

APPROVAL:

LAND PARTITION SURVEY
PARTITION PLAT No. _____

Disk Conveyance
JACKSON COUNTY PLANNING DEPARTMENT
File: 91-112-LLA
Lot Line Adjustment

4-30-92
DATE

located in
the Northwest Quarter and the Northeast Quarter of Section 22,
Township 39 South, Range 1 East of the
Willamette Base and Meridian
JACKSON COUNTY OREGON

City of Ashland

20 East Main Street
Ashland, Oregon 97520

ACCEPTED
1/4 Section Cor.

Section Corner
2" G.I. Pipe w/ Brass Cap mkd:
T.39 S. R.1 E.
S 16 | S 15
S 21 | S 22
1967
CADASTRAL SURVEY
BUREAU OF LAND MANAGEMENT
(not visited this survey)
Tied in 1976 or before.
RE: F.S. No. 6525, 9735 & 10056.

JCS Sta. Helms
Fd. 3 inch diam. Bronze Disk mkd:
HELMS 1968 Jackson Co. S.
set in an irregular mass of concrete,
14 inches deep. (record 12 inches deep)
situated in center, m.o.l., of the Talent Irrigation
Districts Ashland Lateral 'Service Road'.

Fd. 5/8" Iron Rod
w/Alumn. Cap mkd:
LS 759
RE: F.S. No. 9294

ACCEPTED Section Corner
2 inch Iron Pipe with 1/2 inch pipe inside
situated in Irrigation Ditch Road.
Reported corner location by PLS No. 21.
Re: F.S. Nos. 970, 4033, 4847 & 10056.
(not visited this survey)

Centerline of Access Way

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C 1	155.00'	126.95'	46°55'34"	123.43'	S 35°07'37"W
C 2	155.00'	64.80'	23°57'11"	64.33'	S 70°33'59"W

COURSE BEARING DISTANCE
L 1 S 58°35'24"W 111.50'
L 2 S 82°32'35"W 100.48'

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

Everett L. Swain
SURVEYOR

PARCEL No. 1
271.5 Acres +/-

LEGEND:

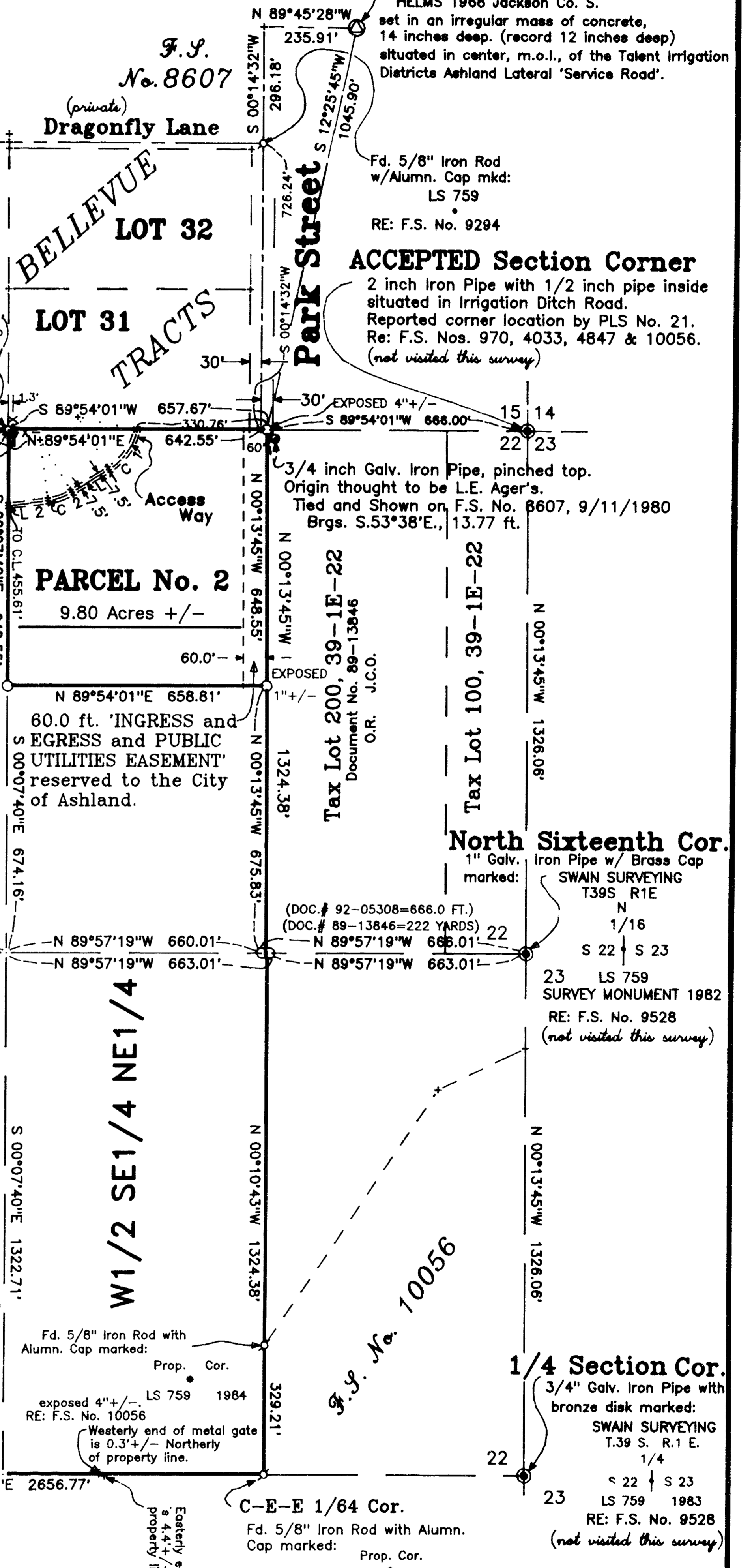
RE:	Reference
F.S.	Filed Survey
No.	Number
Fd.	Found
Alumn.	Aluminum
w/	with
#	Number
LS	Land Surveyor
DOC.	Document
O.R.	Official Records
J.C.O.	Jackson County Oregon

1/4 Section Cor.
2" Galv. Iron Pipe with Br. Cap marked:
U.S. Dept. of Interior
T.39 S. R.1 E.
1/4
S 21 | S 22
1967
CADASTRAL SURVEY
BUR. OF LAND MANAGEMENT
exposed 7-1/2" +/-
RE: F.S. Nos. 9735 & 10056
(not visited this survey)

Center Quarter Cor.
Section 22
Set 30"x1" diam. G.I. Pipe, 28" in the ground
with 3" diam. Bronze Disk marked:
CITY OF ASHLAND
T 39 S R 1 E
COR.
C 1/4 NO. S 22
1992
LS 759
SURVEY MARKER

from which
a 5/8x30 inch iron rod with Alumn. Cap bears N.38° W., 6.83'.
a 5/8x30 inch iron rod with Alumn. Cap bears N.37° E., 7.305'.
a 5/8x30 inch iron rod with Alumn. Cap bears S.43° E., 6.91'.
a 5/8x30 inch iron rod with Alumn. Cap bears S.38° W., 9.585'.
All Caps marked: CITY OF ASHLAND
REF: BEARINGS BY HAND COMPASS
Iron Rods exposed 2" +/-
LS 759

1/4 Section Cor.
2" Galv. Iron Pipe with 3" diam. Br. Cap marked:
SWAIN SURVEYING
T.39 S. R.1 E.
1/4 S 22 S 27
1974
RLS 759 1974
RE: F.S. No. 5668
(not visited this survey)



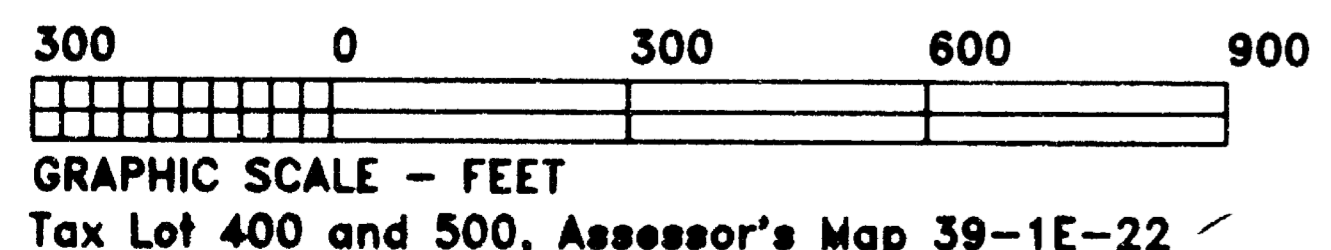
F.S. No. 10901

F.S. No. 6100

F.S. No. 9294

F.S. No. 8607

F.S. No. 10056



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

22

Date: March 20, 1992
(Revised March 30, 1992)

Job: BREVIKT
File: BREVIKT5

12959

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250

Oregon Revised Statutes

Page 2

surveys. In most all cases, references to Filed Survey Numbers wherein these corners were first utilized, established or re-established, by this Surveyor, are shown on Sheet 2 of 2.

The Deeds of Record for Tax Lots 100 and 200, Assessor's Map 39-1E-22 were researched and reviewed for compatible property lines. It was found that an **OVERLAP** did exist many years ago along the Westerly property line of Tax Lot 200. However, the 'Chain of Title' is now clear and no problems were uncovered. There is an existing unimproved dirt road along the Easterly property line of the City of Ashland property. This road, for the most part, is all on City of Ashland property. Tax Lot 200, Assessor's Map 39-1E-22 has access to a Public Street or Road at the Southerly terminus of Park Street, as said street was platted in the **BELLEVUE TRACTS**, and as re-surveyed and monumented, by this Surveyor, some years ago. However, it should be pointed out that the existing 'Unimproved Road' is totally within the present ownership of the City of Ashland at the Southerly terminus of Park Street. There is a relatively new barded wire and steel post fence line along a portion of the Southerly property line of Parcel No. 1. It encroaches a small amount, as shown on the accompanying plat, onto City owned property.

This land is moderate to very steep. It has some very nice Pine Groves but much of the land is covered with very tall and dense manzanita thickets. This is the result of the last forest fire. There are some fire roads throughout the area, most being accessible by four wheel drive vehicles only. The remainder of the survey is as shown on the accompanying map.

**** RECEIVED ****
Date 4-30-92 By ES
This survey Consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

BASIS OF BEARING:

True Meridian at the N-S Centerline of Section 22 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.

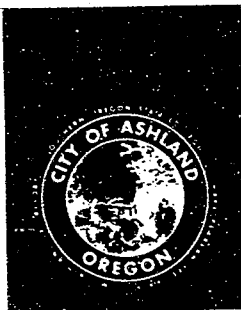
March 20, 1992

ref: BREVIKT.nar
Tax Lots 400 and
500, 39-1E-22

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**
Everett L. Swain
OREGON
JULY 8, 1936
EVERETT L. SWAIN
759

City of Ashland
Everett L. Swain, PLS
Assistant City Surveyor
20 East Main Street
Ashland, Oregon 97520

CITY OF ASHLAND



CITY HALL

ASHLAND, OREGON 97520
telephone (code 503) 482-3211

Survey No. **12959**

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

SURVEY FOR: City of Ashland
City Hall
Ashland, Oregon 97520

LOCATION: Situated in the Northwest quarter and the Northeast Quarter of Section 22, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon.

PURPOSE: To survey and monument a 9.80 Acre parcel of land through the **Lot Line Adjustment** process as approved by the Jackson County Planning Commission. Inasmuch as the section needed to be divided, according to Public Land Survey rules and procedures, it was felt that the setting of the center of Section 22 was also appropriate.

PROCEDURE: Surveyor, Everett L. Swain while in private practice some years ago, conducted many surveys adjacent to and within Section 22. Utilizing information from this Surveyor's private files, established additional survey control traverses within the area where corner monuments were to be set. All Adjusted Traverse Closures have a **Ratio of Precision of 1 part in 35,000 parts** or better. Equipment utilized for this survey is as follows: Wild T-2, 1 second Theodolite, Topcon DM-S1 Electronic Distance Measuring Instrument, H-P 3808A EDM and H-P 3805 EDM all in good adjustment.

All traverse angles were observed with a minimum of 2 sets of angles. On longer lines, 4 sets of angles were generally observed. Most all of the angles turned were evaluated in terms of a 'Rejection Factor' of 5 seconds from the mean observed angle. Distances were measured both forward and reversed.

With Section 22 having already been subdivided, by this Surveyor, according to Public Land Survey criteria, and the fact that Parcel No. 1 is not required to be surveyed, because of it's being in excess of 10 Acres and also being a **Lot Line Adjustment**, many corner monuments, as shown hereon, were not re-visited during this survey. All monuments shown as (not visited this survey) were tied by this Surveyor on previous private

APPROVAL:

Dick Combs 4-30-92
JACKSON COUNTY PLANNING DEPARTMENT DATE
File: 91-112-LLA
Lot Line Adjustment

Examined and Approved this 30 day of APRIL, 1992.

Verlynn Thomas
Jackson County Surveyor

SURVEYOR'S CERTIFICATE

I, Everett L. Swain, Registered Professional Land Surveyor of the State of Oregon No. 759, hereby certify that this map 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:---

BEGINNING at the section corner common to Sections 15, 16, 21 and 22, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon, being monumented with a 2 inch diameter galvanized iron pipe with brass cap, said point being the INITIAL POINT for this survey and description; THENCE South 00 degrees 10 minutes 40 seconds West along the section line common to Sections 21 and 22 for a distance of 2642.78 feet to a 2 inch diameter galvanized iron pipe with 3-1/4 inch diameter brass cap situated at the Quarter Corner common to said Sections 21 and 22; THENCE leaving said section line, South 89 degrees 48 minutes 41 seconds East along the East-West centerline of Section 22 for a distance of 2655.21 feet to a 1 by 30 inch galvanized iron pipe with 3 inch diameter bronze disk situated at the Center Quarter Corner of said Section 22; THENCE continuing along the East-West centerline of said Section 22, South 89 degrees 48 minutes 41 seconds East for a distance of 1992.57 feet to a found 5/8 inch iron rod with aluminum cap marked: 'Prop. Cor LS 759 1984' and being at the Center-east East 1/64th corner; THENCE North 00 degrees 10 minutes 43 seconds West along the Easterly property line of the West half of the Southeast Quarter of the Northeast Quarter of Section 22 for a distance of 1324.38 feet to a 1 x 30 inch galvanized iron pipe with 3 inch diameter bronze disk situated at the Northeast corner thereof; THENCE North 89 degrees 57 minutes 19 seconds West along the Northerly property line of the West half of the Southeast Quarter of the Northeast Quarter of said section for a distance of 3.00 feet to a 1 x 30 inch galvanized iron pipe with 3 inch diameter bronze disk situated 666.00 feet West of, when measured normal therefrom, the section line common to Sections 22 and 23, said Township and Range and being common to the Southwest corner of that tract of land as set forth in Document No. 89-13846 of the Official Records of Jackson County, Oregon; THENCE North 00 degrees 13 minutes 45 seconds West along the Westerly property line of that tract of land as set forth in said Document, for a distance of 1324.38 feet to a 1 x 30 inch galvanized iron pipe with 3 inch diameter bronze cap situated in the section line common to Sections 15 and 22 and being common to the Northwest corner of that tract of land as set forth in that Document as hereinabove recited; THENCE South 89 degrees 54 minutes 01 seconds West along said common section line for a distance of 657.67 feet to a found 5/8 inch iron rod with aluminum cap situated at the East one-sixteenth section corner common to Sections 15 and 22; THENCE continuing South 89 degrees 54 minutes 01 seconds West along said common section line for a distance of 1323.67 feet to a found 5/8 inch iron rod situated at the ACCEPTED Quarter Corner common to Sections 15 and 22, said Township and Range; THENCE North 89 degrees 43 minutes 24 seconds West along the section line common to Sections 15 and 22 for a distance of 2645.83 feet to the Initial Point of Beginning. Together with and subject to covenants, easements, and restrictions of record and those apparent on the land.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that the

City of Ashland, a Municipal Corporation of the State of Oregon is the owner in fee simple of the lands as set forth in the Surveyor's Certificate and the City Council through its Honorable Mayor and City Recorder has caused the lot line adjustment as set forth hereon. The City does hereby make and establish a ACCESS WAY easement, over and across Parcel No. 2, as shown hereon, to be a part of the 'Open Space Development' plan in the City of Ashland. The City of Ashland, a Municipal Corporation of the State of Oregon further reserves unto itself, its assigns and/or successors in interest an 'INGRESS AND EGRESS' and 'PUBLIC UTILITIES' easement, over, across and through that strip of land situated along the Easterly property line of Parcel No. 2, as set forth hereon and further reserves the right to dedicate this easement, in the future and at the sole discretion of the City of Ashland, for street and public utility installation and maintenance purposes, for public use.

IN WITNESS WHEREOF, I, CATHERINE M. GOLDEN, Mayor, have set my hand and seal this 27th day of April, 1992

Catherine M. Golden
CATHERINE M. GOLDEN

STATE OF OREGON

County of JACKSON) ss

April 29 A.D. 1992

Personally appeared the above named CATHERINE M. GOLDEN, Mayor of the City of Ashland,, and acknowledge the foregoing instrument to be her voluntary act and deed.
Before me:

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

IN WITNESS WHEREOF, I, NAN E. FRANKLIN, City Recorder, have set my hand and seal this 27th day of April, 1992

Nan E. Franklin
NAN E. FRANKLIN

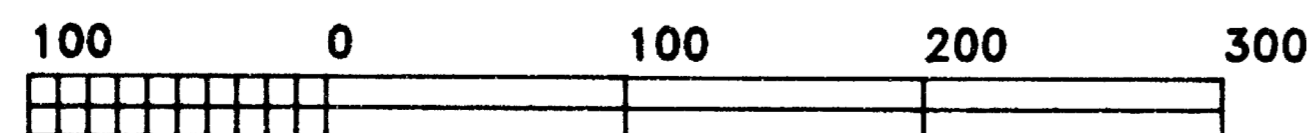
STATE OF OREGON

County of JACKSON) ss

April 29 A.D. 1992

Personally appeared the above named NAN E. FRANKLIN, Recorder for the City of Ashland,, and acknowledge the foregoing instrument to be her voluntary act and deed.
Before me:

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



Tax Lots 400 and 500, Assessor's Map 39-1E-22 GRAPHIC SCALE - FEET

LAND PARTITION SURVEY
PARTITION PLAT No. P- 51-1992
located in
the Northwest Quarter and the Northeast Quarter of Section 22,
Township 39 South, Range 1 East of the
Willamette Base and Meridian
JACKSON COUNTY OREGON
for
City of Ashland
20 East Main Street
Ashland, Oregon 97520

RECORDING

FILED FOR RECORD THIS THE 30 DAY OF April, 1992
AT 9:41 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT No. P- 51-1992
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON
INDEX VOLUME 3, PAGE 51

Kathleen J. Beckett County Clerk
Joy A. Ramirez Deputy

COUNTY SURVEYOR File No. 12959

WATER RIGHTS STATEMENT:

There are no water rights appurtenant to this tract of land according to information from the Jackson County Watermaster's office.

SURVEYOR

CITY of ASHLAND
Engineering Division
City Hall
Ashland, Oregon 97520
SCALE: 1" = 300'
BASIS OF BEARING:

MARCH 20, 1992 (Revised March 30, 1992)
Everett L. Swain, PLS
Assistant City Surveyor
Telephone: 488-5347
TRUE MERIDIAN at the
N-S Centerline Sec. 22
(derived from Jackson County Surveyor's)
(N.O.A.A. net established in 1968)

LEGEND:

For found monuments and their descriptions, see Sheet 2 of 2

- Set 1 inch diameter by 30 inch long galvanized iron pipe with 3 inch diameter bronze disk marked: unless shown otherwise on Sheet 2 of 2.

** RECEIVED **
Date 4-30-92 by BF
This survey consists of:
2 sheets' Map
2 pages' Narrative
JACKSON COUNTY SURVEYOR

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: BREVIKT
File: BREVIKT1