

APPROVAL:

Benn 9/5/2001
ASHLAND PLANNING DEPARTMENT DATE
PA # PA2001-010

APPROVAL:

EXAMINED AND APPROVED THIS 9th DAY OF
August, 2001
James Wilson
CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT KENNETH ROBERT BAKER, CAROL ANN BAKER AND STATE STREET BANK AND TRUST COMPANY ARE THE OWNERS IN FEE SIMPLE OR OTHER PARTIES IN INTEREST OF THE LANDS HERON DESCRIBED, AND SAID OWNERS HAVE PARTITIONED THE SAME INTO LOTS AS SHOWN HEREON, AND THE NUMBER AND SIZE OF THE LOTS 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 A 5 FOOT WIDE EASEMENT FOR THE MAINTENANCE OR RECONSTRUCTION OF AN EXISTING STORM DRAIN AS SHOWN HEREON.

Kenneth Robert Baker
KENNETH ROBERT BAKER



Angela D Beary

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

ON THIS, THE 22 DAY OF May, 2001, BEFORE ME APPEARED KENNETH ROBERT BAKER, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS FREE ACT AND DEED.

Carol Ann Baker
CAROL ANN BAKER



Angela D Beary

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

ON THIS, THE 22 DAY OF May, 2001, BEFORE ME APPEARED CAROL ANN BAKER, 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.

Brian P. O'Connor
BRIAN P. O'CONNOR, VICE PRESIDENT
FOR STATE STREET BANK AND TRUST COMPANY, CUSTODIAN/TRUSTEE

STATE OF MASSACHUSETTS) S.S.
COUNTY OF SUFFOLK)

ON THIS, THE 20th DAY OF JUNE, 2001, BEFORE ME APPEARED REPRESENTING STATE STREET BANK AND TRUST COMPANY, BEING TO ME PERSONALLY KNOWN, AND WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE THEIR FREE ACT AND DEED.

Andrzej Kozickodan
ANDRZEJ KOZICKODAN, NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 10, 2003

LAND PARTITION SURVEY

PARTITION PLAT NO. P-53-2001

LOCATED IN:

LOTS 18 AND 19 OF HUNSAKERS ADDITION TO THE CITY OF ASHLAND
IN THE SE 1/4 SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN, JACKSON COUNTY, OREGON

SURVEY FOR:
KEN BAKER
678 SISKIYOU BOULEVARD
ASHLAND, OREGON 97520

TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

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

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.

Stuart M. Osmus
STUART M. OSMUS, PLS 2464

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

Stuart M. Osmus
STUART M. OSMUS, PLS 2464

DATE OF SURVEY: 4-20-2001

TERRASURVEY JOB NO. 181-01

MLP1.DWG

RECORDING:

FILED FOR RECORD THIS 18 DAY OF September
2001, AT 11:19 O'CLOCK, A.M. AND RECORDED AS
PARTITION PLAT NO. P-53-2001 OF THE RECORDS
OF PARTITION PLATS IN JACKSON COUNTY, OREGON.
INDEX VOLUME 12, PAGE 53

Kathleen A. Beckett
COUNTY CLERK

Geraldine Cutting
DEPUTY

COUNTY SURVEYOR FILE NO. 17071

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF Sept. 17, 2001

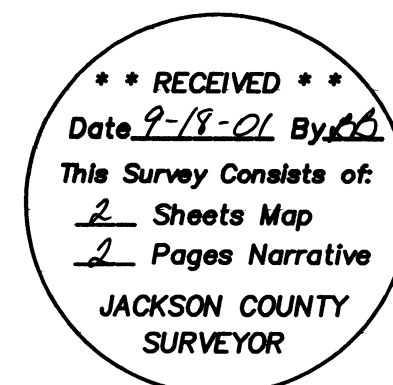
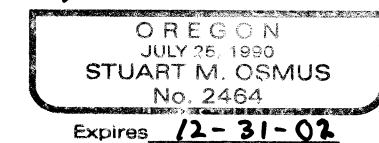
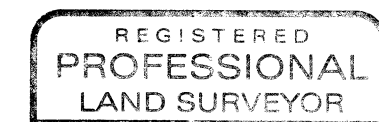
ASSESSOR Deputy
TAX COLLECTOR Carol Applegate, Deputy

SURVEYOR'S CERTIFICATE

I, STUART M. OSMUS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 2464, 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:

LOTS 18 AND 19 IN HUNSAKER'S ADDITION TO THE CITY OF ASHLAND, JACKSON COUNTY, OREGON.

Stuart M. Osmus 5-17-01
STUART M. OSMUS, PLS 2464 DATE



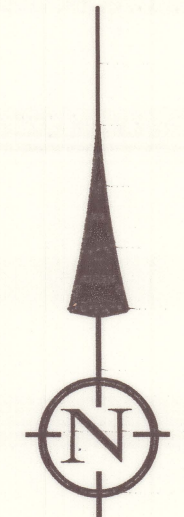
LAND PARTITION SURVEY

PARTITION PLAT NO. P-53-2001

LOCATED IN:

LOTS 18 AND 19 OF HUNSAKERS ADDITION TO THE CITY OF ASHLAND
IN THE SE 1/4 SEC 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

*Affidavit of Correction
Doc # 2003-80405
11/25/2003 C.S. RRR*

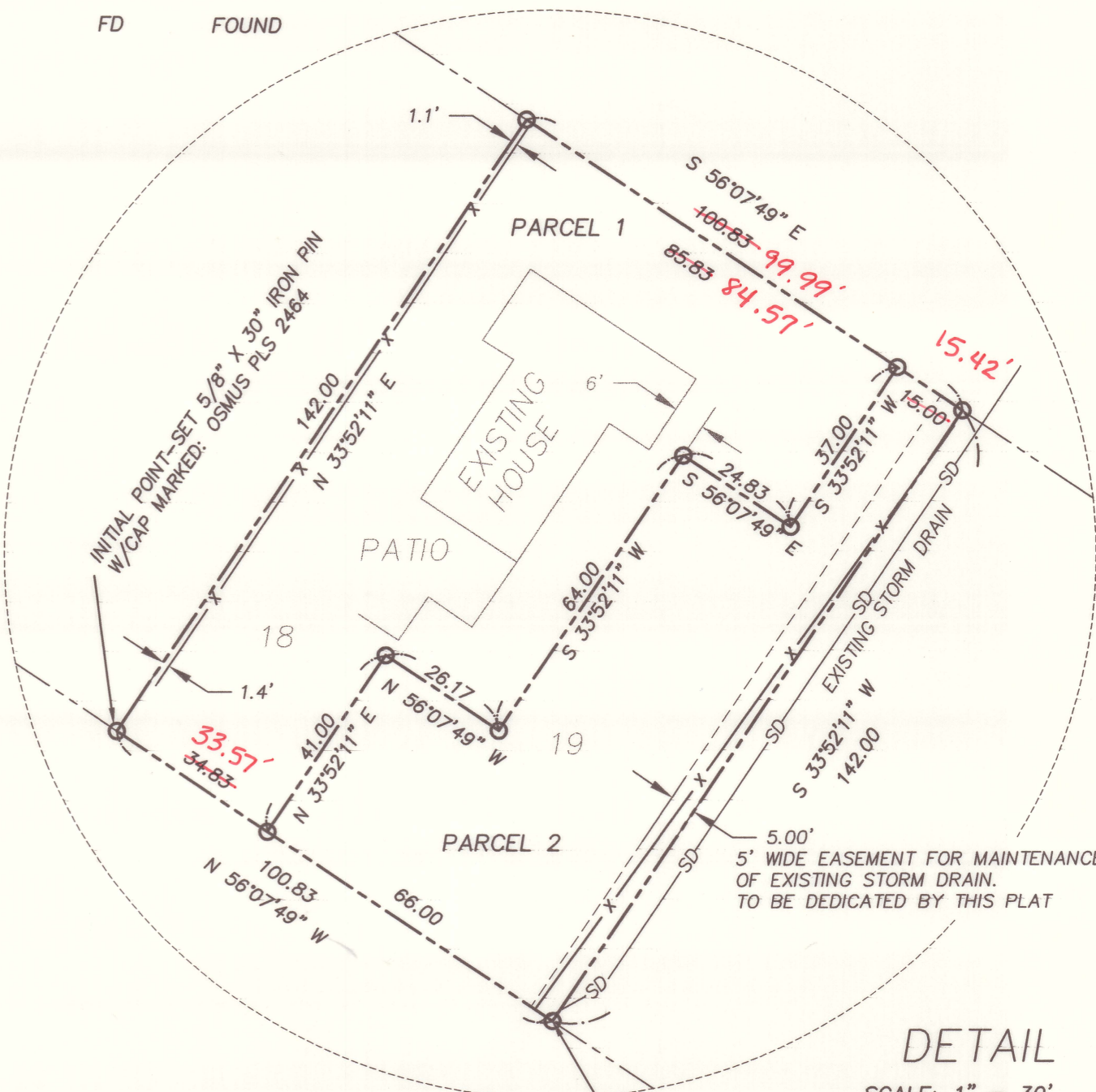


SCALE: 1" = 60'

DATE OF SURVEY: 4-28-2001

LEGEND

- PROPERTY LINE
- x- FENCE
- SET 5/8" X 30" IRON PIN W/CAP MARKED "OSMUS, PLS 2464"
- FOUND 5/8" IRON PIN W/CAP MARKED "BURRELL, RLS 638" (FROM FS 10479) UNLESS OTHERWISE NOTED
- (PR) RECORD DISTANCES FROM MAP OF HUNSAKERS ADDITION TO ASHLAND, OREGON
- (R1) RECORD DATA FROM FILED SURVEY NO. 10479
- (R2) RECORD DATA FROM FILED SURVEY NO. 16519
- FS FILED SURVEY-JACKSON COUNTY, OREGON
- RE: REFERENCE
- FD FOUND



DETAIL

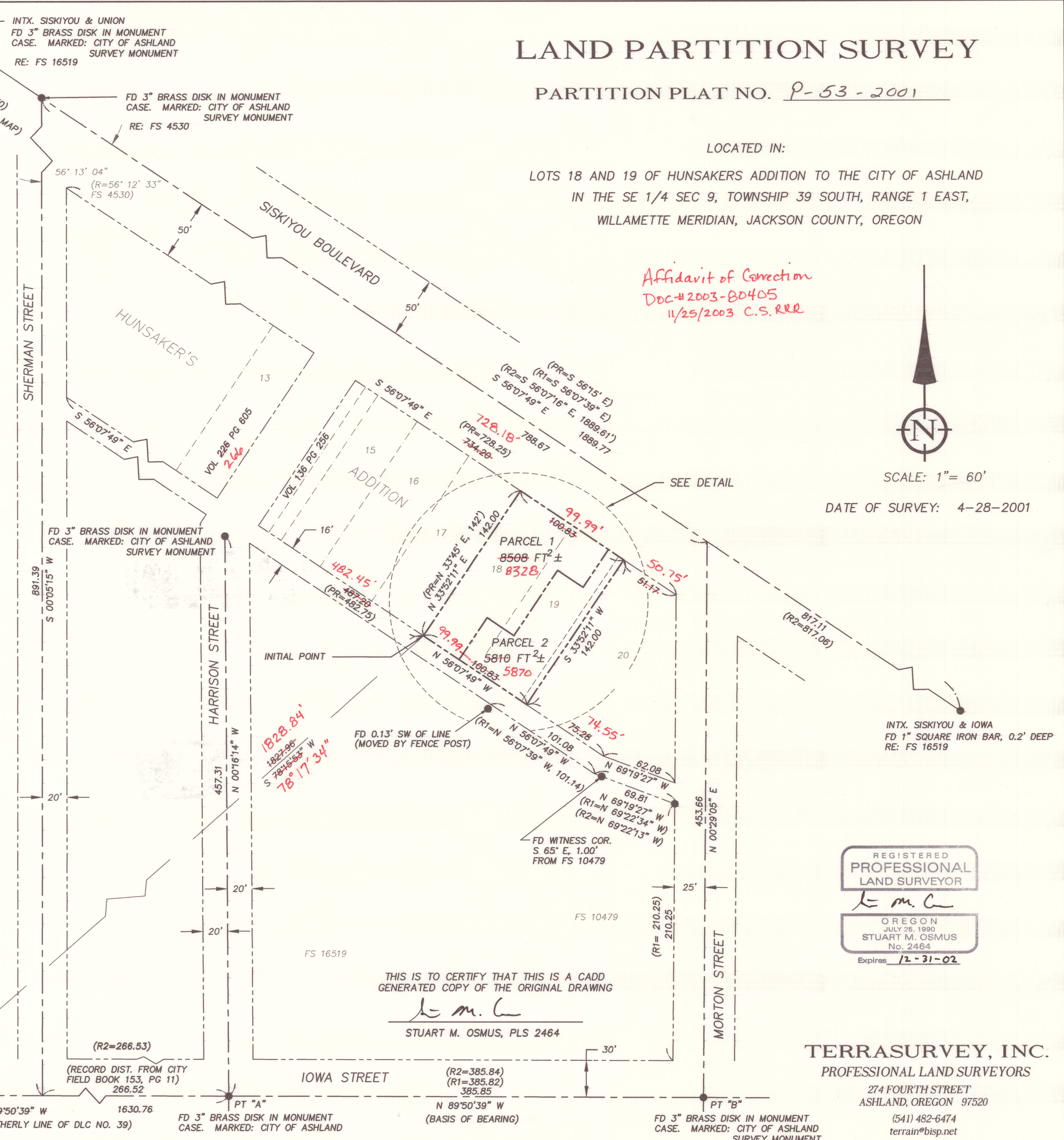
SCALE: 1" = 30'

Witness corner
SET LEAD PLUG W/TACK AND TAG MARKED "PLS 2464" IN CONCRETE PIER BLOCK USED AS PART OF CULVERT HEADWALL

*N 56°07'49"W 0.41'
From Corner*

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" ALONG THE CENTERLINE OF IOWA STREET AS SHOWN ON FILED SURVEYS NO. 16519 AND 10479 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THIS BEARING WAS ROTATED 0°01'04" CLOCKWISE FROM TRUE MERIDIAN (SEE FS 16519)



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

Stuart M. Osmus
STUART M. OSMUS, PLS 2464

REGISTERED PROFESSIONAL LAND SURVEYOR

Stuart M. Osmus
OREGON
JULY 25, 1990
STUART M. OSMUS
No. 2464
Expires 12-31-02

TERRASURVEY, INC.

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

SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

April 24, 2001

SURVEYED BY:

Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520

SURVEY FOR:

Ken Baker
678 Siskiyou Boulevard
Ashland, Oregon 97520

LOCATION:

Lots 18 and 19 of Hunsaker's Addition to the City of Ashland, in the Southeast Quarter of Section 9, Township 39 South, Range 1 East of the Willamette Meridian & Base, Jackson County, Oregon.

PURPOSE:

To survey and monument a Partition of the client's property as requested under Planning Action No. PA 2001-010.

BASIS OF BEARINGS:

True meridian at north-south centerline of Section 9 as derived from the N.O.A.A. net established in 1968 and on file in the office of the Jackson County Surveyor. The reference line for bearing control for this survey was taken from monuments found along the centerline of Iowa Street between Harrison and Morton Streets as shown on Filed Surveys No. 16519 and 10479. This bearing was rotated 0° 01' 04" clockwise from true meridian.

PROCEDURE:

Hunsaker's Addition to the City of Ashland was platted in 1888. I have found no evidence of monuments being set for the original subdivision or of any subsequent surveys being done within this block. A check of the outer boundary description of the subdivision revealed an error of closure of 11 feet and the block containing Lots 18 and 19, in which the northeasterly and southwesterly lines should be of equal length, had a difference of one foot in record lengths. After surveying the block, I found that the measured length was nearly 6 feet longer than the record length. McCall's 1888 map of the City of Ashland does not show a direct distance along Siskiyou Boulevard between Sherman Street and Morton Street, but a calculated distance was within one foot of the distance I measured. This would indicate that the streets, as currently monumented, are not far from where they were at the time of the subdivision so there must have been a measurement or calculation error within this block. With no original monuments or notes which would indicate otherwise, I proportioned the additional distance throughout the block along the Siskiyou Boulevard right of way.

Typically the additional distance along the northeasterly line of the alley would also be distributed in proportion to each Lot's width. However in this case, with the one foot difference between this line and the Siskiyou Boulevard right of way, I could not determine with any degree of certainty how to proportion the error. The original plat shows the Lot lines perpendicular to the alley and the boulevard, so I held this relationship. I also held the record distance of 142 feet from the Boulevard to the alley as was done on Surveys No. 10479 and 16519.

17071

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Stuart M. Osmus

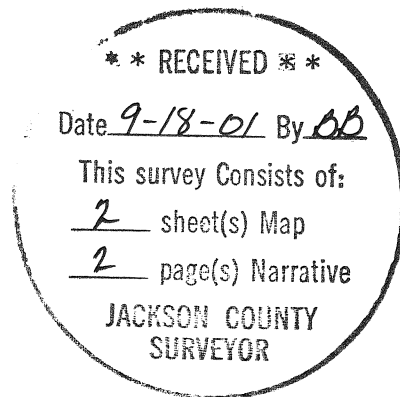
OREGON
JULY 25, 1990
STUART M. OSMUS
No. 2464

Expires 12/31/02

April 30, 2001

Stuart M. Osmus, PLS 2464

Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520



10:07

15
5
11

AFFIDAVIT OF CORRECTION
Pursuant to O.R.S. 209.255

17071

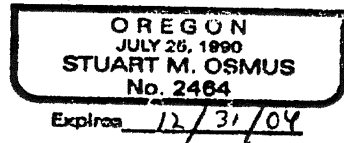
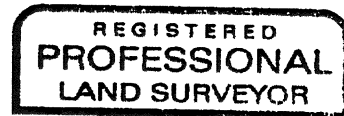
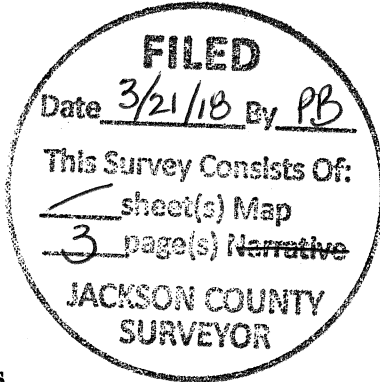
Surv 6

Be it hereby noted that on the Land Partition Survey for Ken Baker recorded September 18, 2001 as Partition Plat No. P-53-2001 of the records of Partition Plats in Jackson County, Oregon, Index Volume 12, Page 53, an error was made in calculating the length of the block between Sherman Street and Morton Street. The centerline of Sherman Street, as monumented, is not the line between Hunsaker's Addition and Pracht's Addition as is implied on Survey No. 4530 and McCall's 1888 Map of the City of Ashland, but is 5.00 feet easterly of said line; at the center of the 50' wide right of way. This can be verified by comparing the distance on the plat of Pracht's Addition between the centerlines of Union Street (across Lots 15, 30, 53, and 69) and Sherman Street with the distance between the two monuments set by McCall to mark the intersections of these two streets with Siskiyou Boulevard as shown on said 1888 Map. In the narratives which accompany Filed Surveys No. 4515 and 4530, surveyor Everett Swain describes setting the replacement monument at Siskiyou Boulevard and Sherman Street at the calculated position of the original stone as shown on said 1888 Map.

On Sheet 2 of said partition plat, the proportioned distances along the Siskiyou Boulevard right of way and along the alley which parallels Siskiyou Boulevard have been adjusted to reflect the correct block width. The tie from the most westerly corner of the Partition to the Southwest corner of Donation Land Claim No. 39 has also been corrected. The area of Parcel 1 and Parcel 2 have been adjusted accordingly. Also on said Sheet 2, Lot 13 of Hunsaker's Addition was labeled as being described in Volume 226, Page 605, Deed Records, Jackson County, Oregon. The correct document number is Volume 266, Page 605. These changes to Sheet 2 are further clarified and highlighted in bold type on "Exhibit A" and "Exhibit B" attached hereto and made a part hereof. The monuments set for the northwest and southwest corners of Parcel 1 and the northeast corner of Parcel 2 have been re-set at their correct locations. The southeast corner of Parcel 2 could not be re-set. The lead plug with tack and tag that was set in 2001 is now a witness corner.

Date: November 24, 2003

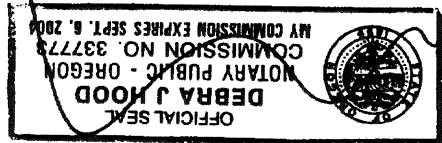
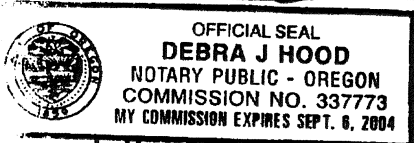
Stuart M. Osmus
Stuart M. Osmus, PLS 2464



State of Oregon)
County of Jackson) ss.

On this, the 25th Day of November, 2003, before me appeared Stuart M. Osmus, a Registered Professional Land Surveyor, to me personally known, who being duly sworn, did say that the foregoing instrument was signed by him and to be his free act and deed.

Before me: Debra J Hood



I, Roger R. Roberts, Jackson County Surveyor, do hereby certify that I have examined this Affidavit of Correction and that the changes are permitted in accordance with Chapter 209, Paragraph 255, Oregon Revised Statutes.

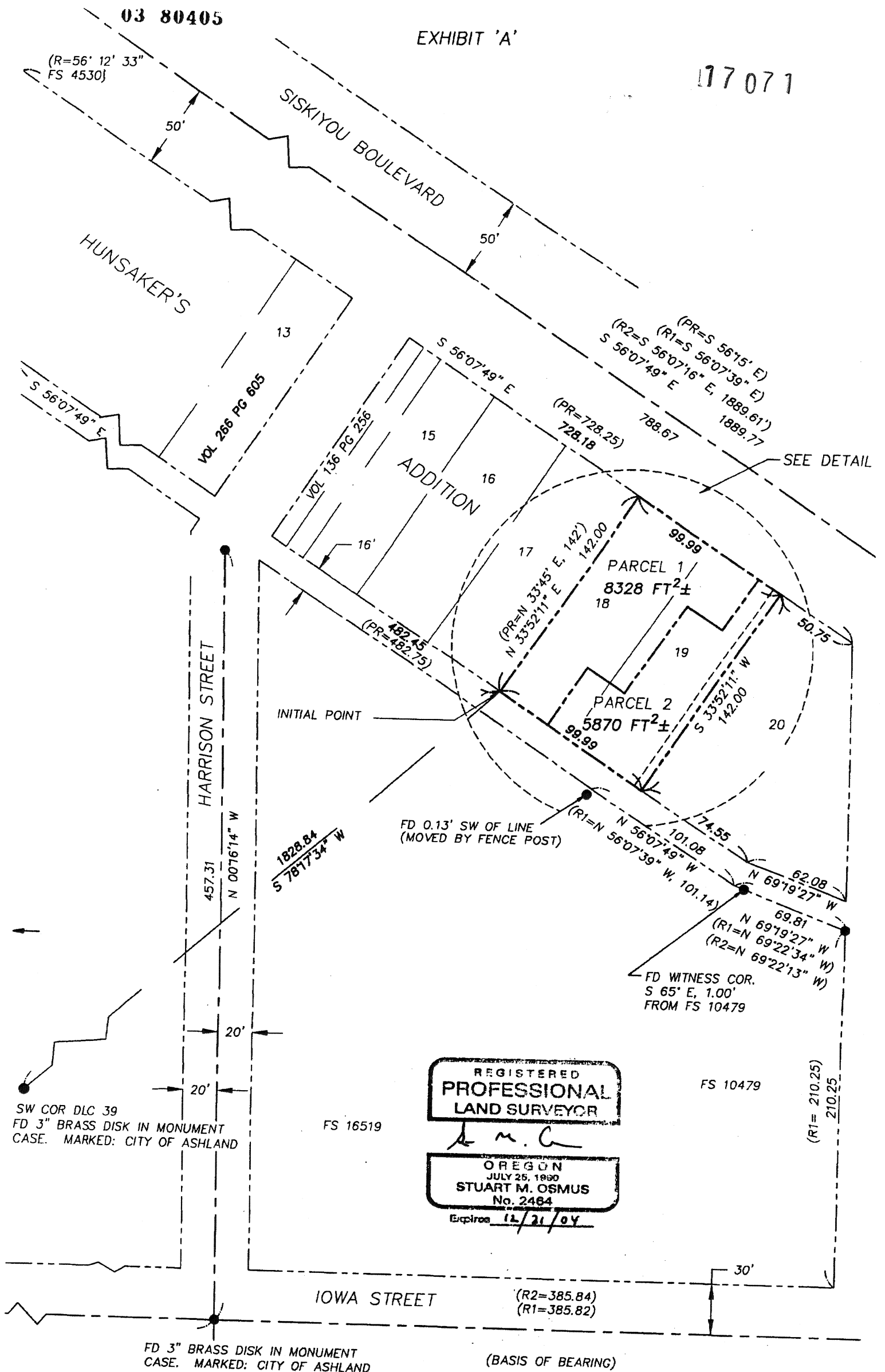
November 25th, 2003
Date

Roger R. Roberts
Roger R. Roberts,
Jackson County Surveyor

03 80405

EXHIBIT 'A'

17 07 1



2

03 80405

FENCE

EXHIBIT 'B'

- SET 5/8" X 30" IRON PIN W/CAP MARKED "OSMUS, PLS 2464"
- FOUND 5/8" IRON PIN W/CAP MARKED "BURRELL, RLS 638" (FROM FS 10479) UNLESS OTHERWISE NOTED

177 071

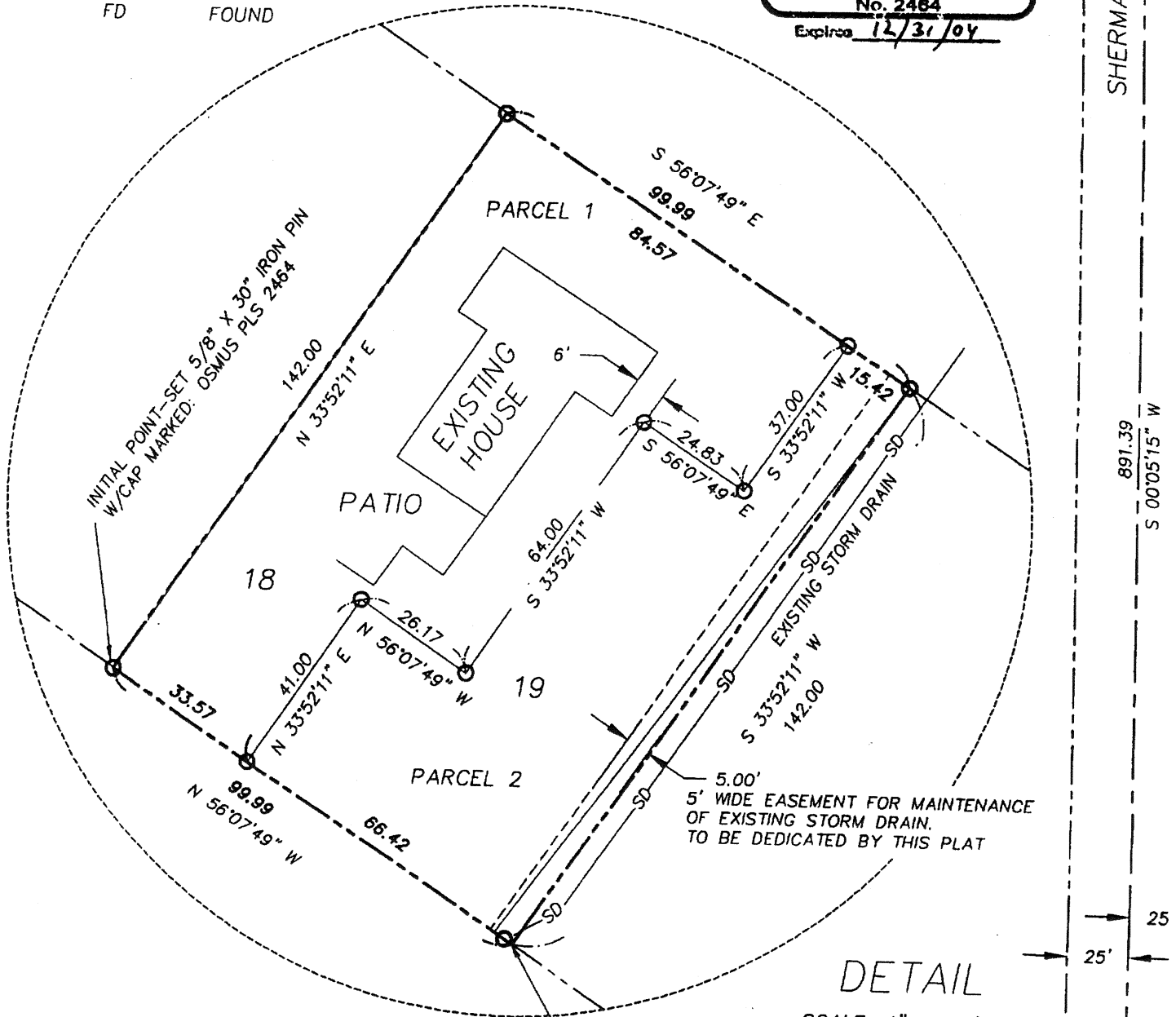
- (PR) RECORD DISTANCES FROM MAP OF HUNSAKERS ADDITION TO ASHLAND, OREGON
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- FS FILED SURVEY--JACKSON COUNTY, OREGON
- RE: REFERENCE
- FD FOUND

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Stuart M. Osmus

**OREGON
JULY 25, 1890
STUART M. OSMUS
No. 2464**

Expires 12/31/04



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" ALONG THE CENTERLINE OF IOWA STREET AS SHOWN ON FILED SURVEYS NO. 16519 AND 10479 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THIS BEARING WAS ROTATED 0°01' 04" CLOCKWISE FROM TRUE MERIDIAN (SEE FS 16519)

WITNESS CORNER
SET LEAD PLUG W/TACK AND TAG MARKED 'PLS 2464' IN CONCRETE PIER BLOCK USED AS PART OF CULVERT HEADWALL
N 56°07'49"W, 0.41' FROM CORNER

**Jackson County, Oregon
Recorded
OFFICIAL RECORDS**

NOV 25 2003

10:07 AM

Stuart M. Osmus
COUNTY CLERK

3

SW COR DLC 39
FD 3" BRASS DISK IN MONUMENT CASE. MARKED: CITY OF ASHLAND

SHERMAN STREET

891.39
S 00°05'15" W

25'
25'