

APPROVAL:  
ASHLAND PLANNING COMMISSION

# MINOR LAND PARTITION

FILED FOR RECORD THIS THE 23 DAY OF May 1989  
AT 3:08 O'CLOCK, P. M. AND RECORDED IN VOLUME 9  
PAGE 39, OF "MINOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON.

WE CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO US BY THE ASHLAND PLANNING COMMISSION IN OPEN MEETING OF Dec. 15, 1988 THIS MAP IS HEREBY APPROVED BY THE ASHLAND PLANNING COMMISSION, DATED THIS 24 DAY OF April, 1989.  
*Neil Benson* PRESIDENT  
*Mia J. King* SECRETARY

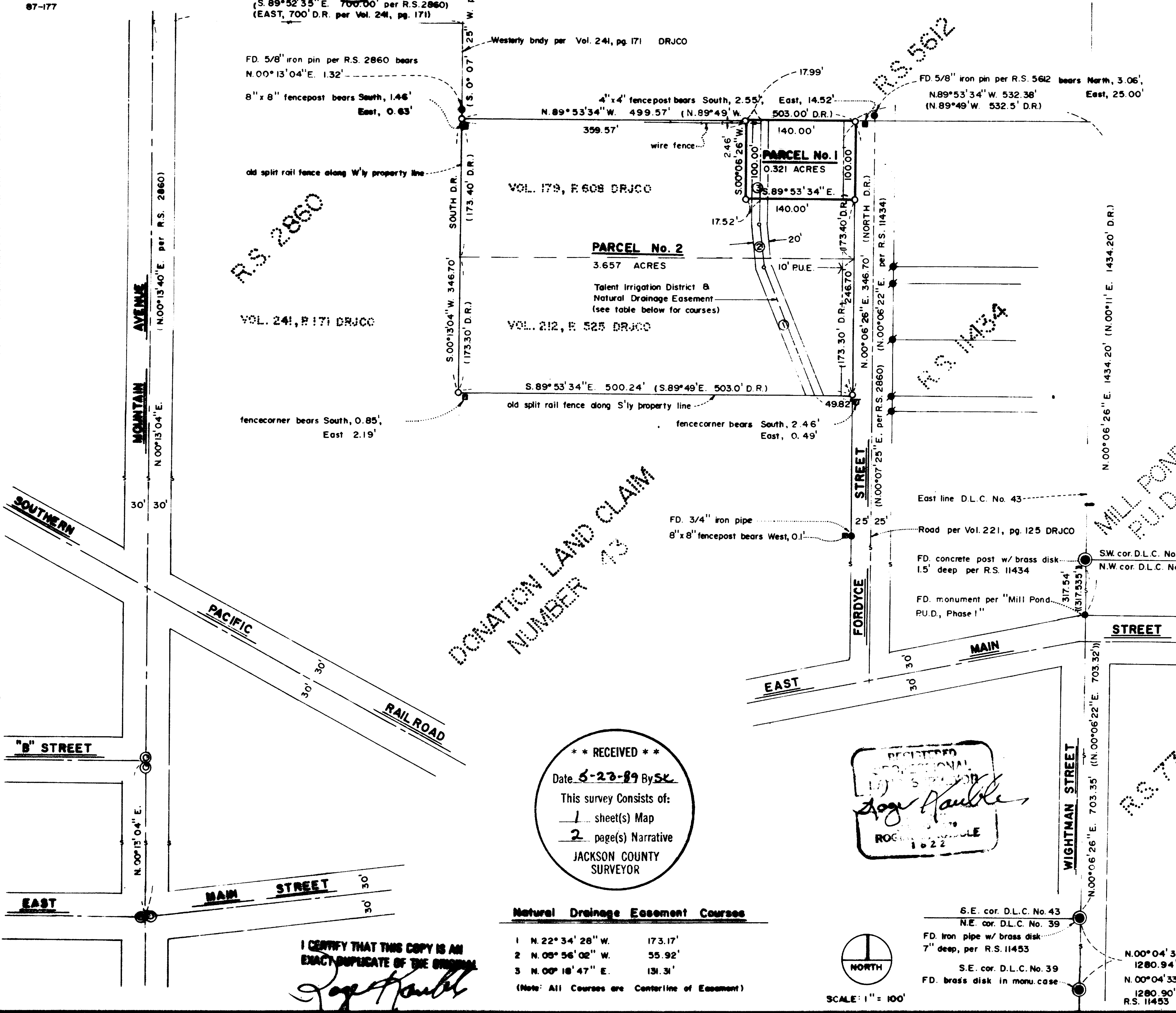
LOCATED IN  
NW 1/4, SECTION 10, & D.L.C. NO. 43, T.38S., R.1E., W.M.  
FOR  
**HAL AND BUCK MUNSON**

*Kathleen S. Beckett* COUNTY CLERK  
*Glenda E. Beckett* DEPUTY

WATER RIGHTS DOCUMENT NO. 89-10642 "OFFICIAL RECORDS"

PLANNING ACTION NUMBER  
87-177

S.89°53'34"E. 700.28'  
S.89°52'35"E. 700.00' per R.S.2860  
(EAST, 700'D.R. per Vol. 24, pg. 171)



## LEGEND

- SET 5/8" x 24" IRON PIN MKD: "WIT. COR., PLS 1822"
  - SET 5/8" x 30" IRON PIN MKD: "KAUBLE, PLS 1822"
  - ⊙ FOUND STREET MONUMENT IN BOX
  - FOUND MONUMENT AS NOTED
  - ⊙ FOUND MONUMENT AS NOTED
  - FD FOUND
  - PR PLAT RECORD, JACKSON COUNTY
  - DR DEED RECORD, JACKSON COUNTY
  - RS RECORD OF SURVEY
  - ★ FOUND MONUMENT AS PER RECORD OF SURVEY NUMBER 11434
  - EXISTING FENCE
  - (( )) PER "MILL POND P.U.D., PHASE 1"
- KNOW ALL MEN BY THESE PRESENTS:  
THAT WE, HAL MUNSON AND BUCK MUNSON,  
ARE THE OWNERS IN FEE SIMPLE OF THE LANDS SHOWN HEREON  
WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE NATURAL DRAINAGE  
TALENT IRRIGATION DISTRICT AND PUBLIC UTILITY EASEMENT AS SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS  
4 DAY OF APRIL, 1989.  
*Hal Munson* HAL MUNSON  
*Buck Munson* BUCK MUNSON

STATE OF OREGON )  
COUNTY OF JACKSON ) APRIL 7, A.D. 1989  
PERSONALLY APPEARED THE ABOVE NAMED PERSONS AND ACKNOWLEDGED  
THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED  
BEFORE ME

*Donna Hunt* 4-20-92  
NOTARY PUBLIC FOR OREGON EXPIRES *Donna Hunt*

EXAMINED AND APPROVED THIS 14th DAY OF April, 1989.

*James H. Olson*  
JAMES H. OLSON, CITY SURVEYOR

### BASIS OF BEARING

N.O.A. TRUE MERIDIAN AT NORTH-SOUTH CENTERLINE OF SECTION 10 AS PER RECORD OF SURVEY NUMBER 11434

### SURVEYOR'S CERTIFICATE

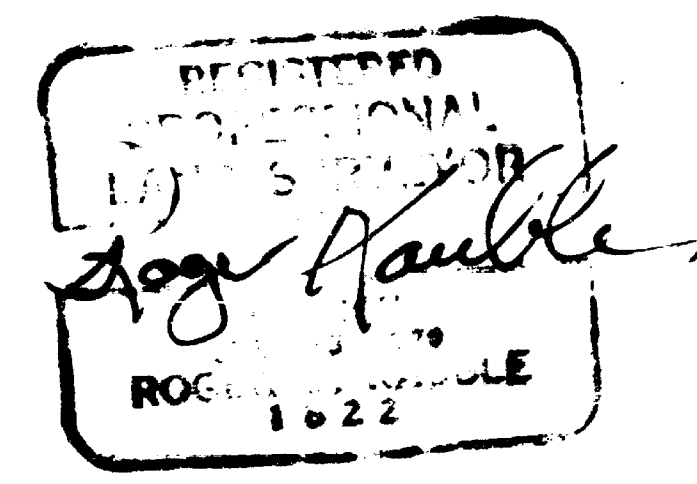
I, ROGER KAUBLE, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, NUMBER 1822, CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY MADE UNDER MY DIRECTION AND COMPLIES WITH THE REQUIREMENTS AND REGULATIONS OF THE STATE OF OREGON.

*Roger Kauble*  
ROGER KAUBLE, P.L.S. 1822

**ROGER KAUBLE AND ASSOCIATES**  
P. O. BOX 1252  
ASHLAND, OREGON 97520

FEBRUARY 1, 1989 39 15 108 114 2100

\*\* RECEIVED \*\*  
Date 5-23-89 By SK  
This survey consists of:  
1 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY SURVEYOR



### Natural Drainage Easement Courses

- 1 N. 22° 34' 28" W. 173.17'
  - 2 N. 09° 56' 02" W. 55.92'
  - 3 N. 00° 18' 47" E. 131.31'
- (Note: All Courses are Centerline of Easement)



SCALE: 1" = 100'

I CERTIFY THAT THIS COPY IS AN EXACT DUPLICATE OF THE ORIGINAL  
*Roger Kauble*

A Natural Drainage Easement which bears northerly over the easterly portion of clients property was located during the control traverse and noted on the plat as per the direction of the City of Ashland Planning Department.

Basis of Bearing:

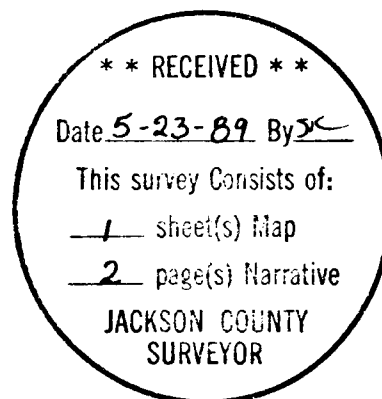
N.O.A.A. True Meridian at North-South Centerline of Section 10 as per Record of Survey No. 11434.

By:

ROGER KAUBLE & ASSOCIATES  
Post Office BOX 1252  
ASHLAND, OREGON 97520

Date:

April 1, 1989



Survey No. 11598

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: Hal and Buck Munson  
1511 Angelcest Drive  
Medford, OR 97502

LOCATION: Northwest quarter of Section 10, and Donation Land  
Claim Number 43, Township 39 South, Range 1 East,  
Willamette Meridian, Jackson County, Oregon.

PURPOSE: To partition an existing residence from a tract of  
land creating two parcels per clients request and  
according to the guidelines stated in City of  
Ashland Planning Action 87-177.

PROCEDURE:

Clients property is situated in Donation Land  
Claim Number 43; Fordyce Street in the City of  
Ashland defining the easterly boundary of subject  
parcel. Several deed records and records of  
surveys were examined to determine controlling  
monuments: Volume 179, page 608 and Volume 212,  
page 525 have the common beginning point which is  
the intersection of the East line of Donation Land  
Claim Number 43 and the North right of way of East  
Main Street in the City of Ashland. This point  
was monumented during Phase I of Mill Pond Planned  
Unit Development and tied to the control traverse.  
The Southeast corner of Donation Land Claim Number  
43, a brass disk in Wightman Street and the  
Northwest corner of Donation Land Claim Number 45  
which also is the "Initial Point of Mill Pond  
P.U.D., Phase I" were also located and tied to  
determine the bearing of the East line of Donation  
Land Claim Number 43. North line of subject  
parcel was defined by deed distance from the  
described intersection point.

Several monuments along the Easterly and Westerly  
right of way of Fordyce Street in the City of  
Ashland were located and tied. These monuments  
are detailed in Record of Surveys 5612 and 11434,  
both performed by Everett Swain. Volume 242, page  
171 Deed Record defines the Westerly boundary of  
subject parcel as being parallel to Mountain  
Avenue. Record of Survey 2860 (Hurst) performed  
a survey which determined Mountain Avenue being  
the same bearing from the intersection of Mountain  
Avenue and East Main Street to the angle point  
situated at the unpaved portion to the north.  
Street monuments at the intersection of East Main  
Street and Mountain Avenue and "B" Street and  
Mountain Avenue were located and tied then  
compared to record. Near the Northwest corner of  
clients property a 5/8 inch iron pin set during  
Record of Survey 2860, was located and tied; it's  
position, the found bearing of Mountain Avenue,  
and the calculated intersection determining the  
westerly position of clients property. The  
surveyed Westerly and Southerly boundaries of  
clients parcel fit well with an old split rail  
fence which corresponded to these boundaries.