

LAND PARTITION SURVEY

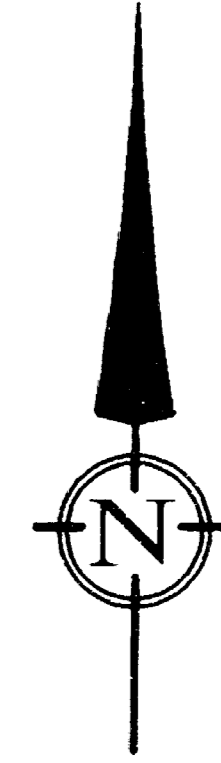
PARTITION PLAT NO. P-23-2002

REFERENCES

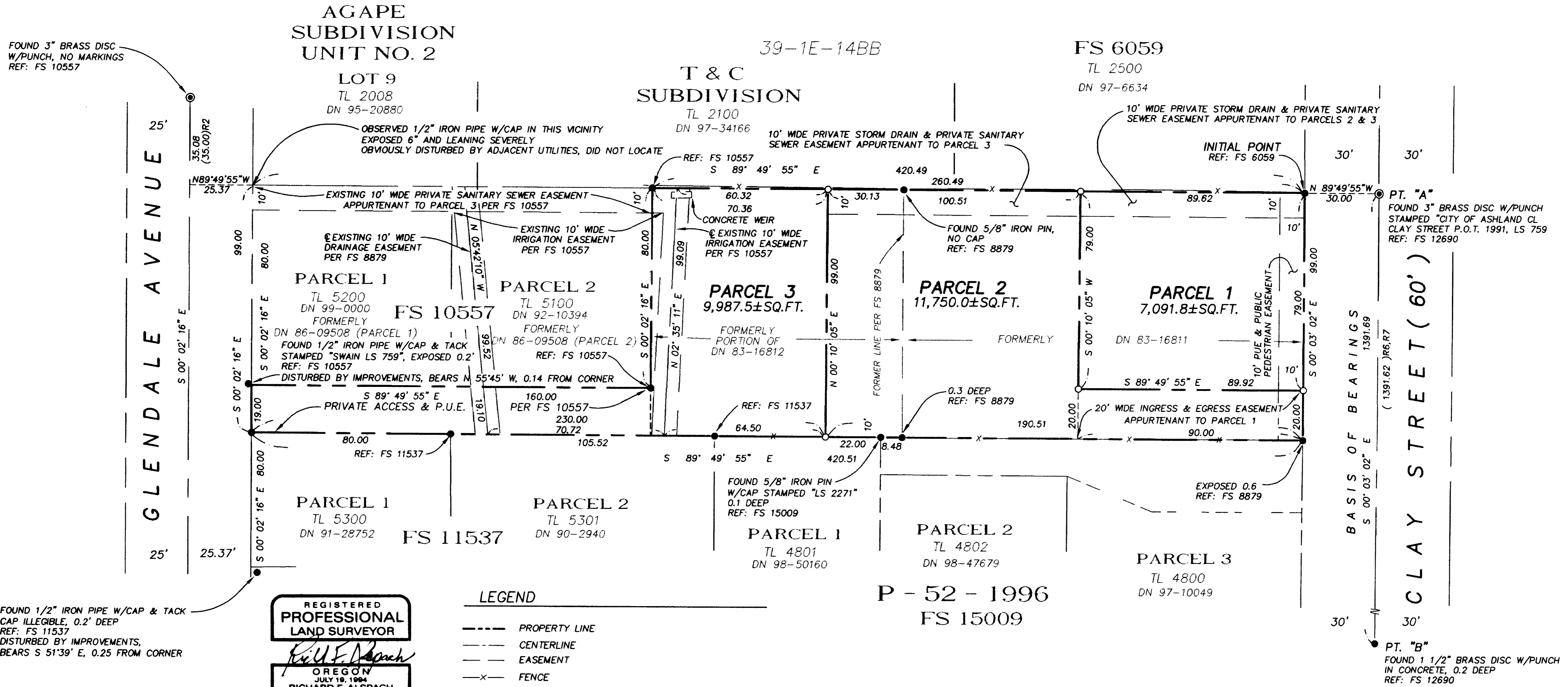
- () RECORD DATA WHEN DIFFERENT FROM MEASURED
- R1 MINOR LAND PARTITION, FS 6059
- R2 AGAPE SUBDIVISION UNIT NO. 2, FS 8558
- R3 MINOR LAND PARTITION, FS 8879
- R4 MINOR LAND PARTITION, FS 10557
- R5 MINOR LAND PARTITION, FS 11537
- R6 MAP OF SURVEY, FS 12690
- R7 PARTITION PLAT NO. P-52-1996, FS 15009

LOCATED IN:
 NW 1/4 OF SECTION 14 TOWNSHIP 39 SOUTH, RANGE 1 EAST,
 WILLAMETTE BASE AND MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:
MERLIN & MARVEL NUSS
 705 CLAY STREET
 ASHLAND, OREGON 97520
 DOC. NO. 83-16811 AND A PORTION OF DOC. NO. 83-16812



MAGNETIC DECLINATION 18'30" EAST
 DATE: 02/04/2002
 SCALE: 1" = 30'



REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**
Richard F. Alsopach
 OREGON
 JULY 19, 1994
 RICHARD F. ALSPACH
 No. 2653
 Expires 12-31-2003

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

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 HP #51640A ON CONTINENTAL MYLAR #JPC-4M2.
Richard F. Alsopach
 RICHARD F. ALSPACH, PLS 2653

JOB NO. 205-01

T 39 S, R 1 E, SEC 14BC, TL 4900 & TL 5000

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

SHEET 2 OF 2

LAND PARTITION SURVEY

PARTITION PLAT NO. P-23-2002

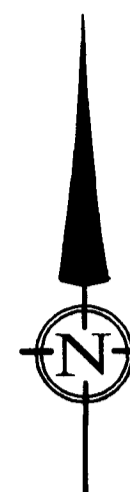
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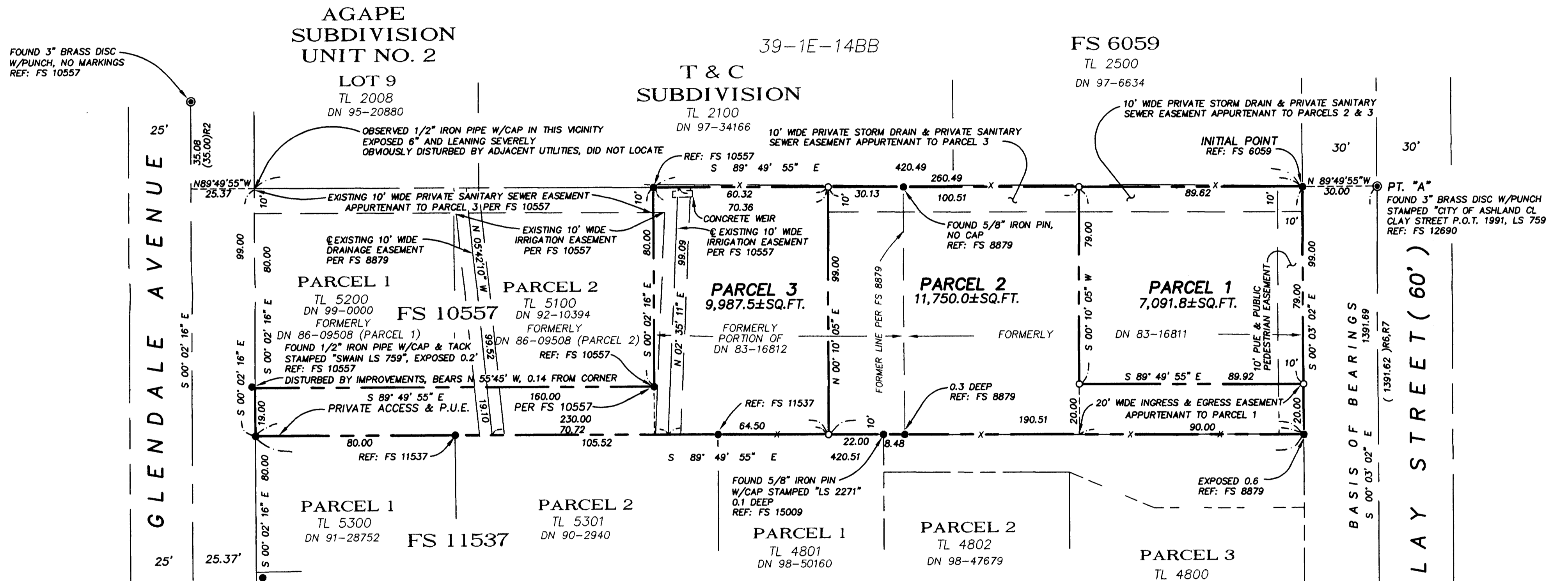
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 PROFESSIONAL LAND SURVEYORS

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

JOB NO. 205-01

APPROVAL:

[Signature] 3/25/2002
ASHLAND PLANNING DEPARTMENT DATE
PA # 2001-094

APPROVAL:

EXAMINED AND APPROVED THIS 19th DAY OF March, 2002
[Signature]
CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT MERLIN D. NUSS AND MARVEL A. NUSS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY AND WELLS FARGO BANK, NA ARE THE OWNERS IN FEE SIMPLE OR OTHER PARTIES IN INTEREST OF THE LANDS HEREON DESCRIBED, AND SAID OWNERS AND OTHER PARTIES 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.

THAT THE AREAS SHOWN AS A 10' WIDE PRIVATE STORM DRAIN AND A 10' WIDE PRIVATE SANITARY SEWER EASEMENT ARE AN EASEMENT FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF A PRIVATE STORM DRAIN AND A PRIVATE SANITARY SEWER SERVICING THE PARCEL TO WHICH THEY ARE APPURTENANT.

THAT THE AREA SHOWN AS A 20' WIDE INGRESS AND EGRESS EASEMENT IS A VEHICULAR ACCESS EASEMENT APPURTENANT TO PARCEL 1 AND IS TO BE KEPT FREE OF PARKED VEHICLES, BUILDINGS OR OTHER IMPROVEMENTS WHICH MAY RESTRICT SUCH ACCESS.

THAT THE AREA SHOWN AS A P.U.E AND PUBLIC PEDESTRIAN EASEMENT IS AN EASEMENT GRANTED TO THE CITY OF ASHLAND ACROSS PARCEL 1 FOR A PEDESTRIAN WALKWAY AND FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES.

Merlin D. Nuss 3-5-02
MERLIN D. NUSS

Marvel A. Nuss 3-5-02
MARVEL A. NUSS

STATE OF OREGON) S.S.
COUNTY OF JACKSON)
ON THIS, THE 5th DAY OF MARCH, 2002, BEFORE ME APPEARED Merlin D. Nuss, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY HER/HIM AND TO BE HER/HIS FREE ACT AND DEED.

[Signature]
NOTARY

STATE OF OREGON) S.S.
COUNTY OF JACKSON)
ON THIS, THE 5th DAY OF MARCH, 2002, BEFORE ME APPEARED Marvel A. Nuss, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY HER/HIM AND TO BE HER/HIS FREE ACT AND DEED.

[Signature]
NOTARY

AFFIDAVIT OF CONSENT FOR PARTITION BY G.E. Klein
REPRESENTING WELLS FARGO BANK, NA AS HOLDER OF THE MORTGAGE RECORDED JUNE 17, 1994 AS DOCUMENT NUMBER 94-22800 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
AFFIDAVIT RECORDED AS DOCUMENT NUMBER 02-19479 OF SAID OFFICIAL RECORDS

LAND PARTITION SURVEY

PARTITION PLAT NO. P-23-2002

LOCATED IN:

NW 1/4 OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:

MERLIN & MARVEL NUSS
705 CLAY STREET
ASHLAND, OREGON 97520

DOC. NO. 83-16811 AND A PORTION OF DOC. NO. 83-16812

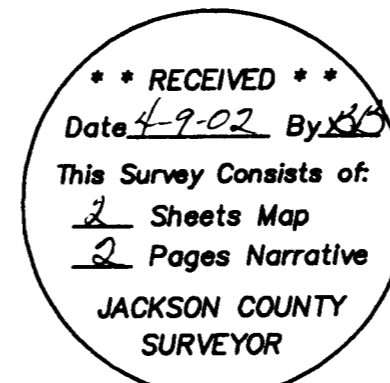
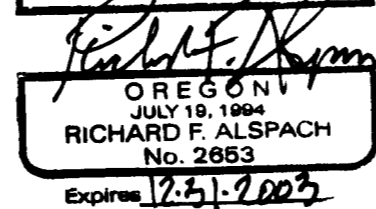
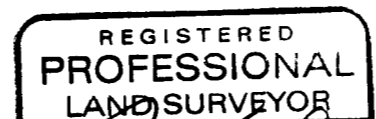
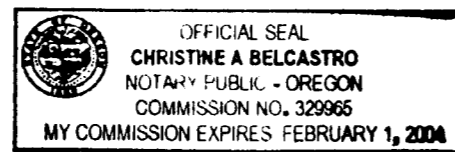
I CERTIFY THAT THIS SURVEY WAS PREPARED WITH ARCHIVAL QUALITY MATERIALS AS REQUIRED BY ORS 209.250. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD INK #51640A ON CONTINENTAL MYLAR #JPC-4M2.

[Signature]
RICHARD F. ALSPACH, PLS 2653

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[Signature]
RICHARD F. ALSPACH, PLS 2653

DATE OF SURVEY: 2-04-2002
TERRASURVEY JOB NO. 205-01
205-01 NUSS MLP1 .DWG



RECORDING:

FILED FOR RECORD THIS 9 DAY OF April 2002, AT 10:23 O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT NO. P-23-2002 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 13, PAGE 23

[Signature]
COUNTY CLERK

[Signature]
DEPUTY

COUNTY SURVEYOR FILE NO. 17271

TAX STATEMENT:

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

ASSESSOR [Signature] Deputy 4/09/2002

TAX COLLECTOR [Signature] Deputy 4/9/02

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:

THAT CERTAIN REAL PROPERTY LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF CLAY STREET IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, SAID POINT BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN THE DEED TO MERLIN D. NUSS AND MARVEL A. NUSS RECORDED AS DOCUMENT NUMBER 83-16810 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE ALONG SAID WESTERLY LINE, SOUTH 00°03'02" EAST, 99.00 FEET; THENCE LEAVING SAID WESTERLY LINE, NORTH 89°49'55" WEST, 420.51 FEET TO THE EASTERLY LINE OF GLENDALE AVENUE IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON; THENCE ALONG SAID EASTERLY LINE, NORTH 00°02'16" WEST, 19.00 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN THE DEED TO DENNIS TONEY RECORDED AS DOCUMENT NUMBER 86-09508 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE LEAVING SAID EASTERLY LINE, SOUTH 89°49'55" EAST, 160.00 FEET ALONG THE SOUTHERLY LINE OF SAID DEED; THENCE NORTH 00°02'16" WEST, 80.00 FEET ALONG THE EASTERLY LINE OF SAID DEED; THENCE SOUTH 89°49'55" EAST 420.49 FEET TO THE POINT OF BEGINNING.

[Signature]
RICHARD F. ALSPACH, PLS 2653

3-1-2002
DATE

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

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

APPROVAL:

Burt 3/25/2002
ASHLAND PLANNING DEPARTMENT DATE
PA # 2001-094

LAND PARTITION SURVEY

PARTITION PLAT NO. P-23-2002

LOCATED IN:

NW 1/4 OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:

MERLIN & MARVEL NUSS
705 CLAY STREET
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DOC. NO. 83-16811 AND A PORTION OF DOC. NO. 83-16812

RECORDING:

FILED FOR RECORD THIS 9 DAY OF April
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PARTITION PLAT NO. P-23-2002 OF THE RECORDS
OF PARTITION PLATS IN JACKSON COUNTY, OREGON.
INDEX VOLUME 13, PAGE 23

Kathleen S. Beckett
COUNTY CLERK

Melinda E. Bartlett
DEPUTY

APPROVAL:

EXAMINED AND APPROVED THIS 19th DAY OF
March, 2002

James Wilson
CITY SURVEYOR

COUNTY SURVEYOR FILE NO. 17271

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT MERLIN D. NUSS AND MARVEL A. NUSS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY AND WELLS FARGO BANK, NA ARE THE OWNERS IN FEE SIMPLE OR OTHER PARTIES IN INTEREST OF THE LANDS HEREON DESCRIBED, AND SAID OWNERS AND OTHER PARTIES 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.

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Richard F. Alspach
RICHARD F. ALSPACH, PLS 2653

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MERLIN D. NUSS

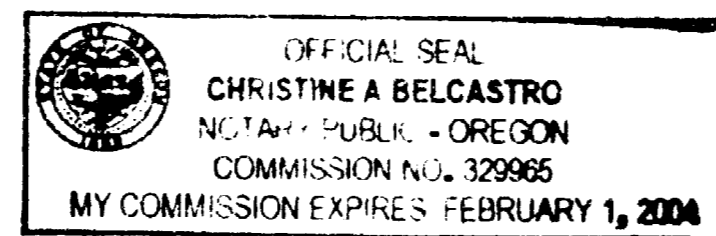
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MARVEL A. NUSS

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Richard F. Alspach
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COUNTY OF JACKSON)
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Christine A. Belcastro
NOTARY



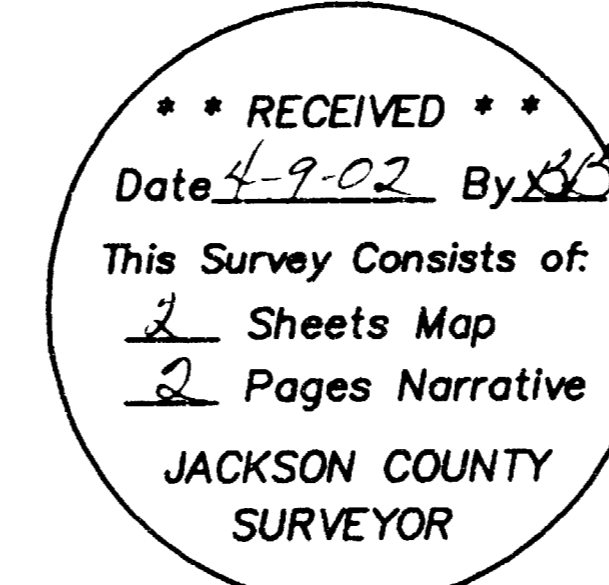
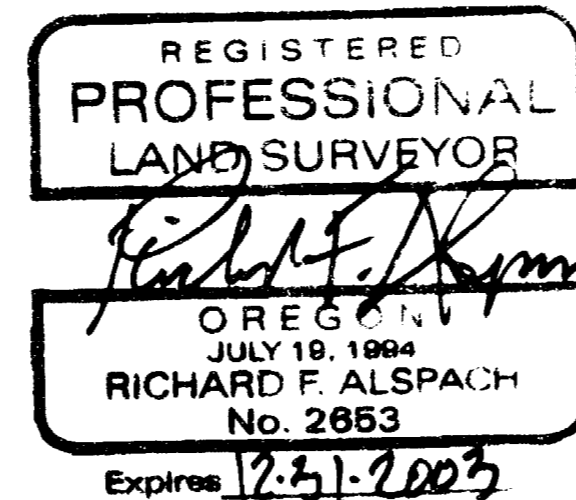
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205-01 NUSS MLP1 .DWG

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NOTARY



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ASSESSOR Jefferson, Deputy 4/09/2002

TAX COLLECTOR James Clark, Deputy 4/9/02

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