

APPROVAL:

Michael J. Whithul 2-27-81
Ashland Planning Commission Date
PA80-86

MINOR LAND PARTITION

LOCATED IN
NE 1/4 OF SEC. 15, TWP. 39S., R.1 E.W.M.
JACKSON COUNTY OREGON
for

WILLIAM COWGER
61 NUTLEY STREET
ASHLAND, OREGON 97520

Filed for record this the 18 day of March 19 81
at 2:07 o'clock P. M. and recorded in Volume 4 page 3
of "Minor Land Partitions" in Jackson County, Oregon.

Walter Terry County Clerk
Beth Kay Deputy

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Theodore P. Cadman is the owner in fee simple of the land designated hereon as Parcel Nos. 1 and 2 and William Cowger is the contract purchaser and we have caused the partitioning as shown hereon. We do hereby dedicate to the City of Ashland a public utility easement as shown hereon.

IN WITNESS WHEREOF, I have set my hand and seal this 4TH day of FEBRUARY 19 81.

Theodore P. Cadman
Theodore P. Cadman

STATE OF WASHINGTON
County of Whatcom ss

FEBRUARY 4 A. D. 19 81
Personally appeared the above named Theodore P. Cadman and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:

Marie J. Law
Notary Public for Washington
My Commission expires 9-15-84

IN WITNESS WHEREOF, I have set my hand and seal this 25 day of FEBRUARY 19 81.

William Cowger
William Cowger

STATE OF OREGON
County of Jackson ss

February 25 A.D. 19 81
Personally appeared the above named William Cowger and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:

Winona G. Swain
WINONA G. SWAIN
NOTARY PUBLIC - OREGON
My Commission Expires 4-20-82

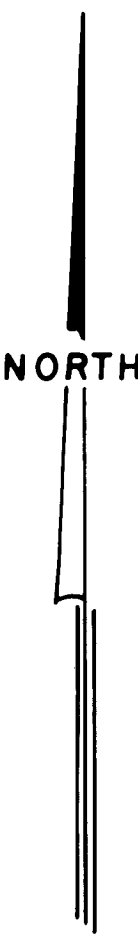
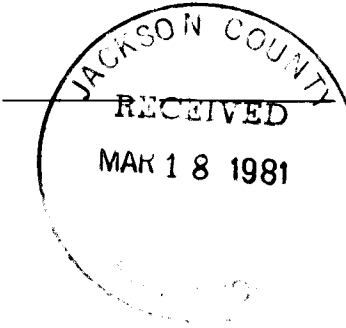
Winona G. Swain
Notary Public for Oregon
My Commission expires 4-20-82

We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of Nov. 12 19 80 this map is hereby approved. Dated this 27 day of February 19 81.

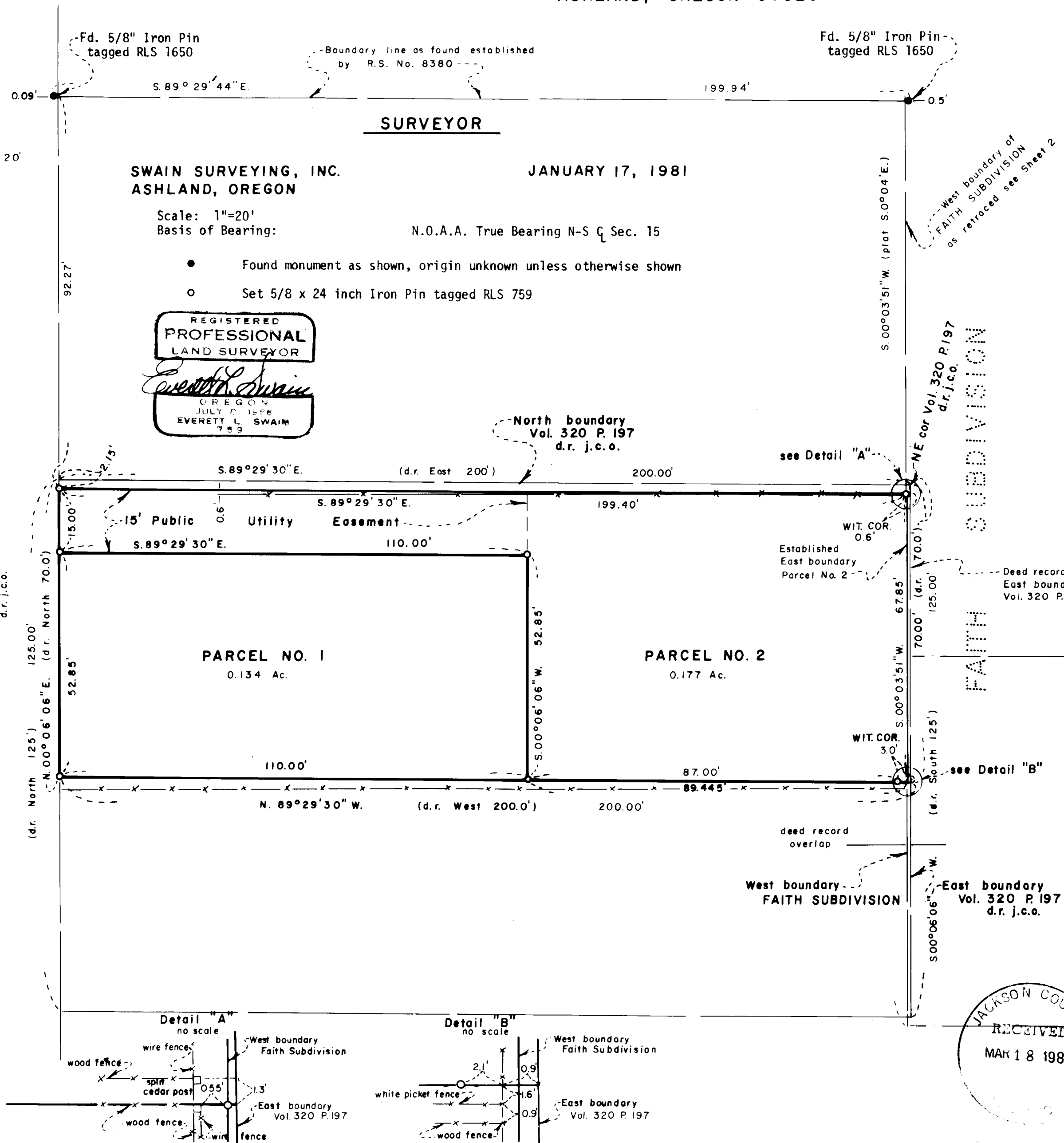
John Ferguson President
John Ferguson Secretary

Examined and approved this 26th day of February 19 81.

James H. Olson
City Surveyor



STREET
PARK



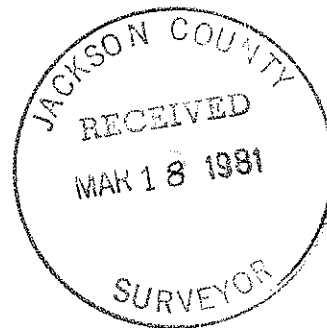
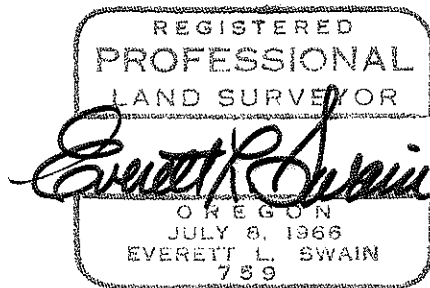
William Cowger
Page 2

property, a multitude of fences were found all being on my clients property. In order not to create any neighbor problems, the client elected to establish his Northerly boundary line as shown on the accompanying map. The reminder of the survey is as shown on the accompany map.

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.

March 18, 1981

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



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

- SURVEY FOR: William Cowger
61 Nutley Street
Ashland, Oregon 97520
- LOCATION: Situated in the Northeast quarter of Section 15, Township 39 South,
Range 1 East of the Willamette Base and Meridian, Jackson County,
Oregon.
- PURPOSE: To survey, monument and prepare legal descriptions for the partitioning
of that tract of land as set forth in Document No. 77-15721 of the
Official Records of Jackson County, Oregon.
- PROCEDURE: From traverse control established while conducting other surveys
within the immediate area, proceeded to traverse into the area
of concern and tie the existing fences and buildings. Also,
monuments set on Recorded Survey No. 8380 were included in our
evaluation. Information as compiled by this office and shown on
Recorded Survey No. 8354 was also incorporated into this survey.

Once again I think a clarifying of the positioning of Park Street, per deed record, is needed inasmuch as Recorded Survey No. 8380 perpetuated the location of Park Street as shown on Recorded Survey No. 7143. As the control for the East line of Donation Land Claim No. 45, as shown on Recorded Survey No. 7143, in my opinion, is erroneous (see narrative of Recorded Survey No. 8326) it would behoove future surveyors to do a more diligent job of research and not perpetuate the erroneous location of Park Street as has been done by these two (2) surveyors. Previous recorded surveys showing the relationship of the total East line of Donation Land Claim No. 45 are: 2484, 4678, 4839, 4869, 4928, 5505, 8326 and 8543. There may be other surveys addressing this donation land claim line but it seems to me that additional monuments per the above surveys could have been tied to in order to verify the initial point of Foster Tracts so the problem that now exists, with the location of Park Street, could have been prevented. It appears that some surveyors consider economics more than the quality of their work. This brings to mind a quote from an unknown author. "The bitterness of poor quality is remembered long after the sweetness of low price is forgotten." Reference, "the Oregon Surveyor" March 1981 issue.

The property as described in Volume 320 page 197 is the senior deed over the location of the Westerly boundary line of Faith Subdivision, as now recorded. Although Volume 320 page 197 does not call for the right of way of Park Street, it is apparent, by the deed distances in the C. Raymond Foster to the City of Ashland Volume 454 page 40 and then comparing Volume 320 page 197, the intent was to be on the East right of way of Park Street. The subject tract being surveyed is a portion of Volume 320 page 197 with the North boundary line of Volume 320 page 197 and the North boundary line of the portion being surveyed, being common. Upon investigation of the improvements in relation to the deed record boundaries, the discrepancy is significant. Along the Southerly boundary line the deed record is Northerly of the existing fences. Along the Easterly boundary line, there is a deed record overlap between the clients property and the Faith Subdivision, as now recorded. The client elected to back off to the Westerly boundary line of said subdivision so as not to create a problem. However, the land contained in Volume 320 page 197 and lying Easterly of the Westerly boundary line of Faith Subdivision, as platted, does not vest itself in the landowner within Faith Subdivision, until appropriate legal ramifications have been taken. Along the Northerly boundary line of the clients

NE cor. D.L.C. No 45
position computed
per R.S. No. 4839

Fd. Stone Monument at SE cor.
Tract 47, Ashland Acres
0.74' West of D.L.C. line
Re. R.S. No. 4678 & 5505

1/4 Sec. Cor.
Location calculated from
data shown on R.S. No. 8607

S. 89° 29' 30" E. (Govt. Rec. S. 89° 51' E.)

2642.21'
N. 89° 29' 30" W. (d.r. West 522.5') 520.26'

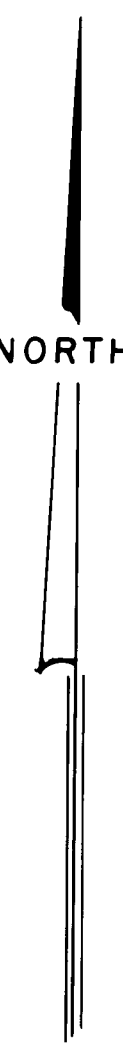
Sec. Cor.
Location calculated from
data shown on R.S. No.
8607

LEGEND

- R.S. Recorded Survey
- No. Number
- Vol. Volume
- P. Page
- d.r. Deed Record
- d.r. j.c.o. Deed Record of Jackson County, Oregon
- SE Southeast
- NE Northeast
- cor Corner
- sec. Section
- Re: Reference
- G.I. Galvanized Iron
- D.L.C. Donation Land Claim
- Fd. Found
- Govt. Government
- Rec. Record

For additional information
see Recorded Survey No. 8326

NORTH

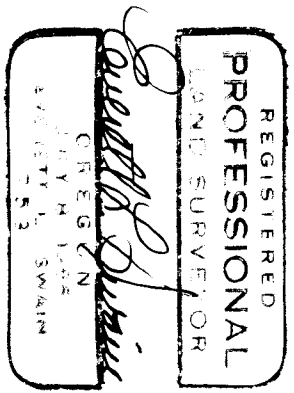


Scale: 1"=100'

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.

Surveyor



East right of way
Normal Street

SE cor. D.L.C. No. 45
Fd. 1" Iron Pipe &
Bronze Cap

SISKIYOU
BOULEVARD

PARK
STREET

Fd. 5/8" Iron Pin
bears North 0.27'
East 0.89'

Fd. 5/8" Iron Pin
N. 89° 51' 33" W. 323.30'
0.92' (plot N. 89° 59' W. 323.41')

For positioning of these
boundaries see R.S. No.
8354

Fd. 5/8" Iron Pin
tagged RLS 1650

Fd. 3/4" B.I. Pipe
Faith Subdivision

Fd. Bolt with square head
18"± deep

Fd. 1/2" Galvanized Iron
Pipe, exposed 2"±

R.S. No. 8380

Fd. 5/8" Iron Pin
tagged RLS 1650

Fd. 5/8" Iron Pin
tagged RLS 1650

See Sheet
for detail

Initial Point
AGAPE SUBDIVISION
Fd. Concrete Post
with Bronze Disk

Initial Point
FAITH SUBDIVISION
Fd. Iron Pipe
with Bronze Disk

2641.37'

computed per AGAPE SUBDIVISION

1915.03'

1/4 Sec. Cor.
Fd. 1" G.I. Pipe & Bronze
Cap
Re. R.S. No. 4847