

APPROVAL:

Walter J. Mangum 9/26/80
Talent City Surveyor Date

David Denton, Planning Dir. 9/26/80
Talent Planning Commission Date

MINOR LAND PARTITION

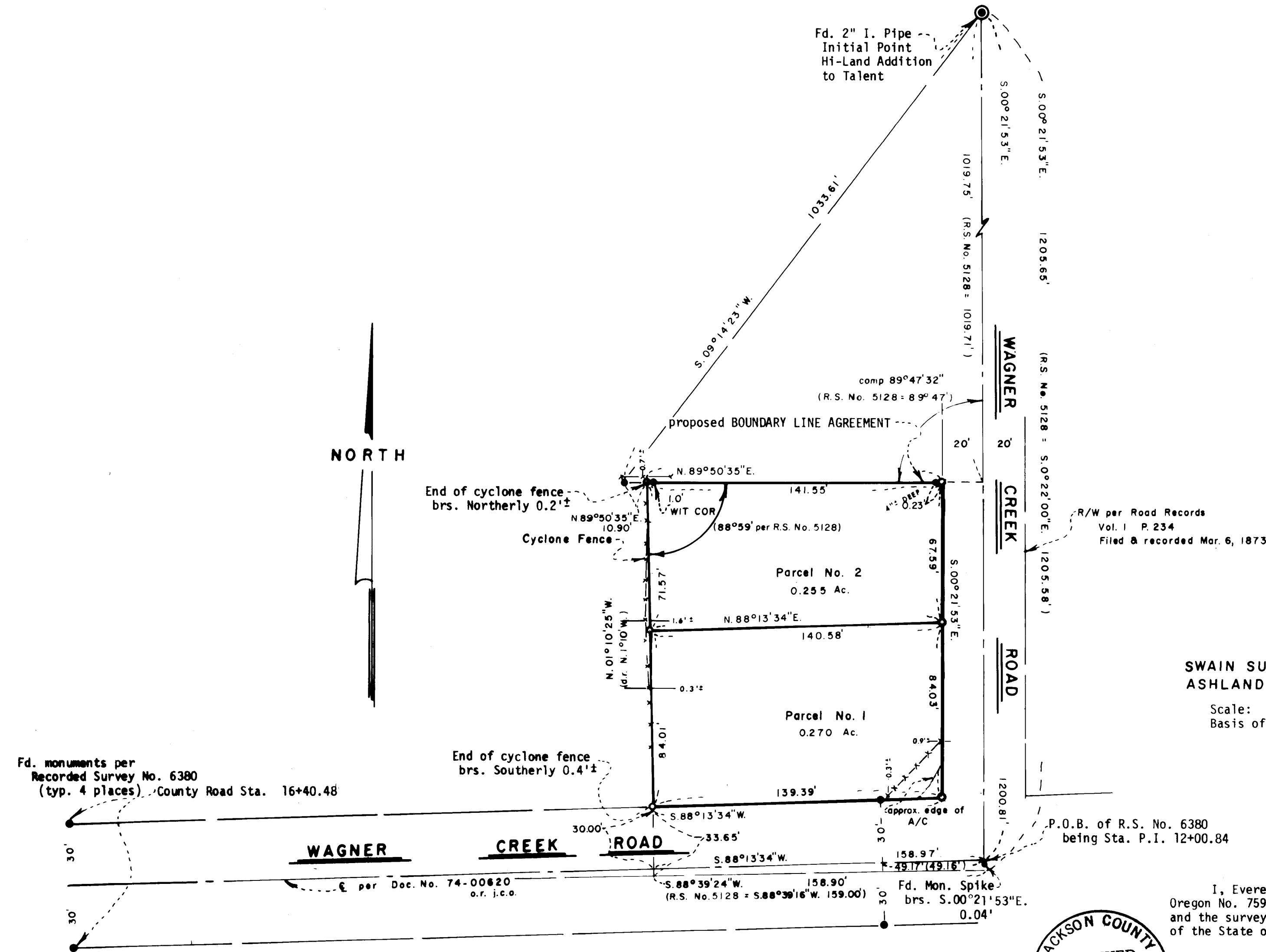
LOCATED IN
D.L.C. No. 63 IN NW 1/4 OF SEC. 26, TWP. 38S., R. 1W.W.M.
JACKSON COUNTY OREGON

for
DAVID GIAMBRONE & RAY JACKSON
1379 PONDEROSA STREET
ASHLAND, OREGON 97520

Filed for record this the 26 day of September 1980
at 2:57 o'clock P. M. and recorded in Volume 3 page 70
of "MINOR LAND PARTITIONS" in Jackson County, Oregon.

Waldene Terry
County Clerk

Betty Key
Deputy



SURVEYOR

SWAIN SURVEYING, INC.
ASHLAND, OREGON

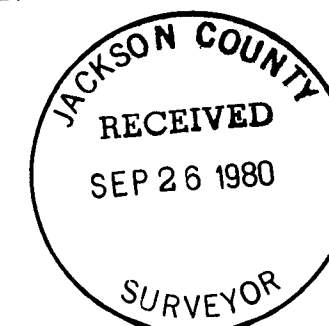
SEPTEMBER 18, 1980

Scale: 1"=40'
Basis of Bearing: N.O.A.A. True Bearing near the West 1/16 cor. of Sec. 26

- Found 5/8 inch Iron Pin unless otherwise shown
- Set 5/8 x 24 inch Iron Pin tagged RLS 759
- Set Lead & Tack with Brass Tag mkd. "LS 759" in Concrete

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.



Everett L. Swain
Surveyor

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: David Giambrone and Ray Jackson
1379 Ponderosa Street
Ashland, Oregon 97520

LOCATION: Situated in Donation Land Claim No. 63 in the Northwest quarter of Section 26, Township 38 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon.

PURPOSE: To survey, monument and prepare legal descriptions for Parcel No. 1 and the proposed boundary line agreement per clients request.

PROCEDURE: I initiated a closed traverse from which I tied the initial point of Hi-Land Addition to Talent, as now recorded, to found monumentation along the reconstructed Wagner Creek Road right of way. The controlling boundary line, along the Westerly side of the clients property, was re-established by tying the monuments shown on Recorded Survey No. 5128. The cyclone fence was tied at four locations and it was found that the coordinate location of the Westerly boundary line of the clients property, as re-established per said survey fit the existing fence very well at both the Northerly and Southerly ends. However, there are two (2) angle points in said fence which does not show on said recorded survey, nor does the deed of record reflect that the fence is other than a straight line. This was discussed with Mr. Giambrone and he felt that as long as the retraced property line was in fact a small distance on his side of the fence that that was all right. I also indicated to him that it probably was the intent to have the division line straight and not follow every angle point in said fence as the deed record could be so construed.

The centerline of Wagner Creek Road which bears in a Northerly and Southerly direction should be construed as an Engineer's centerline and not the retraced centerline as per the Road Records Volume 1 page 234 and filed March 6, 1873. The intent of showing the road record's data is to verify that deeded public access does exist along the Easterly side of the subject property and therefore would not create a problem by the partitioning of the parent tract.

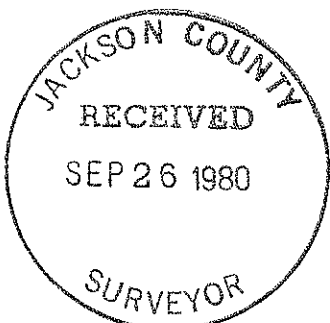
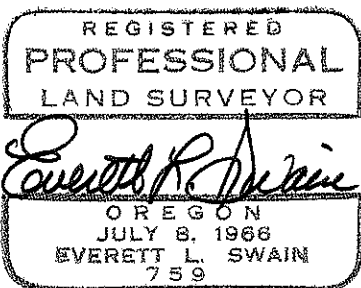
The Northerly boundary line of Parcel No. 2 was not established per deed record and is to be cleared by the clients thru the execution of a boundary line agreement.

The remainder of the survey is as shown on the accompanying map.

Equipment utilized for this survey is as follows:

- Wild T-2
- H-P 3808A distance meter
- H-P 3805A distance meter
- 200' Lufkin tape, tension handles and tape thermometer

Basis of Bearing was derived from the National Oceanic and Atmospheric Administration (formerly Coast & Geodetic Survey) survey net, as established in 1968 and on file in the office of the Jackson County Surveyor



September 25, 1980

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