

# MINOR LAND PARTITION

## APPROVAL:

*John M. Laughlin* 7-26-89  
 ASHLAND PLANNING COMMISSION DATE  
 PA 488-096

located in  
 Southeast Quarter of Section 9,  
 Township 39 South, Range 1 East of the  
 Willamette Base and Meridian,  
 JACKSON COUNTY OREGON

for  
**TIMOTHY J. RUTTER**

540 Holly Street  
 Ashland, Oregon 97520

FILED FOR RECORD THIS 3rd DAY OF August, 1989  
 AT 2:35 O'CLOCK P.M. AND RECORDED IN VOLUME 9 PAGE 70  
 OF "MINOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON.

*Kathleen A. Beckel*  
 County Clerk  
*Mark Baker*  
 Deputy

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we

For Declaration of Restrictions and  
 Flag Drive Maintenance & Repair  
 see Document No. 99-16833 of the  
 Official Records of Jackson County,  
 Oregon.

## WATER RIGHTS STATEMENT:

See Document No. 99-16833 of the  
 Official Records of Jackson County,  
 Oregon.

## SURVEYOR

SWAIN SURVEYING, INC. JUNE 29, 1989

27 1/2 North Main Street  
 Ashland, Oregon 97520

SCALE: 1" = 30'

BASIS OF BEARING:

TRUE MERIDIAN at the  
 N-S Centerline of Sec. 9  
 (derived from N.O.A.A. net)

- Fd. 5/8 Inch Iron Rod & Cap marked SWAIN LS 759, unless otherwise shown.
- ⊗ Fd. 5/8 Inch Iron Rod & Red Cap marked: WIT. COR. RLS 759
- Set 1/2 x 24 Inch Galv. Iron Pipe tagged SWAIN LS 759
- ⊗ Set Lead Plug & Brass Tag marked: LS 759 in concrete driveway apron
- ▲ Set 1/2 x 24 Inch G.I. Pipe with Red Tag marked: WIT. COR. RLS 759
- ▲ Set 5/8 x 24 Inch Iron Rod with Red Cap marked: WIT. COR. RLS 759

## IN WITNESS WHEREOF,

we have set our hands and seals this 12th day of July, 1989.

*Timothy John Rutter*  
 Timothy John Rutter  
*Joanne Marie Rutter*  
 Joanne Marie Rutter

We certify that pursuant to authority granted to us by the Ashland Planning  
 Commission in open meeting June 14, 1989 this map is hereby approved.  
 Dated this 27th day of July, 1989.

*Ned Benson* President  
*J. J. Ferguson* Secretary  
 Examined and Approved this 17th day of July, 1989.

## STATE OF OREGON

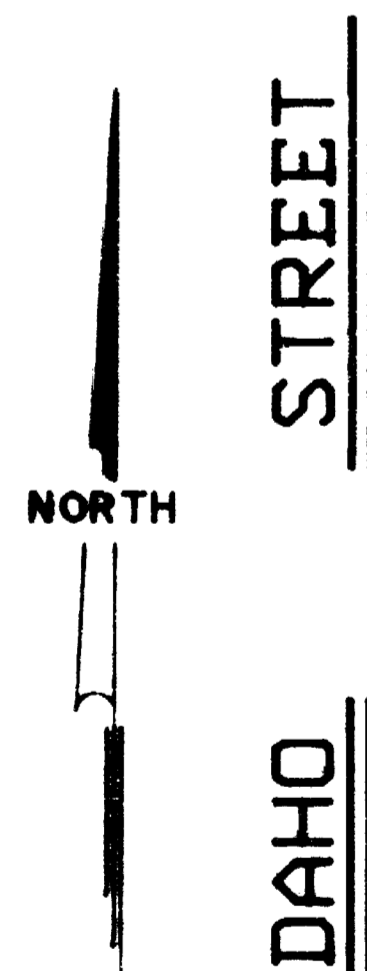
County of JACKSON ) ss  
July 12 A.D. 1989

Personally appeared the above named Timothy John Rutter and Joanne Marie Rutter  
 husband and wife, and acknowledge the foregoing instrument  
 to be their voluntary act and deed.  
 Before me:

*Everett R. Swain*  
 EVERETT L. SWAIN  
 NOTARY PUBLIC - OREGON  
 My Commission Expires 3/5/93

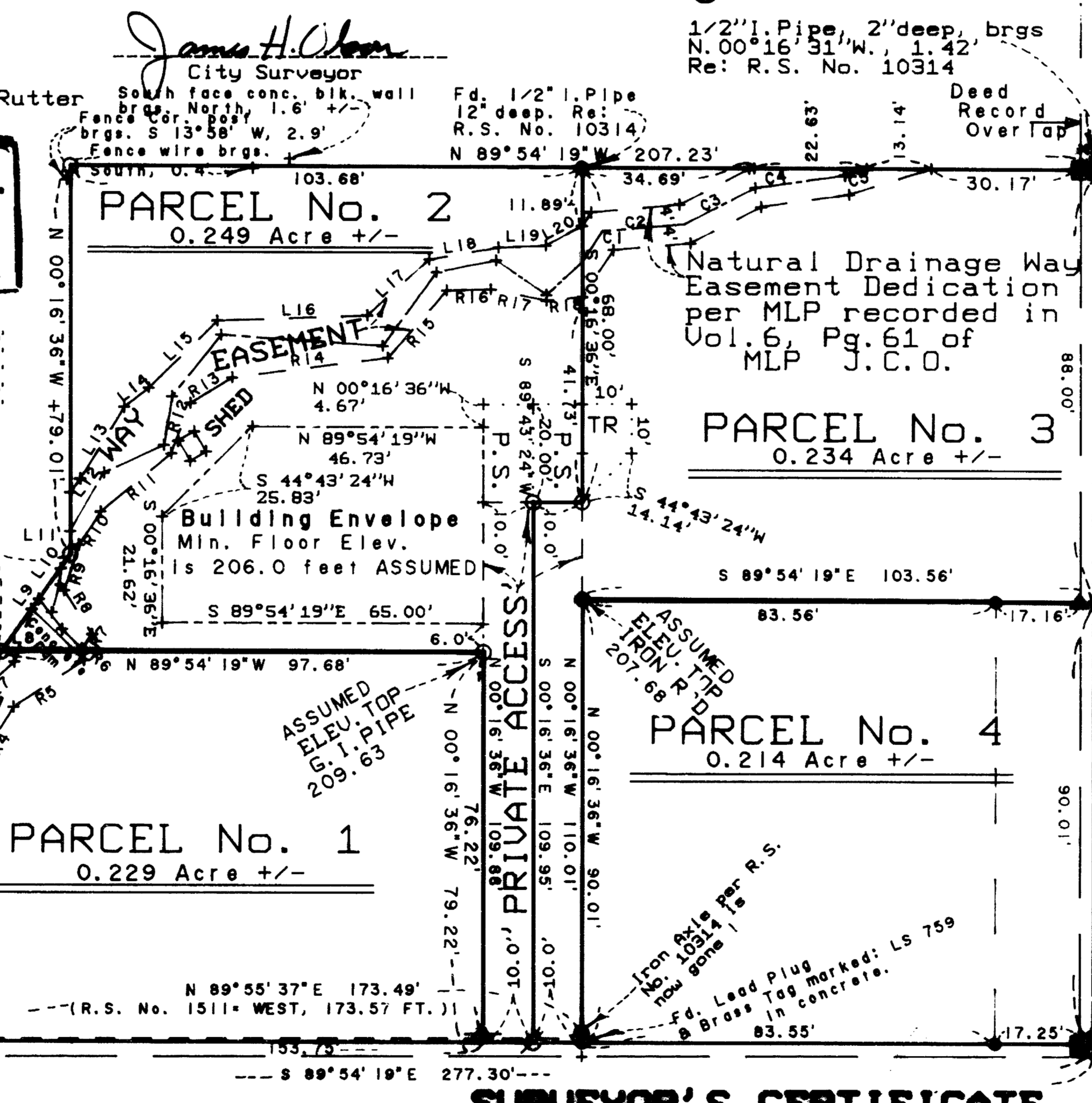
COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
L1	N 03°55'56"E	3.99'	C1	N 33°31'36"E	7.40'
L2	N 07°42'02"E	4.89'	C2	N 04°30'22"E	16.61'
L3	N 05°28'40"E	6.93'	C3	N 02°35'25"E	15.97'
L4	N 38°15'45"E	35.60'	C4	N 81°52'25"E	18.20'
L5	N 03°01'36"E	11.79'	C5	N 72°22'00"E	4.63'
L6	N 23°38'22"E	22.65'			
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L11	N 00°16'36"W	12.58'			
L12	N 35°33'43"E	3.51'			
L13	N 31°19'55"E	17.09'			
L14	N 51°56'49"E	6.27'			
L15	N 45°09'45"E	19.37'			
L16	N 87°52'50"E	30.41'			
L17	N 47°38'25"E	16.91'			
L18	N 80°00'56"E	14.20'			
L19	N 87°31'32"E	9.51'			
L20	N 61°44'43"E	8.45'			

3/4" Iron Pipe in  
 Monu. Case at Idaho  
 & Iowa Streets.



**TITLE CORNER**  
 Reported S.W. Cor. Gov't Lot 4  
 Fd. 1-1/2" diam. Brass Disk in Monu. Case  
 at the centerline Inter. of  
 Idaho St., North & Holly St., West  
 Re: Recorded Survey No. 10314

**TITLE LINE**  
 reported south line gov't lot 4  
 N 89°55'37"E 124.22'  
 (R.S. No. 1511- WEST, 124.27 FT.)



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Everett R. Swain*  
 OREGON  
 JULY 8 1988  
 EVERETT L. SWAIN  
 758

## LEGEND:

- P.S. Private Parking Space for Parcel No. 2 only.
- TR Electrical Transformer Easement

East Boundary Vol. 151, Pg. 629  
 D.R. J.C.O.

Boundary Line by Possession  
 Boundary per F. Walker's survey, Feb. 26, 1937,  
 Field Book 'U', Page 41

1/2" I. Pipe, 7" deep  
 brgs. N. 00°16'31"W., 0.3' per  
 Recorded Survey No. 10314  
 R.O.W. by PRESCRIPTION

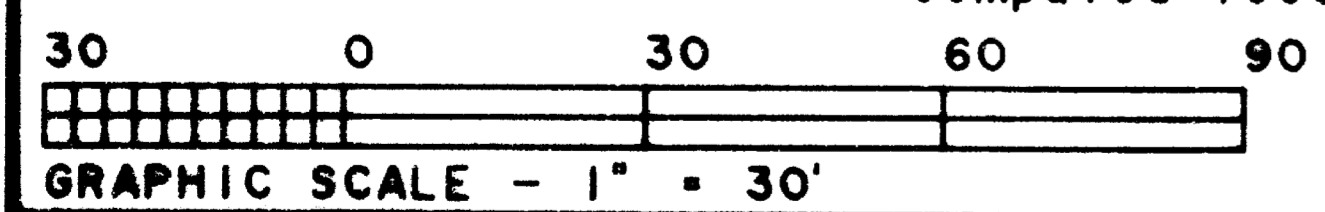
\*\*\* RECEIVED \*\*\*  
 Date 8/3/89 By R  
 This survey consists of:  
 1 sheet(s) Map  
 1 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

## 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 require-  
 ments and regulations of the State of Oregon.

*Everett R. Swain*  
 Surveyor

Tax Lot 8401, 8900, 9000 & 9001  
 39-1E-9DB  
 Job: TR 1323T  
 File: TR 1323T1



SWAIN SURVEYING, INC.

27 1/2 North Main Street  
Ashland, Oregon 97520

11678

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

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

**SURVEY FOR:** Timothy J. Rutter  
540 Holly Street  
Ashland, Oregon 97520

**LOCATION:** Situated in the Southeast Quarter of Section 9,  
Township 39 South, Range 1 East of the Willamette Base  
and Meridian, Jackson County, Oregon.

**PURPOSE:** To survey, monument, partition and adjust a boundary  
line between existing tax lots, into the four parcels  
of land, the present ownership of the clients, et al,  
as set forth and shown on the accompanying map. Also,  
prepare legal descriptions for Parcels No. 2 and a  
strip of land along the Easterly side of Parcel No. 4.

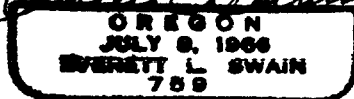
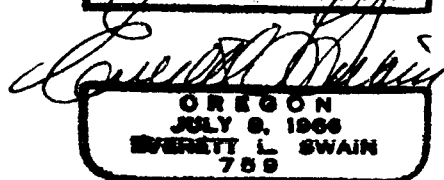
**PROCEDURE:** Utilizing survey control from Recorded Survey No. 10314  
and other surveys that have been conducted in the  
immediate area, proceeded to establish new survey  
control in the area of this survey. Information as  
shown on Recorded Survey No. 1511 was utilized in this  
survey. After computing the new parcel configurations,  
proceeded to monument the parcels of land as shown on  
the accompanying map, per City of Ashland Planning  
Commission approval.

**BASIS OF BEARING:**  
True Meridian at the North-South centerline of Section  
9 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.

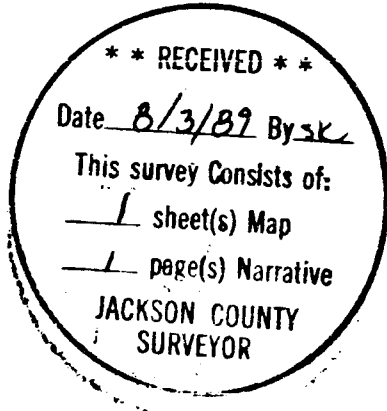
June 29, 1989

ref: TR 1323T.NAR

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



Tax Lots 8401, 8900, 9000  
& 9001, 39-1E-9DB





# MINOR LAND PARTITION

## APPROVAL:

*John M. Laughlin* 7-26-89  
 ASHLAND PLANNING COMMISSION DATE  
 PA 108-096

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 Southeast Quarter of Section 9,  
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*Mark S. Baker* Deputy

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 Timothy John Rutter

*Joanne Marie Rutter*  
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*Neil Benson* President  
*John Ferguson* Secretary

*James H. Olson*  
 City Surveyor

## STATE OF OREGON

County of JACKSON ) ss

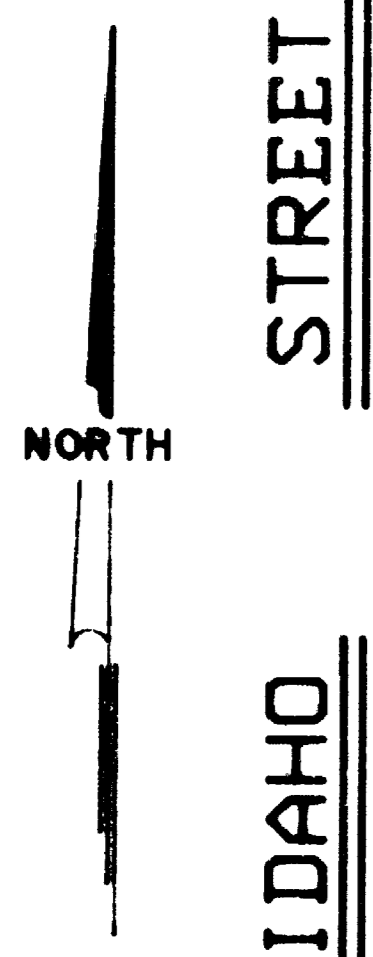
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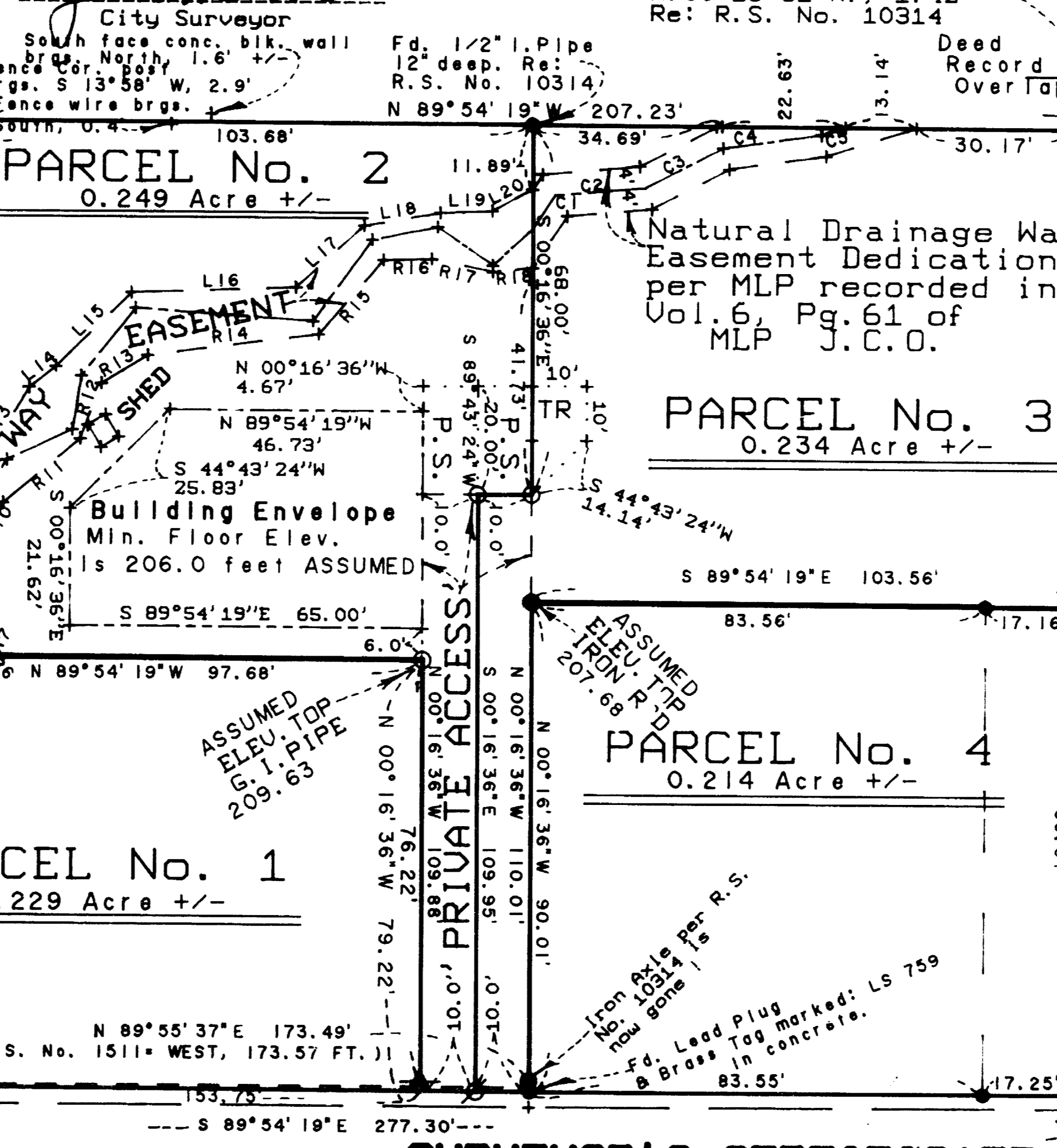
**TITLE LINE**  
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**PARCEL No. 1**  
 0.229 Acre +/-

**PARCEL No. 2**  
 0.249 Acre +/-

**PARCEL No. 3**  
 0.234 Acre +/-

**PARCEL No. 4**  
 0.214 Acre +/-



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Everett L. Swain*  
 OREGON  
 JULY 9 1988  
 EVERETT L. SWAIN  
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South Boundary  
 Gov't Lot 4

Date 8/3/89 By EL  
 This survey consists of:  
 - sheet(s) Map  
 - 264(4) Narrative  
 (ASST. COUNTY CLERK)  
 (JACKSON COUNTY)

Tax Lot 8401, 8900, 9000 & 9001  
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Job: TR 1323T

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*Everett L. Swain*  
 Surveyor

