

APPROVAL:

John McLaughlin 6-27-90
ASHLAND PLANNING COMMISSION DATE
PA # 90-152

MINOR LAND PARTITION
PARTITION PLAT No. P-55-1990

located in
Lot 12 of the Hargadine Tract in the Town of Ashland in
Donation Land Claim No. 40 in the Northwest Quarter of Sec. 9,
Township 39 South, Range 1 East of the Willamette Base & Meridian,
JACKSON COUNTY OREGON
for

RECORDING

FILED FOR RECORD THIS THE 5 DAY OF July 1990
AT 12:27 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT No.
P-55-1990 OF THE RECORDS OF JACKSON COUNTY, OREGON.
INDEX VOLUME 1, PAGE 53

Kathleen S. Buckett
County Clerk

Joy A. Ramirez
Deputy

COUNTY SURVEYOR File No. 12095

ROBERT H. MILLER & DORRIS M. SEGNER

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 require-
ments 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:---

1 Hillcrest Street
Ashland, Oregon 97520

WATER RIGHTS STATEMENT:

See Document No. 90-16757 of the
Official Records of Jackson County,
Oregon.

Commencing at a concrete post with bronze disk situated at the Southeast corner of Donation Land Claim No. 40, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon; THENCE North 89 degrees 51 minutes 58 seconds West along the Southerly boundary line of said claim for a distance of 1222.63 feet to a 1/2 x 24 inch galvanized iron pipe situated in the Northwesterly right of way line of West Fork Street for the TRUE POINT OF BEGINNING; THENCE continuing along said claim line, North 89 degrees 51 minutes 58 seconds West (deed record West, 102 feet) for a distance of 102.47 feet to a 1/2 x 24 inch galvanized iron pipe situated in the Southeasterly right of way line of South Pioneer Street; THENCE leaving said claim line, North 23 degrees 13 minutes 02 seconds East along the Southeasterly right of way line of South Pioneer Street for a distance of 27.19 feet to a 1/2 x 24 inch galvanized iron pipe; THENCE North 26 degrees 45 minutes 21 seconds East for a distance of 98.00 feet to a 1/2 x 24 inch galvanized iron pipe situated at the Southwesterly end of that strip of land as vacated by the City of Ashland and set forth in Volume 294, Page 39 of the Deed Records of Jackson County, Oregon; THENCE North 51 degrees 14 minutes 23 seconds West along the Southerly end of said strip of land and common to the right of way of South Pioneer Street for a distance of 5.11 feet to a 1/2 x 24 inch galvanized iron pipe; THENCE North 50 degrees 45 minutes 53 seconds East (deed record North 50 degrees 38 minutes East) for a distance of 105.38 feet to a found 5/8 inch iron rod situated at the Westerly corner of Parcel No. 1 of that Minor Land Partition filed for record the 5th day of July, 1979 and recorded in Volume 3 at Page 2 of "MINOR LAND PARTITIONS" in Jackson County, Oregon; THENCE leaving said South Pioneer Street right of way line, South 39 degrees 14 minutes 07 seconds East along the Southwesterly boundary line of said Parcel No. 1 for a distance of 5.00 feet to a found 5/8 inch iron rod situated in the old vacated Southeasterly right of way line of said street; THENCE continuing along said Southwesterly boundary line, South 44 degrees 56 minutes 58 seconds East (deed record Southeasterly, 100 feet) for a distance of 103.05 feet to a found 5/8 inch iron rod situated in the Northwesterly right of way line of West Fork Street and being the most Southerly corner of Parcel No. 1 of the last hereinabove referred to Minor Land Partition; THENCE leaving the corner of said Parcel No. 1, South 45 degrees 03 minutes 02 seconds West (deed record Southwesterly, 145 feet) along the Northwesterly right of way line of West Fork Street for a distance of 149.72 feet to the point of beginning. Together with and subject to covenants, easements, restrictions of record and those apparent on the land.

Everett L. Swain
SURVEYOR
LS 759

NOTARY
Subscribed and sworn to before me this
19th day of JUNE 1990.

Dennis P. Ernst
NOTARY PUBLIC - OREGON
My Commission Expires 4-20-92

SURVEYOR

SWAIN SURVEYING, INC. JUNE 16, 1990

27 1/2 North Main Street
Ashland, Oregon 97520

SCALE: 1" = 50'
BASIS OF BEARING:

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

- Found 5/8 Inch Iron Rod and cap marked: E.L. SWAIN RLS 759, unless otherwise shown.
Set 1/2 x 24 Inch Galvanized Iron Pipe with plug marked: SWAIN LS 759

APPROVAL

Examined and Approved this 27th day of June 1990.

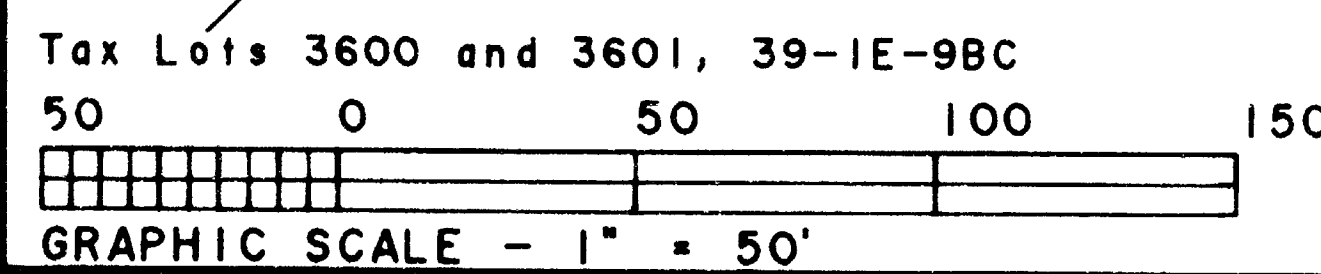
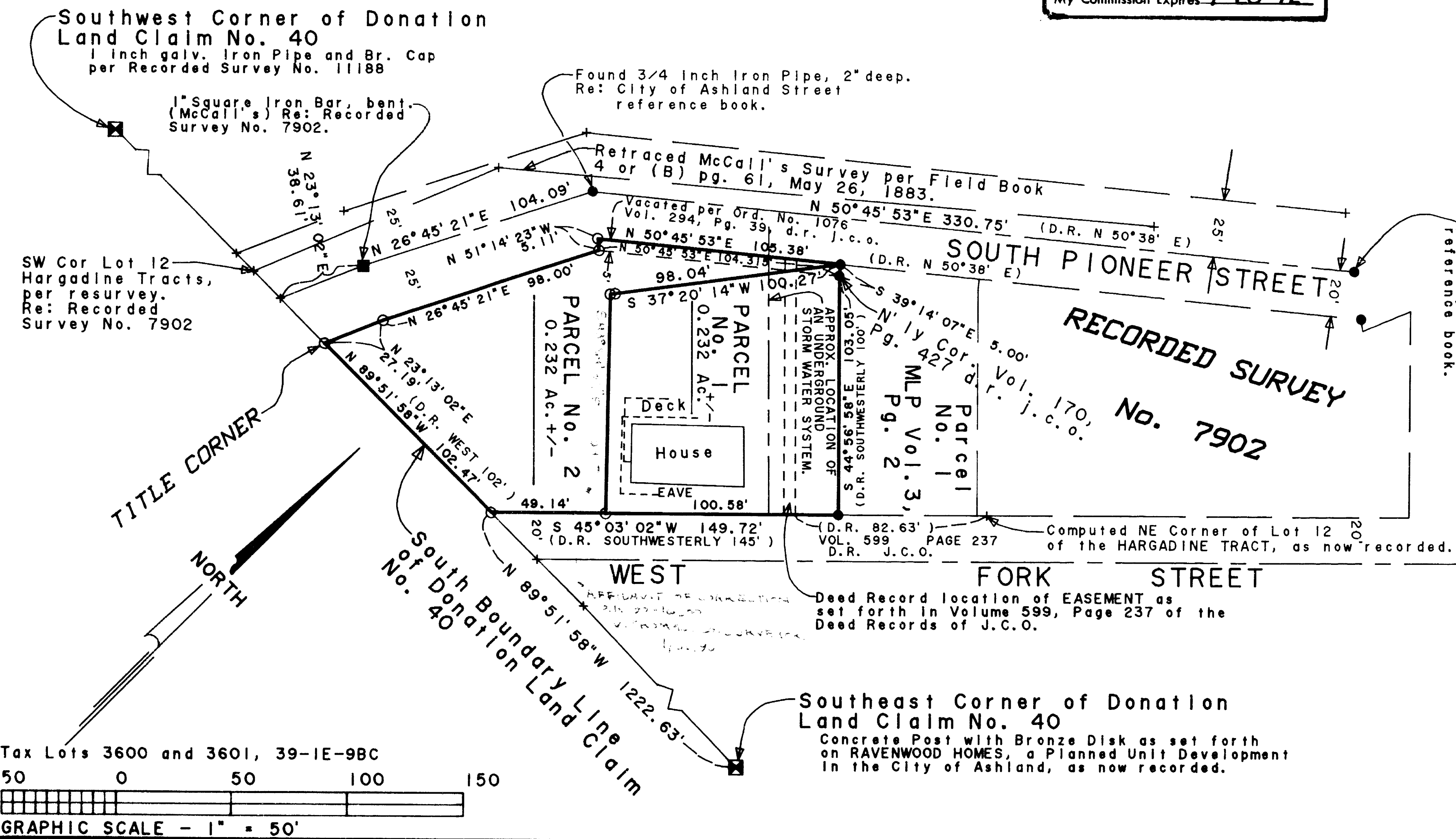
Jerry Holm
City Surveyor

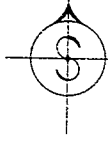
I hereby certify that this plat is a CAD
generated duplicate of the original.

Everett L. Swain
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 6, 1988
EVERETT L. SWAIN
759

Job: RM 1353T
File: RM 1353TI





SWAIN SURVEYING, INC.

27 1/2 North Main Street  
Ashland, Oregon 97520

Survey No. 12095

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

**SURVEY FOR:** ROBERT H. MILLER & DORRIS M. SEGNER  
1 Hillcrest Street  
Ashland, Oregon 97520

**LOCATION:** Situated in Lot 12 of the Hargadine Tract in the Town of Ashland in Donation Land Claim No. 40 in the Northwest Quarter of Section 9, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon.

**PURPOSE:** To survey, monument and adjust the boundary line between Tax Lots 3600 and 3601, Assessor's Map 39-1E-9BC in order to eliminate an encroachment of the existing house into Tax Lot 3600. Prepare legal descriptions to properly convey those tracts of land, which are now adjusted, to establish new Tax Lot configurations in the above named clients ownership.

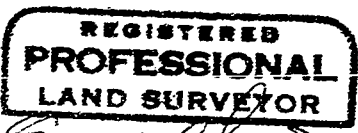
**PROCEDURE:** Commenced this survey from control previously established in the course of executing Recorded Survey No. 7902 for Elaine Joines. Established additional control in the area of this survey, as required. Tied the existing house, once it became obvious that the boundary line between Tax Lots 3600 and 3601 ran through the garage of said house. Thus a boundary line adjustment seemed to be the solution to this problem. Tied an existing Storm Drain at the location of catchbasins on West Fork Street and South Pioneer Street. The Northeast corner of Lot 12 of the Hargadine Tract, as now recorded, was computed in order to determine the location of the EASEMENT of recorded and as set forth in Volume 599, Page 237 of the Deed Records of Jackson County, Oregon. It is obvious that the two positions don't fit well. The remainder of this survey is as shown on the accompanying plat.

**BASIS OF BEARING:** True Meridian at the N-S 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.

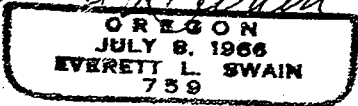
June 16, 1990

ref: RM1353T.NAR

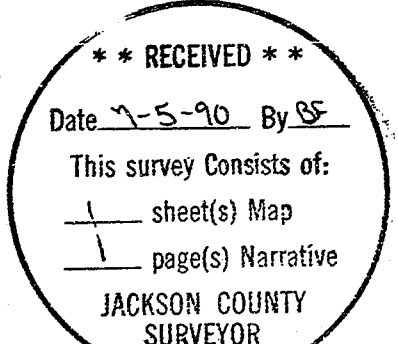
Swain Surveying, Inc.  
27 1/2 North Main Street  
Ashland, Oregon 97520



*Everett L. Swain*



Tax Lots 3600 & 3601,  
39-1E-9BC



Date 7-5-90 By BS  
This survey Consists of:  
1 sheet(s) Map  
1 page(s) Narrative

JACKSON COUNTY  
SURVEYOR

12095

CONSULTING SURVEYOR  
Oregon - Washington

90-18500

SWAIN SURVEYING, INC.

27 1/2 North Main Street  
Ashland, Oregon 97520

Area Code 501  
482-4118

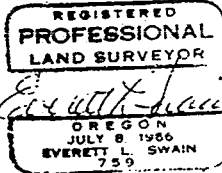
AFFIDAVIT OF CORRECTION

I, Everett L. Swain, Registered Professional Land Surveyor of the State of Oregon, NO. 759, do hereby declare that I have discovered an omission on that PARTITION PLAT No. P-55-1990 filed in the office of the Jackson County Clerk on the 5th day of July, 1990 at 12:27 o'clock P.M. and recorded as Partition Plat No. P-55-1990 of the records of Jackson County, Oregon. Index Volume 1, Page 55.

The bearing and distance common to Parcels No. 1 and 2, more fully defined as the Southwesterly boundary line of Parcel No. 1 and the Northeasterly boundary line of Parcel No. 2 was omitted and should have read: S 43°54'35" E 94.58'

Affected FEE TITLE OWNERS:

Robert M. Miller      Dorris M. Segner  
1 Hillcrest Street    1 Hillcrest Street  
Ashland, Oregon      Ashland, Oregon  
97520                    97520



Date: July 23, 1990

Everett L. Swain  
Everett L. Swain, L.S. No. 759

I, James H. Olson, Ashland City Surveyor, hereby certify that I have examined the above statement and find it to be correct.

Date: July 23, 1990

James H. Olson  
James H. Olson  
Ashland City Surveyor

I, Verlyn Thomas, Jackson County Surveyor, hereby certify that I have examined the above and find it to comply with Oregon Revised Statutes 92.17, 1989.

Date: July 24, 1990

Verlyn Thomas  
Verlyn Thomas  
Jackson County Surveyor

ref:RM1353.doc

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

12:33 JUL 25 1990 P M.

KATHLEEN S. BECKETT  
CLERK and RECORDER

By: Joy Hunter Deputy