

# LAND PARTITION SURVEY

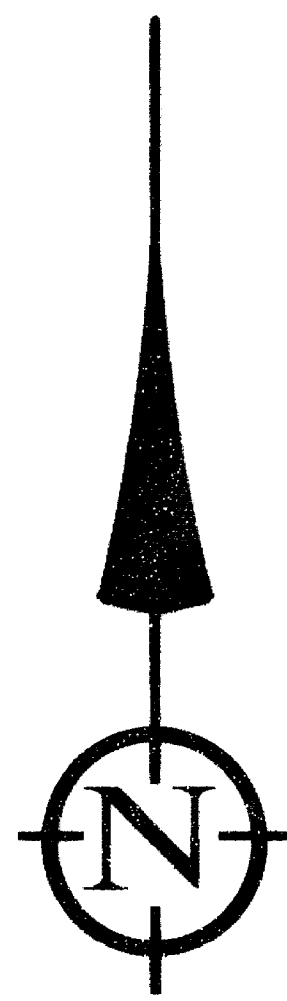
PARTITION PLAT NO. P-42-1999

LOCATED IN:

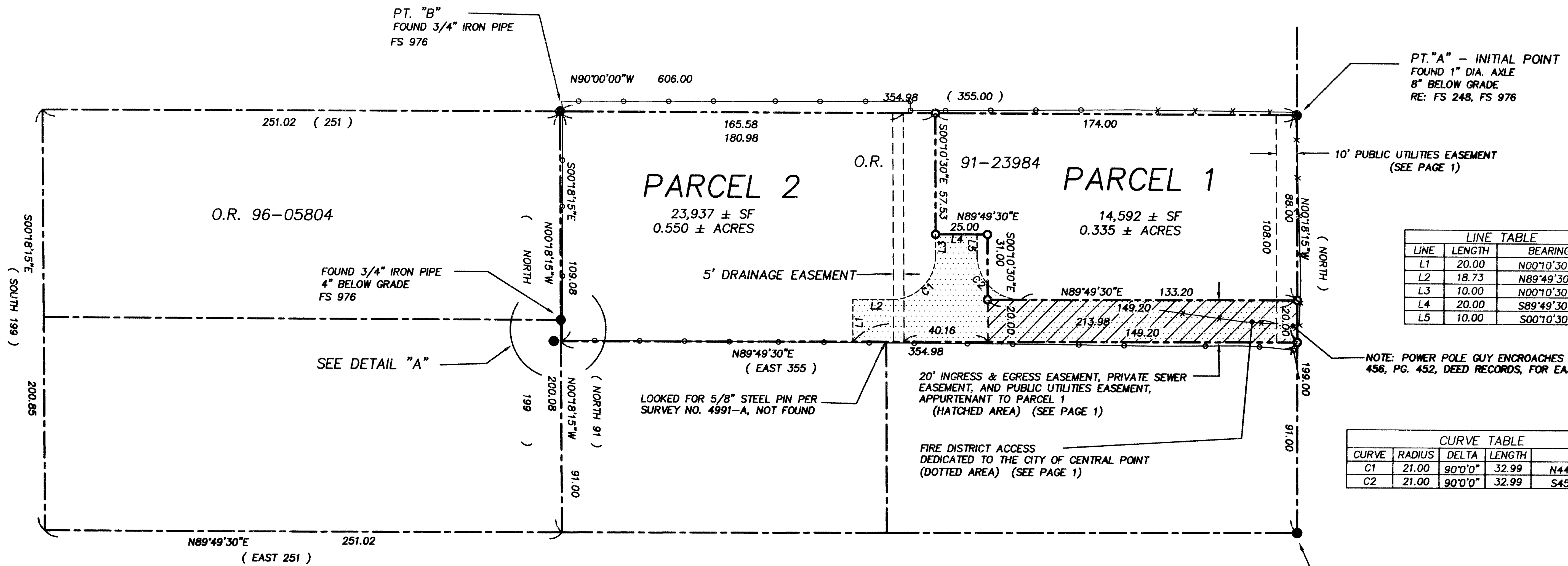
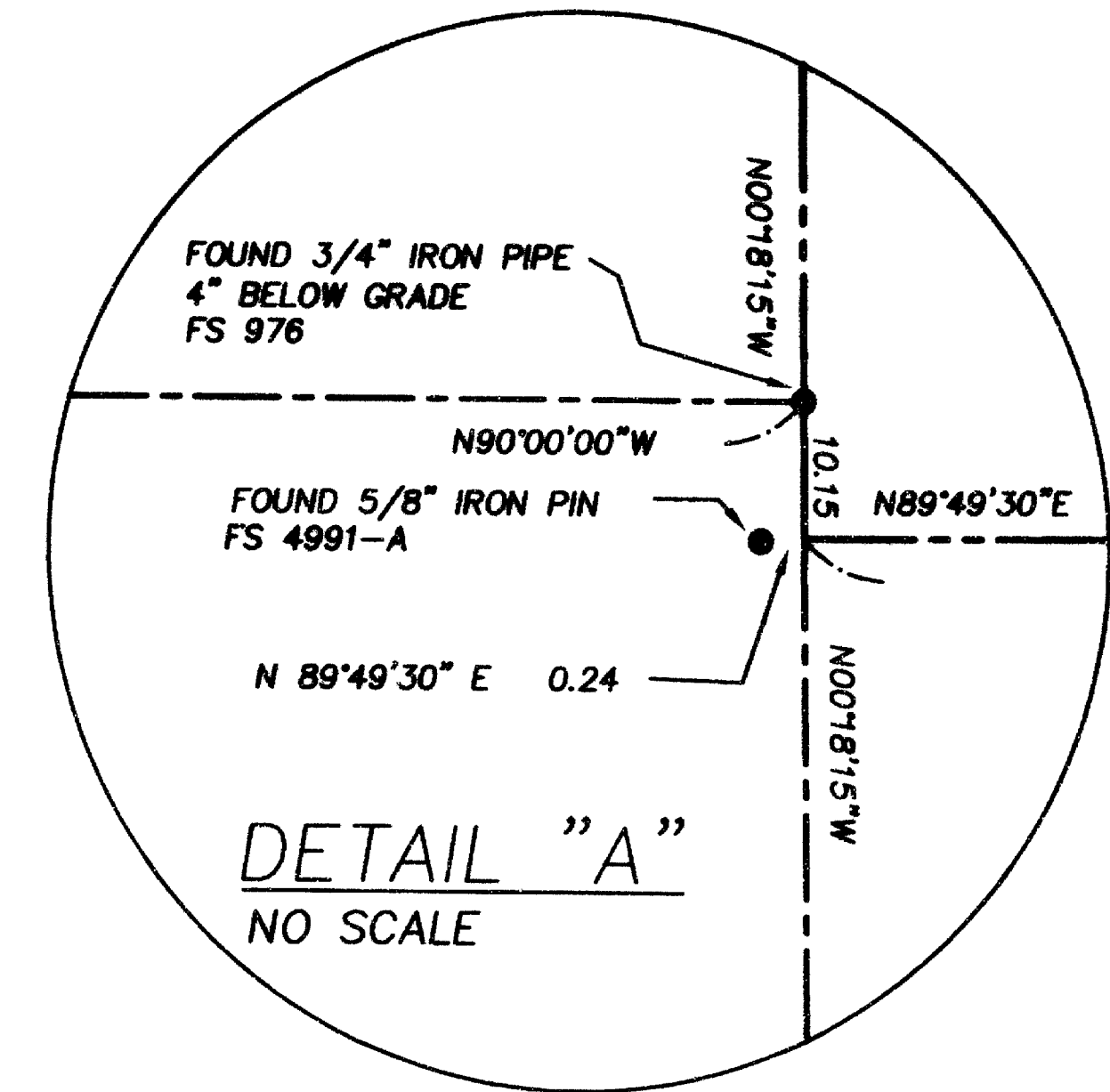
NW1/4 SE1/4 SEC 3, TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

THIS IS TO CERTIFY THAT THIS IS A CADD  
GENERATED COPY OF THE ORIGINAL DRAWING

*Richard F. Alspach*  
RICHARD F. ALSPACH, PLS 2653



SCALE: 1" = 40'  
DATE OF SURVEY: APRIL 2, 1999



LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	N00°10'30\"/>

NOTE: POWER POLE GUY ENCROACHES 2.4'. SEE VOL. 456, PG. 452, DEED RECORDS, FOR EASEMENT.

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CORD
C1	21.00	90°0'0\"/>		

### LEGEND

- — — — — PROPERTY LINE
- - - - - EASEMENT
- ○ ○ ○ ○ CHAIN-LINK FENCE
- \* \* \* \* \* WIRE FENCE
- SET 5/8" IRON PIN W/CAP MARKED PLS 2653 ALSPACH
- FOUND MONUMENT AS NOTED
- ( ) RECORD DATA FROM O.R. 91-23984 OFFICIAL RECORDS, JACKSON COUNTY OREGON, UNLESS OTHERWISE NOTED
- FS FILED SURVEY—JACKSON COUNTY, OREGON
- OR OFFICIAL RECORDS, JACKSON COUNTY, OREGON

I CERTIFY THAT THIS SURVEY WAS PREPARED WITH ARCHIVAL QUALITY MATERIALS AS REQUIRED BY ORS 209.250. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD INK #51640A ON HEWLETT PACKARD MYLAR #51642B.

*Richard F. Alspach*

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
July 19, 1994  
Richard F. Alspach  
No. 2853  
Expires 12-31-11

### BASIS OF BEARING

FOUND MONUMENTS AT PT."A" AND PT."B" AS WEST PER SURVEY NO. 976

### TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

611 SISKIYOU BOULEVARD, SUITE 6  
ASHLAND, OREGON 97520

(541) 482-6474  
terrain@mind.net

Survey Number 16201

**SURVEY NARRATIVE**  
**TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES**

**DATE OF SURVEY:** APRIL 2, 1999

**SURVEYED BY:** TERRASURVEY, INC.  
611 Siskiyou Boulevard, Suite 6  
Ashland, Oregon 97520

**SURVEY FOR:** Guy W. von Brandt  
2568 Crater Lake Avenue  
Medford, Oregon 97504

**LOCATION:** Situated in the Northwest Quarter of the Southeast Quarter of Section 3, Township 37 South, Range 2 East, Willamette Meridian and Base, Jackson County Oregon

**PURPOSE:** To survey and partition, in conformance with the approved tentative plan, that tract of land conveyed in the deed to the Oscar W. Swanson Living Trust recorded October 3, 1991 in Document Number 91-23984 in the Official Records, Jackson County Oregon.

**BASIS OF BEARINGS:** Found axle and found 3/4" iron pipe as West per filed survey number 976 prepared by Edward McGinty, April 8, 1957.

**PROCEDURE:** The land described in Document Number 91-23984 is a portion of Lot 1 of Amy's Cottage Addition to Central Point and describes a larger parcel with exceptions, the resultant land conveyed being the larger parcel minus the exception.

A search of the County Surveyor's records yielded three previous filed surveys in the area of concern: FS 248 prepared by C.Z. Boyden, February, 1950; FS 976 prepared by Edward McGinty, April 8, 1957; and FS 4991-A prepared by Hugh C. Ingle, October 15, 1972. These three surveys are in basic agreement except for the direction of the southerly line of the aforesaid Lot 1. FS 248 established the line by holding the found monument at the S.E. 1/16 corner and a distance of 1328.2 from the found monument at the S. 1/4 corner while FS 976 held the same monument at the S.E. 1/16 corner and found monument at the S.C. 1/16 corner. Even so the resultant bearings differ by only 45". FS 4991-A accepted the monuments as shown on FS 976 for said southerly line and proceeded accordingly. In retracing the land conveyed by document number 91-23984 this survey has relied upon FS 976 and FS 4991-A.

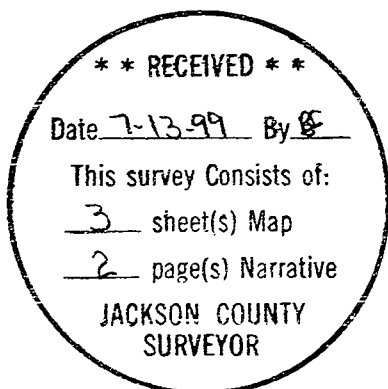
A found 2" diameter axle with a brass center was found and accepted as the S.E. 1/16 corner and it is assumed to be the same monument described as a "3/8" iron pin" on FS 248, as a "2" brass Cap Pipe" on FS 976, and as a "Brass Disc" on FS 4991-A. A found 1" diameter axle

16201

located a deed record 199 feet from the accepted 1/16 corner monument was accepted as the point of beginning of the subject deed and assumed to be the same monument shown as an iron pin on FS 248. A search for the center east 1/16 corner monument as shown on FS 248 and FS 976 yielded nothing and it is assumed that the monument was destroyed by the placement of a utility pole very near the calculated position. A found 3/4" iron pipe 355 feet west of the point of beginning was accepted as the N.E. corner of the lands conveyed by the subject deed and is assumed to be the same monument shown as set on FS 976 and "called for" in the adjoining deed, Document Number 96-05804. A found 5/8" iron pin at the S.E. corner, assumed to be set per FS 4991-A, was accepted for the line of the southerly line of the lands conveyed by the subject deed but was found to be off for the westerly line. This monument possibly could have been disturbed by the construction of the existing or previous fences. The other monument set on that line per FS 4991-A was searched for but not found and assumed to be destroyed. A 5/8 rebar and plastic cap stamped, "Alspach PLS 2653" was placed at the S.E. corner of the lands conveyed at the intersection of the southerly line with the easterly line.

In the course of the survey a gap was discovered existing between the easterly line of Amy's Cottage Addition to Central Point as monumented by the filed surveys previously cited and the westerly line of the Plat of Central Point, 1887 as monumented by found street centerline monuments. Additionally, no record right of way dedication could be found for the physical improvements of North Second Street which is located within this gap. This condition is noted and shown upon the Partition Plat but no attempt has been made to resolve this issue.

April 8, 1999



# LAND PARTITION SURVEY

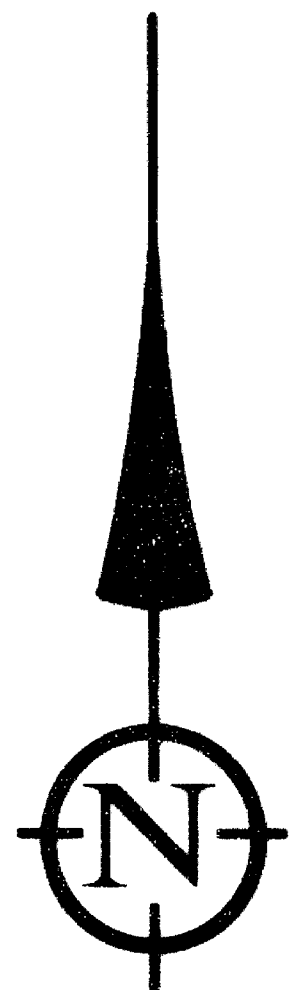
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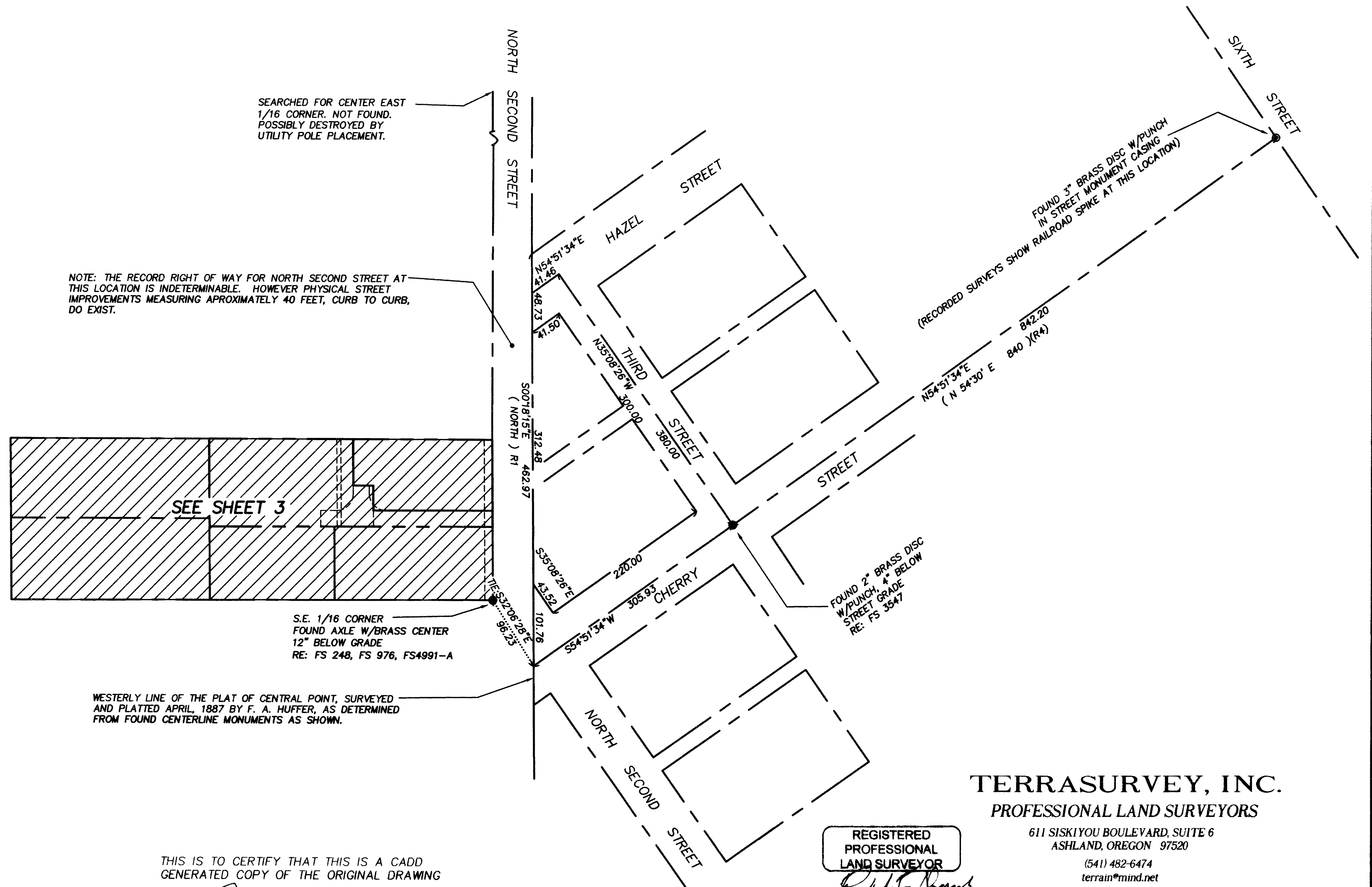
NW1/4 SE1/4 SEC 3, TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

### REFERENCES

- R1 SURVEY NO. 248
- R2 SURVEY NO. 976
- R3 SURVEY NO. 4991-A
- R4 PLAT OF CENTRAL POINT, 1887



SCALE: 1" = 100'



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*Richard F. Alspach*

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RICHARD F. ALSPACH, PLS 2653

REGISTERED PROFESSIONAL LAND SURVEYOR

*Richard F. Alspach*  
OREGON  
July 19, 1994  
Richard F. Alspach  
No. 2553  
Expires 12-31-99

**TERRASURVEY, INC.**  
PROFESSIONAL LAND SURVEYORS

611 SISKIYOU BOULEVARD, SUITE 6  
ASHLAND, OREGON 97520  
(541) 482-6474  
terrain@mind.net



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PARTITION PLAT NO. P-42-1999

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NW1/4 SE1/4 SEC 3, TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

SURVEY FOR:

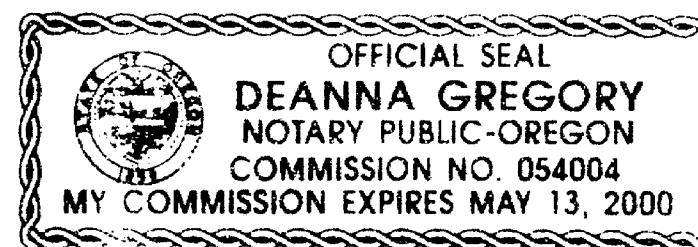
GUY W. von BRANDT  
2568 CRATER LAKE AVENUE  
MEDFORD, OREGON 97504

### DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE SUCCESSOR TRUSTEE OF OSCAR W. SWANSON, DECEASED, TRUSTEE OF THE OSCAR W. SWANSON LIVING TRUST U.D.D. OCTOBER 1, 1991, IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND SAID OWNER HAS PARTITIONED THE SAME INTO PARCELS AS SHOWN HEREON, AND THE NUMBER AND SIZE OF PARCELS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAID PARTITION. THAT THE AREA SHOWN AS "FIRE DISTRICT ACCESS" IS HEREBY DEDICATED TO THE CITY OF CENTRAL POINT AS AN EASEMENT FOR FIRE VEHICLE ACCESS AND FOR THE INSTALLATION AND MAINTENANCE OF A FIRE HYDRANT AND ITS SERVICE LINE, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT FOR SAID PURPOSES. THAT THE AREA SHOWN AS A 10' PUBLIC UTILITIES EASEMENT IS DEDICATED FOR PUBLIC USE AS AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. THAT THE AREA SHOWN AS A 20' INGRESS & EGRESS, PRIVATE SEWER, AND PUBLIC UTILITIES EASEMENT IS AN EASEMENT APPURTENANT TO PARCEL 1 FOR THE PURPOSE OF INGRESS AND EGRESS AND FOR THE INSTALLATION, AND MAINTENANCE OF A PRIVATE SEWER AND PUBLIC UTILITIES SERVICING PARCEL 1 INCLUDING STORM DRAIN, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FROM SAID EASEMENT FOR SAID PURPOSES.

Cheryl Robertson  
CHERYL ROBERTSON, EXECUTOR  
THE OSCAR W. SWANSON LIVING TRUST



STATE OF OREGON ) S.S.  
COUNTY OF JACKSON )

ON THIS, THE 6<sup>th</sup> DAY OF July, 1999, BEFORE ME APPEARED CHERYL ROBERTSON, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HER FREE ACT AND DEED.  
Deanna Gregory 5-13-00

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DATE OF SURVEY: APRIL 2, 1999

TERRASURVEY JOB NO. 103A-99

103-99A VON BRANDT\MLP BORDER.DWG

### TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095

HAVE BEEN PAID AS OF July 13, 1999

ASSESSOR

Richard R. Zimling Deputy

TAX COLLECTOR

Colleen Stamford

### RECORDING:

FILED FOR RECORD THIS 13 DAY OF July 1999, AT 2:33 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-42-1999 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 10, PAGE 42

Kathleen S. Bechtel  
COUNTY CLERK

Jeffrey D. Wilber  
DEPUTY

### APPROVAL:

COUNTY SURVEYOR FILE NO. 16201  
EXAMINED AND APPROVED THIS 6<sup>th</sup> DAY OF July, 1999

Roger Roberts  
COUNTY SURVEYOR

CITY OF CENTRAL POINT FILE NO. 99004-FP

CITY OF CENTRAL POINT PLANNING APPROVAL

BY:

Timmy G.  
PLANNING DIRECTOR

7-6-99  
DATE

### SURVEYOR'S CERTIFICATE

I, RICHARD F. ALSPACH, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 2653, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT A 2" DIAMETER AXLE WITH A BRASS CENTER AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3 IN TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE NORTH 0°18'15" WEST 199.00 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SOUTHEAST QUARTER TO A 1" DIAMETER AXLE AND THE INITIAL POINT OF BEGINNING; THENCE WEST 354.98 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 0°18'15" EAST 109.08 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS SOUTH 89°49'30" WEST 0.24 FEET; THENCE NORTH 89°49'30" EAST 354.98 FEET TO THE AFORESAID NORTH-SOUTH CENTERLINE AND A 5/8" REBAR WITH PLASTIC CAP STAMPED "ALSPACH PLS 2653"; THENCE NORTH 0°18'15" WEST 108.00 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

Richard F. Alspach  
RICHARD F. ALSPACH PLS 2653

6-29-99  
DATE

