

LAND PARTITION SURVEY

PARTITION PLAT NO. P-50-2000

LOCATED IN:

THE SE 1/4 OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST
WILLAMETTE MERIDIAN & BASE, ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:

TOM KATSANTONES
1052 PARADISE LANE
ASHLAND, OREGON 97520



SCALE: 1" = 30'

DATE OF SURVEY: JULY 21, 2000
148-00 KATSANTONES MLP2.dwg

IDAHO STREET

FOUND 1-1/2" BRASS CAP
W/CROSS

FOUND 3/4" IRON PIPE, NO TAG
REF: FND FS 5203
BEARS N 84°36'02" W 2.90
0.6 BELOW GRADE

FND 5/8" IRON PIN
IN STREET MONUMENT CASING
REF: FND FS 5298

FND 5/8" IRON PIN, NO TAG,
SLIGHTLY BENT, ORIGIN UNKNOWN
BEARS S 16°54'34" E 0.19
0.1 BELOW GRADE

HOLLY STREET

ALTAMOUNT STREET

KEARNEY STREET

IDAHO STREET

IDAHO STREET

PT. "B"

BASIS OF BEARINGS
S 00° 22' 00" E 635.74

INITIAL POINT N 89° 53' 15" W 237.51

N 89° 53' 15" W 194.97

65.00 129.97

22.5 22.5

5' 5' 20.0 20.0

STORM DRAIN EASEMENT (SEE NOTE THIS SHEET)

SET LEAD & TAG STAMPED "PLS 2653" IN TOP OF 8" WIDE CONCRETE WALL

PCL. 1 8,129.9± SF

PCL. 2 19,647.8± SF

KATSANTONES DN 00-28542

65.00 32.38

S 89° 53' 15" E 97.38

FLUSH

DN 99-55132 TL 4800

(S 00°19'05" E) (S 00°21'34" E) (34.96) (35.0)

FLUSH

PCL 3 DN 98-24337

PCL 2 DN 98-24337

TL 4600

PCL 1 DN 98-24337

N.W. CORNER LOT 6, JESSELS SUBDIVISION

6 1

JESSELS SUBDIVISION

22.5 22.5

20.0 20.0

REGISTERED PROFESSIONAL LAND SURVEYOR
Richard F. Alspach
OREGON July 19, 1994
Richard F. Alspach No. 2653
Expires 12-31-2001

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 CONTINENTAL MYLAR #JPC-4M2.

Richard F. Alspach
RICHARDS F. ALSPACH, PLS 2653

THIS IS TO CERTIFY THAT THIS IS A CADD GENERATED COPY OF THE ORIGINAL DRAWING
Richard F. Alspach
RICHARD F. ALSPACH, PLS 2653

NOTE
THE LOCATION OF THE EXISTING 24" STORM DRAIN PIPE IS PER INFORMATION PROVIDED BY THE CITY OF ASHLAND. SHOULD THIS LOCATION CONFLICT WITH THE ACTUAL PHYSICAL LOCATION OF THE EXISTING PIPE, BE IT KNOWN THAT THE INTENT IS TO PROVIDE A 10' WIDE EASEMENT CENTERED OVER THE EXISTING 24" PIPE.

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@bisp.net

LEGEND

- PROPERTY LINE
- FOUND 3" BRONZE DISC W/CROSS STAMPED "CITY OF ASHLAND SURVEY MONUMENT", IN STREET MONUMENT CASING (UNLESS OTHERWISE NOTED) REF: SET FS 5298
- SET 5/8" X 30" IRON PIN W/CAP MARKED "ALSPACH PLS 2653" (UNLESS OTHERWISE NOTED)
- FOUND 5/8" IRON PIN W/PLASTIC PLUG, MARKED "E L SWAIN RLS 759" (UNLESS OTHERWISE NOTED) REF: SET PER FS 5203
- () RECORD DATA FROM DOCUMENT NO. 75-01796, OFFICIAL RECORDS JACKSON COUNTY OREGON (UNLESS OTHERWISE NOTED)
- FS FILED SURVEY-JACKSON COUNTY, OREGON
- REF: REFERENCE
- FND FOUND
- DN DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

RECEIVED
Date: Aug 31, 2000 By: CJD
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

BASIS OF BEARING
TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 9 AS DERIVED FROM THE N.O.A.A. NET ESTABLISHED IN 1968 AND ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL FOR THIS SURVEY WAS TAKEN FROM MONUMENTS FOUND AT PT."A" AND PT."B" AS S 00° 22' 00" W ALONG THE CENTERLINE OF IDAHO STREET AS SHOWN ON FILED SURVEY NO. 5298 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

Survey Number _____

SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

July 21, 2000

SURVEYED BY:

TerraSurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520

SURVEY FOR:

Tom Katsantones
1052 Paradise Lane
Ashland, Oregon 97520

LOCATION:

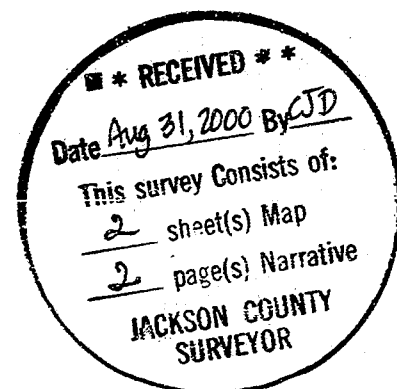
The Southeast 1/4 of Section 9, Township 39 South, Range 1 East of the Willamette Meridian and Base, Ashland, Jackson County, Oregon

PURPOSE:

Survey, Partition and monument the lands described in Document Number 00-28542, Official Records, Jackson County, Oregon

BASIS OF BEARINGS:

True meridian at the N-S centerline of Section 9 as derived from the N.O.A.A. net established in 1968 and on file with the Jackson County Surveyor's office. The reference line for bearing control for this survey was taken from centerline monuments found at the intersection of Idaho Street with Holly Street and Idaho Street with Altamount Street, in the City of Ashland, as South $00^{\circ}22'00''$ East as shown on Filed Survey Number 5298, on file in the Jackson County Surveyor's office



PROCEDURE:

This survey began by locating the street centerline monuments set and found on Filed Survey 5298. These monument locations agreed most favorably with record dimensions as shown on said survey. The north, east, and west boundaries of the subject property were established by holding record street right of way widths from the street centerlines established by these monuments.

Property corner monuments set along the southerly line of the subject property per Filed Survey 5203 were located and being deed call monuments in both the subjects property's deed (DN 75-01796) and the adjoiner's deeds (DN 98-24337 & DN99-55132) were held for the southerly line. A search was conducted for the property corner monument at the southwest corner of the property on the easterly line of Idaho Street but it was not found. It most probably was destroyed by the planting of a tree which falls at the calculated position. This corner was established on the easterly line of Idaho Street at the deed record distance from the northwest corner.

Two monuments were located near the northwest corner and there relation to the corner were noted on the plat. There were no existing fences along the adjoining property to note.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard F. Alspach
OREGON
July 19, 1994
Richard F. Alspach
No. 2653
Expires 12-31-2001

Prepared by:
Richard F. Alspach, PLS 2653
TerraSurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520

APPROVAL:

Bill Wok 8/31/2000
ASHLAND PLANNING DEPARTMENT DATE
PA # 99-104

APPROVAL:

EXAMINED AND APPROVED THIS 29 DAY OF
August 2000
James H. Olson
CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT THOMAS N. KATSANTONES AND MARJORIE KATSANTONES, AS TRUSTEES OF THE KATSANTONES FAMILY TRUST, DATED MAY 12, 1994 AND LESLIE ALLEN AND MILDRED ALLEN, HUSBAND AND WIFE OR SURVIVOR AS BENEFICIARY OF THE TRUST DEED DATED JUNE 23, 2000, AND RECORDED JULY 10, 2000 AS NO. 00-28543, OFFICIAL RECORDS, JACKSON COUNTY OREGON, ARE THE OWNERS IN FEE SIMPLE OR OTHER PARTIES IN INTEREST OF THE LANDS HEREON DESCRIBED, AND SAID OWNERS AND OTHER PARTIES IN INTEREST HAVE 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, AND WE DO HEREBY DEDICATE TO THE CITY OF ASHLAND AN EASEMENT FOR THE MAINTENANCE OF AN EXISTING STORM DRAIN ACROSS PARCEL 1 AS SHOWN.

Thomas N. Katsantones
THOMAS N. KATSANTONES
Leslie Allen
LESLIE ALLEN

Marjorie Katsantones
MARJORIE KATSANTONES
Mildred A. Allen
MILDRED ALLEN

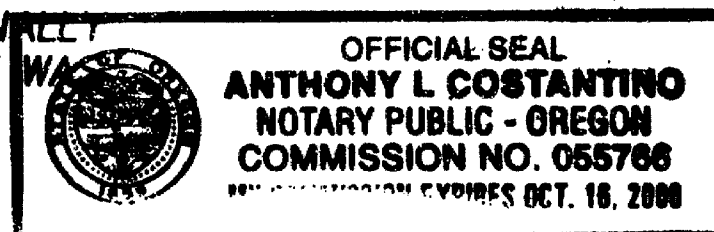
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Richard F. Alspach
RICHARD F. ALSPACH, PLS 2653

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

ON THIS, THE 26 DAY OF August, 2000, BEFORE ME APPEARED THOMAS N. KATSANTONES AND MARJORIE KATSANTONES, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT SIGNED BY AND TO BE HIS/HER FREE ACT AND DEED.

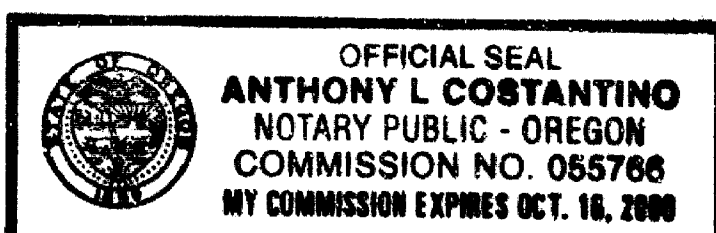
BEFORE ME: Anthony L. Costantino



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

ON THIS, THE 26 DAY OF August, 2000, BEFORE ME APPEARED LESLIE ALLEN AND MILDRED ALLEN, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS/HER FREE ACT AND DEED.

BEFORE ME: Anthony L. Costantino



LAND PARTITION SURVEY

PARTITION PLAT NO. P-50-2000

LOCATED IN:

S 1/4 SECTION 9,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN, ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:
TOM KATSANTONES
1052 PARADISE LANE
ASHLAND, OREGON 97520

TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@bisp.net

RECORDING:

FILED FOR RECORD THIS 31 DAY OF August 2000, AT 2:09 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-50-2000 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 11, PAGE 50

Kathleen S. Bennett
COUNTY CLERK

Cheryl Argers
DEPUTY

16621

COUNTY SURVEYOR FILE NO. _____

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF August 31, 2000

ASSESSOR Bill Lilly DEPUTY

TAX COLLECTOR Sharon Spaulding

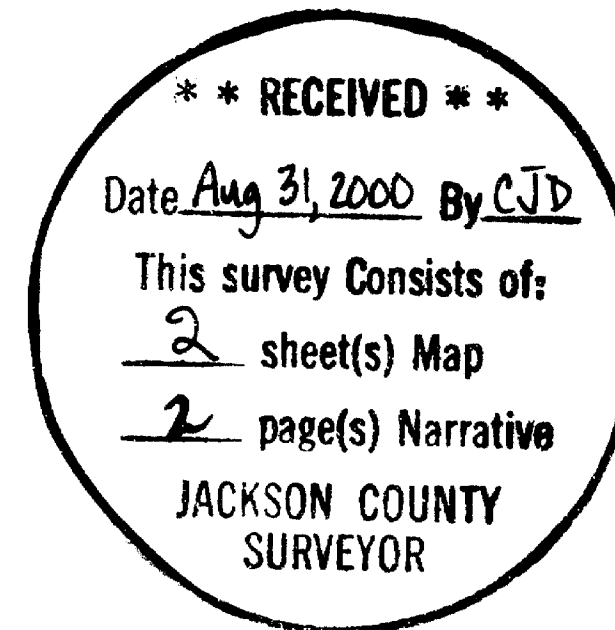
SURVEYOR'S CERTIFICATE

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:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF HOLLY STREET WITH THE EAST RIGHT OF WAY LINE OF IDAHO STREET IN THE CITY OF ASHLAND, JACKSON COUNTY OREGON, SAID POINT OF INTERSECTION BEING ALSO THE INITIAL POINT OF BEGINNING OF THIS PLAT; THENCE SOUTH 00°22'00" EAST ALONG SAID EAST RIGHT OF WAY LINE, 125.08 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, SOUTH 89°53'15" EAST, 97.38 FEET TO A 5/8" IRON PIN; THENCE SOUTH 00°21'34" EAST, 34.96 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89°51'50" EAST, 97.32 TO A 5/8" IRON PIN ON THE WEST RIGHT OF WAY LINE OF KEARNEY STREET; THENCE NORTH 00°16'10" WEST, ALONG SAID WEST RIGHT OF WAY LINE, 160.08 FEET TO THE POINT OF INTERSECTION WITH SAID SOUTH RIGHT OF WAY LINE OF HOLLY STREET; THENCE NORTH 89°53'15" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, 194.97 FEET TO THE POINT OF BEGINNING.

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

Richard F. Alspach
RICHARD F. ALSPACH, PLS 2653



DATE OF SURVEY: JULY 21, 2000

TERRASURVEY JOB NO. 148-00

148-000 KATSANTONES MLP1 .DWG

Richard F. Alspach
RICHARD F. ALSPACH PLS 2653

8-26-2000
DATE

