

APPROVAL:

*John W. Swain*  
ASHLAND PLANNING COMMISSION DATE 9-26-90  
No. 490-111

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:---

MINOR LAND PARTITION  
PARTITION PLAT No. P-11-1991

located in Donation Land Claim Nos. 44 and 45 in the Northwest Quarter of Section 10, Township 39 South, Range 1 East of the Willamette Base and Meridian, JACKSON COUNTY OREGON

MILL POND TWO  
520 Terrace Street  
Ashland, Oregon 97520

RECORDING

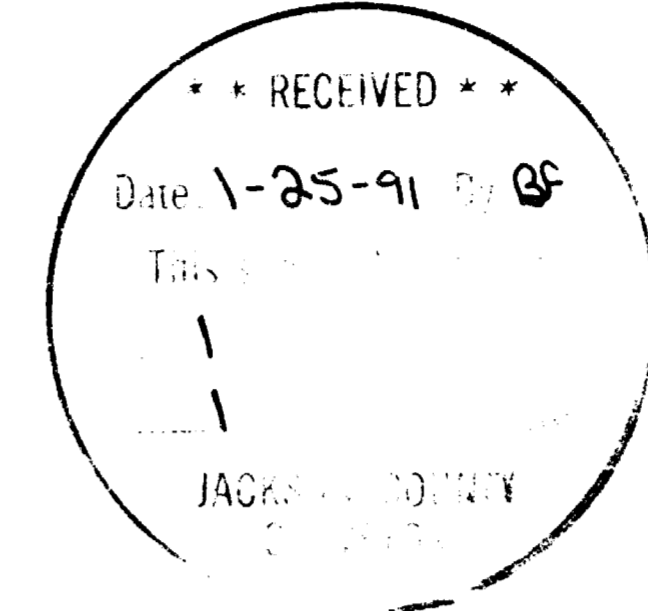
FILED FOR RECORD THIS THE 25 DAY OF January, 1991  
AT 1:37 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT No. P-11-1991 OF THE RECORDS OF JACKSON COUNTY, OREGON.  
INDEX VOLUME 2, PAGE 11

*Ruthleen S. Beckett* County Clerk  
*Glenn E. Bartlett* Deputy

COUNTY SURVEYOR File No. 12378

WATER RIGHTS STATEMENT:

See Document No. 88-18585 of the Official Records of Jackson County, Oregon.



Commencing at a found concrete post with bronze disk situated at the Southwest corner of the Southwest Quarter of Donation Land Claim No. 44, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon; THENCE South 00 degrees 06 minutes 22 seconds West along the boundary line common to Donation Land Claims No. 43 and 45 a distance of 317.535 feet to a point in the Northerly right of way line of East Main Street and being common to the Southwest corner of MILL POND SUBDIVISION, A Planned Unit Development, to the City of Ashland, as now recorded; THENCE North 89 degrees 43 minutes 25 seconds East along said Northerly right of way line and the Southerly boundary line of said Subdivision a distance of 274.735 feet to an 8 inch diameter by 24 inch long concrete post situated at the corner common to MILL POND SUBDIVISION, A Planned Unit Development, as now recorded and the proposed MILL POND SUBDIVISION, A Planned Unit Development, Phase VI INITIAL POINT and being the TRUE POINT OF BEGINNING; THENCE continuing along said Northerly right of way line, North 89 degrees 43 minutes 25 seconds East for a distance of 139.99 feet to a found 5/8 inch iron rod with cap marked: PIERSON OPLS 1650, as set and shown on Recorded Survey No. 8597 and filed in the office of the Jackson County Surveyor; THENCE leaving said Northerly right of way line, North 00 degrees 05 minutes 58 seconds East (survey record North 00 degrees 03 minutes 40 seconds East) along the Easterly boundary line of that tract of land as surveyed and set forth on Recorded Survey No. 8597, for a distance of 378.26 feet to a found 3/4 x 30 inch galvanized iron pipe situated at the Southeast corner of MILL POND SUBDIVISION, A Planned Unit Development, Phase V, as now recorded; THENCE leaving said Easterly boundary line, North 89 degrees 54 minutes 02 seconds West along the Southerly boundary line of MILL POND SUBDIVISION, A Planned Unit Development, Phase V, for a distance of 26.00 feet to a found 3/4 inch galvanized iron pipe situated in the Westerly right of way line of Mallard Street; THENCE North 82 degrees 04 minutes 22 seconds West along said Southerly boundary line for a distance of 65.61 feet to a found 3/4 inch galvanized iron pipe; THENCE South 43 degrees 41 minutes 27 seconds West along said Southerly boundary line for a distance of 35.25 feet to a found 3/4 inch galvanized iron pipe; THENCE South 89 degrees 43 minutes 25 seconds West for a distance of 75.00 feet to a found 3/4 inch galvanized iron pipe situated at the Southwest corner of MILL POND SUBDIVISION, A Planned Unit Development, Phase V, as now recorded; THENCE South 00 degrees 06 minutes 07 seconds West along the Easterly boundary line of MILL POND SUBDIVISION, A Planned Unit Development, as now recorded, for a distance of 200.00 feet to a found 5/8 inch iron rod; THENCE South 89 degrees 52 minutes 55 seconds East along the Northerly boundary line of said Planned Unit Development for a distance of 50.28 feet to a found 5/8 inch iron rod; THENCE South 00 degrees 05 minutes 00 seconds West along the Easterly boundary line of said Planned Unit Development for a distance of 162.08 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 19th day of September, 1990.

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

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we

Kent Cutting and Geraldine A. Cutting, husband and wife, are the owners in fee simple of the land designated hereon as Parcel No. 1 and 2 and we have caused the same to be partitioned, surveyed and platted as shown hereon. We do hereby dedicate to the City of Ashland a Public Utility and Road Slope Easement, over, across and through Parcel No. 2 as shown hereon.

IN WITNESS WHEREOF,

we have set our hands and seals this 24th day of Sept., 1990.

*Kent Cutting*  
KENT CUTTING  
*Geraldine A. Cutting*  
GERALDINE A. CUTTING

STATE OF OREGON

County of Jackson  
Sept. 24 A.D. 1990

Personally appeared the above named KENT CUTTING and GERALDINE A. CUTTING 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

SURVEYOR

SWAIN SURVEYING, INC.

SEPTEMBER 18, 1990  
Revised January 14, 1991

27 1/2 North Main Street  
Ashland, Oregon 97520

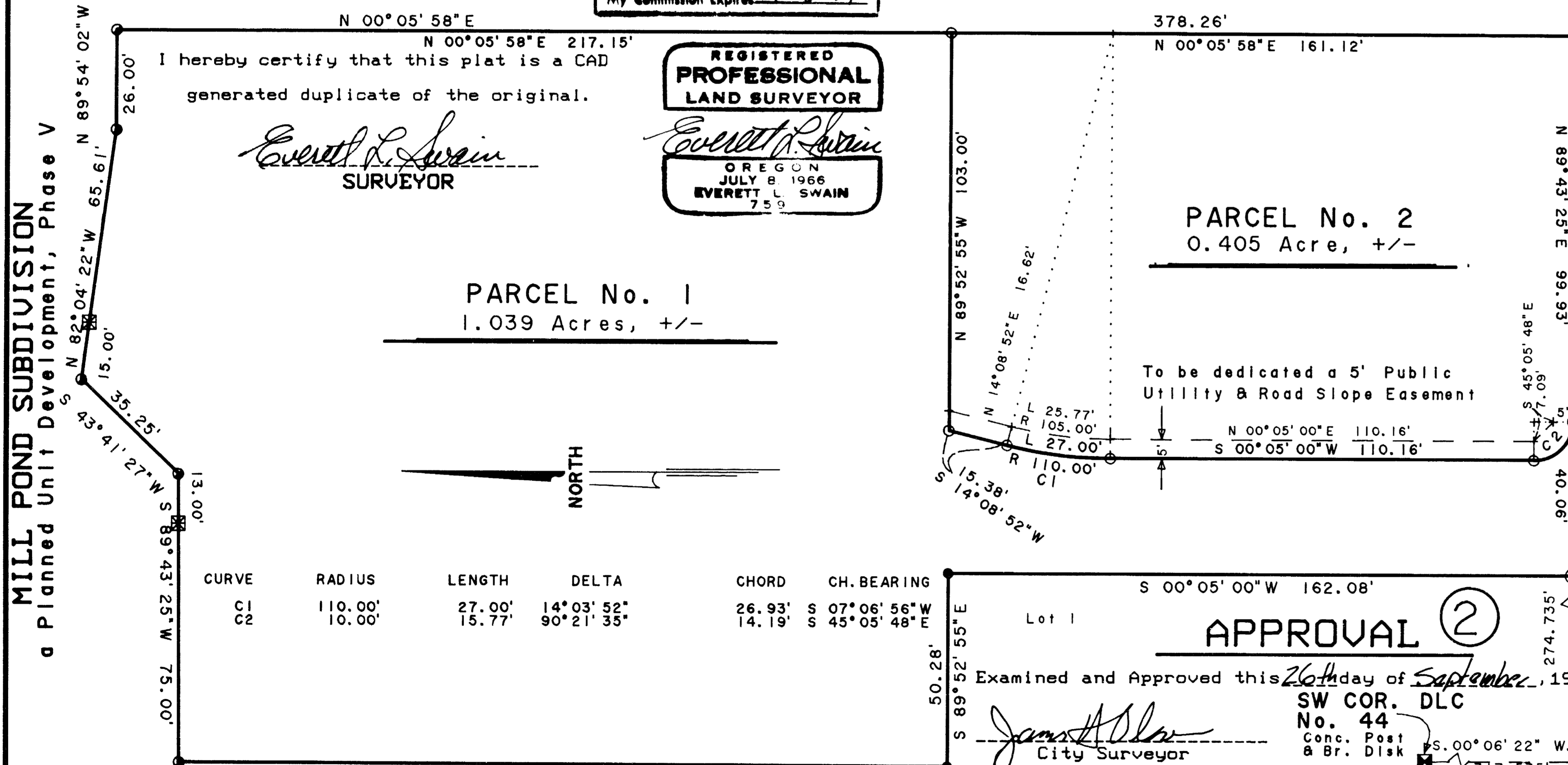
SCALE: 1" = 30'  
BASIS OF BEARING:

TRUE MERIDIAN at the  
N-S Centerline Sec. 10  
(derived from N.O.A.A. net)

- Found 5/8 inch iron rod per Recorded Survey No. 8597 Unless otherwise shown.
- Found 3/4 inch iron rod WITNESS CORNER Mill Pond Sub., Phase V
- Found 3/4 inch galv. iron pipe per Mill Pond Sub., Phase V
- Set 3/4 x 30 inch galv. iron pipe tagged SWAIN LS 759
- Set 8 diam. by 24 inch long concrete post with bronze disk, 6 inches below grd. level, MKD:

SWAIN SURVEYING, INC.  
MILL POND SUB. P.U.D. PH. VI  
INITIAL POINT  
LS 759 1990

Job: LMI291T  
File: LMI291V  
Layer: 40  
Sheet 1 of 1



CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C1	110.00'	27.00'	14°03'52"	26.93'	S 07°06'56"W
C2	10.00'	15.77'	90°21'35"	14.19'	S 45°05'48"E

APPROVAL ②

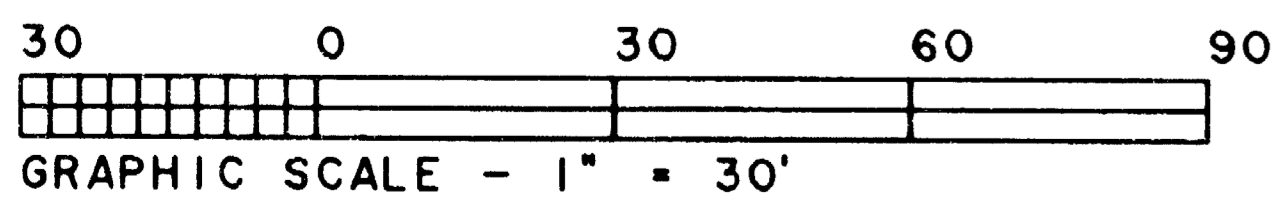
Examined and Approved this 26th day of September, 1990.

*James A. Olson*  
City Surveyor  
SW COR. DLC  
No. 44  
Conc. Post & Br. Disk  
S. 00°06'22"W  
317.535'

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting July 10, 1990 this map is hereby approved.  
Dated this 26 day of September, 1990.

*Don J. ...* President  
*John ...* Secretary

Tax Lot 100, 39-1E-108D





SWAIN SURVEYING, INC.

27 1/2 North Main Street  
Ashland, Oregon 97520

12378

Survey No. \_\_\_\_\_

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

**SURVEY FOR:** Mill Pond Two  
520 Terrace Street  
Ashland, Oregon 97520

**LOCATION:** Situated in Donation Land Claim Nos. 44 and 45 in the Northwest Quarter of Section 10, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon.

**PURPOSE:** To partition into two parcels of land, the remainder of the Kent Cutting et ux property presently designated as Tax Lot 100, Assessor's Map 39-1E-10BD, per request of the client.

**PROCEDURE:** Utilizing previously established survey control and previously set monuments, proceeded to survey and monument the parcels of land as shown on the accompanying map. This map was held by the City of Ashland until the client, et al, complied with the requirements for a legal setback of an existing building which was to close to the new dividing line between Parcels No.1 and 2, as shown hereon. The removal of this building is now complete.

**BASIS OF BEARING:** True Meridian at the North-South centerline of Section 10 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.

September 18, 1990  
Revised January 14, 1991

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

ref: LM1291VI.NAR

Tax Lot 100, 39-1E-10BD

