

MAJOR LAND PARTITION

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

MR. & MRS. MARION G. KREBS
1983 TAMARACK PLACE
ASHLAND, OREGON 97520

FILED FOR RECORD THIS THE 29 DAY OF February 1984
AT 3:22 O'CLOCK P. M. AND RECORDED IN VOLUME 2 PAGE 58
OF "MAJOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON.
Kathleen J. Boudett County Clerk
Walter Baker Deputy

APPROVAL:
Steve Samuel 2/20/84
ASHLAND PLANNING DEPARTMENT DATE
P. 63-78

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE MARION G. AND MARYELLEN KREBS, HUSBAND AND WIFE, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS AS SHOWN HEREON AND DESIGNATED AS PARCELS No. 1 AND 2 AND WE HAVE CAUSED THE PARTITIONING AS SHOWN HEREON. WE DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ASHLAND A PUBLIC UTILITY EASEMENT OVER, ACROSS AND THROUGH A STRIP OF LAND AS SHOWN HEREON, WITH THE CONDITION THAT IF THE UTILITY EASEMENT, CROSSING THE "INGRESS AND EGRESS" EASEMENT, IS EVER UTILIZED, THEN IT WILL BE REQUIRED THAT THE CITY OF ASHLAND BORE THE CROSSING AND SHALL NOT CUT THE ASPHALTIC CONCRETE PAVEMENT. PARCEL No. 1 SHALL BE SUBJECT TO A PRIVATE UTILITY EASEMENT OVER, ACROSS AND THROUGH A STRIP OF LAND, AS SHOWN HEREON, AND IS TO BE UTILIZED BY THE FEE TITLEHOLDERS OF PARCEL No. 2. PARCEL No. 1 SHALL BE GRANTED THE RIGHT OF "INGRESS AND EGRESS" OVER AND ACROSS THE EASTERLY 378 FEET OF THAT FLAG PORTION OF PARCEL No. 2, AS SHOWN HEREON. PUBLIC AND PRIVATE EMERGENCY VEHICLES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THAT STRIP OF LAND SHOWN HEREON AS, "EASEMENT, ingress & egress per Document No. 79-12034, O.R. J.C.O."

COUNTY OF JACKSON SS
February 21 AD 1984
PERSONALLY APPEARED THE ABOVE NAMED MARION G. AND MARYELLEN KREBS, HUSBAND AND WIFE, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.
BEFORE ME:

Walter Baker
NOTARY PUBLIC FOR OREGON
My Commission expires 6-20-86

Walter Baker
NOTARY PUBLIC FOR OREGON
My Commission expires 6-20-86

WE CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO US BY THE ASHLAND PLANNING COMMISSION IN OPEN MEETING OF October 12, 1983 1983. THIS MAP IS HEREBY APPROVED BY THE ASHLAND PLANNING COMMISSION. DATED THIS 28th DAY OF February 1984.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 21st DAY OF February 1984

Marion G. Krebs Maryellen Krebs
Marion G. Krebs Maryellen Krebs

Don L. Deum John Ferguson
President Secretary

EXAMINED AND APPROVED THIS 23rd DAY OF February 1984

James H. Olson
City Surveyor

SURVEYOR

SWAIN SURVEYING, INC. FEBRUARY 21, 1984
27 1/2 N. MAIN STREET
ASHLAND, OREGON 97520

SCALE: 1" = 60'
BASIS OF BEARING: TRUE MERIDIAN NEAR EAST 1/16 CORNER OF SEC. 15

- FOUND 5/8 INCH IRON PIN SET ON R.S. No. 8607, 8918 & 9294
- SET 5/8 x 24 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED SWAIN LS 759
- SET 5/8 x 24 INCH IRON PIN WITH ALUMINUM CAP MARKED WIT. COR 1984 LS 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

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 8, 1968
EVERETT L. SWAIN
759

5/8" I. Pin w/ Alum. Cap marked LS 759
Re: R.S. No. 9294

** RECEIVED **
Date 2/29/84 By SK
This survey consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

N-S & S.E. 1/4 SECTION 15

LOT 34

NORTH

Westerly boundary line of BELLEVUE TRACTS

BELLEVUE

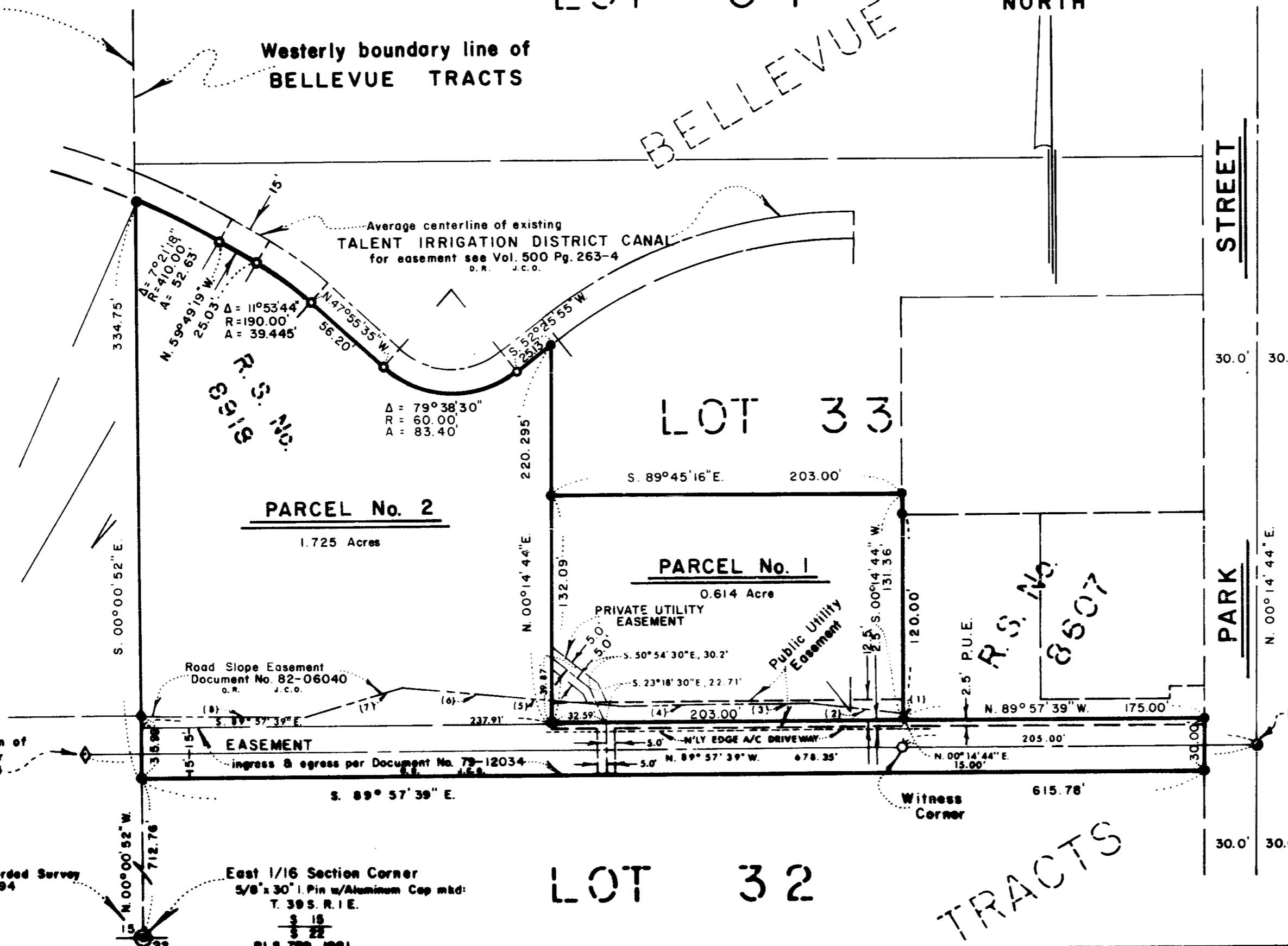
STREET

PARK

LOT 32

TRACTS

- (1) N. 00° 14' 44" E. 6.16'
- (2) N. 84° 03' 08" W. 52.08'
- (3) S. 89° 55' 26" W. 63.41'
- (4) S. 89° 01' 20" W. 46.74'
- (5) N. 84° 37' 55" W. 67.81'
- (6) N. 84° 28' 23" W. 60.04'
- (7) S. 73° 33' 59" W. 58.28'
- (8) S. 89° 59' 08" W. 95.82'



SURVEY No. 9881

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Mr. & Mrs. Marion G. Krebs
1983 Tamarack Place
Ashland, Oregon 97520

LOCATION: Situated in a portion of Lot 33 of the Bellevue Tracts 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, monument and prepare legal descriptions for the partitioning
of two (2) tracts of land as per clients request and the City of
Ashland approval.

PROCEDURE: From control established in the course of Recorded Surveys No. 8607,
8918 and 9294, proceeded to find or set those monuments as shown on
the accompanying map.

BASIS OF BEARING: True Meridian near the East 1/16 corner 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.

February 27, 1984

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

