

MAJOR LAND PARTITION

Maintenance & Access Agreement Doc. No. 82-06977

APPROVAL:

Department of Planning and Development Date
Hearing Council File 81-14-MJP/V

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

for
MR. & MRS. LESLIE GEORGE

1219 PARK STREET
ASHLAND, OREGON 97520

Filed for record this the 14 day of May 1982
at 12:01 o'clock P M. and recorded in Volume 2 page 35
of "MAJOR LAND PARTITIONS" in Jackson County, Oregon

Walene Terry County Clerk
Betty King Deputy

LEGEND

- (a) Fd. 1/2" I. Pin, disturbed. Removed by parties unknown since first found. Set 5/8 x 24" I. Pin tagged RLS 759.
- (b) Fd. 1/2" I. Pin, bent, replaced with 5/8 x 24" I. Pin tagged RLS 759.
- (c) Fd. 1/2" I. Pin, bent, replaced with 5/8 x 24" I. Pin tagged RLS 759 fence corner bears East 1.5'± and North 0.1'± c S.75°E and North.
- (d) Fd. 5/8" I. Pin, good condition.
- (e) Fd. 5/8" I. Pin, exp. 14"±, replaced with 5/8 x 24" I. Pin tagged RLS 759, flush with ground.

BEARING	LENGTH		BEARING/Delta	LENGTH	RADIUS
(1) N.16°44'47"E.	9.74'		(9) S.52°25'55"W.	25.13'	
(2) N.16°44'47"E.	154.12'	(d.r.-p.r.-A.R. N.16°34'E. 154.10')	(10) 79°38'31"	83.40'	60.00'
(3) N.49°24'47"E.	52.25'	(d.r.-p.r.-A.R. N.49°14'E. 52.25')	(11) N.47°55'35"W.	56.20'	
(4) N.86°49'47"E.	93.18'	(d.r.-p.r.-A.R. N.86°39'E. 93.18')	(12) 11°53'44"	39.445'	190.00'
(5) S.73°34'13"E.	111.35'	(d.r.-p.r.-A.R. S.73°45'E. 111.35')	(13) N.59°49'19"W.	25.03'	
(6) S.75°49'13"E.	92.69'	(d.r.-p.r.-A.R. S.76°00'E. 92.69')	(14) 07°21'18"	52.63'	410.00'
(7) N.00°20'47"E.	114.50'	(p.r.-A.R. N.0°10'E. 114.5') (d.r. N.0°10'W.)	(15) N.89°59'08"E.	95.82'	
(8) S.83°01'13"E.	22.81'	(d.r.-p.r.-A.R. S.83°12'E.)	(16) N.73°33'59"E.	58.28'	
			(17) S.84°28'23"E.	60.04'	
			(18) S.84°37'55"E.	67.81'	
			(19) N.89°01'20"E.	46.74'	
			(20) N.89°55'26"E.	63.41'	
			(21) S.84°03'08"E.	52.08'	
			(22) S.00°14'44"W.	6.16'	
			(23) N.00°00'52"W.	5.99'	

SW	Southwest	A.R.	Annexation Record
SE	Southeast	D.L.C.	Donation Land Claim
NW	Northwest	R.O.W.	Right of Way
cor.	corner		
Fd.	Found		
B.I.	Black Iron		
I.	Iron		
p.r.	plat record		
Vol. - V.	Volume		
Pg. - P.	Page		
comp.	computed		
w/	with		
exp.	exposed		
brgs	bears		
D.R.	Deed Record		
d.r. j.c.o.	Deed Record Jackson County, Oregon		
o.r. j.c.o.	Official Record Jackson County, Oregon		
R.S.	Recorded Survey		
No.	Number		

All taxes, fees, assessments, or other charges as required by O.R.S. 311.280 have been paid as of May 13 1982

Ray Stewart by Hone Hender
Director of Assessment & Taxation

** RECEIVED **
Date 5/14/82 By DL
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

NOTE

The following statements were required by the "JACKSON COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT" and in no way reflects the opinion of this surveyor.

1. PARCEL No. 2
"This property has been found to contain highly erosive soils and steep slopes that will require special design standards to overcome."
2. PARCEL No. 3
"Soils information for this property indicate high shrink-swell potential and low bearing strength which will require special design standards to overcome."

Leslie R. George LESLIE R. GEORGE
Peggy Bray George PEGGY BRAY GEORGE

Lucy W. Harrell LUCY W. HARRELL

STATE OF OREGON
County of Jackson ss
April 30 A.D. 1982
Personally appeared the above named Leslie R. George and Peggy Bray George, husband and wife, and Lucy W. Harrell and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

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

Winona D. Swain
WINONA D. SWAIN
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 6-20-82

SURVEYOR

SWAIN SURVEYING, INC.
ASHLAND, OREGON

MAY 29, 1981
Rev. 5/3/82

Scale: 1"=100'
Basis of Bearing: N.O.A.A. True Bearing near E 1/16 corner of Sec. 15

- Found monument as shown, origin unknown unless otherwise shown
- Set 5/8 x 24 inch Iron Pin tagged RLS 759
- ✕ Set 5/8 x 24 inch Iron Pin tagged WIT COR RLS 759
- ✕ Set 5/8 x 30 inch Iron Pin tagged RLS 759
- ◆ 5/8 inch Iron Pin set on R.S. No. 8607 & 8918

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

SURVEY NO. 9294

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Mr. & Mrs. Leslie George
1219 Park Street
Ashland, Oregon 97520

LOCATION: Situated in the Southeast quarter of Section 15, Township 39 South,
Range 1 East of the Willamette Base and Meridian, Jackson County,
Oregon.

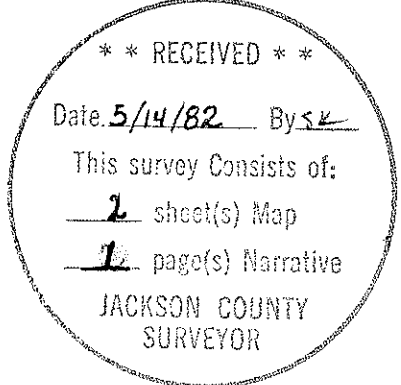
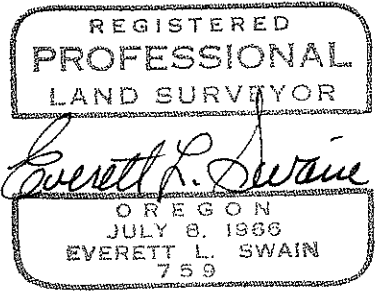
PURPOSE: To survey the outer boundary lines of the George ownership and segregate
that portion annexed to the City of Ashland. Also, monument the center-
line of a 30 foot access easement per requirements of Jackson County.
Prepare legal descriptions for Parcels No. 1, 2 and 3 and the road
slope easement along the Northerly side of said 30 foot access easement.

PROCEDURE: The control for this job was combined with the control of Recorded
Surveys No. 8607 and 8918. Other survey control throughout the area
was also incorporated into this survey. The westerly boundary line
of the Bellevue Tracts had been established as set forth on Recorded
Survey No. 8607. The southerly boundary of Kensington Subdivision was
retraced which is purported by said subdivision to be the northerly
right of way of said Talent Irrigation District Canal. In reviewing
the various deeds of record it became a maze of conflicting elements,
creating overlaps and gaps on most all sides. Finally it was decided
that the most feasible retracement for all land owners concerned was
to hold the apparent intent of the J.E. Plaidt and wife conveyences
wherein they created two (2) tracts of land 400 feet in width and
westerly of the westerly boundary line of the Bellevue Tracts. This
proved to fit very good the existing improvements and old found pipe
monuments, the origin which is unknown. The deed record overlaps and
gaps have been shown on the accompanying map. Documentation and found
monumentation has been shown on the face of said map so that others
may evaluate the complexity of this survey for themselves.

Basis of Bearing was derived from the National Oceanic and
Atmospheric Administration (formerly Coast and Geodetic Survey)
survey net, as established in 1968 and on file in the office of the
Jackson County Surveyor.

May 19, 1982

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



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

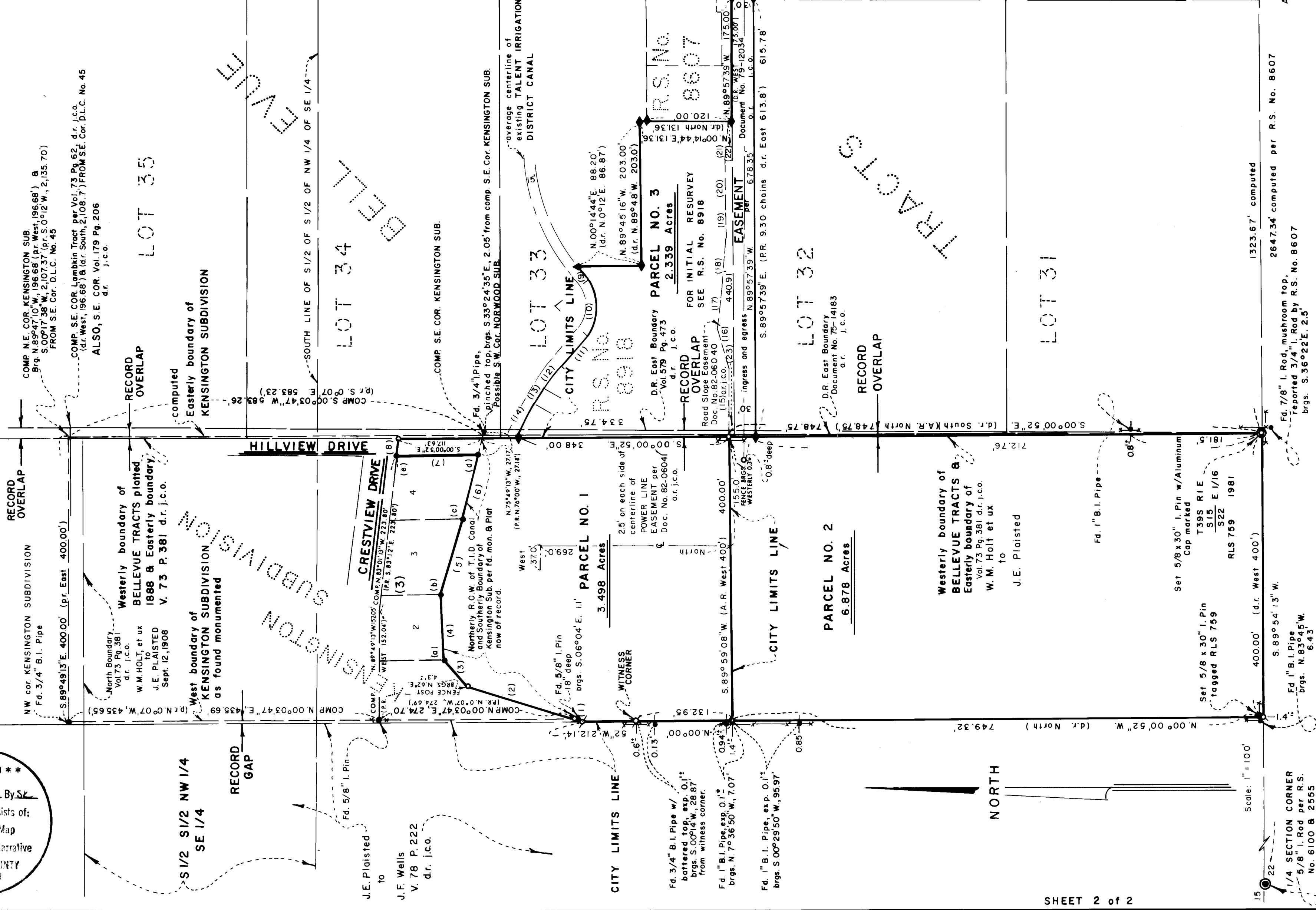
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**REGISTERED
PROFESSIONAL
LAND SURVEYOR**
Errett L. Swain
OREGON
JULY 6, 1936
ERRETT L. SWAIN
759

**** RECEIVED ****
Date 5/14/82 By SL
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

Westerly boundary line of
BELLEVUE TRACTS

N-S & SE 1/4
SEC. 15



Scale: 1" = 100'

1/4 SECTION CORNER
5/8" I. Rod per R.S.
No. 6100 & 2555

Set 5/8 x 30" I. Pin
tagged RLS 759

Set 5/8 x 30" I. Pin w/Aluminum
Cap marked
T39S RIE
S15 E 1/16
522 RLS 759 1981

Ed. 7/8" I. Rod, mushroom top,
reported 3/4" I. Rod by R.S. No. 8607
brgs. S. 36° 22' E. 2.5'

1323.67' computed
2647.34' computed per R.S. No. 8607

ACCEPTED
SECTION CORNER
2" I. Pipe per R.S. No. 4847

15
22
23