

APPROVAL: *W. M. ...* 4/1/82
ASHLAND PLANNING COMMISSION DATE
PA 82-06

MINOR LAND PARTITION

LOCATED IN
LOT 4 OF CORA KLINGER SUBDIVISION TO THE CITY OF ASHLAND
D.L.C. NO. 40 & 41 IN SW 1/4 OF SEC. 4, TWP. 39S., R.1 E.W.M.
JACKSON COUNTY OREGON
for
TOLLIVER SHEETMETAL WORKS, INC.
764 OAK STREET
ASHLAND, OREGON 97520

FILED FOR RECORD THIS THE 12 DAY OF April 1982
AT 3:34 O'CLOCK P M. AND RECORDED IN VOLUME 5
PAGE 31 OF "MINOR LAND PARTITIONS" IN JACKSON COUNTY,
OREGON.

Wallace Terry County Clerk
Betty Key Deputy

- LEGEND:**
- Fd. Found
 - I. Iron
 - w. with
 - Br. Bronze
 - Mon. Monument
 - SW Southwest
 - NE Northeast
 - cor. corner
 - D.L.C. Donation Land Claim
 - No. Number
 - R.S. Recorded Survey
 - G. Ground
 - T.B.G. Top of bank on ground
 - F. Flood
 - E.W. Edge of water
 - Wit.Cor. Witness Corner

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TOLLIVER SHEETMETAL WORKS, INC., AN OREGON CORPORATION, HEREINAFTER REFERRED TO AS 'TOLLIVER', IS THE OWNER IN FEE SIMPLE OF THE LANDS AS SHOWN HEREON AND DESIGNATED AS PARCELS NO. 1 AND 2 AND TOLLIVER HAS CAUSED THE PARTITIONING AS SHOWN HEREON. TOLLIVER DOES HEREBY DEDICATE A PUBLIC UTILITY EASEMENT, TO THE CITY OF ASHLAND, OVER, ACROSS AND THROUGH A STRIP OF LAND, AS SHOWN HEREON. THAT PORTION OF PARCELS NO. 1 AND 2 SITUATED WITHIN THE "PRIVATE ACCESS EASEMENT", AS SHOWN HEREON, SHALL BE UTILIZED FOR MUTUAL INGRESS AND EGRESS FOR SAID PARCELS. RESTRICTIONS OF ANY KIND, MAINTENANCE OF SAID "PRIVATE ACCESS" AND TO THE EXTENT THESE OR ANY OTHER Fd. 1" Pipe w/Br. Cap in Mon. Case PROVISIONS THAT ARE FELT NECESSARY BY THE DEDICATOR HEREIN, SHALL BE SET FORTH AS ENCUMBRANCES IN THE DEED CONVEYING SAID PARCELS OF LAND TO THE NEW LANDOWNERS, THEIR HEIRS, ASSIGNS OR SUCCESSORS IN INTEREST. PUBLIC AND PRIVATE EMERGENCY VEHICLES SHALL HAVE THE RIGHT OF INGRESS EGRESS OVER AND ACROSS SAID "PRIVATE ACCESS" EASEMENT.

IN WITNESS WHEREOF, TOLLIVER SHEETMETAL WORKS, INC., AN OREGON CORPORATION, PURSUANT TO A RESOLUTION OF ITS BOARD OF DIRECTORS, DULY AND LEGALLY ADOPTED, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OFFICER THIS 18 DAY OF March 1982

STATE OF OREGON
COUNTY OF JACKSON
March 18 A.D. 1982
PERSONALLY APPEARED THE ABOVE NAMED HOWARD A. TOLLIVER, JR., PRESIDENT OF TOLLIVER SHEETMETAL WORKS, INC., AN OREGON CORPORATION, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

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

Winona G. Swain
Notary Public for Oregon
My Commission expires 6-20-82

WE CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO US BY THE ASHLAND PLANNING COMMISSION IN OPEN MEETING OF FEBRUARY 24 1982 THIS MAP IS HEREBY APPROVED. DATED THIS 15 DAY OF APRIL 1982

John Ferguson Secretary
James H. Olson City Surveyor

EXAMINED AND APPROVED THIS 22nd DAY OF March 1982

SURVEYOR

SWAIN SURVEYING, INC.
27 1/2 N. MAIN STREET
ASHLAND, OREGON 97520
SCALE: 1" = 50'
BASIS OF BEARING: TRUE MERIDIAN AT N-S C. SEC. 4 (derived from N.O.A.A. net)

- FOUND MONUMENT AS SHOWN
- FOUND 5/8 INCH IRON PIN PER R.S. No. 8308 AND 8602
- SET 5/8 x 24 INCH IRON PIN TAGGED RLS 759
- SET 5/8 x 24 INCH IRON PIN TAGGED WIT COR RLS 759
- FOUND 5/8 INCH IRON PIN PER R.S. No. 8308 DISTURBED. RE-SET MONUMENT

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

NOTE

Due to on going construction activity, by Tolliver Sheetmetal Works, Inc., in relation to Parcels No. 1 and 2, as shown hereon, the ground ELEVATIONS were applicable at the time they were observed. However, due to continued land filling activity, a portion of or possibly all of the ground ELEVATIONS may have already been modified.

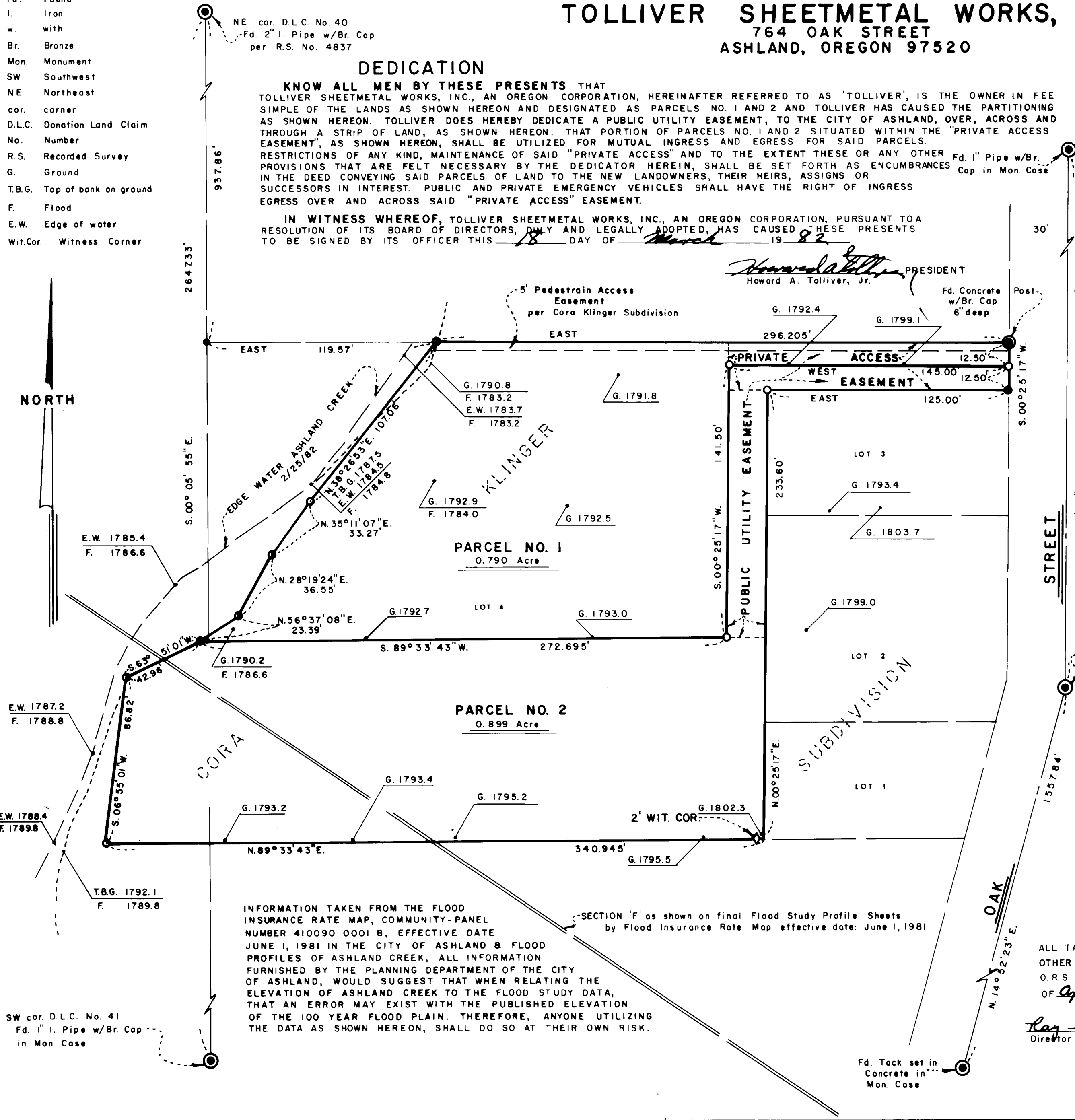
ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 311.280 HAVE BEEN PAID AS OF April 12 1982

Ray Stewart by *Gene ...*
Director of Assessment and Taxation

REGISTERED PROFESSIONAL LAND SURVEYOR

Everett L. Swain
OREGON
JULY 8, 1966
EVERETT L. SWAIN
759

** RECEIVED **
Date 4/12/82 By SK
This survey consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR



INFORMATION TAKEN FROM THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 410090 0001 B, EFFECTIVE DATE JUNE 1, 1981 IN THE CITY OF ASHLAND & FLOOD PROFILES OF ASHLAND CREEK, ALL INFORMATION FURNISHED BY THE PLANNING DEPARTMENT OF THE CITY OF ASHLAND, WOULD SUGGEST THAT WHEN RELATING THE ELEVATION OF ASHLAND CREEK TO THE FLOOD STUDY DATA, THAT AN ERROR MAY EXIST WITH THE PUBLISHED ELEVATION OF THE 100 YEAR FLOOD PLAIN. THEREFORE, ANYONE UTILIZING THE DATA AS SHOWN HEREON, SHALL DO SO AT THEIR OWN RISK.

SECTION 'F' as shown on final Flood Study Profile Sheets by Flood Insurance Rate Map effective date: June 1, 1981

SURVEY NO. 9261

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Tolliver Sheetmetal Works, Inc.
764 Oak Street
Ashland, Oregon 97520

LOCATION: Situated in Lot 4 of the Cora Klinger Subdivision to the City of Ashland in Donation Land Claim No. 40 and 41 in the Southwest quarter of Section 4, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon.

PURPOSE: To partition Lot 4 of the Cora Klinger Subdivision to the City of Ashland, as now recorded, into two (2) parcels as shown on the accompanying map per clients request.

PROCEDURE: Found several of the previously set monuments of Lot 4 undisturbed. From this information proceeded to set or re-set the other corner monuments, as approved by the City of Ashland Planning Commission and as requested by the client.

BASIS OF BEARING: True Meridian at the N-S centerline of Section 4 as derived from the National Oceanic and Atmospheric Administration (formerly Coast & Geodetic Survey) survey net established in 1968 and filed in the office of the Jackson County Surveyor.

April 2, 1982

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

