

ACCEPTED S.W. COR. D.L.C. No. 38 FD. 2" IRON PIPE  
per Franewa Hys Sub (S.04°40'35"W 846.58')  
Fd. 5/8" Conc. Rik. w/2 1/2" Rr. Disk mkt. Initial Point Scenic Heights Sub. H.S. 483 1965

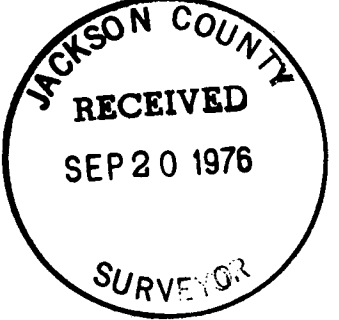
APPROVAL: Dale O. Himes 8/23/76  
ASHLAND PLANNING COMMISSION M 76-274

# MINOR LAND PARTITION

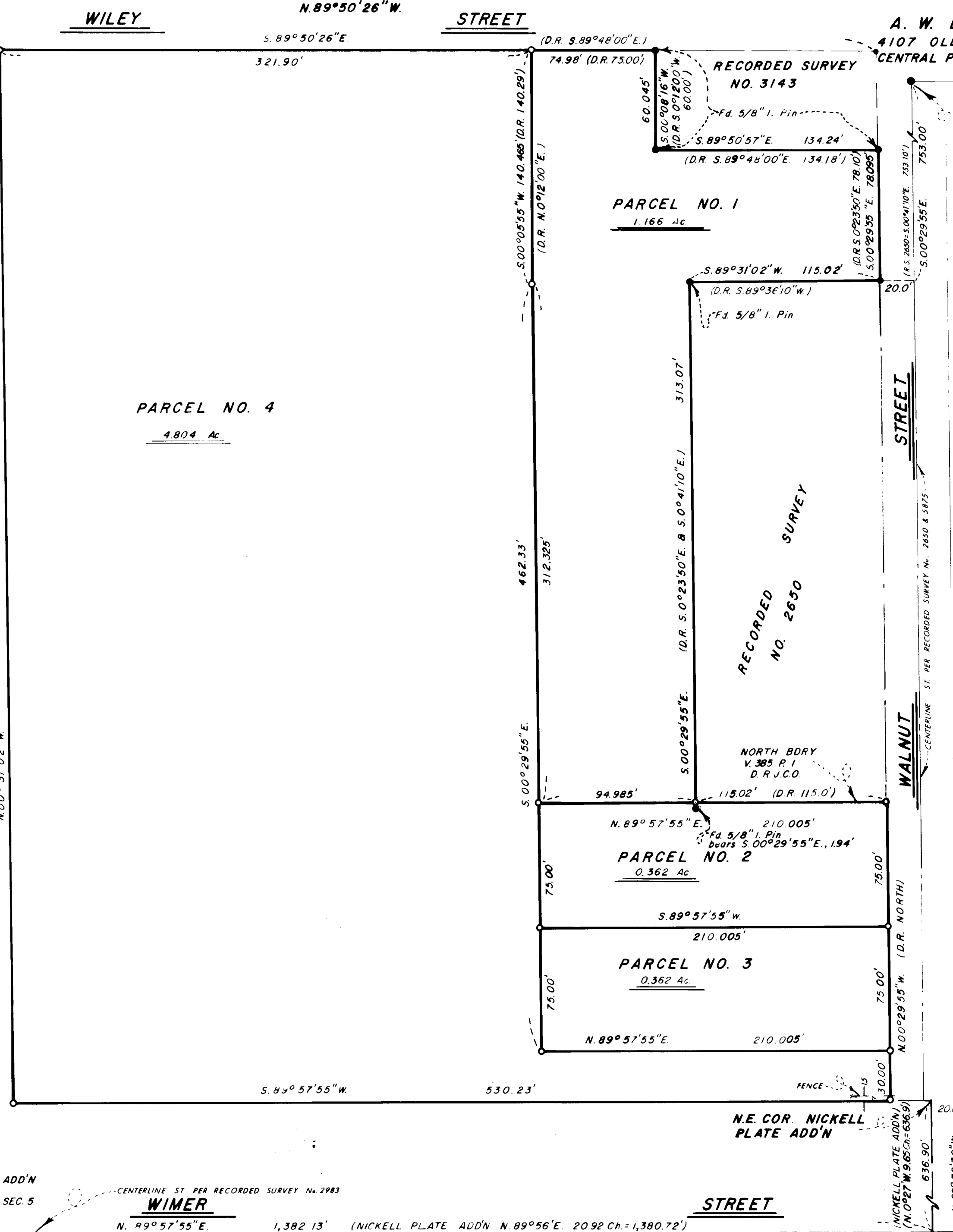
LOCATED IN 1/2 OF SEC. 5, TWP. 39S., R. 1E.W.M. JACKSON COUNTY OREGON

FILED FOR RECORD THIS THE 20 DAY OF September 1976 AT 1:51 O'CLOCK P.M. AND RECORDED IN VOLUME 1 PAGE 52 OF "MINOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON

Harry Chipman COUNTY CLERK Thomas D. Jewett DEPUTY



FRANEVA HEIGHTS SUB  
STREET  
PRIM STREET  
WIMY STREET



GRANT ST.

A. W. BURGoyNE  
4107 OLD STAGE ROAD  
CENTRAL POINT, OREGON 97502

NORTH

SURVEYOR

EVERETT L. SWAIN, R.P.L.S. AUGUST 9, 1976  
ASHLAND, OREGON

SCALE: 1"=50' BASIS OF BEARING: N.O.A.A. TRUE BEARING N-S & SEC. 5

- FOUND MONUMENTS AS SHOWN
- SET 5/8 x 24 INCH IRON PIN TAGGED R.L.S. 759

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.

Everett L. Swain SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 8, 1966 EVERETT L. SWAIN 759

FD 3/4" PIPE, 3.4' deep per city references

FD 3/4" PIPE, 19" deep per city references LUNA VISTA ST.

SW. COR. NICKELL PLATE ADD'N FD. 1" IRON ROD ACCEPTED S.W. 1/16 COR., SEC. 5 CENTERLINE ST. PER RECORDED SURVEY No. 2983

WIMER STREET

N. 89°57'55"E 1,382.13' (NICKELL PLATE ADD'N N. 89°56'E 20.92 CH. = 1,380.72')

SURVEY NO. **6480**

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: A. W. Burgoyne  
4107 Old Stage Road  
Central Point, Oregon 97502

LOCATION: Situated in the South half of Section 5, Township 39 South, Range  
1 East of the Willamette Base and Meridian, Jackson County, Oregon.

PURPOSE: To survey and adjust the boundary lines of four (4) parcels of  
land into the configurations as shown on the accompanying map  
per the approval of the preliminary "Minor Land Partition"  
application No. M76-274.

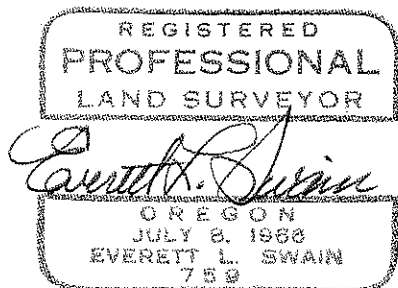
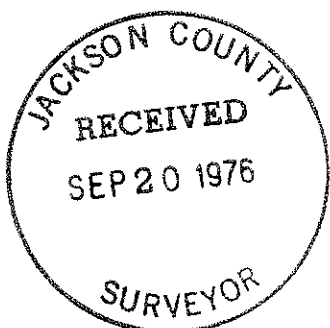
PROCEDURE: Commenced this survey by expanding my previous control to take  
in the monuments as set on Recorded Surveys No. 2650 and 3143.  
Also, the monumentation along Prim Street, as set in the Franeva  
Heights Subdivision, as now recorded, was also tied to my control.

Several facts have been found which should be revealed at this time. Recorded Survey No. 3143 shows the initial point of Franeva Heights Subdivision to be 23.90 feet North of the tract of land which was surveyed and shown on Recorded Survey No. 3143. However, in recovering the monuments in the field and relating them to deed and map record, it was discovered that a found concrete monument appropriately marked for a subdivision exists at the position of the initial point of Franeva Heights Subdivision, as called for on said recorded plat. This found monument is on a common line with the north line of that tract established on Recorded Survey No. 3143. Therefore, the south right of way of Wiley Street was established as shown on the accompanying map.

The north boundary line of Volume 385, page 1 of the Deed Records of Jackson County, Oregon was never retraced in the execution of Recorded Survey No. 2650. The narrative of said survey reveals that a recommendation for a boundary line by agreement be established and filed of record to preclude any possible boundary conflicts at a later date. A search was made for a possible boundary agreement but nothing was found. Therefore, with Volume 385, page 1 being the senior deed and the first breakout, the north boundary of said deed was found to overlap the south boundary of Recorded Survey No. 2650. The current property owners involved, resolved to let the deed record location of the north boundary of Volume 385, page 1 hold as the dividing line between said land owners.

It was also discovered that a 30 foot strip of land exists between the south boundary line of said volume and page and the north line of Nickell Plate Addition.

Other facts are as shown on the accompanying map.



Everett L. Swain  
Professional Land Surveyor  
Ashland, Oregon