

# MINOR LAND PARTITION

Located in lot 3, W.C. Myers Addition to the City of Ashland, DLC 38, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon.

## KENNETH & KAY ANDERSON

925 North Main Street  
Ashland, Oregon 97520

Filed for record this the 2 day of March, 1989 at 3:17 o'clock P. M.  
and recorded in volume 9, page 15 of "Minor Land Partitions" in  
Jackson County, Oregon.

Kathleen S. Beckett County Clerk  
Alenda E. Beckham Deputy

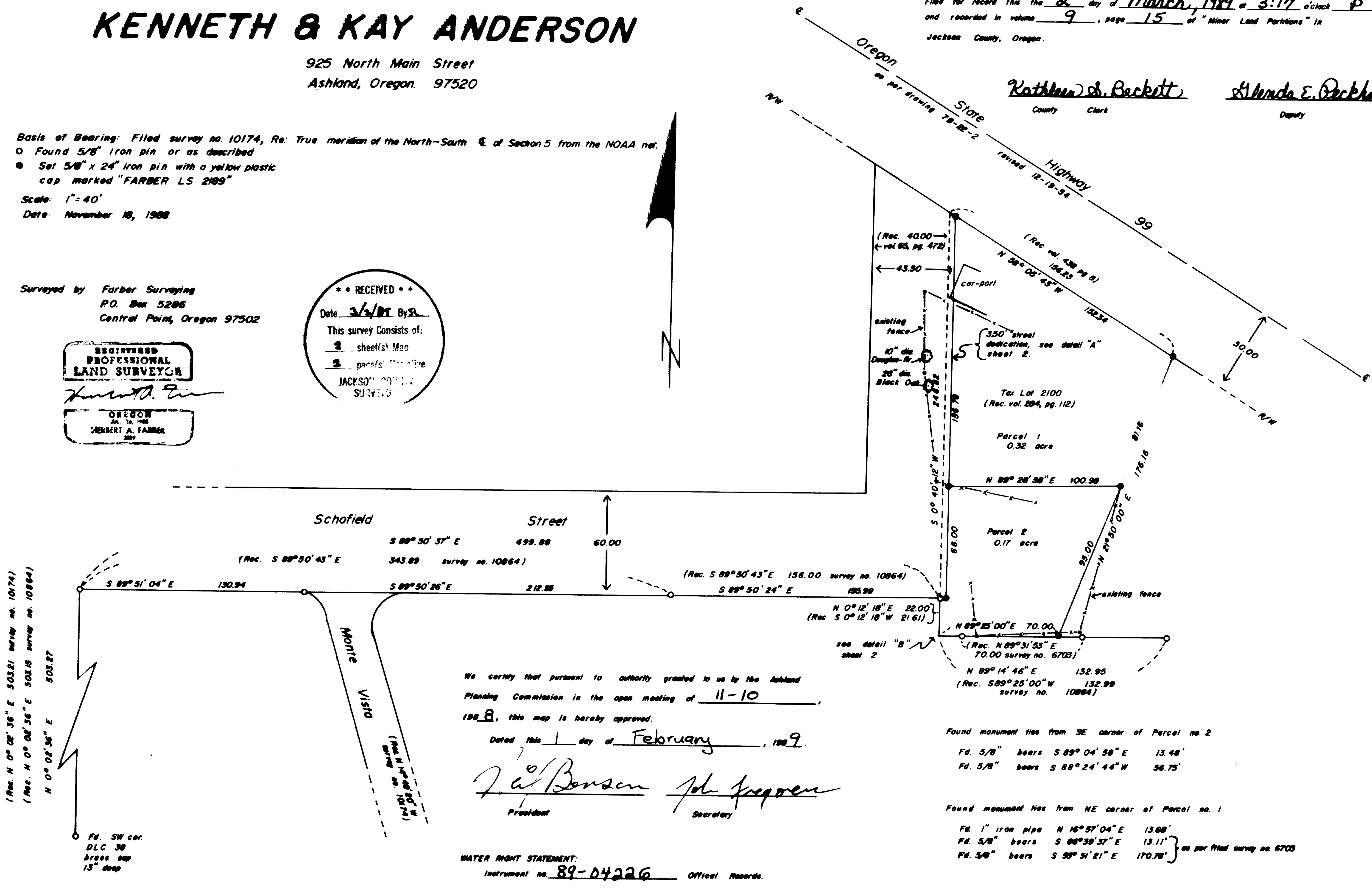
Basis of Bearing: Filed survey no. 10174, Re: True meridian of the North-South  $\epsilon$  of Section 5 from the NOAA net.  
O Found 5/8" iron pin or as described  
● Set 5/8" x 24" iron pin with a yellow plastic cap marked "FARBER LS 2189"  
Scale: 1"=40'  
Date: November 18, 1988

Surveyed by: Farber Surveying  
P.O. Box 5286  
Central Point, Oregon 97502

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
1981-84, 1988  
HERBERT A. FARBER  
207

\*\* RECEIVED \*\*  
Date 3/4/89 By SA  
This survey consists of:  
- 2 sheet(s) Map  
- 2 parcel(s) Plat  
JACKSON COUNTY  
SURVEYOR



We certify that pursuant to authority granted to us by the Ashland Planning Commission in the open meeting of 11-10, 1988, this map is hereby approved.

Dated this 1 day of February, 1989.

J. J. Benson Job prepared  
President Secretary

WATER RIGHT STATEMENT:  
Instrument no. 89-04226 Official Records.

Found monument ties from SE corner of Parcel no. 2

Fd. 5/8" bears S 89° 04' 58" E 13.48'  
Fd. 5/8" bears S 88° 24' 44" W 56.75'

Found monument ties from NE corner of Parcel no. 1

Fd. 1" iron pipe N 16° 57' 04" E 13.68'  
Fd. 5/8" bears S 86° 39' 37" E 13.11'  
Fd. 5/8" bears S 30° 51' 21" E 170.78' as per filed survey no. 6703

I, Herbert A. Farber, hereby certify that this is an exact copy of the original. Herbert A. Farber

from Talent to Sheridan Street in Ashland. His information is not for sharing. At this point I will concede that my right of way location may not be precise, however the property descriptions I have prepared for the Parcel No. 1 call for the deed line which protects my clients interest.

Bearing is based on the west line of Donation Land Claim No. 38, as derived from the True Meridian at the north south center line of Section 5 from N.O.A.A. net, as per filed survey no. 10174.

Surveyed by: Farber Surveying  
P.O. Box 5286  
Central Point, Oregon 97502

Date: November 18, 1989

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Herbert A. Farber*

OREGON  
JULY 26, 1905  
HERBERT A. FARBER  
2189

\*\* RECEIVED \*\*  
Date 3-2-89 By JK  
This survey Consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

Survey for      Ken and Kay Anderson  
                    925 North Main  
                    Ashland, Oregon 97520

Location:        Located in Lot 3, W.C. Myers Addition to The  
                    City of Ashland, Donation Land Claim No. 38,  
                    Township 39 South, Range 1 East of the  
                    Willamette Meridian, Jackson County, Oregon.

Purpose:            To monument the Minor Partition approved by  
                    the Ashland Planning Commission P.A. No. 88-  
                    142 as shown on the accompanying map.

Procedure:        A closed traverse was used to tie in the  
                    controlling corners and monumentation of other  
                    surveys in the area. I analyzed the evidence  
                    from the relevant deed documents and surveys.

The first deed for this particular parcel was conveyed on July 24, 1947 in Volume 284 Page 112 of the deed records of Jackson County. This deed conveyed portions of three lots, Lot 3, Lot 5, and vacated Schofield Street, to form one parcel. This action provides senior rights on the easterly line, the south line and that portion of the west line in lot 5. The remainder of the west line is controlled by Volume 65 Page 472 which conveys the west forty feet of Lot 3 to the City of Ashland for the purposes of a street. The northerly line is controlled by Volume 438 Page 8 which conveys a portion of Lot 3 to the State Highway Commission for the Pacific Highway.

The east line of Schofield Street was located with the aid of M.C. Myers original plat and other survey work in the area as shown on the accompanying maps. This line was used to control the point of beginning of Volume 284-Page 112, which is called for in this deed, rather than the 483.20 feet North and 520.02 feet East stated in the deed. I used the calls rather than the measurement from the Donation Land Claim corner.

The Oregon State Highway Right of Way was another challenging matter. I visited the State Highway office in Medford and got copies of drawing 7B-22-2 revised December 19, 1954, which is an asbuilt of the highway. Utilizing said map I determined the location of the southbound center line with the physical evidence available and monumented the right of way as shown. I should note that the State Highway Department was not aware of its location, however I have since learned that Everett Swain has retraced said center line