

11366

APPROVAL:

Robert Capp *October 11, 1988*
JACKSON COUNTY PLANNING COMMISSION DATE
File 88-22-MP

MINOR LAND PARTITION

FILED FOR RECORD THIS THE 18 DAY OF October, 1988
AT 8:00 O'CLOCK A.M. AND RECORDED IN VOLUME 8 PAGE 78
OF "MINOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON.

located in
a portion of Lot 23 and 24 in Block "1" of the
ROGUE RIVER VALLEY ORCHARD COMPANY'S 10 ACRE ORCHARD TRACTS
in the Southeast Quarter of the Southeast Quarter of Section 30,
Township 38 South, Range 1 East of the
Willamette Base and Meridian,
JACKSON COUNTY OREGON
for

Kathleen S. Beckett
County Clerk

Honda E. Peckham
Deputy

CAROLE PAINTER JOHNSON

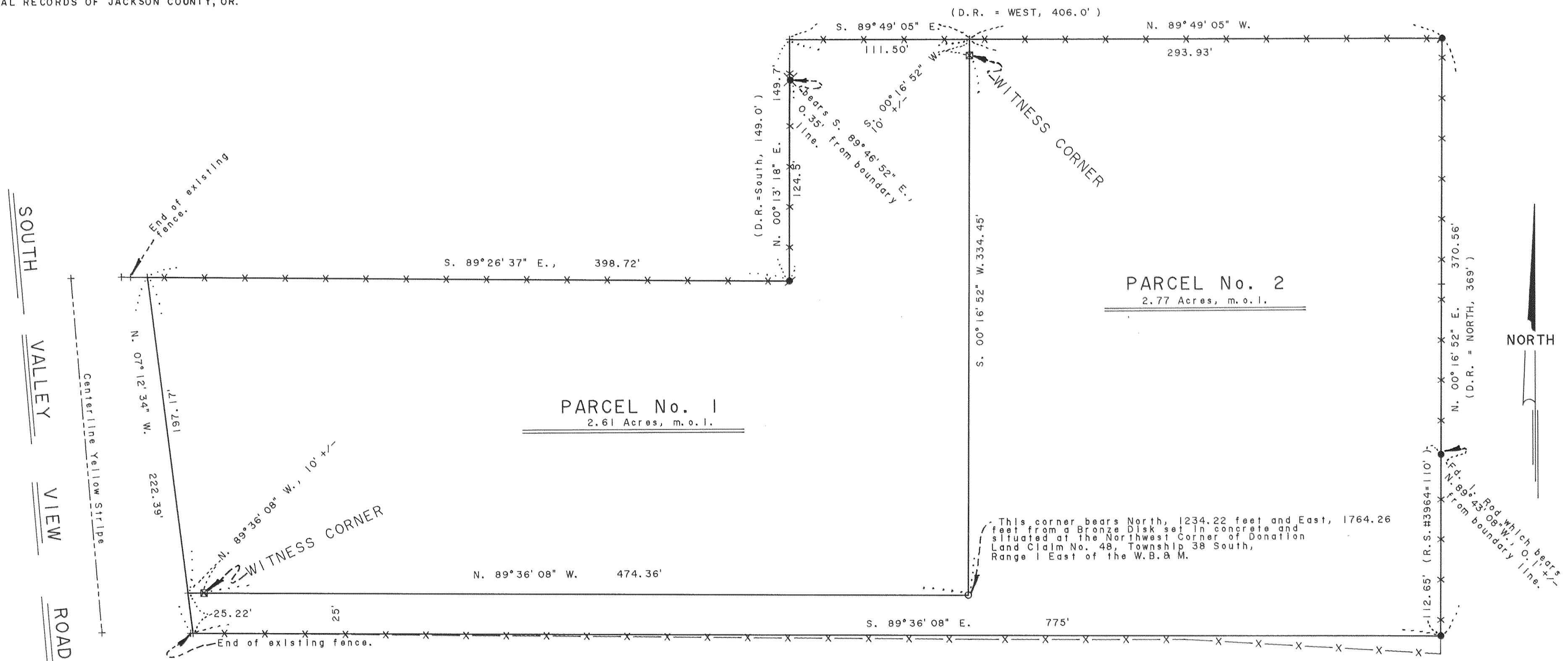
658 South Valley View Road
Ashland, Oregon 97520

NOTE:

The following statements are the requirement of the Jackson County Planning Commission and in no way reflects the opinion of this Surveyor.

- 1) "This property, at the time of the recording of the final map, and deed recordation, was not shown to be suitable for development as of this date because a sewage disposal system has not been approved for this property."

WATER RIGHT STATEMENT:
SEE DOCUMENT No. 88-22023 OF THE
OFFICIAL RECORDS OF JACKSON COUNTY, OR.



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

SCALE: 1" = 50'
BASIS OF BEARING:

TRUE MERIDIAN AT EAST BOUNDARY LINE OF SECTION 30
(derived from N.O.A.A. net) ** RECEIVED **

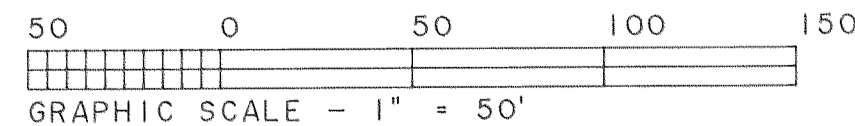
- Found 5/8 Inch Iron Rod per Recorded Survey No. 3694
- Found 1/2 Inch Pinched Top Iron Pipe, exp. 4 Inches, origin unknown.
- ✕ Found 5/8 Inch Iron Rod, exp. 11 Inches, & tied to East face of a fence post origin unknown
- Set 1/2 x 24 Inch Galvanized Iron Pipe with plug mkd: SWAIN LS 759
- ⊠ Set 3/4 x 24 Inch Iron Rod with Red Plastic Cap mkd: WIT.COR. RLS 759

Date 10-19-88
This survey consists of
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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



NOTE:

The exterior boundary lines are lines of occupation for the most part. No attempt was made to re-survey the Lots of the ROGUE RIVER VALLEY ORCHARD COMPANY'S 10 ACRE ORCHARD TRACTS according to the Plat, now of record.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Everett L. Swain
OREGON
JULY 9, 1966
EVERETT L. SWAIN
759

Tax Lot 5900, 38-1E-29
Ref: CJ 1299T

11366



SWAIN SURVEYING, INC.

27 1/2 North Main Street
Ashland, Oregon 97520

Survey No. 11366

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

SURVEY FOR: Carole Painter Johnson
658 South Valley View Road
Ashland, Oregon 97520

LOCATION: Situated in a portion of Lot 23 and Lot 24 in Block "I"
of the ROGUE VALLEY ORCHARD COMPANY'S 10 ACRE ORCHARD
TRACTS in the Southeast Quarter of the Southeast
Quarter of Section 30, Township 38 South, Range 1 East
of the Willamette Base and Meridian, Jackson County,
Oregon.

PURPOSE: To survey, monument and prepare two legal descriptions
for those tracts or parcels of land as shown on the
accompanying map per clients request and the approval
of the Jackson County Planning Department.

PROCEDURE: This survey was started by conducting a field search
for monumentation set and shown on Recorded Survey No.
3694. Some of these monuments were found and are as
shown on the accompanying map. The retraced distances
were not to good in relation to the survey record.
After tying fences, the existing center of South Valley
View Road and monuments of an unknown origin, proceeded
to evaluate the improvements found on the ground with
Recorded Survey No. 3694. For the most part, the
exterior boundaries of these two parcels are lines of
occupation. The interior dividing line of Parcel No. 1
and Parcel No. 2 was established according to clients
wishes and the approval of the Jackson County Planning
Department. The location of the East right of way line
of South Valley View Road was extracted from a State
Highway Right of Way Map. No attempt was made to
retrace the exterior Lot lines of the ROUGE RIVER
VALLEY ORCHARD COMPANY'S 10 ACRE ORCHARD TRACTS
according to the plat, now of record.

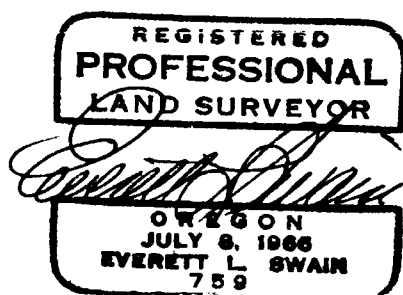
BASIS OF BEARING:

True Meridian at the East Boundary Line of Section 30
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 27, 1988

Ref: CJ1299T.NAR

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



Tax Lot 5900, 38-1E-29

