APPROVAL:

NOTARY

A No. 8952.

In Monu. Case. Disk

Tax Lots 6500 & 6600, 39-1E-16AA

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S-1-1

Z OF

ASHLAND/PLANNING COMMISSION

MINOR LAND PARTITION

a portion of Lots 1 & 2 and Lot 3 of the Matthews Addition to the City of Ashland in the Northeast Quarter of Section 16, Township 39 South, Range I East of the Willamette Base and Meridian, 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 plat is conformable to the field notes and the survey has been correctly executed within the requirements and regulations of the State of Oregon and the the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon: ---

a distance of 72.23 feet to a 1/2 x 24 Inch Galvanized iron Pipe;

Addition for a distance of 137.71 feet to the point of beginning.

Together with and subject to covenants, easements, and

69.98' (P.R. 70')

(P.R. 70') 69.98'

72.23

restrictions of record and those apparent on the land.

Subscribed and sworn to before me this

Fd. 5/8" I.R. exposed $\frac{\varphi}{Q}$

2", disturbed & bearing N. 42°05'E.

0.07' from corner.

19th day of MARCH , 1990.

position.

position.

139.96

S 00°00' 39" E 138.26'

0.253 Acre +/-

N 00°00' 39"W 137.71'

S 00°00' 39" E

IBERTY

Re: R.S. No. 8952 for exact Street locations.

LAWRENCE R. COULTON

c/o Kelso Realty 33 First Street Ashland, Oregon 97520

(P.R. 70')

PP 69.98'

(P.R. 70')

PP 69.98'

(Plat Record= South)

STREET

Beginning at the Northwest corner of Lot 1 of the Matthews Addition to the City of Ashland, Oregon situated in the Northeast Quarter of Section 16, Township 39 South, Range I East of the Willamette Base and Meridian, Jackson County, Oregon; THENCE North 89 degrees 59 minutes 45 seconds East along the Southerly right of way line of Ashland Street for a distance of 80.00 feet to a found 5/8 inch Iron Rod situated at the Northeast corner of Parcel No. 1 of that Minor Land Partition filed for record the 11th day of August, 1981 and recorded in Volume 4, Page 52 of "Minor Land Partitions" in Jackson County, Oregon; THENCE leaving said right of way line, South OO degrees OO minutes 39 seconds East along the Easterly boundary line of said Minor Land Partition for a distance of 138.26 feet to a 1/2 x 24 Inch Galvanized Iron Pipe; THENCE continuing South 00 degrees 00 minutes 39 seconds East along said Easterly boundary line for a distance of 1.70 feet to a point which bears South 42 degrees 05 minutes West a distance of 0.07 feet from a found 5/8 inch Iron Rod; THENCE North 89 degrees 59 minutes 45 seconds East along the Southerly boundary line of Parcel No. 2 of that Minor Land Partition as hereinabove set forth, for a distance of 65.00 feet to the Southeast corner of Lot 2 of the Matthews Addition to the City of Ashland said point bears North 84 degrees 56 minutes East a distance of 0.06 of a foot from a found 5/8 inch iron Rod; THENCE South 00 degrees 00 minutes 39 seconds East along the Easterly boundary line of Lot 3 of said Addition for a distance of 69.98 feet (plat record 70 feet) to the Southeast corner thereof which point bears South 23 degrees 07 minutes West a distance of 0.04 of a foot from a found 5/8 Inch Iron Rod; THENCE South 89 degrees 59 minutes 45 seconds West along the Southerly boundary line of Lot 3 of said Matthews Addition for a distance of 145.00 feet to the Southwest corner thereof which point bears South 44 degrees 39 minutes East a distance of 0.08 of a foot from a found 5/8 Inch Iron Rod; THENCE North OO degrees OO minutes 39 seconds West along the Westerly boundary line of Lots 2 and 3 of said Matthews Addition for

DENNIS P. ERNST

NOTARY PUBLIC - OREGON

ALLEY

RECORDED

N_O

Fd. 5/8" I.R. which bears N. 44° 39' W., O. 08' from

corner position.

(Plat Record= South)

\$ 00°00'39"E 219.94'

S 00°00'39"E 219.94'

My Commission Expires 4-20-92

RECORDING

FILED FOR RECORD THIS THE 20 DAY OF March, 1998 AT $\frac{7.13}{0}$ CLOCK P M. AND RECORDED AS PARTITION PLAT No. P-U-90 of the records of Jackson county, oregon. INDEX VOLUME / PAGE //

COUNTY SURVEYOR File No. 11945

WATER RIGHTS STATEMENT:

See Document No. 20-06618 - 20-06619 of the Official Records of Jackson County, Oregon.

> I hereby certify that this plat is a CAD generated duplicate of the original.

> > SURVEYOR

SURVEYOR

THENCE continuing North 00 degrees 00 minutes 39 seconds West along the Westerly boundary line of Lots I and 2 of said SWAIN SURVEYING, INC.

27 1/2 North Main Street Ashland, Oregon 97520

SCALE: 1" = 40 ' BASIS OF BEARING:

TRUE MERIDIAN at the N-S Centerline of Sec. 16 (derived from N.O.A.A. net)

- Found 5/8 inch Iron Rod with cap marked: E.L.SWAIN, RLS 759 per Recorded Survey No. 8952.
- Found 5/8 inch Iron Rod with cap marked: HOFFBUHR R. Roberts LS 1656 SURVEYING per Recorded Survey No. 8952.
- Set 1/2 x 24 inch Galvanized Iron Pipe with yellow plastic plug marked: SWAIN LS 759.

APPROVAL

Examined and Approved this 19 th day of March___, 1990.

REGISTERED City Surveyor PROFESSIONAL 3/20/90 37 SK LAND SURVEYOR OREGON JULY 8, 1966 EVERETT L SWAM 759

-West Boundary of NE 1/4 of NE 1/4 of Section 16

8

ORDE

Re: Recorded Survey No. 6525

Job: LC | 384T

40 GRAPHIC SCALE - I" = 40'

File: RM 1384T-1 Sheet i of 1

11945



Survey No. 11945

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

SURVEY FOR:

Lawrence R. Coulton c/o Kelso Realty 33 First Street

Ashland, Oregon 97520

LOCATION:

Situated in a portion of Lots 1 & 2 and Lot 3 of the Matthews Addition to the City of Ashland in the Northeast Quarter of Section 16, Township 39 South, Range 1 East of the Willamette Base and Meridian,

Jackson County, Oregon.

PURPOSE:

To survey and monument the adjusted boundary lines of the Lawrence R. Coulton and Bruce Harrell properties as shown hereon, per clients request.

PROCEDURE:

Commenced this survey from control previously established in the vicinity of Ashland and Liberty Streets. Recorded Surveys No. 7682 and 8952 were the basis for this Boundary Line Adjustment, Minor Land Partition. Recorded Survey No. 11600 was reviewed and found to vary somewhat with those values as set forth There are some very on the above referenced surveys. small differences between those values shown on the above referred to surveys and the retracement values per this survey. However, it should be noted that fences and rock wall placement may be the reason why these found monuments are somewhat displaced from their previously noted locations. These differences were small; therefore, the relationship of monument found to corner location is shown on the accompanying map rather than trying to set new monumentation.

BASIS OF BEARING:

True Meridian at the North-South centerline of Section 16 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.

March 5, 1990

Ref: LC 1384T.NAR

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

Tax Lot 6500 and 6600, 39-1E-16AA

PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 8, 1988
EVERETT L. SWAIN
789

