

MINOR LAND PARTITION PARTITION PLAT No. P-56-1990

located in
Northeast Quarter of Section 16,
Township 39 South, Range 1 East of the
Willamette Base and Meridian,
JACKSON COUNTY OREGON
for

FLORA J. MacCRACKEN

645 Glenwood Drive
Ashland, Oregon 97520

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

Everett L. Swain
SURVEYOR

SURVEYOR

SWAIN SURVEYING, INC.

JUNE 20, 1990

27 1/2 North Main Street
Ashland, Oregon 97520

SCALE: 1" = 80'

BASIS OF BEARING:

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

SECTION CORNER
Fd. 1 Inch square Iron Bar
in Monu. Case. M.L. McCall's.
Re: Recorded Survey No. 7630

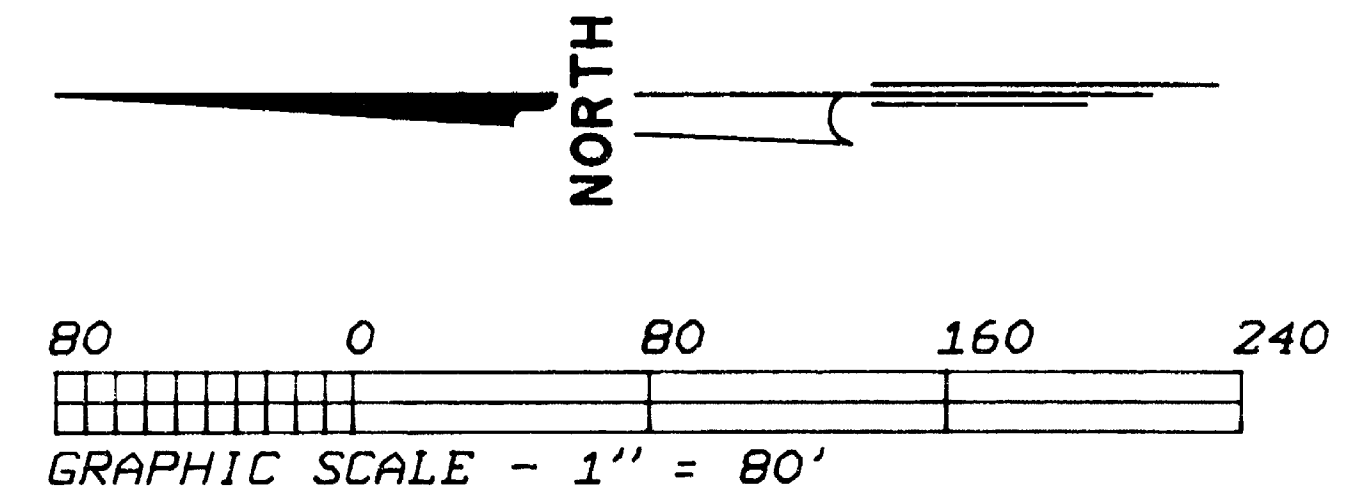
ASHLAND STREET
S 89°59'45" W 703.60'
(D.R. VOL. 266, Pg. 578 J.C.O.)
S 89°59'45" W 489.50'
(D.R. S. 89°58' W, 703.60')
(D.R. S. 89°58' W, 489.50')

(D.R. S 0°11' W, 803.75 PER VOL. 552, PG.311 & VOL. 553, PG.202)
S 00°16'49" W 803.75'

SOUTH MOUNTAIN AVENUE

AVENUE

- Found 5/8 Inch Iron Rod with cap marked E.L. SWAIN RLS 759 per Recorded Surveys No. 6349 and 7630 unless otherwise shown.
- Found 5/8 Inch Iron Rod with cap marked Dale W. Hofer LS 1993 10 inches deep. Re: Recorded Survey No. 9748
- Found 1/2 Inch Galvanized Iron pipe with plug marked SWAIN LS 759 per Recorded Survey No.
- Set 1/2 x 24 Inch Galvanized Iron pipe with plug marked SWAIN LS 759
- Set lead plug with brass nail and tag marked LS 759 in a concrete driveway.



ASHLAND STREET

Found 3/4 Inch Iron Pipe which bears S.14°42' E. 0.09' from true corner position. Re: Recorded Survey No. 910.

GLENWOOD DRIVE

East Boundary Line of Vol. 37, Page 520 d.r. j.c.o.

Recorded Survey No. 6349

West Boundary Line of Vol. 415, Page 430 d.r. j.c.o.

S 00°16'49" W 578.00'
(D.R. S. 0°11' W, 578')
(VOL. 269, PG. 491)

PARCEL No. 2
0.532 Ac. +/-

South Boundary Line of Vol. 471, Page 342 d.r. j.c.o.

East Line of Vol. 337, Pg. 397 d.r. j.c.o.

Fd. 5/8 Inch Iron Rod, 2" deep @ East face of Rock Wall course N-S m.s.l. ORIGIN UNKNOWN. Bears N 47°58' W, 0.85'

Found 3/4 Inch Iron Pipe 5" deep which bears N 55° 0.9' (119.12') E. 1.13' (226.24') W. 1.13' (226.24') W. 1.13' (226.24') W.

Recorded Survey No. 7630

East boundary line of MATTHEWS ADDITION Re: Recorded Survey No. 7630

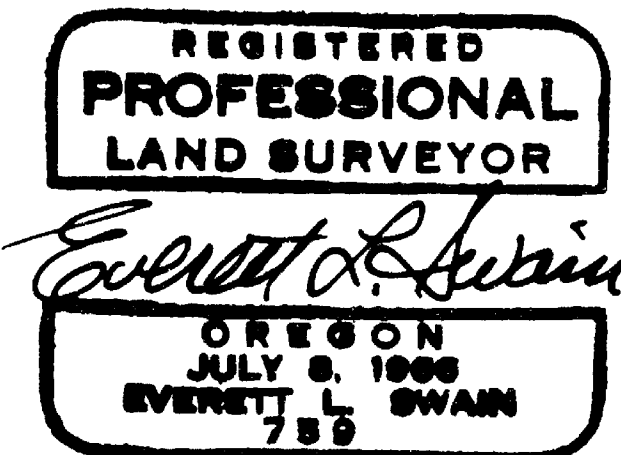
Pipe and Brass Disk in Monu. Case per Recorded Survey No. 7630.

BEACH STREET

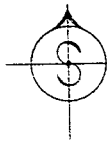
For the re-establishment of Beach Street refer to Recorded Survey No. 7630.

N.O.A.A. Station 'ASHLAND' being a Brass Disk in a concrete post bears S 73°07'43" W, 2,290.62' from the West-Northwest corner of Parcel No. 2, as shown hereon.

EASEMENT per Vol. 288, Pg. 494 d.r. j.c.o.



Job: FC1388T
File: FC1388T1



SWAIN SURVEYING, INC.

27 1/2 North Main Street
Ashland, Oregon 97520

Survey No. 12096

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

SURVEY FOR: **Flora J. MacCracken**
645 Glenwood Drive
Ashland, Oregon 97520

LOCATION: Situated in Northeast Quarter of Section 16, 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 3100 and 3200, Assessor's Map 39-1E-
16AA, per clients request and City of Ashland Planning
Department approval.

PROCEDURE: Commenced this survey from control previously
established in the course of executing Recorded Survey
No. 7630 et al. Established a closed traverse between
Beach Street and Mountain Avenue with very satisfactory
results. Tied monuments found, some the origin is
unknown and some are suspect of being set on Recorded
Survey No. 910. Beach Street was re-established and
shown on Recorded Survey No. 7630. Glenwood Drive was
retraced and shown on Recorded Survey No. 7630 and
previous surveys by this Surveyor. For the most part
the retracement of these two tax lots went rather well.
Although there were some questions about adjoiner deed
calls, after reading all the documentation carefully, I
concluded the **INTENT** was to position the boundary lines
as I have shown them on the accompanying map. There
are some minor fence encroachments and a small portion
of a concrete driveway, at the Southwest corner of
Parcel No. 2, which encroaches upon my clients
property. A newly constructed fence along the Easterly
boundary line of Recorded Survey No. 12083 also
encroaches upon my clients property. An old fence, in
the vicinity of the Ell corner of Parcel No. 2, which
now is in a very poor state of repair, encroaches upon
Parcel No. 2. Other facts are as shown on the
accompanying plat.

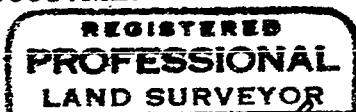
BASIS OF BEARING:

True Meridian at the N-S 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.

June 20, 1990

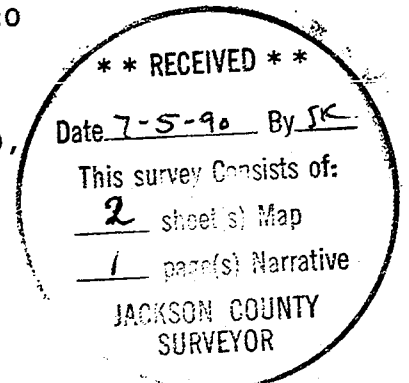
ref: FC1388T.NAR

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



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

Tax Lots 3100 & 3200,
39-1E-16AA



APPROVAL:

John M. Young
ASHLAND PLANNING COMMISSION DATE 7-3-90
PA #90-154 Boundary Line Adjustment

APPROVAL

Examined and Approved this 2nd day of July, 1990.

Juan H. Swan
City Surveyor

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 following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:---

Commencing at the Section corner common to Sections 9, 10, 15 and 16, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon; THENCE South 89 degrees 59 minutes 45 seconds West along the section line common to sections 9 and 16 a distance of 244.10 feet to the centerline of South Mountain Avenue, Southerly of said section line; THENCE leaving said section line, South 00 degrees 16 minutes 49 seconds West along the centerline of said Avenue (deed record South 0 degrees 11 minutes West, 803.75 feet) a distance of 803.75 feet; THENCE leaving said Avenue centerline, South 89 degrees 59 minutes 49 seconds West (deed record South 89 degrees 54 minutes West, 359.50 feet) for a distance of 359.26 feet to a 5/8 inch iron rod situated in the Westerly right of way line of Glenwood Drive, as retraced and set forth on that Minor Land Partition filed for record the 8th day of February, 1979 and recorded in Volume 2 at Page 75 of "MINOR LAND PARTITIONS" in Jackson County, Oregon and being the TRUE POINT OF BEGINNING; THENCE South 89 degrees 59 minutes 49 seconds West (deed record South 89 degrees 54 minutes West) for a distance of 100.24 feet to a 1/2 x 24 inch galvanized iron pipe situated in the Easterly boundary line of that tract of land as set forth in Volume 37, Page 520 of the Deed Records of Jackson County, Oregon; THENCE South 00 degrees 16 minutes 49 seconds West (deed record South 00 degrees 11 minutes West, 234.0 feet) along the boundary line common to said Volume 37, Page 520 and Volume 415, Page 430 of the Deed Records of Jackson County, Oregon; THENCE South 89 degrees 59 minutes 49 seconds West (deed record South 89 degrees 34 minutes West, 214.93 feet) for a distance of 218.27 feet to a lead plug with brass nail and tag marked 'LS 759' set in a concrete driveway slab and situated in the Easterly right of way line of the Beach Street EASEMENT, as set forth in Volume 288, Page 494 of the Deed Records of Jackson County, Oregon; THENCE North 05 degrees 25 minutes 14 seconds East along said Beach Street right of way line (deed record North 00 degrees 11 minutes East, 32.0 feet) for a distance of 29.38 feet to a 1/2 x 24 inch galvanized iron pipe situated at the Southeast corner of the MATTHEWS ADDITION to the City of Ashland, as now recorded and being common to the Southwest corner of that tract of land as set forth in Volume 370, Page 158 of the Deed Records of Jackson County, Oregon; THENCE leaving said Easterly right of way line of Beach Street, South 89 degrees 56 minutes 14 seconds East along the Southerly boundary line of that tract of land as set forth in Volume 370, Page 158 of the Deed Records of Jackson County, Oregon (deed record East, 119.12 feet) for a distance of 115.13 feet to a 1/2 x 24 inch galvanized iron pipe situated at the Southeast corner thereof; THENCE North 00 degrees 57 minutes 14 seconds West along the Easterly boundary line of that tract of land as last hereinabove mentioned (deed record North 1 degree 01 minute West) for a distance of 286.16 feet to a 1/2 x 24 inch galvanized iron pipe situated at the Northwest corner of that tract of land as set forth in Volume 553, Page 202 of the Deed Records of Jackson County, Oregon; THENCE North 89 degrees 59 minutes 49 seconds East along the Northerly boundary line of that tract of land as set forth in the last hereinabove referred to Volume and Page (deed record North 89 degrees 54 minutes East, 206.75 feet) for a distance of 206.93 feet to a point in the Westerly right of way line of Glenwood Drive, said point bears North 14 degrees 42 minutes West, a distance of 0.09 of a foot from a found 3/4 inch iron pipe; THENCE South 00 degrees 17 minutes 48 seconds West along the Westerly right of way line of Glenwood Drive (deed record South 00 degrees 11 minutes East, 80.0 feet) for a distance of 80.00 feet to the point of beginning. Together with and subject to covenants, easements, and restrictions of record and those apparent on the land.

NOTARY

Subscribed and sworn to before me this

29th day of June, 1990.

Robbin Pearce Smith
ROBBIN PEARCE SMITH
NOTARY PUBLIC - OREGON
My Commission Expires 11/1/91

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

Everett L. Swain
SURVEYOR

Everett L. Swain
SURVEYOR
LS 759

7-5-90
2

REGISTERED PROFESSIONAL LAND SURVEYOR
Everett L. Swain
OREGON
JULY 8 1995
EVERETT L. SWAIN
759

Job: FC1388T
File: FC1388TD

MINOR LAND PARTITION

PARTITION PLAT No. P-56-1990

located in

Northeast Quarter of Section 16,
Township 39 South, Range 1 East of the
Willamette Base and Meridian,
JACKSON COUNTY OREGON

for

FLORA J. MacCRACKEN

645 Glenwood Drive
Ashland, Oregon 97520

RECORDING

FILED FOR RECORD THIS THE 5 DAY OF July, 1990
AT 12:31 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT No.
P-56-1990 OF THE RECORDS OF JACKSON COUNTY, OREGON.
INDEX VOLUME 1, PAGE 56.

Kathleen S. Beckett County Clerk
Jay A. Ramirez Deputy

COUNTY SURVEYOR File No. 12096

WATER RIGHTS STATEMENT:

See Document No. 90-16758 of the
Official Records of Jackson County,
Oregon.