

APPROVAL:

*John M. Laughlin* 8-30-88  
ASHLAND PLANNING COMMISSION DATE  
PAB8-102

# MAJOR LAND PARTITION

located in  
Southeast Quarter of Section 8,  
Township 39 South, Range 1 East of the  
Willamette Base and Meridian,  
JACKSON COUNTY OREGON

for  
**ALBERT C. MEYER**  
333 Granite Street  
Ashland, Oregon 97520

FILED FOR RECORD THIS THE 7 DAY OF September, 1988  
AT 12:00 O'CLOCK P.M. AND RECORDED IN VOLUME 3 PAGE 10  
OF "MAJOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON

*Kathleen J. Beckett*  
County Clerk

*Jay A. Ramirez*  
Deputy

EXAMINED AND APPROVED THIS 24th DAY OF August, 1988.

WE CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO US BY THE ASHLAND  
PLANNING COMMISSION IN OPEN MEETING OF July 13, 1988,

THIS MAP IS HEREBY APPROVED, DATED THIS 30 DAY OF August, 1988.

*Walter Benson*  
President Secretary

*James H. Olson*  
City Surveyor

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that I

Albert C. Meyer, am the owner in fee simple of those lands shown hereon as Parcel No. 1 and 2 and that I have caused the partitioning as shown hereon. I do hereby make and establish an 'APPURTENANT EASEMENT' to that 25 foot 'Private Access' way shown on that Major Land Partition filed for record the 7th day of August, 1986 and recorded in Volume 2, Page 81 of "Major Land Partitions" in Jackson County, Oregon. The intent of this easement is to provide for a vehicular 'turnout' and 'turnaround', road slope easement and maintenance. Further, I hereby conditionally grant to the City of Ashland, a right to install and maintain public utilities within said easement providing that no destruction or damage to existing trees, above ground boulders, in the vicinity of the 'turnaround', storm drain pipe system, including headwalls, and rip rap for road slope stabilization occurs. If such disturbance or damage should occur, then it shall be the responsibility of the City of Ashland to repair, at City expense, those areas disturbed to a condition as good as or better than, what was in place at the time construction commenced. I hereby grant to the future owner of Parcel No. 2, as shown hereon, as well as his or her heirs, assigns and successors in interest, an easement and the right to install and maintain underground utilities over, across and through that portion of the 'APPURTENANT EASEMENT' as set forth hereinabove, which is situated within Parcel No. 1, as shown hereon. By the acceptance and utilization of this easement, the owner of, his or her heirs, assigns and successors in interest agree that any of that area within the 'APPURTENANT EASEMENT' shall be returned to a condition as good as or better than was present at the time construction commenced and all cost shall be the sole responsibility of the owner of Parcel No. 2, his or her heirs, assigns and successors in interest. Parcel No. 2 shall have a right of ingress and egress over and across that "Private Access" subject to all the conditions as set forth in the DEDICATION of that Major Land Partition filed for record and recorded in Volume 2, Page 81 of "Major Land Partitions" in Jackson County, Oregon. Parcels No. 1 and 2 shall be subject to irrigation easements, Natural drainage ways, Private Access Easements and rights of way of record and those which are apparent upon the land. I hereby declare that NO parking, for any length of time, except in cases of emergencies, shall be allowed in the 'turnaround' and 'turnout' areas as shown on the accompanying map. Fences and/or gates shall not be constructed along any access right of way line, Easement of Parcel boundary line that would in any way create a problem with the utilization of the "Private Access" road, 'turnaround' and 'turnout' areas which is intended for ingress and egress in conjunction with those land owners in the immediate area and approved by City of Ashland Planning Action No. 85-106.

IN WITNESS WHEREOF, I have set my hand and seal this 23 day of August, 1988.

*Albert C. Meyer*  
ALBERT C. MEYER

*James H. Olson*  
**JAMES H. OLSON**  
NOTARY PUBLIC - OREGON  
MY COMMISSION EXPIRES Sept. 22, 1990

## STATE OF OREGON

County of Jackson SS  
23 Aug A.D., 1988

Personally appeared the above named Albert C. Meyer and acknowledge the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

*James H. Olson*  
NOTARY PUBLIC FOR OREGON  
My Commission expires Sept. 22, 1990

**PARCEL No. 2**  
16.93 Acres, m. o. l.

PRIVATE ACCESS EASEMENT  
per M.L.P. PABO-21, Vol. 3  
Page 58 & M.L.P. PAB5-106  
Vol. 2, Pg. 81 of  
M.L.P. J.C.O.

**PARCEL No. 1**  
1.74 Acres, m. o. l.

Boundary Line  
by Agreement  
Doc. No. 80-01391  
o.r. J.c.o.

SECTION CORNER  
McCall's location  
per R.S. No. 8239  
No point set

REFERENCE MONUMENT  
2" I. Pipe per R.S.  
No. 8239 brgs.  
S. 29° 15' 05" E., 1.36'

\*\* RECEIVED \*\*

Date 9-7-88 By SL

This survey consists of  
1 sheet(s) Map  
1 page(s) Narrative

JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 6, 1986  
EVERETT L. SWAIN  
759

Boundary Line by Agreement  
Document No. 80-01390  
o.r. J.c.o.

N 90° 00' 00" E 756.42'

SURVEYOR

AUGUST 15, 1988

SWAIN SURVEYING, INC.  
27 1/2 North Main Street  
Ashland, Oregon 97520

SCALE: 1" = 100'  
BASIS OF BEARING:

TRUE MERIDIAN AT N-S CENTERLINE OF  
SECTION 8  
(derived from N.O.A.A. net)

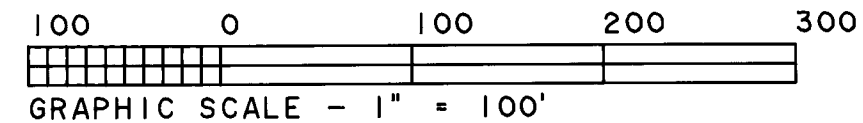
## SURVEYOR'S CERTIFICATE

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

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE
1	50.00'	27.58'	50.40'	57° 45' 13"	114° 35' 30"
2	50.00'	9.54'	19.85'	21° 38' 50"	114° 35' 30"
3	50.00'	6.91'	13.73'	15° 43' 43"	114° 35' 30"
4	75.00'	61.98'	124.48'	95° 04' 46"	76° 23' 40"
5	75.00'	11.23'	22.29'	17° 01' 40"	76° 23' 40"

COURSE	BEARING	DISTANCE
6	N 26° 40' 33" W	16.54'
7	S 13° 49' 13" E	11.08'
8	N 72° 28' 38" E	60.21'
9	N 14° 51' 48" E	9.43'



Tax Lot 703, 39-1E-8DD  
Ref: AM 1286T



SWAIN SURVEYING, INC.

27 1/2 North Main Street  
Ashland, Oregon 97520

11309

Survey No. \_\_\_\_\_

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: Albert C. Meyer  
333 Granite Street  
Ashland, Oregon 97520

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 Survey and monument the parcels of land as shown on  
the accompanying map per clients request and city  
approval. Also, to prepare a legal description for  
Parcel No. 2.

PROCEDURE: From previous control established while executing  
Recorded Surveys No. 8239, 8409, 10050, and 10635  
proceeded to Survey and monument Parcels No. 1 and 2 as  
shown hereon.

BASIS OF BEARING: True Meridian at the North-South 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.

August 15, 1988  
ref: AM1286T.NAR

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

Tax Lot 703, 39-1E-8DD

