

APPROVAL:

Richard J. Woodhull
ASHLAND PLANNING COMMISSION
PA 81-27

4-3-81

DATE

MINOR LAND PARTITION

LOCATED IN
D.L.C. NO. 40 IN NW 1/4 OF SEC. 9, TWP. 39S., R. 1 E. W.M.
JACKSON COUNTY OREGON
for

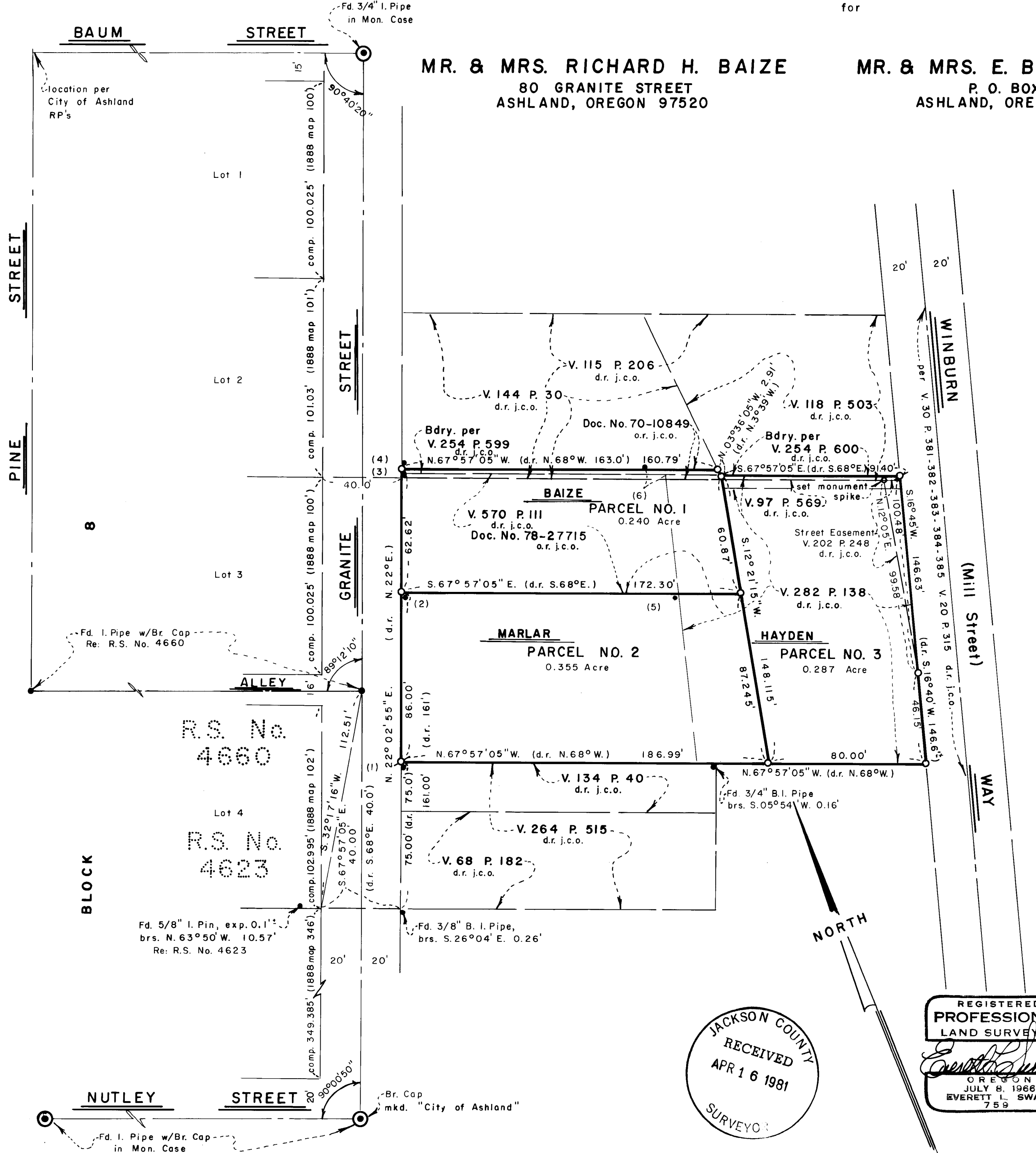
FILED FOR RECORD THIS THE 16 DAY OF April 1981
AT 1:40 O'CLOCK P.M. AND RECORDED IN VOLUME 4 PAGE 14
OF "MINOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON.

Waldene Terry
County Clerk
Billy Key
Deputy

MR. & MRS. RICHARD H. BAIZE
80 GRANITE STREET
ASHLAND, OREGON 97520

MR. & MRS. E. BUSH HAYDEN
P. O. BOX 492
ASHLAND, OREGON 97520

MR. & MRS. I. A. MARLAR
88 GRANITE STREET
ASHLAND, OREGON 97520



LEGEND

Fd.	Found
comp.	Computed
I.	Iron
Re:	Reference
R.S.	Recorded Survey
No.	Number
V.	Volume
P.	Page
d.r. j.c.o.	Deed Record of Jackson County, Oregon
o.r. j.c.o.	Official Record of Jackson County, Oregon
w/Br.	with/Bronze
Mon.	Monument
1888 map	Official City of Ashland map adopted November 5, 1888
brs.	Bears
B.	Black
G.	Galvanized
(1)	Fd. 3/8" I. Pipe, 4" deep brs. S.06°35'E. 1.49'
(2)	Fd. 3/4" I. Pipe w/ Tack brs. S.01°37'E. 0.26'
(3)	Fd. 3/4" B.I. Pipe, 0.1" deep brs. N.25°10'E. 1.69' from Southwesterly corner V.144 P.30 brs. S.04°12'W. 0.3' from Northwesterly corner V.254 P.599
(4)	Fd. 1/2" G.I. Pipe, loose in ground brs. N.24°45'E. 2.01'
(5)	Fd. 3/4" B.I. Pipe w/coupling brs. S.39°03'W. 0.81'
(6)	Fd. 3/4" G.I. Pipe, exp. 4"± brs. N.50°18'W. 10.14'

SURVEYOR

SWAIN SURVEYING, INC.
ASHLAND, OREGON

MARCH 24, 1981

SCALE: 1" = 40'
BASIS OF BEARING: N.O.A.A. TRUE BEARING AT WEST BOUNDARY LINE OF SEC. 9

- FOUND MONUMENT AS SHOWN-ORIGIN UNKNOWN UNLESS OTHERWISE SHOWN
- ⊙ SET LEAD & TAG, MARKED LS 759, IN CONCRETE SIDEWALK
- SET 5/8 x 24 INCH IRON PIN TAGGED RLS 759

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

JACKSON COUNTY
RECEIVED
APR 16 1981
SURVEYOR

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

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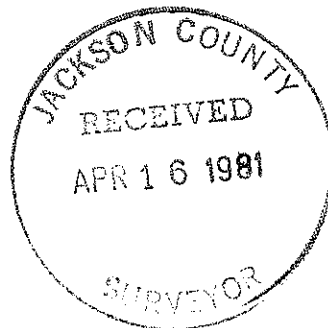
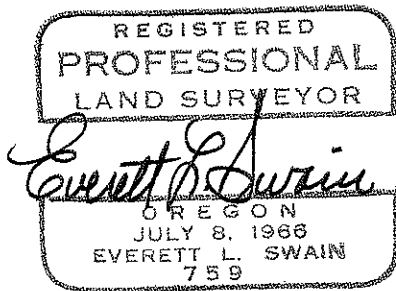
Mr. & Mrs. Richard H. Baize
Mr. & Mrs. E. Bush Hayden
Mr. & Mrs. I. A. Marlar

Therefore, this computed location of Winburn Way was utilized in this survey as the search for monumentation at the various PI's of said street, revealed nothing. The distance relationship between Granite Street and Winburn Way (Mill Street) based on deed record and the computed location shows a very reasonable comparison. (Re: Volume 115, page 206 - 254' versus computed = 253.6'). Other abnormalities will be taken care of through cross quit-claim deeds between the various concerned parties. The remainder of the survey is as shown on the accompanying 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.

April 14, 1981

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



SURVEY NO. 8789

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Mr. & Mrs. Richard H. Baize Mr. & Mrs. E. Bush Hayden
80 Granite Street P. O. Box 492
Ashland, Oregon 97520 Ashland, Oregon 97520

Mr. & Mrs. I. A. Marlar
88 Granite Street
Ashland, Oregon 97520

LOCATION: Situated in the Northwest quarter of Section 9, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon.

PURPOSE: To survey the ownership of the three (3) clients as hereinabove set forth; then establish the boundaries between the respective parties, as shown on the accompanying map, so that a boundary line adjustment between said parties can be completed.

PROCEDURE: Commenced this survey in the vicinity of North Main and East Main Streets in the City of Ashland. Proceeded with the traverse along the present Winburn Way to the subject properties and terminated said traverse in the vicinity of Granite Street and the alley as shown on the accompanying map. All monuments that could be found were tied to this traverse control. With the legal descriptions, that were to be retraced, starting from the Southeast corner of Lot 4, Block 8 as set forth on the Official City of Ashland Map adopted November 5, 1888, the location of said lot corner was computed as shown on the accompanying map. The Southwest corner of Volume 68, page 182 was found to have been tied to the corner of two (2) different houses on Granite Street, as revealed by the contents of an old "Abstract of Title" loaned to me by Mr. Marlar. In tying these two (2) houses a bearing intersection and a distance intersection was tested for location of said Southwest corner of Volume 68, page 182 of the deed records. The bearing intersection was a closer fit to the computed corner location than was the distance intersection location. With there being somewhat of a controversy over the right of way width on the Northwesterly side of Granite Street and the fact that an old 3/8 inch black iron pipe fit so closely the computed location of the Southwest corner of Volume 68, page 182 of the deed records, it was decided to hold the computed location and proceed with said survey.

Monuments tied in the vicinity of the North boundary line of the Baize tract were reported to have been set by the late City of Ashland Surveyor, Merrit Schilling. Some of these found monuments did not fit well with the retraced boundary lines of Document No. 70-10849 of the Official Records of Jackson County, Oregon. This boundary difference is to be cleared up through the utilization of a "Boundary Line Agreement" at a future point in time.

The location of Winburn Way (Mill Street) was mathematically determined by the analyzation of those volume and pages as shown on the accompanying map, as well as the review of the 1888 City of Ashland Street survey data. The monument at the intersection of Granite and South Pioneer Streets along with the Southeast corner of the existing building situated on Lot 9, Block 1 in the City of Ashland, Oregon, were utilized to evaluate the mathematical relationship between the information contained in said deed records and the two (2) points utilized as hereinabove set forth. The computed data gave an error of closure of better than 1 part in 10,000.