

MINOR LAND PARTITION

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

John and Tracy Darling
490 Strawberry Lane
Ashland, Oregon 97520

Karen Holley Darling
456 Euclid Avenue
Ashland, Oregon 97520

R. S. No. 7465

STRAWBERRY LN.

Karen Holley & John Darling
Document No. 81-12601
O.R. J.C.O.

Deed Record
location of HIM
Re: Volume 202
Pages 243, 244,
+ 245 & 246.
D.R. J.C.O.

RECORDED
SURVEY
No. 10851

CSN 1/64 Section Corner
Fd. 5/8 inch Iron Rod
with Alum. Cap, 8" deep.
Re: R.S. No. 7225, 10724 & 10852.

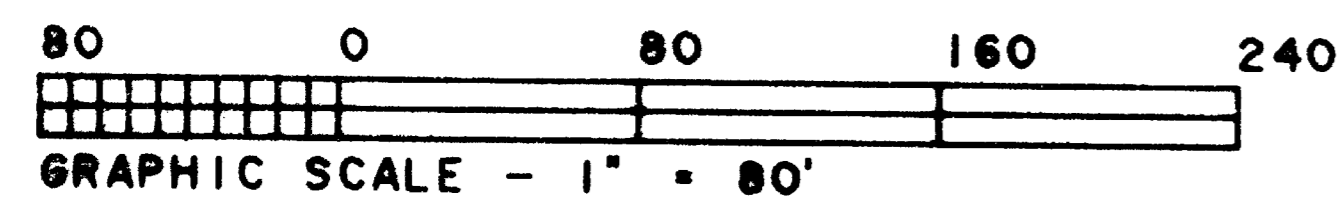
An existing gravelled roadway, 10' to 12' wide, is utilized by Andy Wilson, et al for ingress and egress. No Document of public record has been found as of this date to support this use. However, there may be a right of prescription already established.

NORTH

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Everett L. Swain
JULY 8, 1966
SWAIN L. SWAIN
759

C 1/4 Section Corner
Fd. 2 inch Iron Pipe with
3 inch diam. Br. Cap,
exposed 6" +/-
Re: Recorded Survey No. 10852

R. S. No. 10852



SWAIN SURVEYING, INC.
27 1/2 North Main Street
ASHLAND, OREGON 97520

APRIL 3, 1989

SCALE: 1" = 80'
BASIS OF BEARING:

TRUE MERIDIAN at the N-S
Centerline of Section 8.
(derived from N.O.A.A. net)

- Found 5/8 inch Iron Rod with Yellow Plastic Cap per Recorded Surveys No. 7465, 10851 and 10852 unless otherwise shown.
- Set 5/8 x 30 inch Iron Rod with Yellow Plastic Cap marked: SWAIN LS 759, unless otherwise shown.
- ⊗ Set 1/2 x 30 inch Galvanized Iron Pipe with Yellow Plastic Plug marked: SWAIN LS 759.
- ⊗ Set 1/2 x 24 inch Galvanized Iron Pipe with Yellow Plastic Plug marked: SWAIN LS 759.
- ⊗ Set 3/4 x 30 inch Smooth Iron Rod with Yellow Plastic Cap marked: SWAIN LS 759.
- ⊗ Set 5/8 x 30 inch Iron Rod with Red Plastic Cap marked: WIT. COR. RLS 759.

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE /CURVE
C-1	123.50'	16.34'	32.50'	15°04'40"	46°23'36"
C-2	123.50'	31.54'	61.76'	28°39'11"	46°23'36"
C-3	100.00'	40.13'	76.32'	43°43'51"	57°17'45"
C-4	223.50'	4.06'	8.11'	2°04'47"	25°38'09"
C-5	223.50'	39.92'	79.01'	20°15'13"	25°38'09"
C-6	247.00'	48.76'	96.28'	22°20'00"	23°11'48"
C-7	25.00'	26.53'	40.75'	93°24'02"	229°10'59"
C-8	25.00'	31.52'	45.01'	103°09'43"	229°10'59"
C-9	200.00'	10.08'	20.14'	5°46'15"	28°38'52"
C-10	399.57'	55.00'	109.31'	15°40'29"	14°20'22"
C-11	150.80'	109.75'	189.74'	72°05'24"	37°59'38"
C-12	75.42'	145.00'	164.59'	125°02'26"	75°58'18"
C-13	295.00'	30.69'	61.15'	11°52'38"	19°25'20"
C-14	275.00'	23.25'	46.39'	9°39'57"	20°50'05"
C-15	255.00'	15.69'	31.35'	7°02'39"	22°28'08"
C-16	223.50'	44.12'	87.12'	22°20'00"	25°38'09"

Margaret J. Brown
Document No. 85-03784
O.R. J.C.O.

15' Slope & Public Utility Easement

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

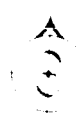
C-E-W-E 1/256 Section Corner
Fd. 1 inch Galvanized Iron Pipe
with 3 inch diam. Br. Disk
exposed 7" +/-
Re: Recorded Survey No. 10852

Tax Lot 200, 39-IE-8AC

Job: JD1296T

File: JD1296T1

Sheet 2 of 2



SWAIN SURVEYING, INC.

27 1/2 North Main Street
Ashland, Oregon 97520

Survey No. 11630

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

SURVEY FOR: John and Tracy Darling
490 Strawberry Lane
Ashland, Oregon 97520
Karen Holley Darling
456 Euclid Avenue
Ashland, Oregon 97520

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

PURPOSE: To survey, monument and partition into two parcels of
land, the present ownership of the clients as set forth
hereinabove. Also, to dedicate to the City of Ashland
all the right, title and interest that John and Tracy
Darling, Karen Holley Darling, Margaret J. Brown and
Howard Strom may have in and to the newly established
right of way of Hitt Road and Strawberry Lane where
contiguous to the dedicators ownership of record.
Also, to establish easements and conditions as set
forth in the Dedication and as shown on the
accompanying map. Prepare legal descriptions for
Parcels No. 1 and 2 as shown hereon.

PROCEDURE: Utilizing the previously established alignment for
Strawberry Lane as set forth on Recorded Surveys No.
7465 and 10851 proceeded to establish the Southerly
right of way line as shown hereon. The exact location
of Hitt Road has always been questioned. The closet
possible retracement revealed that Hitt Road of record
and the physical location were not one and the same.
Therefore, a complete realignment of Hitt Road was
undertaken with the results being as shown on the
accompanying map. A condition of the dedication to the
City of Ashland is that the governing body of said City
vacate the old existing rights of way of record for
Hitt Road and Strawberry Lane where the new dedication
has now been established.
Additional control was utilized as set and shown on
Recorded Survey No. 10852.

To correct any possible title problems which may have
occurred between the ownership of John and Tracy
Darling and Margaret J. Brown, see Document Nos. 89-
11210 and 89-11211 of the Official Records of Jackson
County, Oregon.

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.

April 3, 1989

ref: JD1296T.NAR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

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

Tax Lot 200, 39-1E-8AC

** RECEIVED **

Date 5-31-89 By JK

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

JACKSON COUNTY
SURVEYOR

APPROVAL:

MINOR LAND PARTITION

FILED FOR RECORD THIS THE 31 DAY OF May, 1989 AT 12:30 O'CLOCK P.M. AND RECORDED IN VOLUME 9 PAGE 43 OF "MINOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON.

ASHLAND PLANNING COMMISSION DATE 5-23-89 PA #88-081

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

John and Tracy Darling 490 Strawberry Lane Ashland, Oregon 97520

Karen Holley Darling 456 Euclid Avenue Ashland, Oregon 97520

Kathleen S. Beckett County Clerk Glenda Bartlett Deputy

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we

Karen Holley Darling, a single woman, John Darling and Tracy Darling, husband and wife, Margaret J. Brown, a widow and Howard Strom are the owners of the respective lands as shown hereon and that Karen Holley Darling, John Darling and Tracy Darling have caused the partitioning as shown hereon and that we Karen Holley Darling, John Darling and Tracy Darling, Margaret J. Brown and Howard Strom do hereby dedicate and convey to the City of Ashland, all our right, title and interest in and to that portion of Strawberry Lane and Hitt Road as shown hereon with the condition that the City of Ashland shall take it upon themselves to vacate any and/or all of Strawberry Lane and Hitt Road, of record, where said Lane and Road would abut the property of the dedicators as set forth hereinabove and as shown hereon. Should the City of Ashland fail to vacate those portions of said Lane and Road within 12 months from the City's approval of this partition, then it shall be deemed that this lane and road dedication is null and void. We, the dedicators herein, further dedicate and convey to the City of Ashland, a public utility and road slope easement over, across and through and being contiguous to the newly established right of way lines of Strawberry Lane and Hitt Road, as shown hereon, with the following condition. An existing building situated on Parcel No. 2 shall be allowed to remain without any disturbance whatsoever by either the City of Ashland or any of its representatives. If utilization of said easement is necessary, then it shall be the responsibility of the City of Ashland or its representatives to bore an access way beneath the building without harm of any kind to said building. Once this building is found to be in a state of disrepair of 51 per cent or greater, by a panel of three disinterested persons chosen and agreed to by the City of Ashland and the owner of said building or a building permit is requested for any modification of said building, then said building shall be modified to comply with the proper building setbacks and the easement condition shall then be considered null and void. It is hereby agreed to by the dedicators herein, that upon the vacation of those portions of Strawberry Lane and Hitt Road which are now of record, by the City of Ashland, that those portions of Strawberry Lane and Hitt Road which fall between the newly established right of way lines of said Lane and Road and the respective dedicators ownership, as shown hereon, shall become the sole property of said dedicator, subject however, to those Road slope and public utility easements as set forth hereinabove and shown hereon.

IN WITNESS WHEREOF,

We have set our hands and seals this 23rd day of May, 1989.

Karen Holley Darling KAREN HOLLEY DARLING

Margaret J. Brown MARGARET J. BROWN

STATE OF OREGON

County of Jackson) ss May 23 A.D. 1989

Personally appeared the above named Karen Holley Darling, a single woman and Margaret J. Brown, a widow and acknowledge the foregoing instrument to be their voluntary act and deed. Before me:

Notary Public Seal for Sonja N. Akerman, Oregon, 4-6-90

Examined and Approved this 11th day of May, 1989.

Jan H. Olson City Surveyor

RECEIVED stamp: Date 5-31-89, 2 copies, Jackson County Surveyors

REGISTERED PROFESSIONAL LAND SURVEYOR stamp for Jan H. Olson

WATER RIGHTS STATEMENT:

See Document No. 89-11209 of the Official Records of Jackson County, Oregon.

IN WITNESS WHEREOF,

We have set our hands and seals this 17 day of May, 1989

John Darling JOHN DARLING

Tracy Darling TRACY DARLING

STATE OF OREGON

County of Jackson) ss May 17 A.D. 1989

Personally appeared the above named John Darling and Tracy Darling, husband and wife, and acknowledge the foregoing instrument to be their voluntary act and deed. Before me:

Notary Public Seal for Sonja N. Akerman, Oregon, 4-6-90

IN WITNESS WHEREOF,

I have set my hand and seal this 9 day of May, 1989

Howard Strom Howard Strom

STATE OF CALIFORNIA

County of Los Angeles) ss MAY 9 A.D. 1989

Personally appeared the above named Howard Strom and acknowledge the foregoing instrument to be his voluntary act and deed.

Before me: Isabel Miranda Isabel Miranda

Notary Public Seal for Isabel Miranda, California, 5-5-1989

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting June 8, 1988 this map is hereby approved.

Dated this 23 day of May, 1989.

W. Benson President

J. Ferguson Secretary

Job: JD1296T File: JD1296TD