

APPROVAL: *Michael J. Wamboldt* 5-7-81  
Ashland Planning Commission Date  
PA 81-17

# MINOR LAND PARTITION

LOCATED IN

A PORTION OF LOT II OF ALLENDALE ADDITION, ASHLAND  
SW 1/4 OF SEC. 10, TWP. 39S., R. 1 E. W.M.  
JACKSON COUNTY OREGON

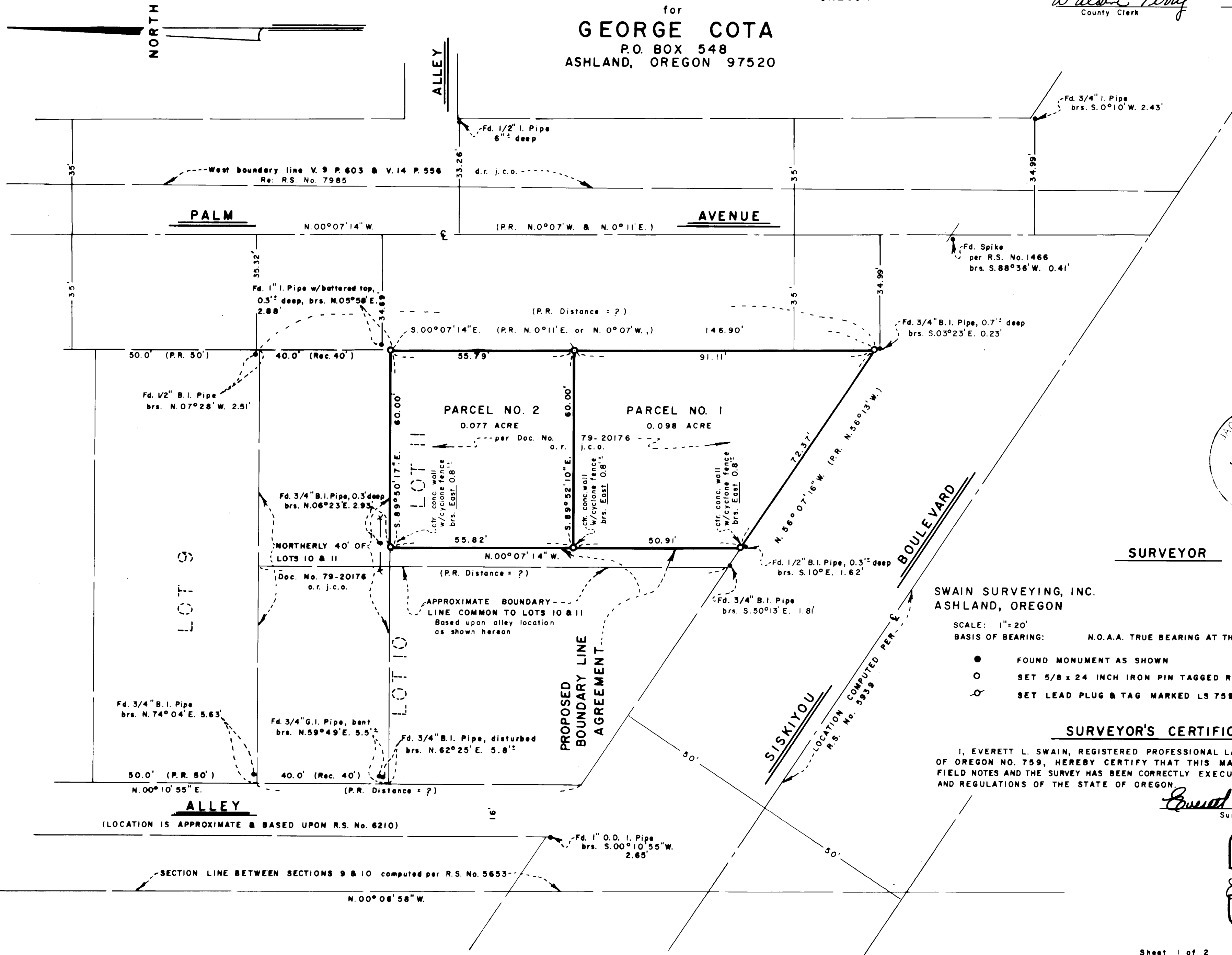
for  
**GEORGE COTA**

P.O. BOX 548  
ASHLAND, OREGON 97520

FILED FOR RECORD THIS THE 24 DAY OF June 19 81  
AT 3:08 O'CLOCK P.M. AND RECORDED IN VOLUME 4  
PAGE 25 OF "MINOR LAND PARTITION" IN JACKSON COUNTY,  
OREGON.

*Walter Terry*  
County Clerk

*Betty Key*  
Deputy



**SURVEYOR**

SWAIN SURVEYING, INC.  
ASHLAND, OREGON

MAY 5, 1981

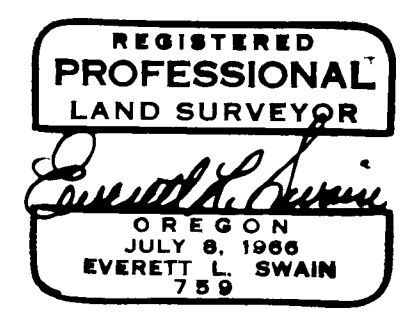
SCALE: 1" = 20'  
BASIS OF BEARING: N.O.A.A. TRUE BEARING AT THE WEST LINE OF SEC. 10

- FOUND MONUMENT AS SHOWN
- SET 5/8 x 24 INCH IRON PIN TAGGED RLS 759
- ⊙ SET LEAD PLUG & TAG MARKED LS 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



George Cota  
Page 2 of 2

decided that Palm Avenue centerline would be finalized by this surveyor as shown on the accompanying map.

Now turning to the Westerly boundary line of said Allendale Addition, which is the Westerly right of way of an alley. This starting point is referenced from the centerline intersection of Mountain Avenue and Siskiyou Boulevard. In the past several years there has been and still is some difference of opinion as to the location of said intersection. Recorded Survey No. 693 could possibly establish the intersection of said streets. Recorded Survey No. 5939 went into an extensive retracement of the alignment of North Mountain Avenue. Recorded Survey No. 8660 conducted an extensive resurvey in this same section of town and the findings are very close to the facts as established on Recorded Survey No. 5939. Found pipes in the vicinity of the Northerly right of way of Siskiyou Boulevard and North Mountain Avenue (now destroyed by traffic light installation) would yield yet another possible location for the centerline of Mountain Avenue. Also, F. Walker conducted a survey in this general area on February 4, 1939. See Field Book No. 39, page 8. Mr. Walker does not elaborate as to the control found and used to establish Mountain Avenue and Siskiyou Boulevard. In the course of Recorded Survey No. 6210, by this surveyor, a found pipe in the vicinity of the Northerly right of way of Siskiyou Boulevard and the Westerly right of way of said alley was utilized to control the Easterly boundary line of the subject tract being surveyed. At this time and with the vast amount of uncertainty surrounding the final resting place of the centerline intersection of North Mountain Avenue with Siskiyou Boulevard, which has a direct relationship to the Westerly right of way of said alley and being common to the Westerly boundary line of said Allendale Addition, the alley right of way per Recorded Survey No. 6210 was held for the purpose of determining the relationship of the client's Westerly boundary line, per official record, with the Easterly boundary line of the parcel of land situated immediately West of the subject survey. It was found that a possible record gap may exist. However, if other circumstances surrounding the placement of North Mountain Avenue and the Westerly boundary line of Allendale Addition would surface, which would place the said boundary line further East, then an overlap is very likely. Therefore the client was advised to secure a boundary line agreement with the neighbor assuring that a future retracement of said record boundary lines would not create an overlap. The remainder of said 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.

June 15, 1981



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

SURVEY NO. 8883

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: George Cota  
P. O. Box 548  
Ashland, Oregon 97520

LOCATION: Situated in a portion of Lot 11 of the Allendale Addition, Ashland, Oregon in the Southwest quarter of Section 10, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon.

PURPOSE: To resurvey the ownership of the client and partition said ownership as shown on the accompanying map.

PROCEDURE: From information compiled during the execution of Recorded Survey No. 7985 and other surveys in the general area, proceeded to establish an extended control traverse in the general area of the survey to be conducted. In the execution of Recorded Survey No. 7985 Palm Avenue was reviewed and temporarily established to show the relationship of public access to the lots being resurveyed. The Allendale Addition shows, on the drawing, the bearing to be N. 0°11'E. and in the dedication it is referred to as N. 0°07'W.; therefore the outer boundary of said subdivision is N. 0°11'E. per plat and Palm Avenue may not be parallel with said outer boundary. A review of Recorded Survey No. 1466 indicates that in May 1960 the intersection of Iowa Street and Palm Avenue was determined by references they obtained from the City of Ashland. The references for said intersection are now destroyed and any evidence of points set prior to 1974 have been paved over in the resurfacing of Iowa Street. To establish this intersection point, consideration was given to Recorded Survey No. 6168 as well; However, in view of the fact that it appears that no references were found by Recorded Survey No. 6168 and they resorted to record distances, more weight was given to the distance shown on Recorded Survey No. 1466. Ultimately the decision was made to hold the distance of 347.28 feet Westerly along the South line of Donation Land Claim No. 39, from the found square iron bar situated in the vicinity of the centerline of Iowa at the extended Westerly right of way of Garfield Street, said bar being a common point as shown on Recorded Survey Nos. 1466, 6168, 7985 and this survey. Now, returning to the problem of the intent of the direction of Palm Avenue running either S. 0°11'W. or S. 0°07'E. became a question difficult to answer. Checking the original plat at the court house and maps in the possession of the City of Ashland only added confusion to the already difficult question. The spike as set in the course of Recorded Survey No. 1466 does not elaborate as to what controls the positioning of said spike. Recorded Survey No. 6168 found and utilized this spike indicating that it fit with the alignment of a found 1/2 inch pipe along the Westerly side of Palm Avenue. No other monuments in the vicinity of Palm Avenue and Siskiyou Boulevard were found by said surveyor. In searching the area iron pipes were found to exist in the immediate vicinity of the survey subject to this report. Utilizing the mean centerline location between the two (2) found pipes in the proximity of said avenue with the right of way of Siskiyou Boulevard and then computing the heading to the now established intersection of Palm Avenue and Iowa Street, it was found that a very close fit exist in relation to the bearing shown on the Allendale Addition plat as N. 0°07'W. Therefore, with a lacking of proof positive that the bearing of N. 0°11'E. was the intended bearing of said avenue, which would have raised havoc with the existing improvement lines, it was

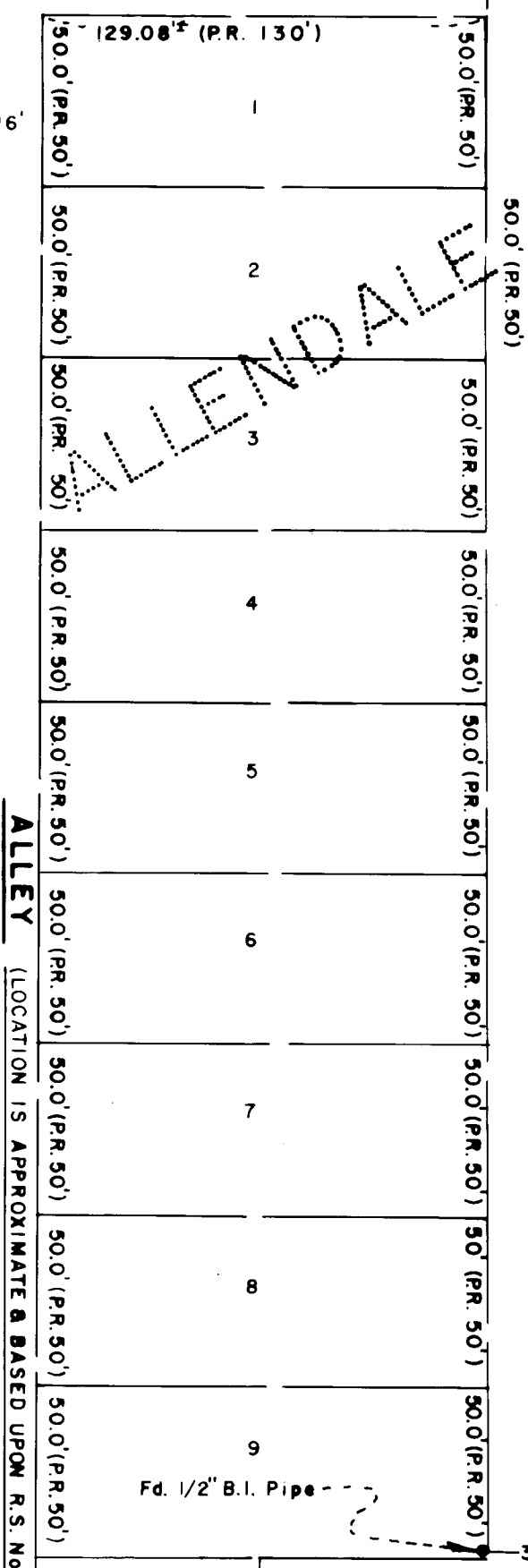
ACCEPTED  
SW cor. D.L.C. No. 39  
Fd. Br. Capped Pipe  
in Mon. Case

(R.S. No. 8660 = N. 89°50'24" W. 5157.552')

SE cor. D.L.C. No. 39  
Fd. Br. Cap in Mon.  
Case

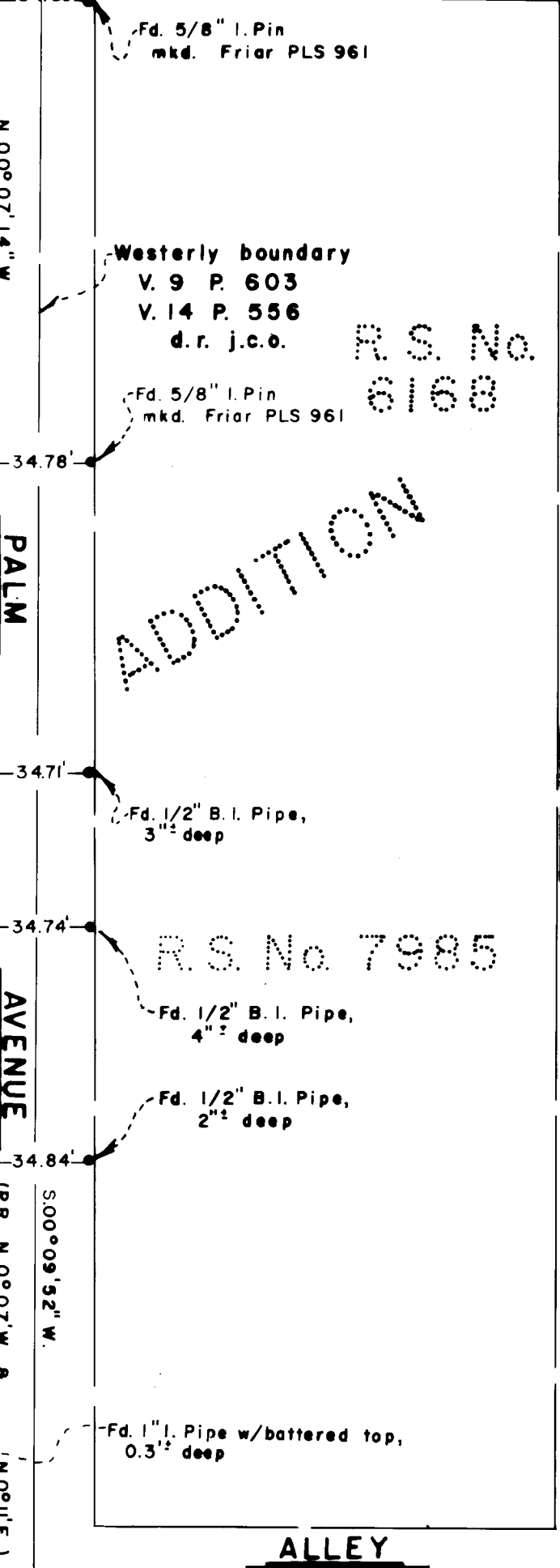
- SW Southwest
- SE Southeast
- cor. corner
- D.L.C. Donation Land Claim
- No. Number
- Mon. Monument
- R.S. Recorded Survey
- V. Volume
- P. Page
- d.r. j.c.o. Dead Record Jackson County, Oregon
- sq. square
- Fd. Found
- B.I. Black Iron
- mkd. marked
- I. Iron
- brs. bears
- P.R. Plot Record
- Rec. Record
- Doc. Document
- o.r. j.c.o. Official Record Jackson County, Oregon
- G.I. Galvanized Iron
- Re: Reference
- C. Centerline
- ctr. center
- conc. concrete
- w/ with

Computed location of  
5/8" I. Pin  
per R.S. No. 6210

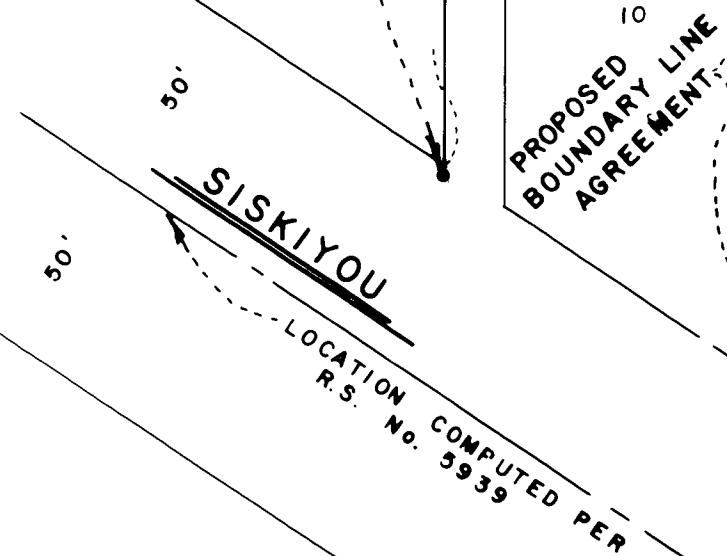


ALLEY (LOCATION IS APPROXIMATE & BASED UPON R.S. No. 6210)

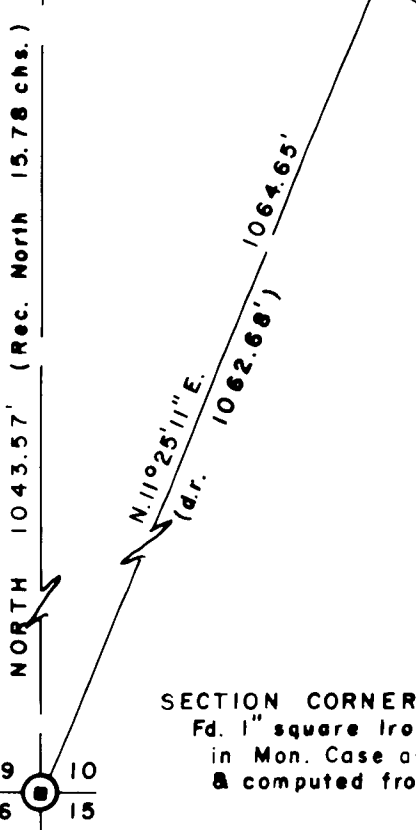
PALM AVENUE (PR. N. 00°07'14" W. S. 00°07'14" E. (PR. N. 00°11' E. or N. 00°07' W.))



Fd. 1" O.D. I. Pipe  
brs. S. 00°10'55" W.  
2.65'

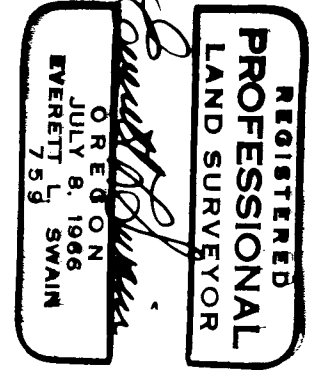
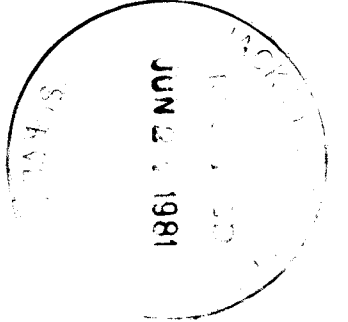


EAST 210.80'  
(d.r. East 3.20 chs.)



NORTH

SCALE: 1" = 50'



GEORGE COTA  
MINOR LAND PARTITION  
Sheet 2 of 2

8883

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