

APPROVAL:

*John Ferguson* 10-12-90  
ASHLAND PLANNING COMMISSION DATE  
PA #90-176

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 the parent tract of land as set forth hereon:---

Commencing at the section corner common to Sections 11, 12, 13 and 14, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon; THENCE North 22 degrees 54 minutes 45 seconds West (official records North 22 degrees 54 minutes 52 seconds West, 507.27 feet) for a distance of 507.28 feet to a previously found nail and shiner situated at centerline Station 145+00 of the new re-aligned East Main Street; THENCE South 38 degrees 07 minutes 21.5 seconds East (deed record South 38 degrees 07 minutes 30 seconds East, 133.18 feet) for a distance of 133.12 feet to a point of centerline curvature; THENCE leaving said centerline, North 51 degrees 52 minutes 38.5 seconds East for a distance of 30.00 feet to a found 3/4 inch iron rod situated in the new right of way line of East Main Street, as set forth in Document No. 88-09528 of the Official Records of Jackson County, Oregon and being the TRUE POINT OF BEGINNING; THENCE North 38 degrees 07 minutes 21.5 seconds West (deed record North 38 degrees 07 minutes 30 seconds East) along said Easterly right of way line, for a distance of 13.23 feet to a found 3/4 inch iron rod situated at the Westerly corner of that tract of land as surveyed and filed in the office of the Jackson County Surveyor as No. 11462; THENCE leaving said Easterly right of way line, North 50 degrees 29 minutes 31 seconds East (survey record North 50 degrees 28 minutes 00 seconds East) for a distance of 453.81 feet to a found 5/8 inch iron rod, as set and shown on the survey filed in the office of the Jackson County Surveyor as No. 4089; THENCE South 39 degrees 30 minutes 29 seconds East (survey record North 39 degrees 32 minutes 00 seconds West, 315.72 feet) for a distance of 315.72 feet to a found 5/8 inch iron rod as set and shown on that survey filed in the office of the Jackson County Surveyor as No. 9962 and being the Northeastly end of a line proposed as a Boundary Line by Agreement on said filed survey no. 9962; THENCE South 46 degrees 16 minutes 55 seconds West (survey record North 46 degrees 15 minutes 30 seconds East) along said proposed Boundary Line by Agreement, for a distance of 446.76 feet to a found 3/4 inch iron rod situated in the new Northeastly right of line of East Main Street, as hereinabove set forth; THENCE leaving said proposed Boundary Line by Agreement, North 42 degrees 11 minutes 58.6 seconds West (deed record South 42 degrees 12 minutes 00 seconds East) along said Northeastly right of way line for a distance of 133.78 feet to a found 3/4 inch iron rod situated at a point of curvature; THENCE continuing along said right of way line along a curve to the right having a radius of 2834.79 feet and an arc length of 201.71 feet, being subtended by a chord of North 40 degrees 09 minutes 40 seconds West for a distance of 201.67 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  
12th day of OCTOBER, 1990.

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

*Everett L. Swain*  
EVERETT L. SWAIN  
SURVEYOR  
LS 759

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we

Wayne R. Cahill and Vicki L. Cahill, husband and wife, are the owners in fee simple of the lands as shown hereon and designated as Parcels No. 1, 2 and 3 and we have caused the same to be partitioned, surveyed and platted into parcels, as shown hereon. We do hereby dedicate to the City of Ashland, Public Utility Easements as shown hereon. We hereby establish a PRIVATE water line easement, over, across and through a strip of land contiguous to the Southeastly boundary line of Parcel No. 2, as shown hereon, for the exclusive use of Parcel No. 3. We further establish a PRIVATE storm water easement, over, across and through Parcel No. 3, as shown hereon, for the use of Parcels No. 1, 2 and 3. Parcel No. 1 shall be subject to a Road Slope Easement as shown hereon. The flag drive portion of Parcel No. 3 and shown hereon as a 'MUTUAL ACCESS ROAD' shall be utilized for MUTUAL ingress and egress by both Parcels No. 1 and 3, but not limited exclusively thereto. Public and Private emergency vehicles shall have the right of ingress and egress over and across said 'MUTUAL ACCESS ROAD'. Restrictions of any kind and maintenance of said 'MUTUAL ACCESS ROAD' shall be set forth in a separate document and filed simultaneously herewith.

IN WITNESS WHEREOF,

we have set our hands and seals this 12th day of October, 1990.

*Wayne R. Cahill*  
WAYNE R. CAHILL

*Vicki L. Cahill*  
VICKI L. CAHILL

STATE OF OREGON

County of Jackson ) ss  
October 12, A.D. 1990

Personally appeared the above named WAYNE R. CAHILL and VICKI L. CAHILL husband and wife, and acknowledge the foregoing instrument to be their voluntary act and deed.  
Before me:

*Sonja N. Akerman*  
SONJA N. AKERMAN  
NOTARY PUBLIC - OREGON  
My Commission Expires 4-6-94

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Everett L. Swain*  
OREGON  
JULY 8, 1966  
EVERETT L. SWAIN  
759

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

*Everett L. Swain*  
SURVEYOR

Job: WC1416T  
File: WC1416TD

MINOR LAND PARTITION  
PARTITION PLAT No. P-110-1990

located in  
the Southeast Quarter of Section 11 and the Southwest Quarter of Section 12,  
Township 39 South, Range 1 East of the  
Willamette Base and Meridian,  
JACKSON COUNTY OREGON  
for

WAYNE R. CAHILL  
P.O. Box 868  
Ashland, Oregon 97520

RECORDING

FILED FOR RECORD THIS THE 16 DAY OF October, 1990  
AT 8:21 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT No.  
P-110-1990 OF THE RECORDS OF JACKSON COUNTY, OREGON.  
INDEX VOLUME 1, PAGE 110.

*Kathleen S. Beckett* *Glenda E. Bartlett*  
County Clerk Deputy

COUNTY SURVEYOR File No. 12229

WATER RIGHTS STATEMENT:

See Document No. 90-26116 of the Official Records of Jackson County, Oregon.

For Declaration of Restrictions and Flag Drive Maintenance and Repair, see Document No. 90-26117 of the Official Records of Jackson County, Oregon.

APPROVAL

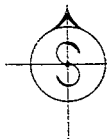
Examined and Approved this 12th day of October, 1990.

*Joan Holva*  
City Surveyor

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting Sept. 11, 1990 this map is hereby approved.  
Dated this 12th day of October, 1990.

*D. J. ...*  
President

*John Ferguson*  
Secretary



SWAIN SURVEYING, INC.

27 1/2 North Main Street  
Ashland, Oregon 97520

Survey No. 12229

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

**SURVEY FOR:** Wayne R. Cahill  
P.O. Box 868  
Ashland, Oregon 97520

**LOCATION:** Situated in the Southeast Quarter of Section 11 and the Southwest Quarter of Section 12, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon.

**PURPOSE:** To Partition into three parcels of land, the present ownership of Wayne R. Cahill, as shown on the accompanying map, per clients request.

**PROCEDURE:** Commenced this survey from control established in the course of Recorded Survey No. 11462 and filed in the office of the Jackson County Surveyor. Recovered those monuments as shown on the accompanying map. That Proposed Boundary Line by Agreement shown on Recorded Survey No. 9962 was utilized for the boundary line of this survey. It is not known at this time if this actual agreement has ever been consummated. Other conditions, dedications, and restrictions are as shown on the accompanying map.

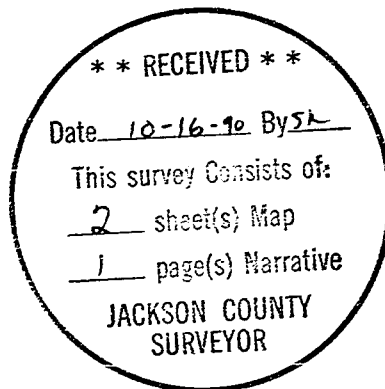
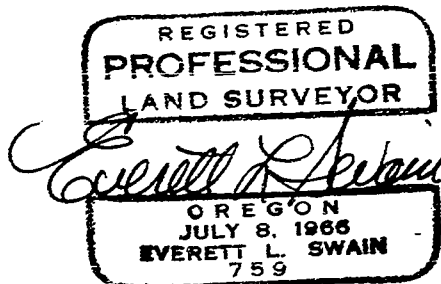
**BASIS OF BEARING:** True Meridian at the West line of Section 12 as derived from the National Oceanic and Atmospheric Administration (formerly Coast and Geodetic Survey) survey net established in 1968 and filed in the office of the Jackson County Surveyor.

**WAYNE R. CAHILL**  
P.O. Box 868  
Ashland, Oregon 97520

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

ref: WC 1416T.NAR

Tax Lot 319, 39-1E-12



# MINOR LAND PARTITION PARTITION PLAT No. P-110-1990

located in  
the Southeast Quarter of Section 11 and the Southwest Quarter of Section 12,  
Township 39 South, Range 1 East of the  
Willamette Base and Meridian,  
JACKSON COUNTY OREGON

## WAYNE R. CAHILL

P.O. Box 868  
Ashland, Oregon 97520

### NOTE:

All those monuments shown hereon as found which are related to the new alignment of East Main Street and established by the Jackson County Department of Public Works were filed in December, 1988. These points are not now in evidence due to road construction.

## SURVEYOR

SWAIN SURVEYING, INC.

OCTOBER 5, 1990

27 1/2 North Main Street  
Ashland, Oregon 97520

SCALE: 1" = 60'

BASIS OF BEARING:

TRUE MERIDIAN at the  
WEST LINE of Section 12  
(derived from N.O.A.A. net)

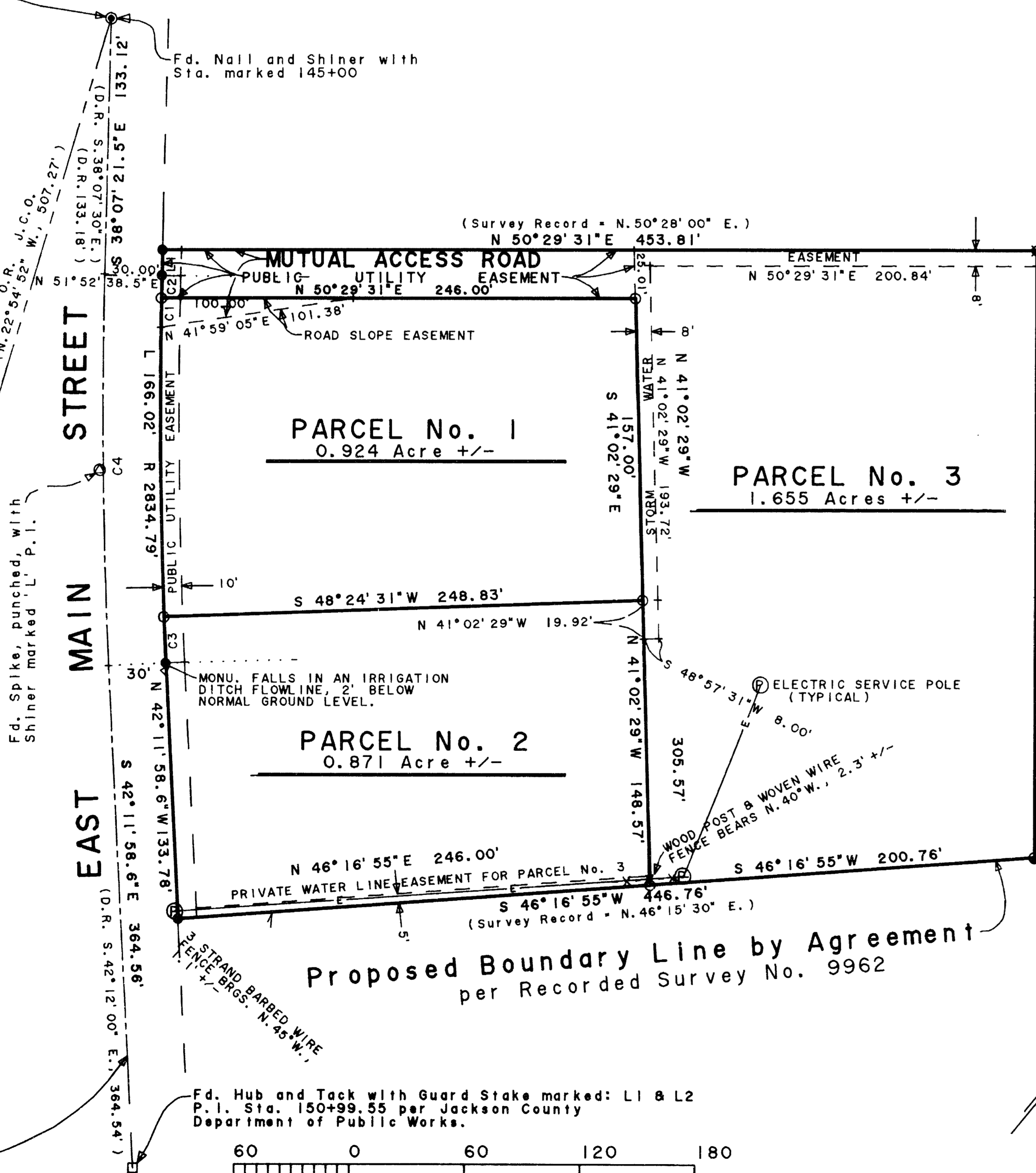
- ☒ Found monument as shown or as otherwise designated herein.
- Found 3/4 inch iron rod with yellow cap marked: SWAIN LS 759  
Re: Recorded Survey No. 11462
- ⊙ Found 5/8 inch iron rod with Yellow Cap marked: BURRELL RLS 638  
A four(4) strand barbed wire fence bears S.52°W., 0.4' +/-
- ⊠ Found 5/8 inch iron rod, 7 inches deep. A four(4) strand barbed wire fence bears S.52°W., 0.15' +/- Re: R.S. No. 4089
- Set 1/2 x 24 inch galvanized iron pipe with yellow plastic plug marked: SWAIN LS 759

| CURVE | RADIUS   | LENGTH  | DELTA      | CHORD   | CH. BEARING     |
|-------|----------|---------|------------|---------|-----------------|
| C1    | 2834.79' | 15.00'  | 0° 18' 11" | 15.00'  | N 38° 30' 44" W |
| C2    | 2834.79' | 11.77'  | 0° 14' 17" | 11.77'  | N 38° 14' 30" W |
| C3    | 2834.79' | 23.92'  | 0° 29' 00" | 23.92'  | N 41° 57' 28" W |
| C4    | 2864.79' | 203.85' | 4° 04' 37" | 203.81' | N 40° 09' 40" W |

| COURSE | BEARING       | DISTANCE |
|--------|---------------|----------|
| L1     | N38°07'21.5"W | 13.23    |

SECTION CORNER  
Fd. Iron pipe and brass cap  
as described in the County Surveyor's  
re-est. b of June, 1963.

New Engineer's Center line as found  
on the ground and described in Document  
No. 88-0528 of the Official Records of  
Jackson County, Oregon.



Tax Lot 319, 39-1E-12

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Everett Swain*

OREGON  
JULY 8, 1966  
EVERETT SWAIN  
759

RECEIVED

Date 10-12-90

File #

2

1

SWAIN SURVEYING

Job: WC1416T  
File: WC1416T1