

# LAND PARTITION SURVEY PARTITION PLAT No. P-22-1997

located in  
Donation Land Claim No. 40 in the  
Southwest One-Quarter of Section 4, Township 39 South of Range 1 East of the  
Willamette Base and Meridian,  
JACKSON COUNTY OREGON

for  
**BRAD ROUPP**  
323 Helman Street  
Ashland, Oregon 97520

The Northwest corner of Donation Land Claim No.42  
bears South 598.81' (598' North O.R.J.C.)  
and East 590.41' (591' West O.R.J.C.)  
being a found 2.5" bronze disk  
set flush in a concrete sidewalk  
and marked: "T39S R1E DLC NW 42 CS 1989"

## Legend

- found: 3" bronze disk in a monument case marked: "CITY OF ASHLAND SURVEY MONUMENT NO. 1992"
- found: 5/8" iron rod with a yellow plastic cap marked "E.L. SWAIN RLS 759"
- found: 3/4" iron pipe whose origin is unknown at this time, unless noted otherwise.
- set: 5/8" X 30" iron rod with a yellow plastic cap marked: "STEWART LS 2057"
- set: 3/4" X 30" iron pipe WITNESS CORNER with a red plastic plug marked "STEWART LS 2057"
- △ computed location nothing found, established, or re-established
- + surveyed location of improvements
- surveyed Boundary Line
- - - Street Centerline, as noted
- x-x-x- fence line, as noted
- - - - - easement line, as noted
- f.s. = Filed Survey found in the Jackson County Surveyor's Office

(O.R.J.C.) Official Records of Jackson County, Oregon

set: 1" X 30" galvanized iron pipe (D.R.J.C.) Deed Records of Jackson County, Oregon  
with a 2.5" bronze disk marked:

"STEWART LAND SURVEYS PLS 2057 INITIAL POINT 1996"

from which the 1993 Jackson County  
G.P.S. station No.163 bears S41°01'36"W 1432.82'  
being a found 1" metal disk in a concrete sidewalk  
on the Southeasterly corner of Bush and North Main Streets  
and stamped: "G.P.S. 163"

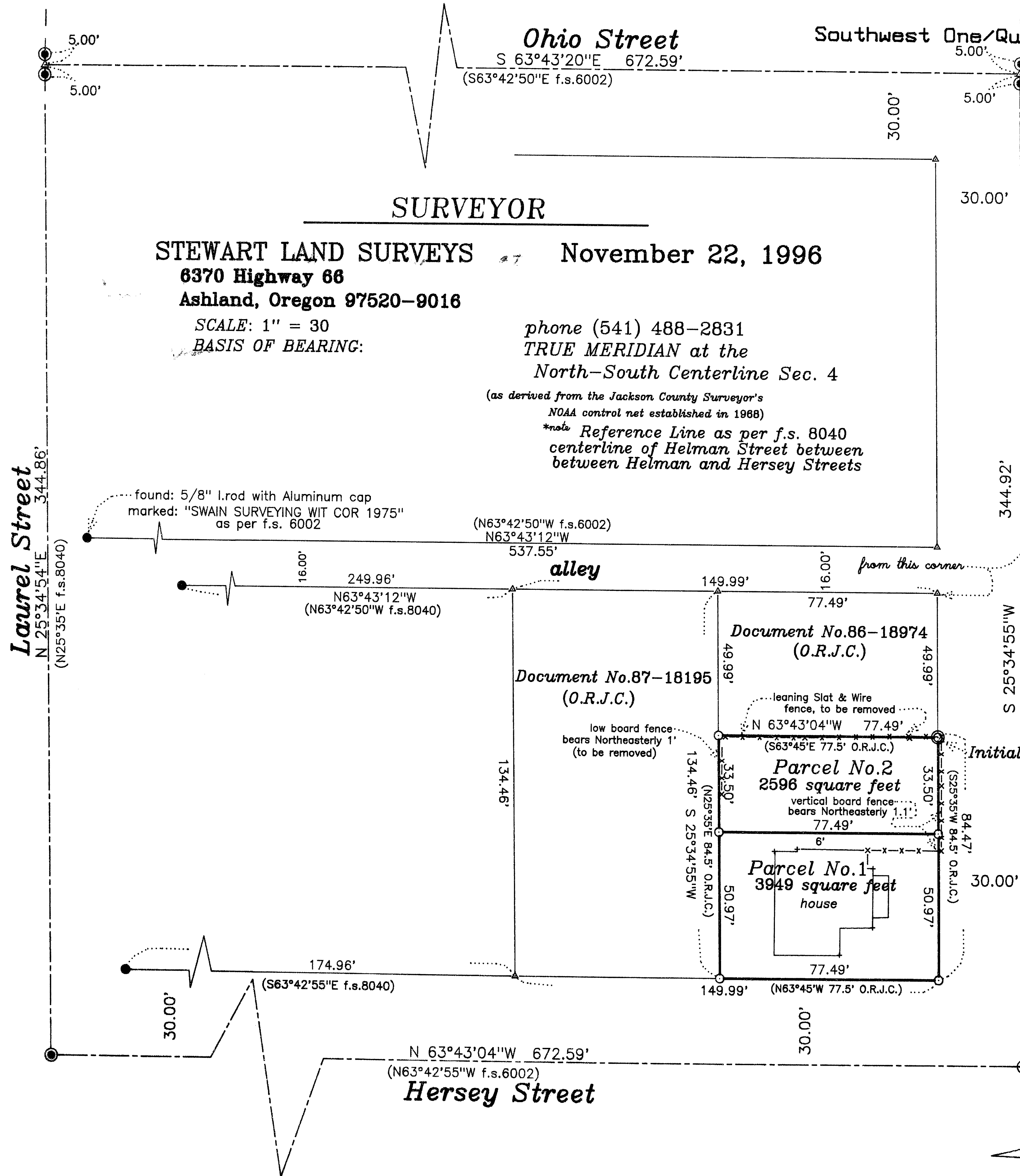
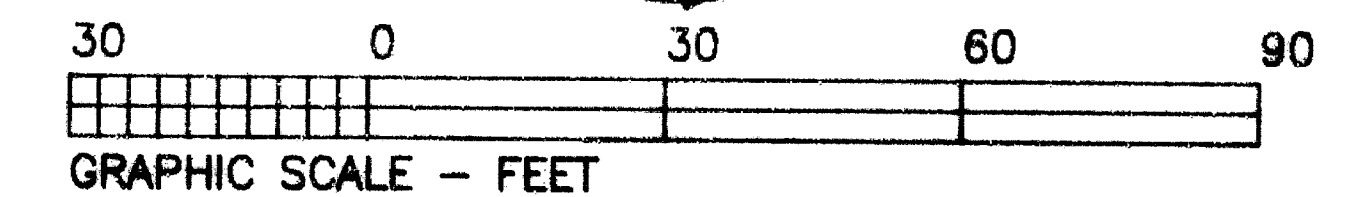
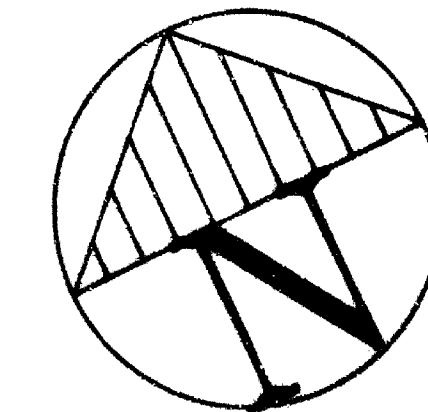
**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

*Martin C Stewart*

**OREGON  
JULY 18, 1983  
MARTIN C. STEWART  
2087**

Surveyor's Registration  
Renewal Date is June 30, 1998

**\*\* RECEIVED \*\***  
Date 3-11-97 By MS  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR



**SURVEYOR**  
**STEWART LAND SURVEYS** November 22, 1996  
6370 Highway 66  
Ashland, Oregon 97520-9016

SCALE: 1" = 30'  
BASIS OF BEARING:

phone (541) 488-2831  
TRUE MERIDIAN at the  
North-South Centerline Sec. 4  
(as derived from the Jackson County Surveyor's  
NOAA control net established in 1988)  
\*note Reference Line as per f.s. 8040  
centerline of Helman Street between  
Helman and Hersey Streets

Tax Lot 3800 of Assessor's Map 39s-1e-4cb

(f.s. 8040)  
S 25°35'07"W 475.81'  
Basis of Bearings  
Reference Line as per f.s. 8040  
**Helman & Van Ness**  
found: a 3/4" l. pipe in a monument case

job: 91e4cb-1-9613  
file: 91e4cd-3.crd & 91e4cb-1.pl1

sheet two of two

1

# STEWART LAND SURVEYS

6370 Highway 66  
Ashland, Oregon 97520  
phone (541) 488-2831

NARRATIVE of SURVEY  
to COMPLY with PARAGRAPH 209.250 of the  
OREGON REVISED STATUTES

SURVEY No. 15314

SURVEY FOR: Brad Roupp  
323 Helman Street  
Ashland, Oregon 97520

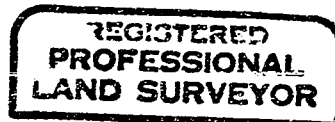
LOCATION: Donation Land Claim No.40 in the Southwest One/Quarter  
of Section 4, Township 39 South of Range 1 East of the  
Willamette Base and Meridian in Jackson County,  
Oregon.

PURPOSE: To create a Partition Plat

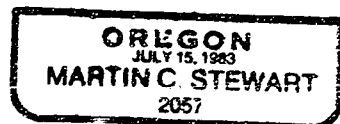
DATE: November 22, 1996

BASIS of  
BEARINGS: True Meridian at the North-South Centerline of Section  
4, as derived from the Jackson County surveyor's Office NOAA traverse  
control network as established in 1968 and utilizing the 1983 North  
American datum for Oregon(South zone) State Plane Coordinate  
conversion.

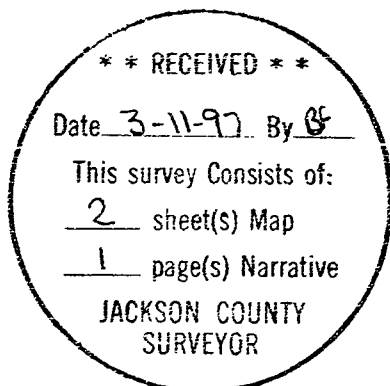
PROCEDURE: Utilizing a Nikon DTM-A10LG total station, the control  
traverse was incorporated into an existing control network. The  
existing monumentation established in filed surveys No.6002, 8040 and  
8468 were measured and evaluated. All monuments were found to be  
within acceptable positional tolerances with exception to the  
monumentation as established in filed survey No.8468 which was found  
in one instance without a surveyor's identification (an aluminum cap  
was found alongside) and both found monuments appear to have been  
disturbed in alley construction and were not used in the determination  
of the Alley right of way location. Also several 3/4 inch iron pipes  
were found, their origin is unknown at this time, and their location  
relative to the other found monumentation was so radically divergent  
that they were disregarded in terms of a controlling element for this  
survey and accordingly not shown.



*Martin C. Stewart*



file: C:\msworks\mstext\nrtv9613.wps



Surveyor's Registration  
renewal date is  
June 30, 1998

LAND PARTITION SURVEY  
PARTITION PLAT No. P-22-1997

located in  
Donation Land Claim No. 40 in the  
Southwest One/Quarter of Section 4, Township 39 South of Range 1 East of the  
Willamette Base and Meridian,  
JACKSON COUNTY OREGON

RECORDING

FILED FOR RECORD THIS THE 11 DAY OF MARCH, 1997  
AT 3:07 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT No. P-22-1997  
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON  
INDEX VOLUME 8, PAGE 22

APPROVAL:

Bill Moh 3/11/97  
ASHLAND PLANNING DEPARTMENT DATE

P.A. #95-132

APPROVAL

Examined and Approved this 11th day of March, 1997.

Jam H. O'Leary  
City Surveyor

for  
**BRAD ROUPP**  
323 Helman Street  
Ashland, Oregon 97520

\*\*\*\*\*  
All taxes, assessments, or any other charges as required by  
OREGON REVISED STATUTE 92.095 have been paid as of  
the 11th day of March, 1997.

Michelle W. Mathis Deputy  
Assessor, Department of Assessment

3-11-97  
Date

Colleen Stanford  
Tax Collector

03-11-97  
Date

Kathleen S. Beckett Cheryl Augeris  
County Clerk Deputy

COUNTY SURVEYOR File No. 15314

SURVEYOR'S CERTIFICATE

I, Martin C. Stewart, registered Professional Land  
Surveyor of the State of Oregon No. 2057, hereby certify  
that this plat is conformable to the field notes and  
the survey has been correctly executed within the require-  
ments and regulations of the State of Oregon and the  
the following is an accurate description of the boundary  
lines of the parent tract of land as set forth hereon:---

I hereby certify that this plat is a CAD  
generated duplicate of the original.

Martin C. Stewart  
SURVEYOR

All that tract or parcel of land situated in Donation Land Claim No. 40 in the  
Southwest One/Quarter of Section 4, Township 39 South of Range 1 East of the  
Willamette Base and Meridian in Jackson County, Oregon and being more fully  
described as follows:

COMMENCING at a found 2.5 inch diameter brass disk situated at the Northwest  
corner of Donation Land Claim No. 42, of said Township and Range; THENCE North  
for a distance of 598.41 feet (record: North 598 feet) and West for a distance of  
590.41 feet (record: West 591 feet) to a point situated at the Northeasterly corner of  
that tract of land as set forth in Document No.86-18974 of the Official Records of  
said County and State; THENCE South 25 degrees 34 minutes 55 seconds West  
along the Northwesterly right of way line of Helman Street for a distance of 49.99  
feet (record: South 25 degrees 35 minutes West 50 feet) to a 1 inch by 30 inch  
galvanized iron pipe with a 2.5 inch bronze disk for the true INITIAL POINT OF  
BEGINNING; THENCE continuing along said Northwesterly right of way line, South 25  
degrees 34 minutes 55 seconds West for a distance of 84.47 feet (record: South 25  
degrees 35 minutes West 84.5 feet) to a 5/8 inch by 30 inch iron rod situated at  
the Northwesterly right of way corner for Hersey and Helman Streets; THENCE  
leaving said Northwesterly right of way line, North 63 degrees 43 minutes 04  
seconds West along the Northeasterly right of way line of Hersey Street for a  
distance of 77.49 feet (record: North 63 degrees 45 minutes West 77.5 feet) to a  
5/8 inch by 30 inch iron rod; THENCE leaving last said Northeasterly right of way  
line, North 25 degrees 34 minutes 55 seconds East along the Southeasterly  
Boundary line of that tract of land as set forth in Document No.87-18195 of said  
Official Records for a distance of 84.47 feet (record: North 25 degrees 35 minutes  
East 84.5 feet) to a 5/8 inch by 30 inch iron rod; THENCE leaving last said  
Southeasterly Boundary line, South 63 degrees 43 minutes 04 seconds East along  
the Southwesterly Boundary line of the first said tract of land for a distance 77.49  
feet to the true INITIAL POINT OF BEGINNING.

Together with and subject to; covenants, conditions, restrictions, maintenance  
agreements, and easements of record as well as those apparent on the land.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I

Brad Roupp, as the owner in fee simple of that certain real  
property as set forth in the SURVEYOR'S CERTIFICATE and as shown  
hereon, I do hereby cause and consent to the land partitioning as  
shown hereon and do hereby create and establish Parcels No.1  
(one) and No.2 (two). Any additional Covenants, Conditions,  
Restrictions, and/or Maintenance Agreements that are to  
encumber these Parcels of land shall be set forth in separate  
instruments or in the deeds conveying said parcels to the new  
landowners thereof.

IN WITNESS WHEREOF, I have set my hand and seal this 11th day of March, 1997

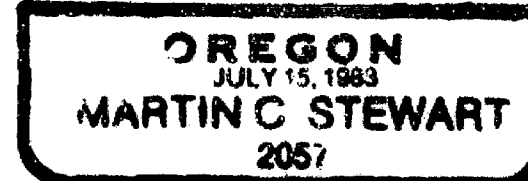
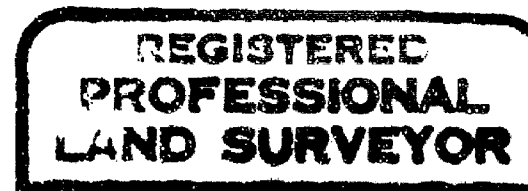
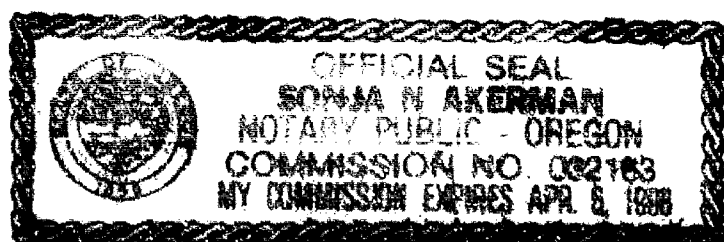
BRAD ROUPP  
BRAD ROUPP

STATE OF OREGON

County of Jackson ) ss  
March 11 A.D. 1997

Personally appeared the above named Brad Roupp, as owner in fee simple  
and acknowledge the foregoing instrument to be his voluntary act  
and deed.

Before me: Suzanne N. Akerman



Surveyor's Registration  
Renewal Date is June 30, 1998