

APPROVAL
Steve Cannard 10/28/82
ASHLAND PLANNING COMMISSION DATE
PA 61-66

MAJOR LAND PARTITION

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

for
TIM A. MILLER
610 ORCHARD STREET
ASHLAND, OREGON 97520

FILED FOR RECORD THIS THE _____ DAY OF _____ 19____
AT _____ O'CLOCK _____ M. AND RECORDED IN VOLUME _____ PAGE _____
OF "MAJOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON.

County Clerk Deputy

LEGEND

Mon.	Monument
R.S.	Recorded Survey
No.	Number
G.	Galvanized
I.	Iron
w/	with
&	and
MLP	Minor Land Partition
j.c.o.	Jackson County, Oregon
V.	Volume
P.	Page
d.r.	Dead Record
Ac.	Acre
X—X	Existing Fence

NORTH
ACCEPTED
1/4 SECTION CORNER
Mon. per R.S. No. 4407
2" I. Pipe

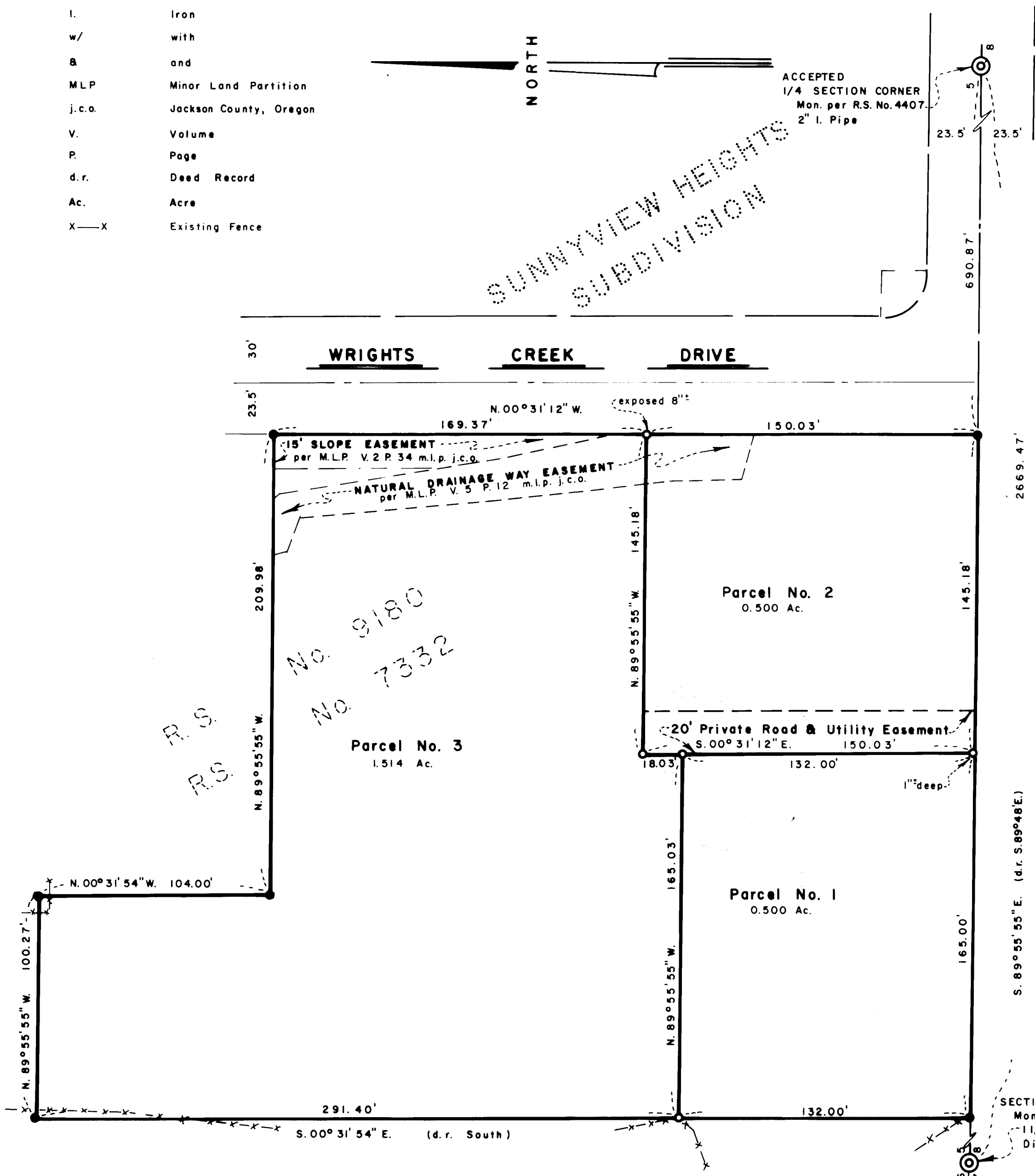
SUNNYVIEW HEIGHTS
SUBDIVISION

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 311.280
HAVE BEEN PAID AS OF _____ 19____

Director of Assessment & Taxation

NOTE:

Right of Ingress and Egress per
Document No. 82-18477 and 82-18478
o.r. j.c.o.



SURVEYOR

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

SEPTEMBER 13, 1982
Revised December 27, 1982

SCALE: 1" = 40'
BASIS OF BEARING:

TRUE MERIDIAN AT N-S & SEC. 5
(derived from N.O.A.A. net)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 8, 1966
EVERETT L. SWAIN
759

- ⊙ MONUMENT AS SHOWN
- FOUND 5/8 INCH IRON PIN PER RECORDED SURVEY NO. 7332 & 9180
- SET 5/8 x 24 INCH IRON PIN TAGGED 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.

Everett L. Swain
Surveyor

** RECEIVED **
Date 1/20/83 By sk
This survey consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SECTION CORNER
Mon. per R.S. No. 4407
1 1/4" G.I. Pipe w/Metal
Disk

39 1E 5 CD

SURVEY NO. 9509

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Tim A. Miller
610 Orchard Street
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 into three parcels the land as shown hereon approved
by the City of Ashland Planning Department. Also, to monument
said parcels and prepare legal descriptions for said parcels.

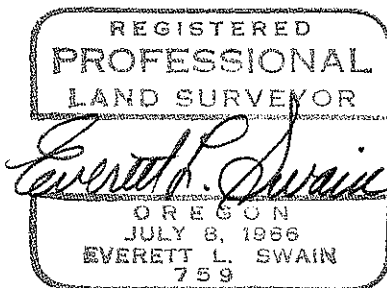
PROCEDURE: From control established in the course of Recorded Surveys No. 7332,
9180 and others in the immediate area, proceeded to establish
secondary control and then monument said parcels of land as shown
hereon.

BASIS OF BEARING: True Meridian at the N-S centerline of Section 5 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.

NOTE:

This Major Land Partition, at this time and although approved by the
City of Ashland, has not been filed in the County Recording Department as required
by the City of Ashland Ordinance because the County Department of Assessment and
Taxation has issued an order to the County Recording Department not to record any
survey partitions that have not been signed by their department. They recite
O.R.S. 311.280 as their basis for this course of action. In reading O.R.S. 311.280,
I do not find where the filing of a Major or Minor Land Partition survey constitutes
a division of assessment. The filing of said survey shows the compliance of the
partitioner with the local governing body as it pertains to the land use planning
laws. The actual division of assessment comes when the partitioner and/or land-
owner request the Department of Assessment and Taxation to segregate a parcel of
land through the act of conveying by deed, a portion of the partitioner and/or
landowners existing assessment. Therefore, it is felt by me that the existing
practice, by the Department of Assessment and Taxation, to require their signature
before a Major or Minor Land Partition can be filed in the office of the County
Recording Department is contrary to state law. In any event, this filing, in the
County Surveyor's office, will suffice to comply with O.R.S. 209.250.

January 20, 1983



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

