

**APPROVAL:**

MATCH POINT  
+ 261

**MAJOR LAND PARTITION**

located in  
Northwest Quarter of Section 34,  
Township 39 South, Range 2 East of the  
Willamette Base and Meridian,  
JACKSON COUNTY OREGON

for  
**JOSEPH G. DAUENHAUER**

1685 Old Hwy. 99S  
Ashland, Oregon 97520

FILED FOR RECORD THIS THE 6 DAY OF September, 1989  
AT 4:30 O'CLOCK P.M. AND RECORDED IN VOLUME 3 PAGE 23  
OF "MAJOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON.

*Kathleen A. Baker*  
County Clerk

*Maths Cole*  
Deputy

*Mark Capp* *September 1, 1989*  
JACKSON COUNTY PLANNING COMMISSION DATE  
File: 87-14-CPM(MP)

**SURVEYOR**

SWAIN SURVEYING, INC. APRIL 27, 1989

27 1/2 North Main Street  
Ashland, Oregon 97520

SCALE: 1" = 100'  
BASIS OF BEARING:

TRUE MERIDIAN at the  
West line of Section 34  
(derived from N.O.A.A. net)

For PRIVATE ROAD MAINTENANCE AND ACCESS  
AGREEMENT, see Document No. 89-1923 of  
the Official Records of Jackson County,  
Oregon.

- Found monuments as shown
- Set 1/2 x 24 inch galvanized iron pipe tag marked: WIT. COR. RLS 759

**WATER RIGHTS STATEMENT:**

See Document No. 89-1923 of the  
Official Records of Jackson County,  
Oregon.

**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 L. Swain*  
Surveyor

**NOTE:**

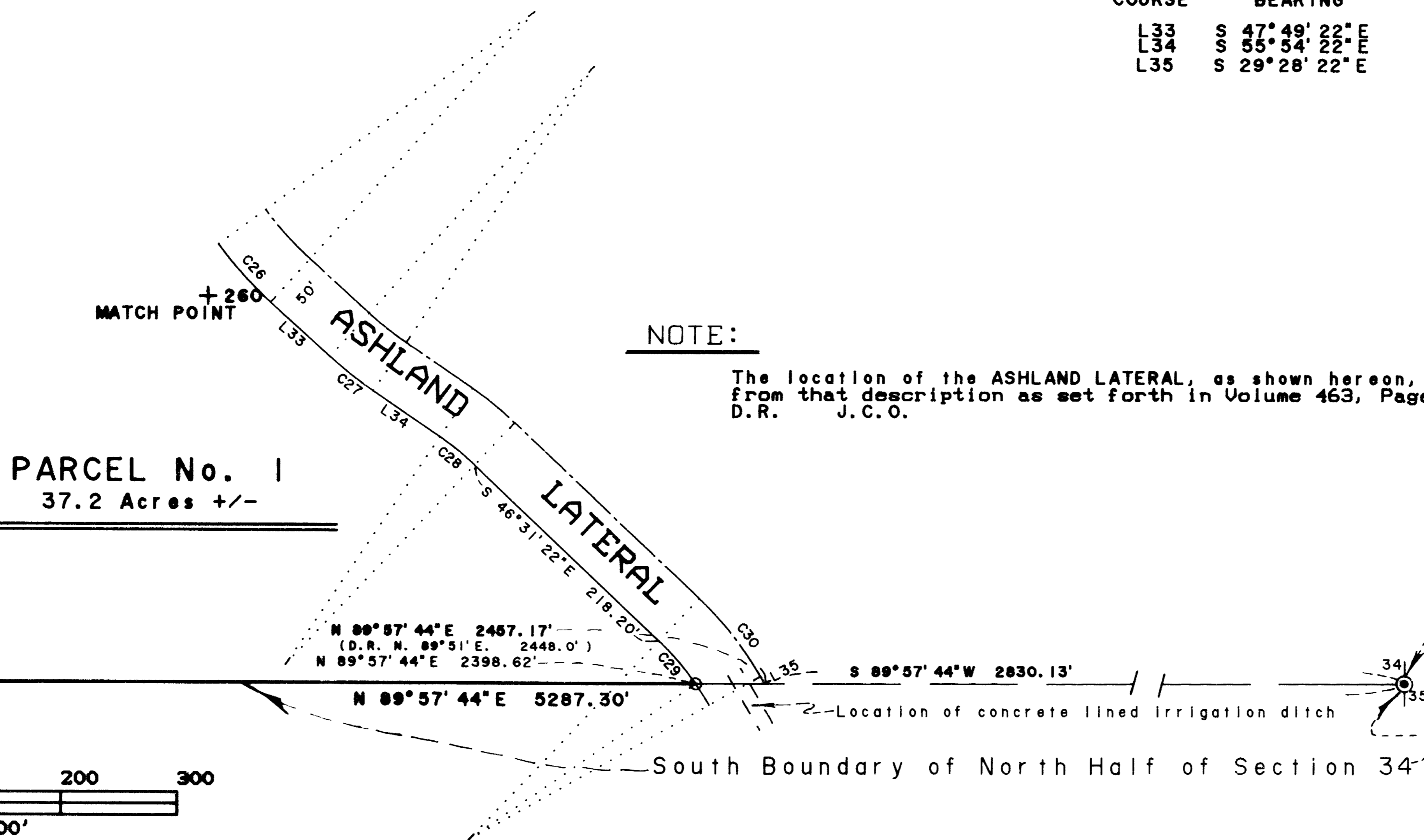
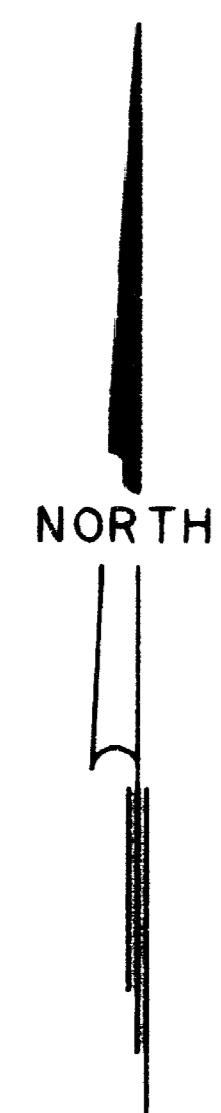
The following statement is the requirement of the Jackson County Planning Commission  
and in no way reflects the opinion of this Surveyor.

- 1) "This property, at the time of the recording of the final map, and deed recordation,  
was not shown to be suitable for development because of a potential lack  
of domestic water."

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C26	336.48'	66.95'	11°24'00"	66.84'	42°07'22"
C27	336.48'	47.47'	8°05'00"	47.43'	51°51'55"
C28	236.48'	38.73'	9°23'00"	38.68'	51°12'55"
C29	236.48'	48.69'	11°47'49"	48.60'	40°37'55"
C30	286.48'	85.25'	17°03'00"	84.94'	37°59'52"

COURSE	BEARING	DISTANCE
L33	S 47°49'22"E	69.10'
L34	S 55°54'22"E	69.40'
L35	S 29°28'22"E	7.12' (d.r. S 29°32'E, 6.4')



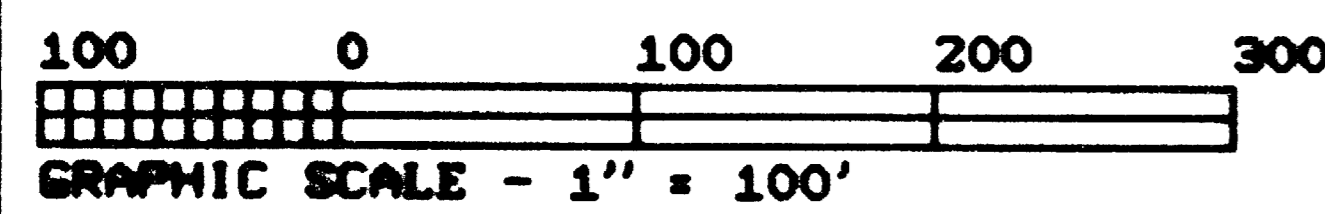
**NOTE:**

The location of the ASHLAND LATERAL, as shown hereon, was computed  
from that description as set forth in Volume 463, Page 122-6  
D.R. J.C.O.

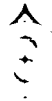
\*\* RECEIVED \*\*  
Date 9-6-89 By ES  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Everett L. Swain*  
OREGON  
JULY 8, 1988  
EVERETT L. SWAIN  
759

4 SECTION CORNER  
Fd. 1" G.I. Pipe with 2-1/2" dia.  
Brass Cap marked: T. 39 S. R. 2 E.  
1/4S  
34/35  
CS  
1986  
exposed 11", in small mound of stones.  
Three bearing trees are in evidence with  
two trees having healed blazes and one  
tree having scribing visible.  
Tax Lot 400, 39-2E-34



Job: JD 1341T  
File: JD 1341T2  
Sheet 1 of 2



SWAIN SURVEYING, INC.

27 1/2 North Main Street  
Ashland, Oregon 97520

Survey No. 11751

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

**SURVEY FOR:** Joseph G. Dauenhauer  
1685 Old Highway 99S  
Ashland, Oregon 97520

**LOCATION:** Situated in the Northwest Quarter of Section 34,  
Township 39 South, Range 2 East of the Willamette Base  
and Meridian, Jackson County, Oregon.

**PURPOSE:** To survey and monument the Southerly boundary line of  
Tax Lot 400, T.39 S., R.2 E. Sec. 34 and prepare a  
legal description for Parcel No. 1 as shown on the  
accompanying map per the requirements of the Jackson  
County Planning Commission and the clients request.

**PROCEDURE:** Utilizing previously established survey control  
established while conducting the 'as built' road survey  
in 1986, proceeded to expanded the survey control into  
the area of the quarter corner common to Sections 34  
and 35, said Township and Range. The control was then  
extended into the area where the Southeasterly corner  
point would fall along the boundary of the Ashland  
Lateral. After computing the location of the Ashland  
Lateral from the information contained in Volume 463,  
Page 122-6 of the Deed Records of Jackson County,  
Oregon, proceeded to set the monument as shown on Sheet  
1 of 2 of this survey. All other information is as  
shown on the accompanying maps.

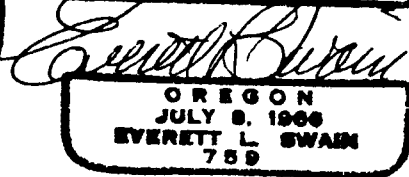
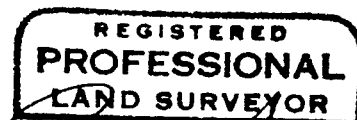
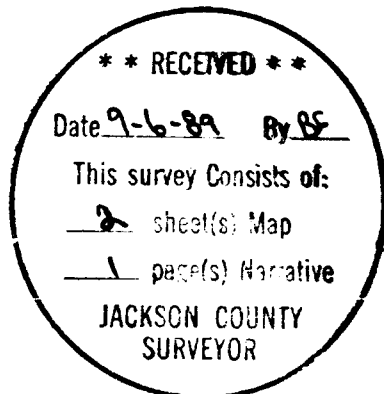
**BASIS OF BEARING:** True Meridian at the West line of Section 34 as derived  
from the National Oceanic and Atmospheric  
Administration (formerly Coast and Geodetic Survey)  
survey net established in 1968 and filed in the office  
of the Jackson County Surveyor.

April 27, 1989

ref: JD1341T.NAR

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

Tax Lot 400, 39-2E-34



# MAJOR LAND PARTITION

located in  
Northwest Quarter of Section 34,  
Township 39 South, Range 2 East of the  
Willamette Base and Meridian,  
JACKSON COUNTY OREGON  
for  
**JOSEPH G. DAUENHAUER**  
1685 Old Hwy. 99S  
Ashland, Oregon 97520

I, Everett L. Swain, Registered Professional Land Surveyor of the State of Oregon No. 759, hereby declare that I made an "as built" survey of this access way, as shown hereon, in August, 1986 and the traveled way is contained within the right of way lines as set forth hereon.

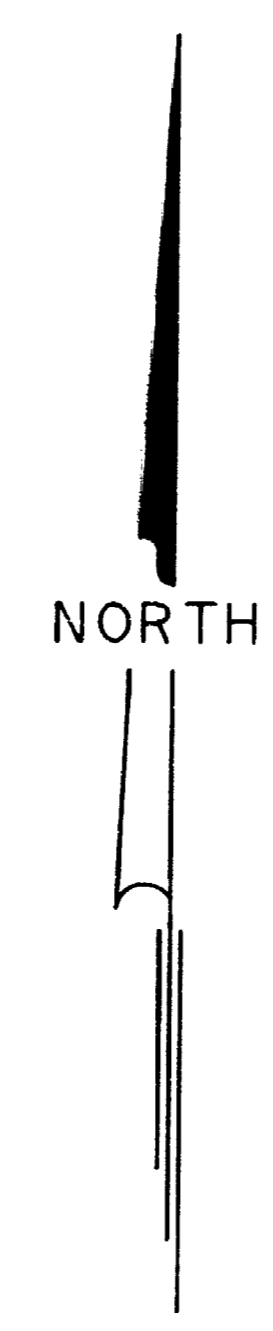
*Everett L. Swain*  
Everett L. Swain, L.S.

**SECTION CORNER**  
Fd. 2" G.I. Pipe, exposed 7", with a  
1" G.I. Pipe driven inside with a 2 1/2" dia.  
brass cap marked: JACKSON COUNTY  
T. 39 S. R. 2 E., 27, 28, 33, & 34 - 1979  
exposed 8". This was visited in 1986.

(VOL. 463, PAGE 122-6, D.R. J.C.O.)  
(D.R. S. 0'04'38" W., 1389.55')  
S 00°04'38" W. 1389.55'

N 00°04'38" E 2630.40'  
N 00°04'38" E 1187.34'

COURSE	BEARING	DISTANCE
L1	N 49°36'38"E	125.80'
L1A	N 49°36'38"E	125.80'
L2	N 62°00'38"E	1.30'
L3	S 50°19'22"E	51.30'
L4	S 29°34'22"E	149.50'
L5	S 00°11'38"W	45.90'
L6	S 08°46'22"E	132.20'
L7	S 00°08'22"E	50.11'
L8	S 45°08'22"E	411.68'
L9	S 82°38'22"E	112.87'
L10	N 15°11'38"E	4.15'
L11	S 20°20'22"E	61.50'
L12	N 30°07'38"E	44.30'
L13	N 11°15'38"E	41.70'
L14	N 31°09'38"E	52.70'
L15	S 71°45'22"E	33.20'
L16	S 53°33'22"E	56.50'
L17	S 73°55'22"E	121.90'
L18	S 36°25'22"E	96.20'
L19	S 61°46'39"W	53.80'
L20	S 15°26'15"W	82.61'
L21	S 33°35'17"W	10.66'
L22	S 10°32'33"W	89.06'
L23	S 37°52'34"W	0.31'
L24	S 74°31'38"W	57.50'
L25	S 74°31'38"W	16.70'
L26	S 68°11'38"W	39.20'
L27	S 59°06'38"W	200.40'
L28	S 78°35'38"W	175.40'
L29	S 88°07'38"W	127.30'
L30	N 28°34'38"E	108.50'
L31	N 45°24'38"E	252.90'
L32	N 77°06'38"E	76.40'
L36	N 77°06'38"E	135.49'
L37	S 45°08'22"E	53.27'

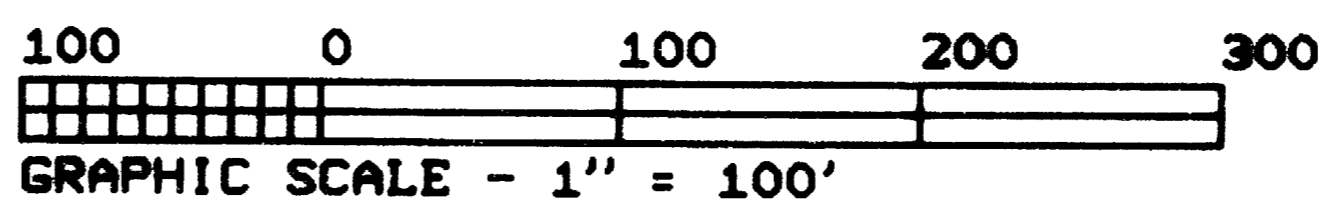


**PARCEL No. 1**  
37.2 Acres +/-

**1/4 SECTION CORNER**  
Fd. 1" G.I. Pipe with 2 1/2" dia. Brass Disk marked:  
T. 39 S. R. 2 E.  
33/34  
1/4S  
1982  
exposed 6". This was visited in 1986.

N 69°00'38"E 1248.12'  
(D.R. N. 68°57'E., 1242.5')  
(Vol. 463 Pg. 122-6)

**NOTE:**  
Location of BY-PASS ROAD is computed from Volume 463, Page 122-6 of the D.R. J.C.O.

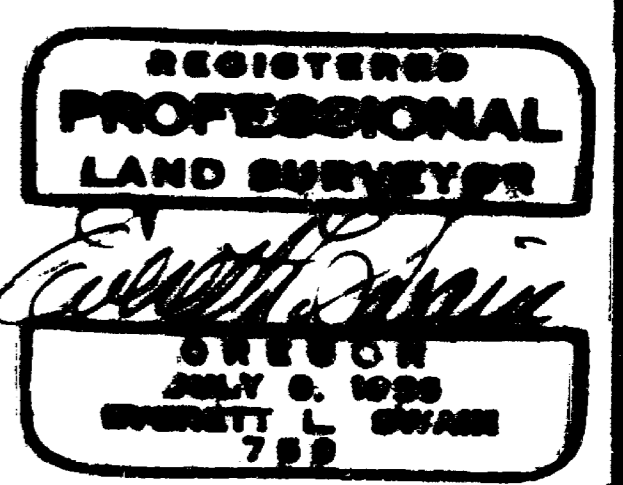


N 89°57'44"E 2457.17' (D.R. Vol. 463, Pg. 122-6 = N. 89°51'E., 2448.0')

**NOTE:**  
The Point of Beginning for this existing roadway, falls within the relocated Green Springs Highway right of way as designated hereon.

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C1	279.29'	105.53'	21°39'24"	104.90'	N 60°26'12"E
C1A	229.20'	69.36'	17°20'23"	69.10'	N 58°16'38"E
C2	331.97'	71.85'	12°24'00"	71.71'	N 55°48'38"E
C3	64.59'	52.80'	46°50'00"	51.34'	N 85°25'38"E
C4	64.59'	23.49'	20°50'00"	23.36'	S 60°44'22"E
C5	140.99'	51.06'	20°45'00"	50.78'	S 39°56'52"E
C6	93.24'	48.44'	29°46'00"	47.90'	S 14°41'22"E
C7	336.48'	52.66'	8°58'00"	52.60'	S 04°17'22"E
C8	140.99'	21.24'	8°38'00"	21.22'	S 04°27'22"E
C9	78.65'	112.79'	82°10'00"	103.37'	N 56°16'38"E
C10	236.48'	29.29'	7°05'51"	29.28'	S 23°53'18"E
C11	69.10'	156.22'	129°32'00"	125.01'	S 85°06'22"E
C12	240.99'	79.35'	18°52'00"	79.00'	N 20°41'38"E
C13	140.99'	48.97'	19°54'00"	48.72'	N 21°12'38"E
C14	7.30'	9.82'	77°05'00"	9.09'	N 69°42'08"E
C15	236.48'	75.12'	18°12'00"	74.80'	S 62°39'22"E
C16	164.59'	58.51'	20°22'00"	58.20'	S 63°44'22"E
C17	7.30'	4.78'	37°30'00"	4.69'	S 55°10'22"E
C18	50.00'	31.40'	35°58'49"	30.89'	S 43°47'15"W
C19	212.00'	171.46'	46°20'24"	166.83'	S 38°36'27"W
C20	235.00'	74.44'	18°09'02"	74.13'	S 24°30'46"W

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C21	340.00'	136.76'	23°02'44"	135.84'	S 22°03'55"W
C22	275.00'	131.19'	27°19'56"	129.94'	S 24°12'31"W
C23	149.00'	112.49'	43°15'18"	109.83'	S 59°30'08"W
C24	28.65'	60.23'	120°27'00"	49.73'	N 31°38'52"W
C25	95.49'	52.83'	31°42'00"	52.16'	N 61°15'38"E



MATCH POINT 261 +

MATCH POINT 260 +

Tax Lot 400, 39-2E-34  
County File 87-14-CPA(MP)  
Job: JD 1341T  
File: JD 1341T1