

# MINOR LAND PARTITION

LOCATED IN  
D.L.C. No. 45 IN NW 1/4 & NE 1/4 OF SEC. 15, TWP. 39S., R. 1 E.W.M.  
JACKSON COUNTY OREGON

for  
**GERALD R. ALLEN**  
P.O. BOX 1185  
ASHLAND, OREGON 97520

Filed for record this the 18<sup>th</sup> day of August 1982  
at 4:33 o'clock P. M. and recorded in Volume 5 page 54  
of "MINOR LAND PARTITIONS" in Jackson County, Oregon.

Haldene Perry County Clerk  
Ruby A. Poling Deputy

APPROVAL:  
Everett L. Swain  
Ashland Planning Commission  
Date August 7, 1982  
PA82-03

### LEGEND

- NW Northwest
- NE Northeast
- SW Southwest
- SE Southeast
- cor. corner
- D.L.C. Donation Land Claim
- No. Number
- R.S. Recorded Survey
- V. Volume
- P. Page
- d.r. Deed Record
- R/W Right of Way
- Fd. Found
- Br. Bronze
- I. Iron
- brs. bears
- w/ with
- Ac. Acre
- G.I. Galvanized Iron
- B.I. Black Iron
- exp. exposed
- d.r.j.c.o. Deed Record of Jackson County, Oregon
- o.r.j.c.o. Official Record of Jackson County, Oregon
- fence

### DEDICATION

**KNOW ALL MEN BY THESE PRESENTS**, that I Gerald R. Allen am the owner in fee simple of the lands shown hereon and designated as Parcels No. 1 and 2 and I have caused the partitioning as shown hereon. I do hereby dedicate a sanitary sewer easement, to the City of Ashland, over, across and through a strip of land 10 feet in width and lying 5 feet on each side of the centerline as shown hereon.

IN WITNESS WHEREOF, I have set my hand and seal this 6 day of May 1982

Gerald R. Allen  
Gerald R. Allen

### STATE OF OREGON

County of Jackson

May 6 A.D. 1982

NE cor. V. 95 P. 576  
Benton Bowers, et ux  
to  
G. A. Manwaring, et ux  
8- April-1911

Personally appeared the above named Gerald R. Allen and acknowledged the foregoing instrument to his voluntary act and deed.  
Before me:

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 10 1982 this map is hereby approved. Dated this 2nd day of August 1982.

John K. O'Brien President  
John Ferguson Secretary

Examined and approved this 7th day of May 1982

James H. Olson  
City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 311.280 have been paid as of August 18 1982

Ray Stewart by Carol Gendley  
Director of Assessment and Taxation

### SURVEYOR

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

MAY 3, 1982

Scale: 1"=100'  
Basis of Bearing:

True Meridian at N-S of Sec. 15  
(derived from N.O.A.A. net)

- ⊙ Found monument as shown
- Found monument as shown
- Set 5/8 x 24 inch Iron Pin tagged RLS 759
- ⊗ Set 5/8 x 24 inch Iron Pin with Aluminum Cap marked Prop. Cor. L.S. 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

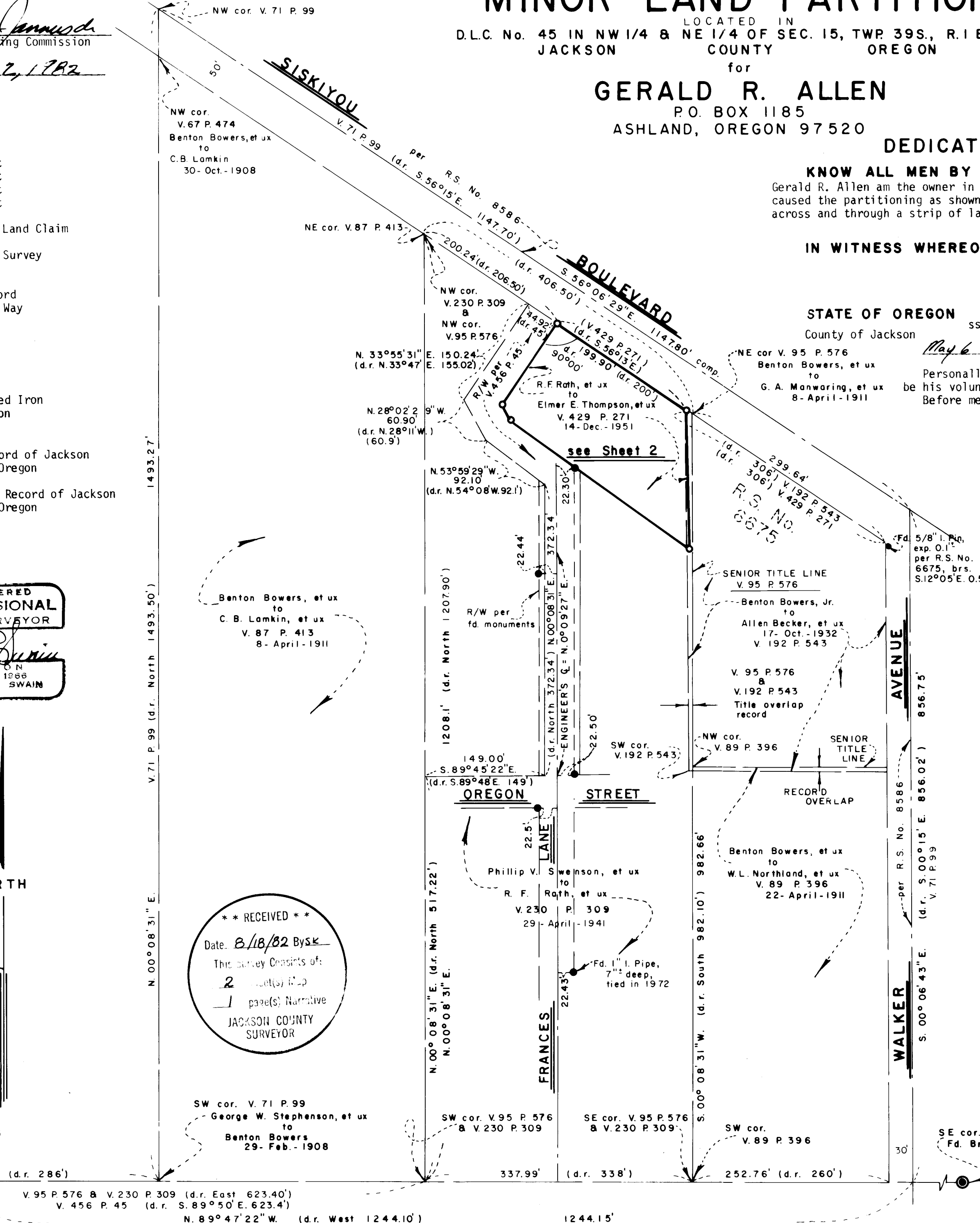
Sheet 1 of 2

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

NORTH

\*\* RECEIVED \*\*  
Date 8/18/82 By SK  
This survey consists of:  
2 sheet(s) map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

ACCEPTED  
SW cor. D.L.C. No. 45  
Fd. 2" I. Pipe



V. 95 P. 576 & V. 230 P. 309 (d.r. East 623.40')  
V. 456 P. 45 (d.r. S. 89°50' E. 623.4')  
N. 89°47'22" W. (d.r. West 1244.10')  
1244.15'

SURVEY NO. 9375

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: Gerald R. Allen  
P. O. Box 1185  
Ashland, Oregon 97520

LOCATION: Situated in Donation Land Claim No. 45 in the Northwest quarter and the Northeast quarter of Section 15, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon.

PURPOSE: To survey and partition that tract of land as set forth in Volume 429, page 271 of the Deed Records of Jackson County, Oregon per client's request and approval by the City of Ashland Planning Department.

PROCEDURE: In retracing this description, as set forth in Volume 429, page 271 of the Deed Records of Jackson County, Oregon, it was found that the course along Siskiyou Boulevard to the point of beginning was not compatible with any other documents or the call for the Northeast corner of said tract to be 306 feet Northwesterly of the right of way intersection of Siskiyou Boulevard and Walker Avenue. After a thorough analysis of adjoining deeds, improvements on the ground, etc, it was decided to hold the deed distance of 306 feet Northwesterly along Siskiyou Boulevard to fix the Northeast corner thereof. Thence holding deed record angle from the right of way of Siskiyou Boulevard, continued in a clockwise direction around said parcel and computed the closure of the last course of said deed into the Southwesterly right of way of Siskiyou Boulevard; this checks the deed record distance within 0.135 foot which is very good. Also, the beginning course was calculated back to the Northeast corner of said parcel as referred to hereinabove. This distance checks record within 0.10 foot.

Frances Lane was reviewed and found to be a junior deed to the parcel being surveyed; However, in retracing the deed record of said right of way, using my analysis of the retracement of the clients parcel of land as hereinabove referred to, Frances Lane is 44.92 feet in width (deed record 45 feet) instead of the possibility of having some 6 foot, more or less, discrepancy exist between the two (2) described tracts of land.

It should be noted that Frances Lane as monumented Southerly of this survey is not compatible with its deed record location. Therefore, caution is urged when dealing with land lines in relation to the right of way of Frances Lane both Northerly and Southerly of Oregon Street.

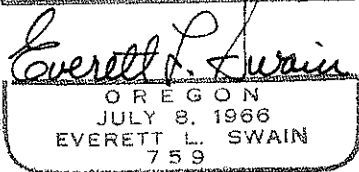
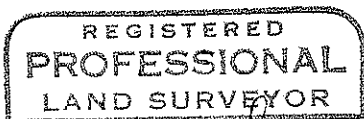
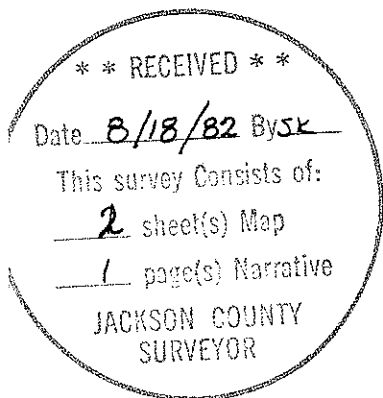
The remainder of the survey and data has been shown on the accompanying maps. I believe with diligent review by the viewer of said maps, enough information is available to see what course, and the extent thereof, was taken and utilized by this surveyor.

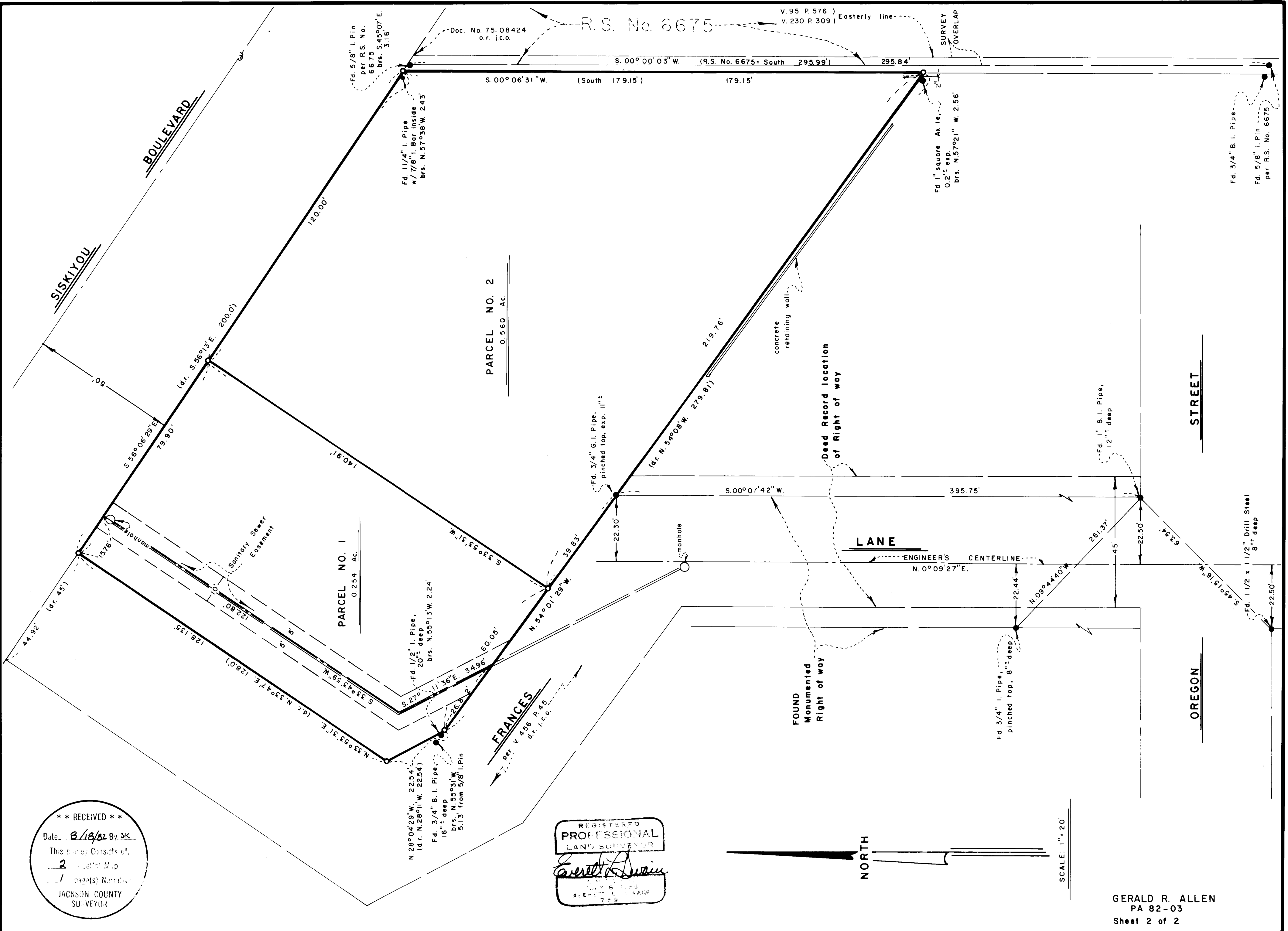
BASIS OF BEARING:

True Meridian at the N-S centerline of Section 15 as derived from the National Oceanic and Atmospheric Administration (formerly Coast and Geodetic Survey) survey net established in 1968 and filed in the office of the Jackson County Surveyor.

August 18, 1982

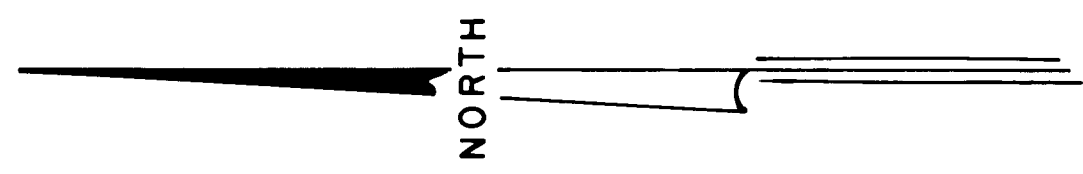
Swain Surveying, Inc.  
27 1/2 N. Main Street  
Ashland, Oregon 97520





**\*\* RECEIVED \*\***  
 Date: 8/18/82 By: JK  
 This survey consists of:  
 - 2 sheets Map  
 - 1 page(s) Narrative  
 JACKSON COUNTY  
 SU-VEYOR

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Gerald R. Allen*  
 EXPIRES 12/31/84  
 754



SCALE: 1" = 20'

GERALD R. ALLEN  
 PA 82-03  
 Sheet 2 of 2