

APPROVAL:

ASHLAND PLANNING COMMISSION DATE 4-9-91 PA #91-025

APPROVAL

Examined and Approved this 9 day of April, 1991.

Jean Holman City Surveyor

Found Iron Pipe with Brass Disk marked: City of Ashland No. 127, in a Monu. Case. Re: Recorded Survey No. 9234

** RECEIVED ** Date 4-10-91 By This survey consists of: JACSON COUNTY SURVEYOR

MINOR LAND PARTITION PARTITION PLAT No. P-33-1991

located in

Donation Land Claim No. 41 in the Southwest Quarter and the Southeast Quarter of Section 4, Twp. 39 South, Rge. 1 East of the Willamette Base & Meridian, CITY of ASHLAND, JACKSON COUNTY, OREGON for

Bill J. & Gloria P. Richey

680 Oak 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 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:---

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

Everett L. Swain SURVEYOR

Commencing at the Southwest corner of Donation Land Claim No. 41, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon; THENCE South 89 degrees 57 minutes 42 seconds East along the Southerly boundary line of said Donation Land Claim (deed record distance of 66.6 feet) for a distance of 66.52 feet to intersect the Southerly extension of the Easterly right of way line of Oak Street; THENCE North 14 degrees 52 minutes 23 seconds East (deed record North 14 degrees 52 minutes East, 980.1 feet) along the Easterly right of way line of Oak Street and the Southerly extension thereof for a distance of 980.10 feet to a found 5/8 inch iron rod for the TRUE POINT OF BEGINNING; THENCE continuing North 14 degrees 52 minutes 23 seconds East (deed record North 14 degrees 52 minutes East) along said right of way line for a distance of 68.20 feet to a point which bears South 89 degrees 59 minutes 37 seconds East for a distance of 1.00 foot from a found 5/8 inch iron rod Witness Corner Monument; THENCE leaving said right of way line, South 89 degrees 59 minutes 37 seconds East (deed record East, 990 feet) for a distance of 990.00 feet to a found 5/8 inch iron rod situated at the Northeast corner of Parcel No. 1 of that Minor Land Partition filed for record the 5th day of July, 1990 as Partitlon Plat No. P-57-1990 in the Records of Partitlon Plats in Jackson County, Oregon; THENCE South 14 degrees 52 minutes 23 seconds West along the Southeasterly boundary thereof, for a distance of 219.05 feet to a found 3/4 inch galvanized iron pipe WITNESS CORNER; THENCE continuing South 14 degrees 52 minutes 23 seconds West for a distance of 3.50 feet to a point in the Northeastly right of way line of Clinton Street and the Southeasterly corner of said Parcel No. 1; THENCE North 73 degrees 15 minutes 04 seconds West along said right of way line for a distance of 108.68 feet to a found 1/2 inch galvanized iron pipe; THENCE South 69 degrees 36 minutes 53 seconds West along the Northwestly right of way line of Clinton Street for a distance of 57.54 feet to a found 1/2 inch galvanized iron pipe; THENCE continuing along said right of way line, North 89 degrees 59 minutes 37 seconds West for a distance of 20.12 feet to a found 1/2 inch galvanized iron pipe situated in the Westerly right of way line of Carol Street; THENCE leaving said right of way line, North 00 degrees 04 minutes 09 seconds East for a distance of 72.01 feet to a found 1/2 inch galvanized iron pipe; THENCE North 89 degrees 59 minutes 37 seconds West for a distance of 569.84 feet to a found 5/8 inch iron rod; THENCE North 14 degrees 52 minutes 23 seconds East for a distance of 68.20 feet to a found 5/8 inch iron rod; THENCE North 89 degrees 59 minutes 37 seconds West for a distance of 220.00 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

9th day of APRIL, 1991.

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

Recorded Survey No. 12139

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 8, 1968 EVERETT L. SWAIN 759

Everett L. Swain SURVEYOR LS 759

SURVEYOR

SWAIN SURVEYING, INC. APRIL 6, 1991

278 1/2 North Main Street Ashland, Oregon 97520

Telephone: 482-4318

SCALE: 1" = 100' BASIS OF BEARING:

TRUE MERIDIAN at the N-S Centerline Sec. 4 (derived from N.O.A.A. net)

- Found 5/8 inch iron rod with red plastic cap marked: R. ROBERTS LS 1656, exposed 2 1/4" per Recorded Survey No. 12139. Point is in an Irrig. Ditch. Fence East-West brgs. South, 0.5' +/-.
- Found galv. iron pipe with brass disk or cap as shown hereon or unless as otherwise shown.
- Found 5/8 inch iron rod with cap marked: EL SWAIN RLS 759 per Recorded Survey No. 7441.
- Found 1/2 inch galv. iron pipe tagged SWAIN LS 759 per Partitlon Plat No. P-57-1990.
- Found 3/4 inch galv. iron pipe tagged Wit. Cor RLS 759 per Partitlon Plat No. P-57-1990.
- Found 5/8 inch iron rod with red plastic cap marked: Wit. Cor. RLS 759, per Recorded Survey No. 7441.
- Set 1/2 x 24 inch galvanized iron pipe with yellow plastic plug marked: SWAIN LS 759, exposed 1 1/2". Wood fence c East-West +/-, brgs. South, 2.5'. Center Irrig. ditch brgs. South, 1' +/-.

ENCUMBRANCES of RECORD:

- Sewer Easement as set forth in Volume 357, Page 485 of the Deeds of Record, Jackson County, Oregon. Situated along the general area of the Southerly boundary line of Parcel No. 2, as shown above.
- SOLAR ACCESS WAIVER AGREEMENT as set forth in Document No. 89-14584 of the Official Records of Jackson County, Oregon.
- Telephone & Telegraph right of way as set forth in Volume 144, Page 159 of the Deed Records of Jackson County, Oregon. The exact location is not evident on the Parcels of land as set forth above.
- Million Irrigation Ditch etc. as set forth in Volume 258, Page 406 of the Deed Records of Jackson County, Oregon.

Job: BR 1419T

File: BR 1419T1

Sheet 1 of 1

Fd. Witness Corner is N. 89° 59' 37" W., 1.0' from true properly corner location per Recorded Survey No. 7441

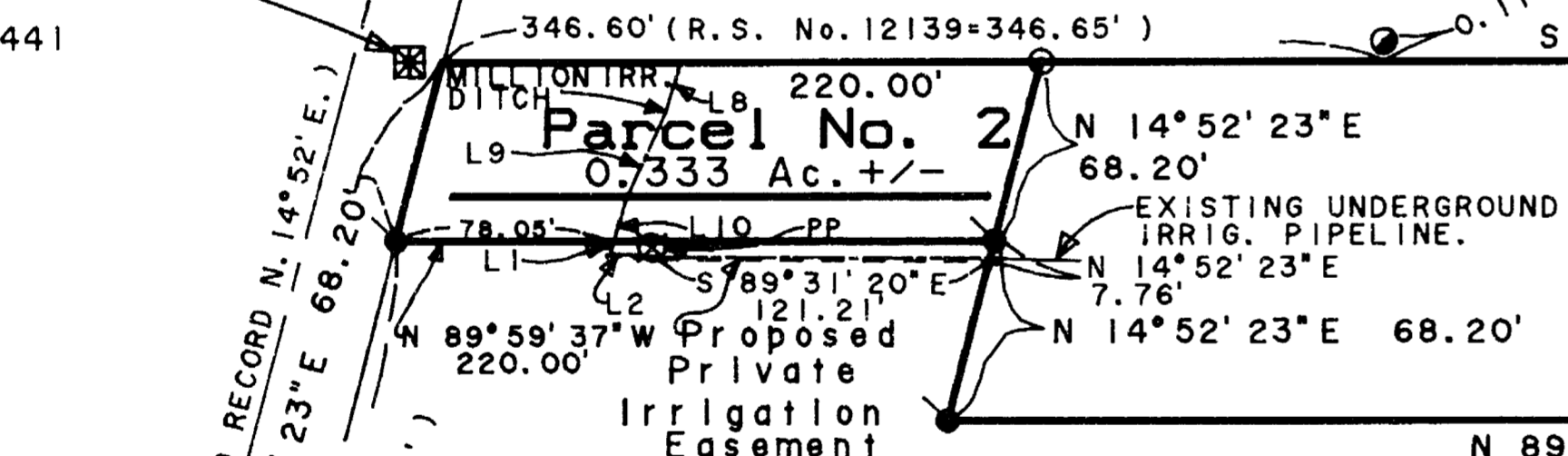


Table with columns COURSE, BEARING, DISTANCE. Lists courses L1 through L10 with bearings and distances.

Electrical Power Lines. Location is approximate.

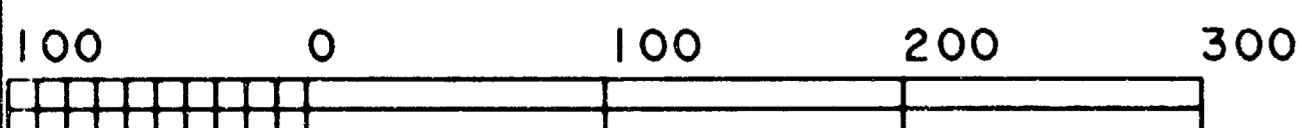
Southwest Corner of Donation Land Claim No. 41

Fd. 1" G.I. Pipe with Br. Cap in Monu. Case Re: C.S. Re-est' b.

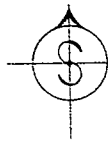
Fd. Tack in conc. in Monu. Case Re: Recorded Survey No. 10315

Southeast Corner of Donation Land Claim No. 41.

Chisel marks on manhole rim as 5. There are several other documents of record for electrical rights of way but none that can be directly related to the existing power line which is now over and across the Easterly portion of Parcel No. 1. Filed in 1972, 1977 & 1979 CORNER POSITION HAS BEEN DESTROYED. MANHOLE RING WAS REPLACED.



GRAPHIC SCALE - 1" = 100' Tax Lot 1400, 39-1E-04CA & Tax Lot 402, 39-1E-04DB



SWAIN SURVEYING, INC.

27 1/2 North Main Street
Ashland, Oregon 97520

Survey No. 12467

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

SURVEY FOR: BILL J. & GLORIA P. RICHEY
680 Oak Street
Ashland, Oregon 97520

LOCATION: Situated in Donation Land Claim No. 41 in the Southwest Quarter and the Southeast Quarter of Section 4, Township 39 South, Range 1 East of the Willamette Base and Meridian, City of Ashland, Jackson County, Oregon.

PURPOSE: To survey, monument and plat the ownership of the clients into two (2) parcels of land as set forth on the accompanying map and as reviewed and approved by the City of Ashland Planning staff.

PROCEDURE: This office conducted Minor Land Partition P-57-1990 in which these two parcels were then shown as Parcel No. 1. The existing house, which is situated on Parcel No. 2 of this survey, was partitioned from the remainder of the Richey property. The remainder of the survey is as shown on the accompanying map.

BASIS OF BEARING: True Meridian at the North-South centerline of Section 4, 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.

April 6, 1991

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

ref: BR 1419T.NAR

Tax Lot 1400, 39-1E-04CA
Tax Lot 402, 39-1E-04DB

