

APPROVAL:

John M. Loughlin
ASHLAND PLANNING COMMISSION DATE 8-30-90
Boundary Line Adjustment

MINOR LAND PARTITION
PARTITION PLAT No. P-89-1990

located in
in Donation Land Claim No. 40 in the SW 1/4 of Sec. 4, SE 1/4 of Sec. 5,
NE 1/4 of Sec. 8 & NW 1/4 of Sec. 9, Township 39 South, Range 1 East of the,
Willamette Base and Meridian,
JACKSON COUNTY OREGON

RECORDING

FILED FOR RECORD THIS THE 12 DAY OF August, 1990
AT 1:18 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT No.
P-89-1990 OF THE RECORDS OF JACKSON COUNTY, OREGON.
INDEX VOLUME 1, PAGE 89

Kathleen S. Bennett
County Clerk
Robert L. Swain
Deputy

WATER RIGHTS STATEMENT:

See Document No. _____ of the
Official Records of Jackson County,
Oregon.

JOHN REINHARDT

159 North Main Street
Ashland, Oregon 97520

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:---

APPROVAL

Examined and Approved this 23rd day of August, 1990.

James H. DeWitt
City Surveyor

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

Everett L. Swain
SURVEYOR

Beginning at the intersection of the Southwesterly right of way line of North Main Street with the Northwesterly right of way line of Bush Street being common to the most Easterly corner of Lot 3, Block 25 of the City of Ashland according to the Official Map adopted by the common council on the 5th day of November, 1888; THENCE South 58°41'16" West along the Northwesterly right of way line of Bush Street being common to the Southeasterly boundary line of said Lot 3, (deed record South 59° West, 200' +/-) (1888 plat record South 58°38' West, 197.6 feet) a distance of 199.30 feet to the most Southerly corner of Lot 3, said Block 25 and being situated in the Northeastly right of way line of a 16 foot wide alley; THENCE leaving said Northwesterly right of way line, North 32°37'32" West (deed record North 32° East) (plat record North 32°44' West, 100') along said alley right of way line and being common to the Southwesterly boundary line of said Lot 3 a distance of 100.65 feet to the most Westerly corner thereof; THENCE leaving said alley right of way line, North 58°53'48" East along the boundary line common to Lots 2 and 3, Block 25 in said City (deed record North 59° East, 200' +/-) a distance of 199.72 feet to a point in the Southwesterly right of way line of North Main Street and being common to the most Easterly corner of Lot 2 and the most Northerly corner of Lot 3 of said Block 25; THENCE South 32°23'37" East along said Southwesterly right of way line (deed record South 32° East) (plat record South 32°28' East, 100') and being common to the Northeastly boundary line of said Lot 3, a distance of 99.91 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

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

22 day of AUGUST, 1990.

Everett L. Swain
SURVEYOR
LS 759

SURVEYOR

SWAIN SURVEYING, INC.
27 1/2 North Main Street
Ashland, Oregon 97520

AUGUST 10, 1990

SCALE: 1" = 50'

BASIS OF BEARING:

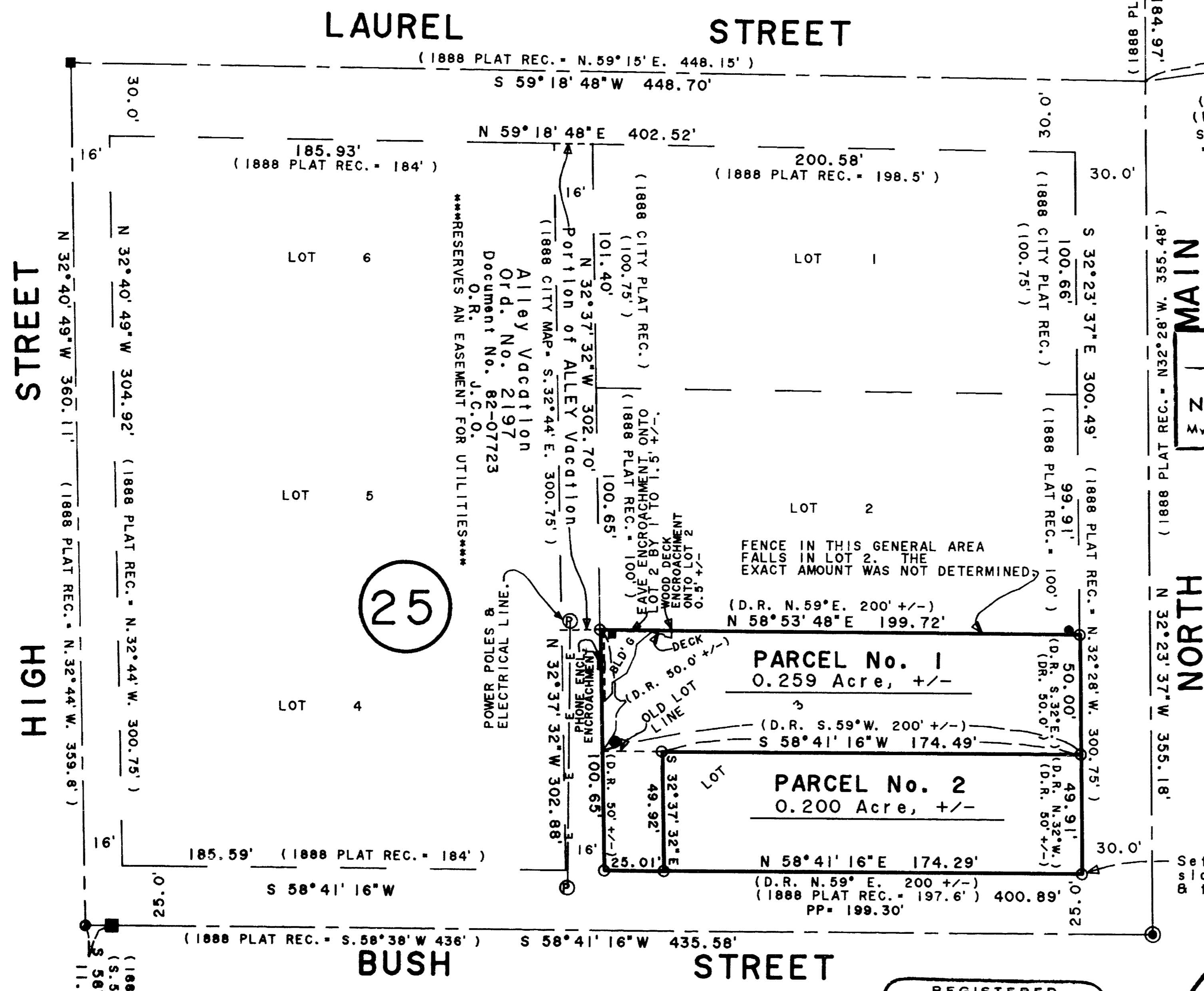
TRUE MERIDIAN at the
EAST Line Sec. 5
(derived from N.O.A.A. net)

- Fd. 1 Inch sq. Iron bar, 2 Inches deep, per McCall survey of 1888
- Fd. sandstone with lead center, 8 Inches deep, per McCall survey of 1888
- Fd. 3/4 Inch Iron pipe in Monu. Case per City of Ashland street centerline reference book.
- Fd. original sandstone per McCall's survey of 1888, now replaced by the City of Ashland with an iron pipe and bronze disk in Monu. Case.
- Fd. 3/8 Inch oiler pipe, in 1971, per City of Ashland street centerline reference book and shown by Walker to be in place in 1931.
- Fd. 1/2 Inch black Iron pipe, flush. Origin unknown. Brgs. S.81°14'W. 0.15'
- Fd. 1-1/4 Inch galv. Iron pipe with threaded top, 8 Inches deep, disturbed. Origin unknown. Brgs. N.24°09'E., 1.40' +/-.
- Fd. 1 Inch sq. headed bolt, 11 Inches deep. Origin unknown. Brgs. N.74°12'E., 1.62' +/-.
- Set 1/2 x 24 Inch galv. Iron pipe with plug marked: SWAIN LS 759 unless otherwise shown.

Job: JR1398T

File: JR1398T1

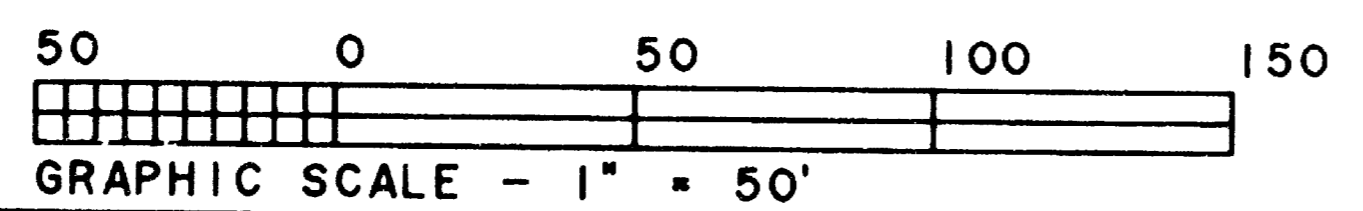
Sheet 1 of 1



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Everett L. Swain
OREGON
JULY 8, 1988
EVERETT L. SWAIN
759

** RECEIVED **
Date 9-12-90
JACKSON COUNTY
SURVEYOR



Tax Lot 3100 & 3200, 39-1E-98B



SWAIN SURVEYING, INC.

27 1/2 North Main Street
Ashland, Oregon 97520

12171

Survey No. _____

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

SURVEY FOR: John Reinhardt
159 North Main Street
Ashland, Oregon 97520

LOCATION: Situated in Lot 3, Block 25 in the City of Ashland per the Official Map adopted by the common council on the 5th day of November, 1888 in Donation Land Claim No. 40 in the Southwest Quarter of Section 4, Southeast Quarter of Section 5, Northeast Quarter of Section 8 and 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 lines between Tax Lots 3100 and 3200, 39-1E-9BB per clients request and the approval of the City of Ashland Planning Commission. Prepare a Legal Description for that portion of Tax Lot 3200 being purchased by the client.

PROCEDURE: Commenced this survey from control previously established in the vicinity of this survey. Extended the survey control into the area where other corner monuments were found but not previously tied. Tied existing improvements such as fences, a concrete retaining wall and utility lines. There exist some building encroachments and possible fence line encroachments as shown on the accompanying map. The client has been told of these and advised to take steps to correct them. The remainder of this survey is as shown on the accompanying plat.

BASIS OF BEARING: True Meridian at the East line of Section 5, 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.

August 10, 1990

Ref: JR 1398T.NAR

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

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

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

Tax Lot 3100, 39-1E-9BB
Tax Lot 3200, 39-1E-9BB

** RECEIVED **

Date 9-12-90 By TLW

This survey consists of:
1 sheet(s) Map
1 page(s) Narrative

JACKSON COUNTY
SURVEYOR