

# MINOR LAND PARTITION

FILED FOR RECORD THIS THE 9 DAY OF June 1982  
AT 4:33 O'CLOCK P. AND RECORDED IN VOLUME 5 PAGE 12  
OF "MINOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON.

APPROVAL:  
*Steven M. James* 5/17/82  
ASHLAND PLANNING COMMISSION DATE  
PA 92-36

LOCATED IN  
NE 1/4 OF SEC. 16, TWP. 39S., R.1 E.W.M.  
JACKSON COUNTY OREGON

for  
**DAVID R. LEWIS**  
1024 PINECREST TERRACE  
ASHLAND, OREGON 97520

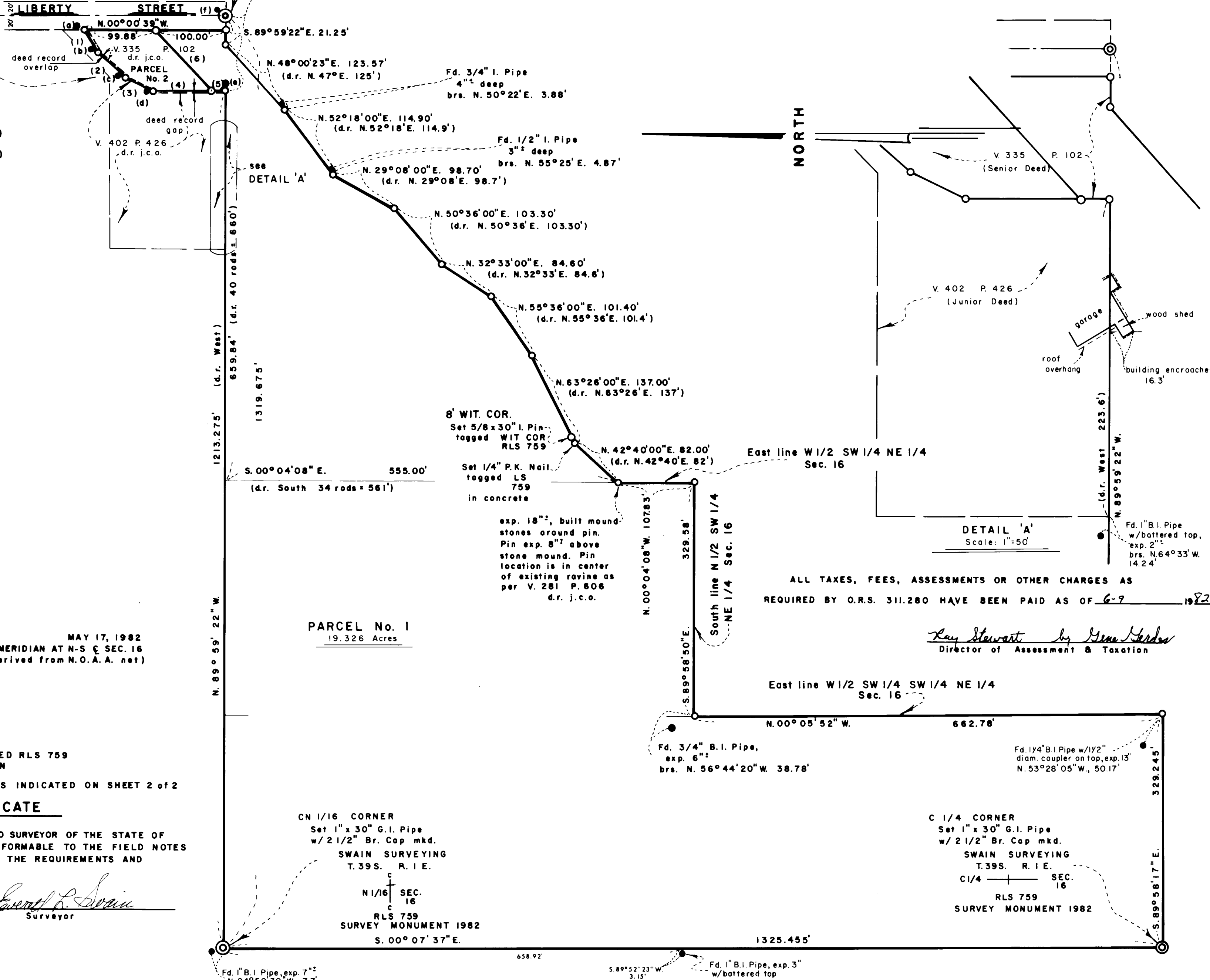
*Waldene Terry* County Clerk  
*Betty Key* Deputy

West line E 1/2 NE 1/4  
Sec. 16

NE 1/16 CORNER  
Set 1" x 30" G.I. Pipe  
w/ 2 1/2" Br. Cap mkd.  
SWAIN SURVEYING  
T. 39S. R.1 E.

SEC. 16  
NE 1/16  
RLS 759  
SURVEY MONUMENT 1982

PARCEL No. 2  
0.205 Acre



### LEGEND

- (1) N. 59° 52' 38" E. 37.695' (d.r. N. 59° 52' E.)
- (2) N. 40° 52' 38" E. 53.20' (d.r. N. 40° 52' E. 53.2')
- (3) N. 26° 02' 38" E. 43.10' (d.r. N. 26° 02' E. 43.1')
- (4) N. 00° 00' 38" E. 82.00' (d.r. North 102.0')
- (5) S. 00° 00' 38" W. 20.00'
- (6) S. 47° 12' 03" W. 117.72'

- (a) Fd. 3/4" I. Pipe, 10" deep  
brs. N. 23° 37' E., 6.72'
- (b) Fd. 3/4" I. Pipe w/ split collar on top, 4" deep  
brs. N. 12° 58' E., 5.59'
- (c) Fd. 3/4" I. Pipe filled w/ concrete, 4" deep  
brs. N. 14° 23' 30" E., 5.43'
- (d) Fd. 3/4" I. Pipe filled w/ concrete, 9" deep  
brs. N. 14° 15' E., 5.44'
- (e) Fd. 3/4" G.I. Pipe, exp. 4" deep  
brs. N. 21° 40' E. 5.8'
- (f) Fd. 3/4" I. Pipe w/ mushroom top  
brs. N. 28° 25' E. 6.72'

### SURVEYOR

SWAIN SURVEYING, INC.  
27 1/2 N. MAIN STREET  
ASHLAND, OREGON 97520

SCALE: 1" = 100'  
BASIS OF BEARING:

MAY 17, 1982  
TRUE MERIDIAN AT N-S & SEC. 16  
(derived from N.O.A.A. net)

- ⊙ FOUND MONUMENT AS SHOWN
- FOUND MONUMENT AS SHOWN
- ⊙ SET MONUMENT AS SHOWN
- SET 5/8 x 30 INCH IRON PIN TAGGED RLS 759 UNLESS OTHERWISE SHOWN
- ⊙ CORNERS PER RECORD SEE R.S. AS INDICATED ON SHEET 2 OF 2

### 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.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Everett L. Swain*  
Surveyor

OREGON  
JULY 1966  
EVERETT L. SWAIN  
759

\*\* RECEIVED \*\*  
Date 6/9/82 By SK  
This survey consists of:  
2 sheet(s) Map  
3 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

PARCEL No. 1  
19.326 Acres

CN 1/16 CORNER  
Set 1" x 30" G.I. Pipe  
w/ 2 1/2" Br. Cap mkd.  
SWAIN SURVEYING  
T. 39S. R.1 E.  
N 1/16 SEC. 16  
RLS 759  
SURVEY MONUMENT 1982  
S. 00° 07' 37" E.

C 1/4 CORNER  
Set 1" x 30" G.I. Pipe  
w/ 2 1/2" Br. Cap mkd.  
SWAIN SURVEYING  
T. 39S. R.1 E.  
C 1/4 SEC. 16  
RLS 759  
SURVEY MONUMENT 1982

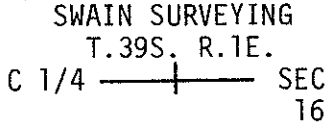
ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS  
REQUIRED BY O.R.S. 311.280 HAVE BEEN PAID AS OF 6-9 1982

*Ray Stewart* by *Gene Herder*  
Director of Assessment & Taxation

David R. Lewis  
page 3

CENTER QUARTER CORNER of Section 16, Township 39 South, Range 1 East  
of the Willamette Base and Meridian

At the corner point set a 30 inch long by 1 inch diameter  
galvanized iron pipe, 20 inches into the cut slope of Mount  
Ashland Loop Road, with a 2 1/2 inch diameter bronze cap marked:



RLS 759  
Survey Monument 1982

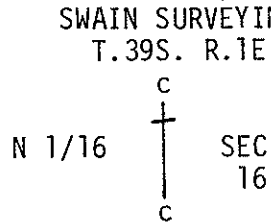
from which

A Red Fir, 16 inches D.B.H. bears North 86°06' East, 28.2  
feet to center, scribed C 1/4 S16 BT. B.T. tag attached.

A Red Fir, 14 inches D.B.H. bears North 31°47' West, 33.0  
feet to center, scribed C 1/4 S16 BT. B.T. tag attached.

CENTER-NORTH ONE-SIXTEENTH CORNER of Section 16, Township 39 South,  
Range 1 East of the Willamette Base and Meridian

At the corner point set a 30 inch long by 1 inch diameter  
galvanized iron pipe 25 inches in the ground with a 2 1/2  
inch diameter bronze cap marked:



RLS 759  
Survey Monument 1982

from which

A found 1 inch diameter black iron pipe, exposed 7 inches  
bears North 24°50'30" West, 7.7 feet.

A Red Fir, 13 inches D.B.H. bears North 19°09' West, 14.1  
feet to center, scribed CN 1/16 S16 BT. B.T. tag attached.

A Red Fir, 9 inches D.B.H. bears South 88°46' East, 20.2  
feet to center, scribed CN 1/16 S16 BT. B.T. tag attached.

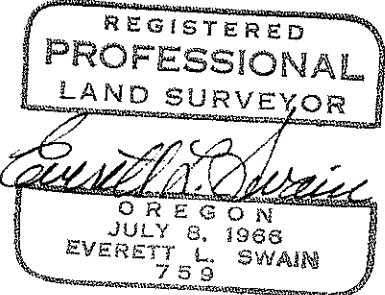
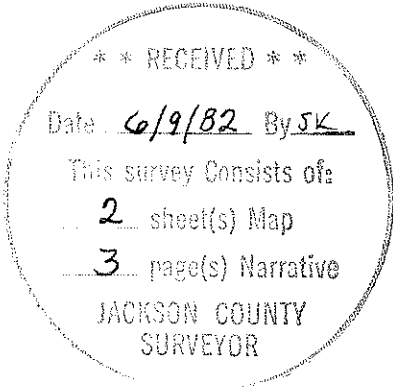
All trees have double blazes.

BASIS OF BEARING:

True Meridian at the N-S centerline of Section 16 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.

May 19, 1982

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



David R. Lewis  
page 2

way effectively eliminated that ownership anyway.

Turning to Volume 402, page 426 of the Deed Records, our main concern at this point was the Southerly boundary line as there appeared to be buildings very close to the boundary line. Upon tying the affected building and shed it was found that an encroachment of said building, over onto the Lewis property, does exist.

The Westerly boundary line of Parcel No. 1 was found to follow, very closely, the remains of an old barbed wire fence. In most all cases, the fence was found to vary from nothing to 4 feet Westerly of the true boundary line as established.

Also, it should be noted that Mrs. Barger, owner of Volume 402, page 426 stated that she had lived on that property for over 20 years and had not seen the iron pipes that were located by us, in the area of her East boundary line.

With all this data compiled and boundary locations computed, monumentation was set. Additional information, for some corners, is as follows:

SECTION CORNER common to Section 9, 10, 15 and 16, Township 39 South, Range 1 East of the Willamette Base and Meridian

Found 1 inch square iron bar in monument case from which:

A found lead slug and tack, in top concrete street curb bears Northwesterly, 29.48 feet.

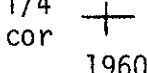
A found lead slug and tack in top concrete street curb bears Northeasterly, 21.95 feet.

A found lead slug and tack in top concrete street curb bears Southeasterly, 33.78 feet.

A found lead slug and tack in top concrete street curb bears Southwesterly, 25.31 feet.

1/4 SECTION CORNER common to Sections 9 and 16, Township 39 South, Range 1 East of the Willamette Base and Meridian

At the corner point found a 1 inch galvanized iron pipe with a 2 1/2 inch bronze cap marked: T.39S. R.1E.



flush with street pavement from which:

A found 2 inch iron pipe, 12 inches deep, situated at the initial point of the Stratford-On-Avon Subdivision, as now recorded, bears South 00°07'30" East, 23.51 feet.

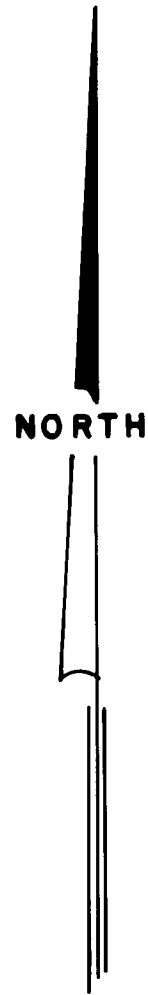
A found iron pipe with bronze disk in a monument case at the centerline intersection of Ashland and Taylor street bears South 89°50'20" West, 164.89 feet.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

- SURVEY FOR:** David R. Lewis  
1024 Pinecrest Terrace  
Ashland, Oregon 97520
- LOCATION:** Situated in the Northeast quarter of Section 16, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon.
- PURPOSE:** To survey, monument and prepare legal descriptions for a Boundary Line Adjustment between the ownership of David R. Lewis as set forth in Document Nos. 81-05970, 81-07420 & 81-07218 of the Official Records of Jackson County, Oregon and the ownership of Charles H. Fiock as set forth in Document No. 69-01572 of the Official Records of Jackson County, Oregon.
- PROCEDURE:** Much time has been spent researching the records both of the county public records and those found in the office of the City of Ashland Surveyor. Surveys in Section 16 were found in the following City of Ashland field books: McCall Book 'C', page 72, F. H. Walker Book 'S' page 49, F. H. Walker Book Z-3, page 29 1/2 and F. H. Walker Book 'I' pages 63 and 64. In all cases, the information in these field books implies that the procedure of a legal subdivision of Section 16 was never accomplished. Various pipe monuments were found throughout this survey with very little consistency found with said monuments, as they pertain to the legal subdivision of Section 16. Therefore, Section 16 was surveyed and subdivided utilizing previously established surveying data, by this surveyor, as shown on Recorded Surveys No. 5492, 6525, 6615 and 6992.

A portion of the Southeasterly boundary line of the Lewis property is controlled by an agreement made between Larry Basey, et ux and Ellis C. Dodson, et ux and set forth in Volume 281, page 606 of the Deed Records. Their apparent intent was to define the "ravine" between their respective properties by metes and bounds. Therefore, when establishing the point of beginning of said agreement line, it was found that instead of being in the center of said ravine, it was falling on the Southerly side thereof. With the monuments found in this general area being somewhat off, I decided to check a couple of courses down said ravine to see if the described line did in fact, show a consistency in that it would follow the Southerly side of said ravine. Field checks did in fact verify that thought. Therefore, it was felt by me that the intent was to hold the center of said ravine where it intersected the North-South property line. I therefore made an adjustment so that the beginning point of said agreement line did in fact fall in the center of said ravine. Then calculating the courses along said ravine, another field evaluation was made to see if this position was more in harmony with the existing location of said ravine. This checked out very well. Therefore, the positions were held as shown on the accompanying map.

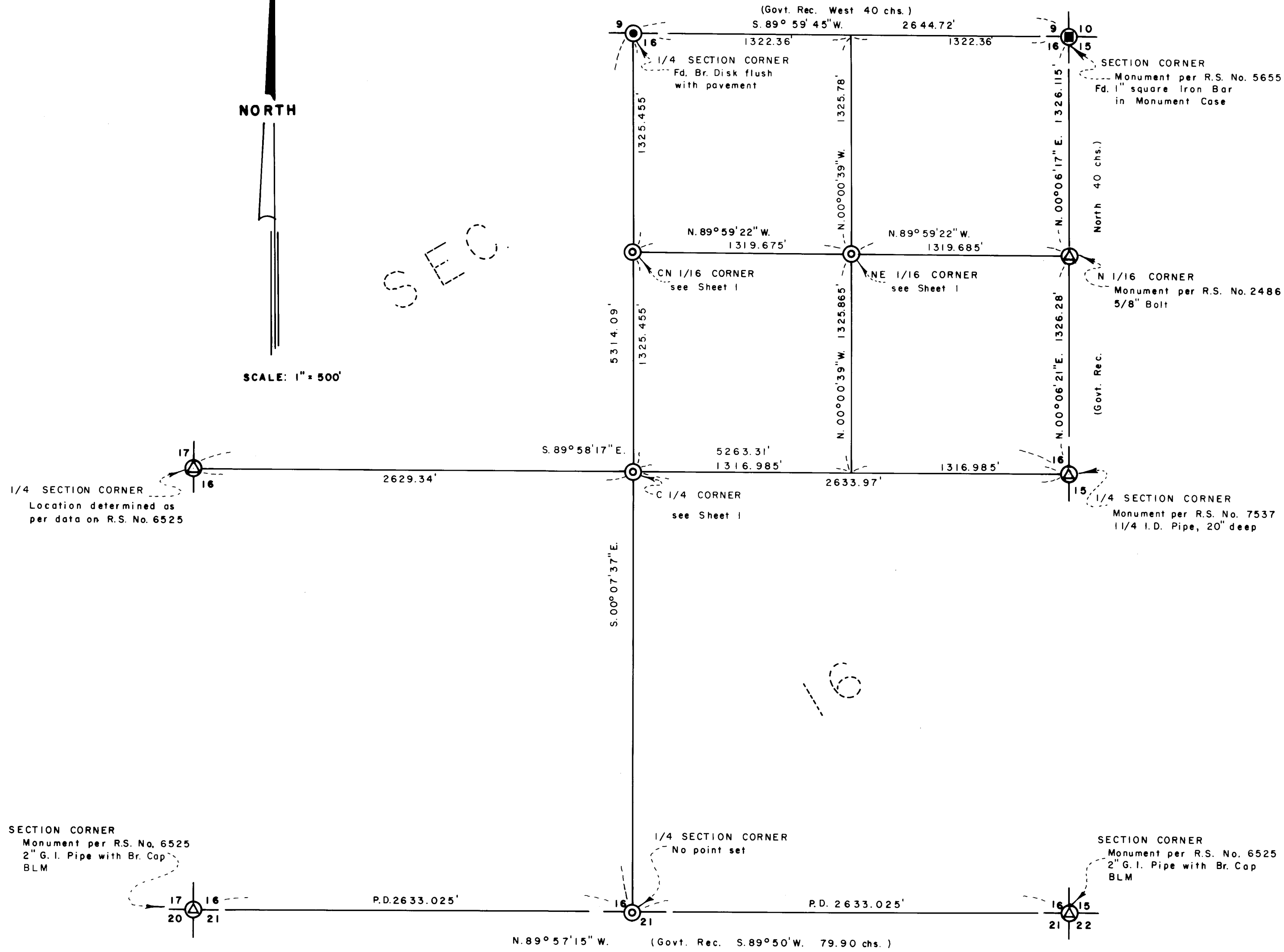
Turning to the retracement of Volume 335, page 102 of the Deed Records revealed the following. In calculating the deed record location of said parcel of land, it was discovered that pipes had been set by parties unknown for the apparent boundary of said tract of land. With Volume 335, page 102 and Volume 402, page 426 having bad mathematical closures, it was decided to research the chain of title. Volume 335, page 102 was conveyed out first, therefore, would have the controlling boundary lines of record. The parcel was monumented according to the deed record, with that portion of said tract of land falling within Liberty Street being eliminated, as the exception for public rights of



SCALE: 1" = 500'

SEC.

16



**ABBREVIATIONS**

Fd.	Found
I.	Iron
w/	with
brs.	bears
exp.	exposed
d.r.	deed record
V.	Volume
P.	Page
d.r. j.c.o.	Deed Record of Jackson County, Oregon
WIT. COR.	Witness Corner
Br.	Bronze
G.I.	Galvanized Iron
B.I.	Black Iron
mkd.	marked
R.S.	Recorded Survey
No.	Number
I.D.	Inside diameter
P.D.	Proportional Distance
Govt.	Government
Rec.	Record
chs.	chains

SECTION CORNER  
Monument per R.S. No. 6525  
2" G.I. Pipe with Br. Cap  
BLM

1/4 SECTION CORNER  
No point set

SECTION CORNER  
Monument per R.S. No. 6525  
2" G.I. Pipe with Br. Cap  
BLM



**\*\* RECEIVED \*\***  
Date: 6/10/82 By: SK  
This survey consists of:  
2 sheet(s) Map  
3 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR