

APPROVAL: Richard Peterson 8-3-81  
Jackson County Planning Commission Date

# MINOR LAND PARTITION

LOCATED IN  
SW 1/4 OF SEC. 5, TWP. 39 S., R. 1 E.W.M.  
JACKSON COUNTY OREGON

Filed for record this the 3rd day of August 1981  
at 4:29 o'clock P. M. and recorded in Volume 4 page 46  
of "MINOR LAND PARTITIONS" in Jackson County, Oregon.

Waldemar Terry County Clerk  
Pauline Mc Cormack Deputy

for  
**KEITH R. ADLEY**  
1835 ASHLAND MINE ROAD  
ASHLAND, OREGON 97520

SECTION CORNER  
Fd. 1" galvanized iron pipe  
with bronze cap  
Re: R.S. No. 4457

## AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT I  
EDWIN HARRY NICHOLSON, JR. AM THE OWNER OF THAT PARCEL OF LAND AS SET FORTH  
IN DOCUMENT NO. 79-24229 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON  
AND KEITH RODERICK ADLEY AND CAROLEBALES ADLEY, HUSBAND AND WIFE, ARE THE  
CONTRACT PURCHASERS, AND WE DO HEREBY AGREE TO THE FOLLOWING CONDITION AS  
REQUIRED BY THE DEPARTMENT OF PLANNING & DEVELOPMENT OF JACKSON COUNTY,  
OREGON TO WIT:

"THE OWNER OR ASSIGNS OF THE PARCELS CREATED BY THIS MINOR PARTITION  
DO HEREBY AGREE TO PROVIDE TO THE CITY OF ASHLAND UPON ANNEXATION,  
IF REQUESTED, AN EASEMENT FOR DRAINAGE PURPOSES ALONG THE NATURAL  
WATERCOURSES ON THE SUBJECT PROPERTIES. SAID EASEMENT SHALL BE OF  
SUCH WIDTH AS WILL BE ADEQUATE FOR THE PURPOSE OF CARRYING  
WATER AND FOR PROVIDING ACCESS TO THE WATER COURSE FOR MAIN-  
TENANCE. SHOULD THIS PROPERTY BE REMOVED FROM THE ASHLAND  
URBAN GROWTH BOUNDARY, THE CLAUSE SHALL BE CONSIDERED VOID."

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS  
THIS 24 DAY OF July 1981

Edwin Harry Nicholson Jr.  
EDWIN HARRY NICHOLSON, JR.  
Keith Roderick Adley  
KEITH RODERICK ADLEY  
Carole Bales Adley  
CAROLE BALES ADLEY

Winona G. Swain  
WINONA G. SWAIN  
NOTARY PUBLIC - OREGON  
My Commission Expires 6-20-82

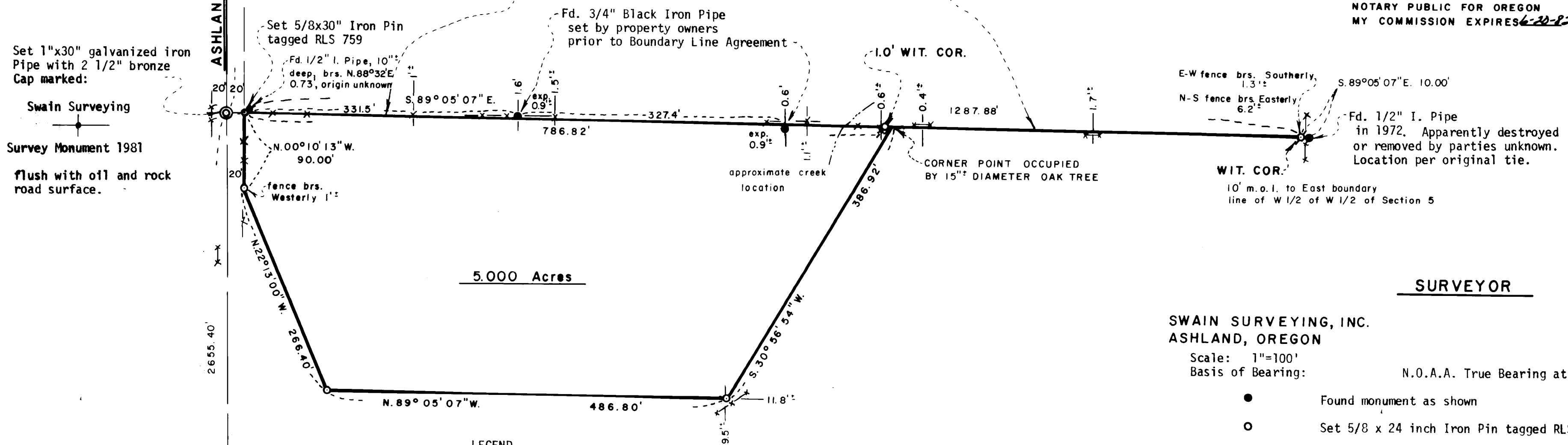
STATE OF OREGON  
COUNTY OF JACKSON SS  
July 24 A.D. 1981

PERSONALLY APPEARED EDWIN HARRY NICHOLSON, JR., KEITH RODERICK  
ADLEY AND CAROLE BALES ADLEY, HUSBAND AND WIFE, AND ACKNOWLEDGED  
THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.  
BEFORE ME:

Winona G. Swain  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 6-20-82

## BOUNDARY LINE AGREEMENT

Document No. 81-12442  
o.r. j.c.o.



LEGEND  
Fd. Found  
Re: Reference  
R.S. Recorded Survey  
No. Number  
WIT. COR. Witness Corner  
brs. bears  
x-x existing fence

SWAIN SURVEYING, INC.  
ASHLAND, OREGON  
Scale: 1"=100'  
Basis of Bearing: N.O.A.A. True Bearing at West line of Sec. 5

- Found monument as shown
- Set 5/8 x 24 inch Iron Pin tagged RLS 759, unless otherwise shown
- ⊙ Set 5/8 x 24 inch Iron Pin tagged WIT COR 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.

JACKSON COUNTY  
RECEIVED  
AUG 3 1981  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Everett L. Swain  
JULY 5 1986  
EVERETT L. SWAIN  
759

Everett L. Swain  
Surveyor

SURVEY NO. 8936

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: Keith R. Adley  
1835 Ashland Mine Road  
Ashland, Oregon 97520

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

PURPOSE: To partition a 5 acre tract from the parent tract as set forth in  
Document No. 79-24229 of the Official Records of Jackson County,  
Oregon.

PROCEDURE: Without enough monumentation to subdivide Section 5, it was  
recommended to the client to seek a boundary line agreement along  
the Northerly boundary of the subject 5 Acre tract. A split of  
the existing right of way fences was utilized for the centerline  
of Ashland Mine Road. The road description does not specify a  
road width; Therefore, the right of way fences, being very close  
to 40 feet in width, were utilized as the best intent of the right  
of way granted by said road description. 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.

August 3, 1981

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

