

1/4 SECTION CORNER  
 Set 3/4 x 30-1/2" I. Pin, 30-3/4" deep,  
 w/2 1/2" Br. Cap marked  
 SWAIN SURVEYING  
 1/4 S 11 COR.  
 S 14  
 LS 759  
 SURVEY MONUMENT 1983

**\*\* RECEIVED \*\***  
 Date: 7/18/83 By JK  
 This survey consists of:  
2 sections  
1 tract  
 JACKSON COUNTY  
 SURVEYING

N. 89°54'01" W  
 E 1/16 COR.  
 no point set  
 486.60  
 per R.S. No. 4847  
 SE COR. GOVT. LOT 10, Sec. 11  
 NE COR. GOVT. LOT 1, Sec. 14  
 Fd. 1" Pipe w/Br. Cap  
 Re: R.S. No. 6598

from which  
 Concrete Nail & Brass Tag brs.  
 N. 33°17' W. 41.51'  
 Concrete Nail & Brass Tag brs.  
 S. 17°32' W. 38.28'

N 1/2 of NW 1/4 of NE 1/4

N-CN 1/64 CORNER  
 Set 5/8 x 30" I. Pin  
 w/Aluminum Cap marked  
 PROP. COR.  
 N-CN 1/64  
 LS 759  
 1983  
 exp. 1"±  
 from which  
 Found 1 1/4" G.I. Pipe, exp. 25"±  
 at junction of fences, c West,  
 East & North, brs. Northerly 1.53'

**REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR**  
*Everett L. Swain*  
 OREGON  
 JULY 9, 1988  
 EVERETT L. SWAIN  
 759

NORTH

SCALE: 1" = 100'

GOV'T LOT No. 1

FRONTAGE  
 fence corner brs. N10°W 3.3'

Δ=61°42'04"  
 R=130.00'  
 L=139.995'  
 Lc=S. 58°59'35" E. 133.33'

ROAD  
 S 89°50'37" E. 367.48'

per Doc. No. 72-00467  
 o.r. j.c.o.  
 Fd. 5/8" I. Pin  
 Re: R.S. No. 6905  
 brs. S. 63°01' E. 0.08'  
 NW corner  
 Doc. No. 77-09634  
 o.r. j.c.o.

S 1/2 of NW 1/4 of NE 1/4

Parcel No. 1  
 8.043 ACRES

EXCEPTED & RESERVED FOR PUBLIC  
 ROAD PURPOSES PER V. 157 P. 167  
 d.r. j.c.o.

EASEMENT FOR PIPE-  
 LINE PER V. 109 P. 212  
 d.r. j.c.o.

Fd. 5/8" I. Pin  
 1"± deep  
 Re: R.S. No. 6905  
 63.13'  
 (sur. rec. 63.11')

S. 89°50'37" E. 89.18'  
 (dr. S. 89°50'37" E. 89.18')

S. 07°40' 02" W.  
 45.23'  
 S. 06°50'20" W. 187.44'  
 SW corner  
 Doc. No. 75-14182  
 o.r. j.c.o.

CN 1/16  
 no point set  
 Fd. 3/4" G.I. Pipe  
 w/threaded top, exp. 5"±  
 brs. N. 46°37' E. 4.9'

177.77'  
 (McK. N. 0°33' W.)  
 (187.2')

Parcel No. 2  
 7.357 ACRES

V. 309 P. 375 &  
 V. 335 P. 321  
 d.r. j.c.o.

NE 1/16 COR.  
 5/8" I. Pin  
 w/Aluminum Cap  
 Re: R.S. No. 5330

GOV'T LOT No. 2

SOUTHERN PACIFIC  
 N. 55°11'04" W.  
 N. 55°11'04" W.  
 S. 55°11'04" E.  
 Right of way per V. 245 P. 480 & V. 439 P. 482  
 d.r. j.c.o.

RAILROAD  
 centerline of existing tracks  
 (McK. S. 55°27' E. 723.6')

SW 1/4 of NE 1/4

Δ=05°55'19"  
 R=2914.934'  
 L=301.28'

SE COR. GOVT. LOT 2  
 1" G.I. Pipe w/Br. Cap  
 Re: R.S. No. 4847

CE 1/16 COR.  
 no point set

1333.22' per R.S. No. 4847  
 S. 89°45'44" E. 1,821.56'

(TL 1104) 39 1E 14A 9668

MINOR LAND PARTITION—MLP 83-22 MP  
 ASHLAND INDUSTRIAL DEVELOPMENT CORP.  
 sheet 2 of 2

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

**SURVEY FOR:** Ashland Industrial Development Corporation  
1983 Tamarack Place  
Ashland, Oregon 97520

**LOCATION:** Situated in the Northeast quarter of Section 14, Township 39 South,  
Range 1 East of the Willamette Base and Meridian, Jackson County,  
Oregon.

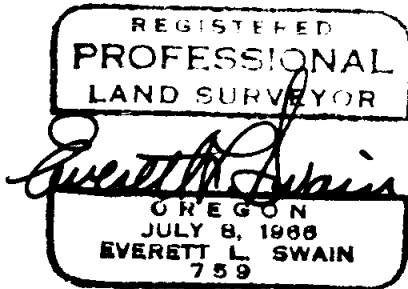
**PURPOSE:** To survey, monument and partition into two (2) parcels, that tract  
of land as shown hereon, per clients request. Legal descriptions  
were also prepared for these parcels.

**PROCEDURE:** Found survey monuments per Recorded Survey Nos. 4847, 5330, 6598,  
6905 and Interstate Highway No. 5. Other monuments found have an  
unknown origin. Survey No. 5330 was revised by this survey, inas-  
much as a greater indepth title study was made, this time, in order  
to determine the chain of title. The railroad right of way controversy,  
concerning the right of way width each side of the centerline of the  
existing tracks, is still being tossed around. The existing recorded  
deeds indicate a right of way width of 50 feet each side of the center-  
line of said tracks. However, the Southern Pacific Railroad claims  
100 feet each side of the centerline of said existing tracks. There  
has been two (2) court cases wherein Southern Pacific Railroad has  
found it necessary to sue the private landowner adjacent to their  
right of way and all cases reviewed by me, show that Southern  
Pacific Railroad has prevailed. Therefore, it seems reasonable to  
me that the right of way widths, as shown on the railroad maps,  
and claimed by Southern Pacific Railroad, will probably prevail.  
This survey has monumented the right of way 100 feet from the center-  
line of the existing tracks. The client has been made aware of  
this situation. He has also contacted the title company, in regards  
to this right of way controversy, but apparently has not been given  
firm assurance that he does own undisputed title to within 50 feet  
of the centerline of said railroad tracks. There is a possible  
claim of adverse possession along the Westerly boundary of Parcel No.  
1 and also a possible claim along the Northerly boundary line of  
Volume 309 page 375, which is contiguous to Parcel No. 2, as shown  
hereon. Other facts are as shown on the accompanying map.

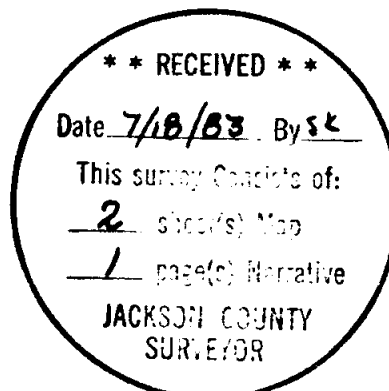
**BASIS OF BEARING:**

True Meridian at the N-S centerline of Section 14 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.

July 18, 1983



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



# MINOR LAND PARTITION

APPROVAL: *Stacy R. Haddock 7/13/83*  
DEPARTMENT OF PLANNING & DEVELOPMENT DATE  
MLP 83-22 MP

LOCATED IN  
NE 1/4 OF SEC. 14, TWP. 39S., R. 1E.W.M.  
JACKSON COUNTY OREGON  
for

## ASHLAND INDUSTRIAL DEVELOPMENT CORP.

1983 TAMARACK PLACE  
ASHLAND, OREGON 97520

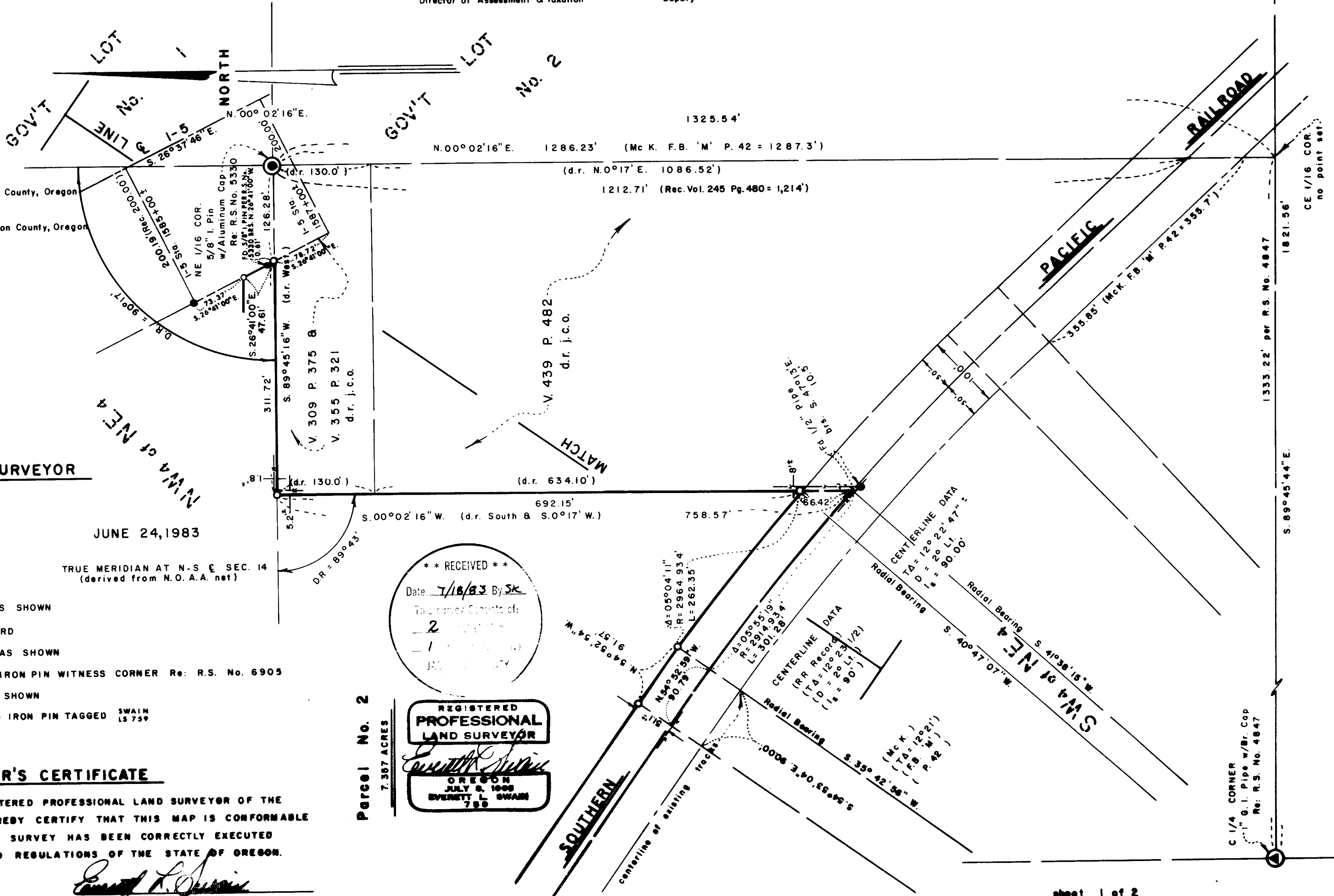
FILED FOR RECORD THIS THE 18<sup>th</sup> DAY OF July 19 83  
AT 1:15 O'CLOCK P.M. AND RECORDED IN VOLUME 5 PAGE 129  
OF "MINOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON.  
*Kathleen S. Beckett* *Ruby A. Poling*  
County Clerk Deputy

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 311.200  
HAVE BEEN PAID AS OF July 18 19 83

*Ray Stewart*  
Director of Assessment & Taxation

*Hone Yendes*  
Deputy

- LEGEND**
- SW Southwest
  - NW Northwest
  - SE Southeast
  - NE Northeast
  - CN Center North
  - N-CN North-Center North
  - CE Center East
  - E East
  - C Center
  - Cor. Corner
  - Govt. Government
  - G. Galvanized
  - I. Iron
  - w/ with
  - Br. Bronze
  - Re: Reference
  - R.S. Recorded Survey
  - No. Number
  - Fd. Found
  - brs. bears
  - V. Volume
  - P. Page
  - d.r. j.c.o. Deed Record of Jackson County, Oregon
  - Doc. Document
  - o.r. j.c.o. Official Record of Jackson County, Oregon
  - and
  - McK. McKissick
  - A. Delta
  - R. Radius (Hwy. & Railroad)
  - L. Length
  - TA Total Delta Angle
  - D. Degree of curve
  - ls Length of Spiral
  - d.r. Deed Record
  - X-X fence
  - F.B. Field Book



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

JUNE 24, 1983

SCALE: 1" = 100'  
BASIS OF BEARING:

TRUE MERIDIAN AT N-S & SEC. 14  
(derived from N.O.A.A. net)

- ⊙ FOUND MONUMENT AS SHOWN
- ⊕ MONUMENT OF RECORD
- FOUND MONUMENT AS SHOWN
- ◆ FOUND 5/8 INCH IRON PIN WITNESS CORNER Re: R.S. No. 6905
- ⊙ SET MONUMENT AS SHOWN
- SET 5/8 x 30 INCH IRON PIN TAGGED SWAIN LS 759

**\*\* RECEIVED \*\***  
Date 7/16/83 By SK  
To James Swain of:  
2  
1  
JACKSON COUNTY

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Everett L. Swain*  
OREGON  
JULY 8, 1969  
EVERETT L. SWAIN  
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