

MINOR LAND PARTITION

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

for
Jan van Hée

307 NORTH MAIN STREET
ASHLAND, OREGON 97520

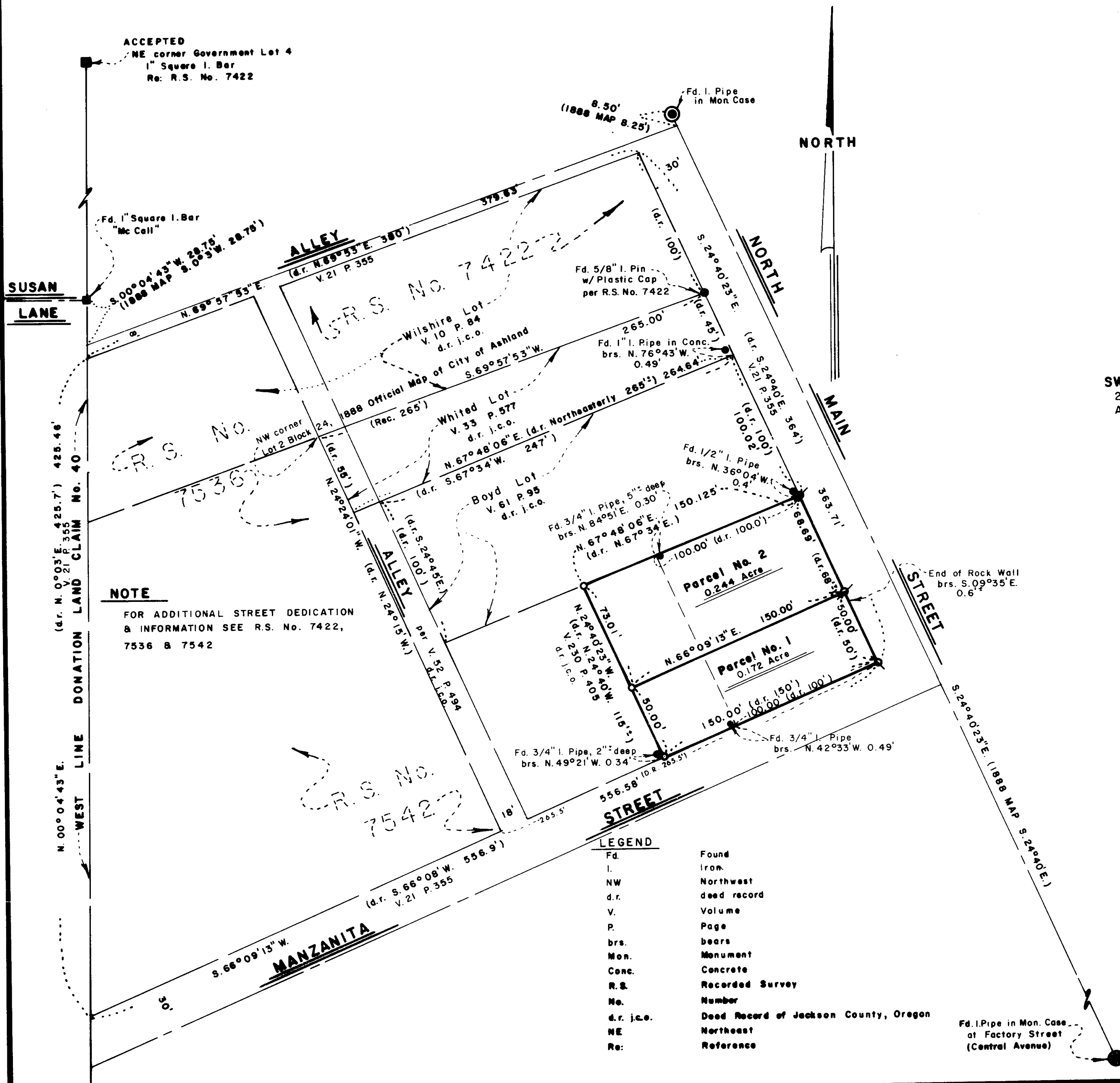
FILED FOR RECORD THIS THE 23 DAY OF April 19 84
AT 11:29 O'CLOCK A.M. AND RECORDED IN VOLUME 5 PAGE 122
OF "MINOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON.

Kathleen S. Beckett County Clerk
Jay A. Ramirez Deputy

APPROVAL:

Annuaud
ASHLAND PLANNING COMMISSION
PA 84-030

4/13/84
DATE



SURVEYOR

SWAIN SURVEYING, INC.
27 1/2 N. MAIN STREET
ASHLAND, OREGON 97520
SCALE: 1" = 50'
BASIS OF BEARING:

APRIL 6, 1984

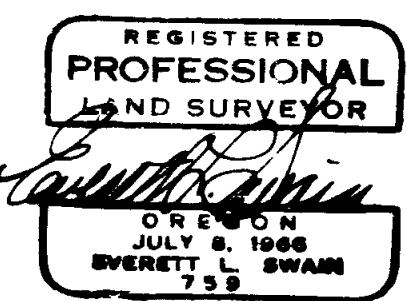
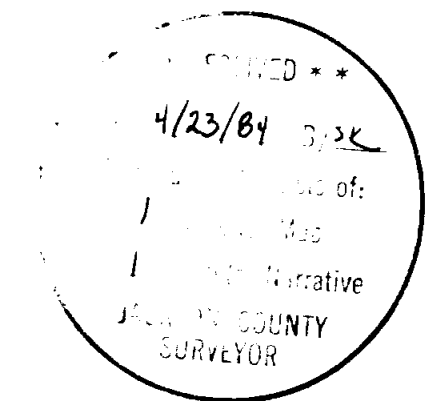
TRUE MERIDIAN AT N-S ϵ OF SEC. 5
(derived from N.O.A.A. net)

- FOUND MONUMENT AS SHOWN
- FOUND MONUMENT AS SHOWN
- ⊕ SET LEAD PLUG WITH BRASS TAG AND NAIL MARKED $\frac{15}{759}$ IN CONCRETE SIDEWALK
- SET 5/8 x 24 INCH IRON PIN WITH PLASTIC CAP MARKED SWAIN 15759

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



LEGEND

Fd.	Found
I.	Iron
NW	Northwest
d.r.	deed record
V.	Volume
P.	Page
brs.	bears
Mon.	Monument
Conc.	Concrete
R.S.	Recorded Survey
No.	Number
d.r. j.c.o.	Deed Record of Jackson County, Oregon
NE	Northeast
Re:	Reference

Fd. 1" Pipe in Mon. Case at Factory Street (Central Avenue)

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Jan van Hee
307 North Main Street
Ashland, Oregon 97520

LOCATION: Situated in Donation Land Claim No. 40 in the Southeast quarter of Section 5, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon.

PURPOSE: To adjust the boundary lines of the Jan van Hee and Thornton ownerships to the configuration as shown on the accompanying map, which increases the size of the van Hee property and decreases the size of the Thornton property.

PROCEDURE: From previous established control traverse, proceeded to tie those found iron pipes, (origin unknown), rock wall and two garages which would need to be considered in the retracement of the subject property lines. Utilizing information gained when conducting Recorded Surveys No. 7422, 7536 and 7542 proceeded to set up the chain of title as it pertains to the junior and senior title rights. There is presently two (2) garages situated along the Northwesterly boundary line of Parcel No. 2 and the adjoining parcel of land. They were built with the roof overhangs not clearing each other by more than one or two inches. The retracement of the Southeasterly boundary line of the Boyd lot, as called for by my clients deed, has a slightly different location than the found iron pipes. Therefore, there will be a slight encroachment of the roof overhang of the client's garage; However, the main part of the garage will be clear of the property line. A legal description was prepared to convey that portion of the Thornton parcel being added to the van Hee parcel which was the subject of this survey.

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.

April 24, 1984

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

