 1, 2 AND 3, SHOWN HEREON AS "PRIVATE ACCESS" PER MLP PA85-106, SHALL BE UTILIZED FOR INGRESS AND EGRESS FOR SAID PARCELS BUT SHALL NOT BE LIMITED EXCLUSIVELY THERETO. PUBLIC AND PRIVATE EMERGENCY VEHICLES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID "PRIVATE ACCESS". SAID "PRIVATE ACCESS" SHALL ALSO BE UTILIZED AS A PUBLIC UTILITY EASEMENT AS SHOWN HEREON. PARCELS No. 1, 2 AND 3 ARE SUBJECT TO IRRIGATION EASEMENTS, NATURAL DRAINAGE WAYS, PRIVATE ACCESS EASEMENT AND RIGHTS OF WAY OF RECORD AND THOSE WHICH ARE APPARENT UPON THE LAND. WE, C.W. ALLEMAN AND JAMES L. ALLEMAN, OWNERS OF REAL PROPERTY NORTHERLY AND NORTHEASTERLY OF AND CONTIGUOUS TO PARCEL No. 2 AS SHOWN HEREON, DO MAKE AND ESTABLISH A PRIVATE SANITARY SEWER EASEMENT OVER, ACROSS AND THROUGH SAID REAL PROPERTY FOR THE USE AND BENEFIT OF THE OWNERS OF, THEIR HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST, PARCEL No. 2 BUT SHALL NOT BE LIMITED EXCLUSIVELY THERETO. FENCES SHALL NOT BE CONSTRUCTED ALONG ANY RIGHT OF WAY LINE AND/OR PARCEL BOUNDARY LINE THAT WOULD IN ANY WAY CREATE A PROBLEM WITH THE UTILIZATION OF THE "PRIVATE ACCESS" ROAD FOR INGRESS AND EGRESS.

1213 COVINA
MEDFORD, OREGON 97501

EXAMINED AND APPROVED THIS 1st DAY OF August 19 86

WE CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO US BY THE ASHLAND PLANNING COMMISSION IN OPEN MEETING OF December 11 19 85 THIS MAP IS HEREBY APPROVED. DATED THIS 1st DAY OF August 19 86

Carole F. Stout
President

James H. Olson
City Surveyor

John Ferguson
Secretary

** RECEIVED **
Date 8/7/86 By *SR*
This survey consists of:
2 sheets Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

Winona G. Swain
WINONA G. SWAIN
NOTARY PUBLIC - OREGON
My Commission Expires 6-30-90

C.W. Alleman & James L. Alleman
25' Private Access Easement
per MLP PA 80-21
S. 89° 56' 02" W. 225.00'

PARCEL No. 2
0.627 Acre
Private Sanitary Sewer Easement
SOUTHERLY BOUNDARY OF PARCEL No. 2 PER MLP PA 80-21

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 26th DAY OF June 1986.

C.W. Alleman *Henry S. Kranzler*
C.W. ALLEMAN HENRY S. KRANZLER

STATE OF OREGON
COUNTY OF JACKSON SS
June 26 A.D. 1986

PERSONALLY APPEARED THE ABOVE NAMED C.W. ALLEMAN AND ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: *Winona G. Swain*
NOTARY PUBLIC FOR OREGON
My Commission expires 6-30-90

STATE OF OREGON
COUNTY OF JACKSON SS
June 26 A.D. 1986
PERSONALLY APPEARED THE ABOVE NAMED HENRY S. KRANZLER AND ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: *Winona G. Swain*
NOTARY PUBLIC FOR OREGON
My Commission expires 6-30-90

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 30th DAY OF June 1986.

James L. Alleman *Alice Alleman*
JAMES L. ALLEMAN ALICE ALLEMAN

STATE OF OREGON
COUNTY OF Washington SS
June 30 A.D. 1986

PERSONALLY APPEARED THE ABOVE NAMED JAMES L. AND ALICE ALLEMAN, HUSBAND AND WIFE, AND ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

BEFORE ME: *Annita M. Cross*
NOTARY PUBLIC FOR OREGON
My Commission expires 2-23-89

PARCEL No. 1
18.68 Acres

35' Right of Way
Vol. 84 P. 339
dr. j.c.o.
Dec. 29, 1910

25' Private Access Easement
per MLP PA 80-21

R/W
Δ = 25° 32' 49"
R = 75.00'
L = 33.44'

R/W
Δ = 41° 34' 25"
R = 75.00'
L = 54.42'

Public Utility Easement (P.U.E.)

25' Private Access Easement
per MLP PA 85-106

Annita M. Cross
2-23-89