

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

DATE OF SURVEY:

June 6, 2002

SURVEYED BY:

**TerraSurvey, Inc.
274 Fourth Street
Ashland, Oregon
97520**

SURVEY FOR:

**Bob Mckee
1505 Tolman Creek Road
Ashland, Oregon
97520**

LOCATION:

S.E. 1/4 of Section 8, Township 39 South, Range 1 East, Willamette Base and Meridian, City of Ashland, Jackson County, Oregon

PURPOSE:

To adjust the property line common to Parcel 1 and Parcel 2 as described in Document Number 98-51541, Official Records, Jackson County, Oregon

BASIS OF BEARINGS:

True meridian at the N-S centerline of Section 8 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 on Granite Street in The City of Ashland as South 04° 43' 39" East as shown on the Minor Land Partition filed as Survey Number 6174 in the office of the Jackson County Surveyor.

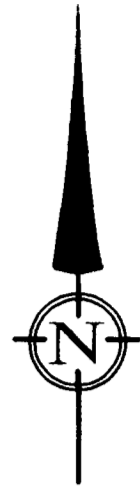
LAND PARTITION SURVEY

PARTITION PLAT NO. P-40-2002

LOCATED IN:

SE 1/4 OF SECTION 8 TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:
BOB MCKEE
1505 TOLMAN CREEK ROAD
ASHLAND, OREGON 97520
DOC. NO. 98-51541



MAGNETIC DECLINATION 18'30" EAST
DATE: 06/06/2002
SCALE: 1" = 50'

LEGEND

- PROPERTY LINE
- - - CENTERLINE
- - - EASEMENT
- * - FENCE
- SET 5/8" X 30" IRON PIN W/CAP STAMPED ALSPACH PLS 2653
- ⊙ FOUND MONUMENT AS NOTED IN STREET MONUMENT CASING
- FOUND 5/8" IP W/CAP STAMPED "E.L. SWAIN RLS 759", PER FS 9206 UNLESS OTHERWISE NOTED
- FS FILED SURVEY—JACKSON COUNTY, OREGON
- DOC. NO. DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- DRJCO DEED RECORDS OF JACKSON COUNTY OREGON
- REF: REFERENCE

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

REFERENCES

- () RECORD DATA WHEN DIFFERENT FROM MEASURED
- R1 PLAT OF GLEN TERRACE ADDITION
- R2 MINOR LAND PARTITION, FS 6174
- R3 MAP OF SURVEY FOR RODNEY J. REID, FS 9206
- R4 VOLUME 135, PAGE 328, DRJCO

BASIS OF BEARING

TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 8 AS DERIVED FROM 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 POINT "A" AND POINT "B" AS S 04°43'39" E PER FILED SURVEY NO. 6174, ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 19, 1994
RICHARD F. ALSPACH
No. 2653

Expires 12-31-2003

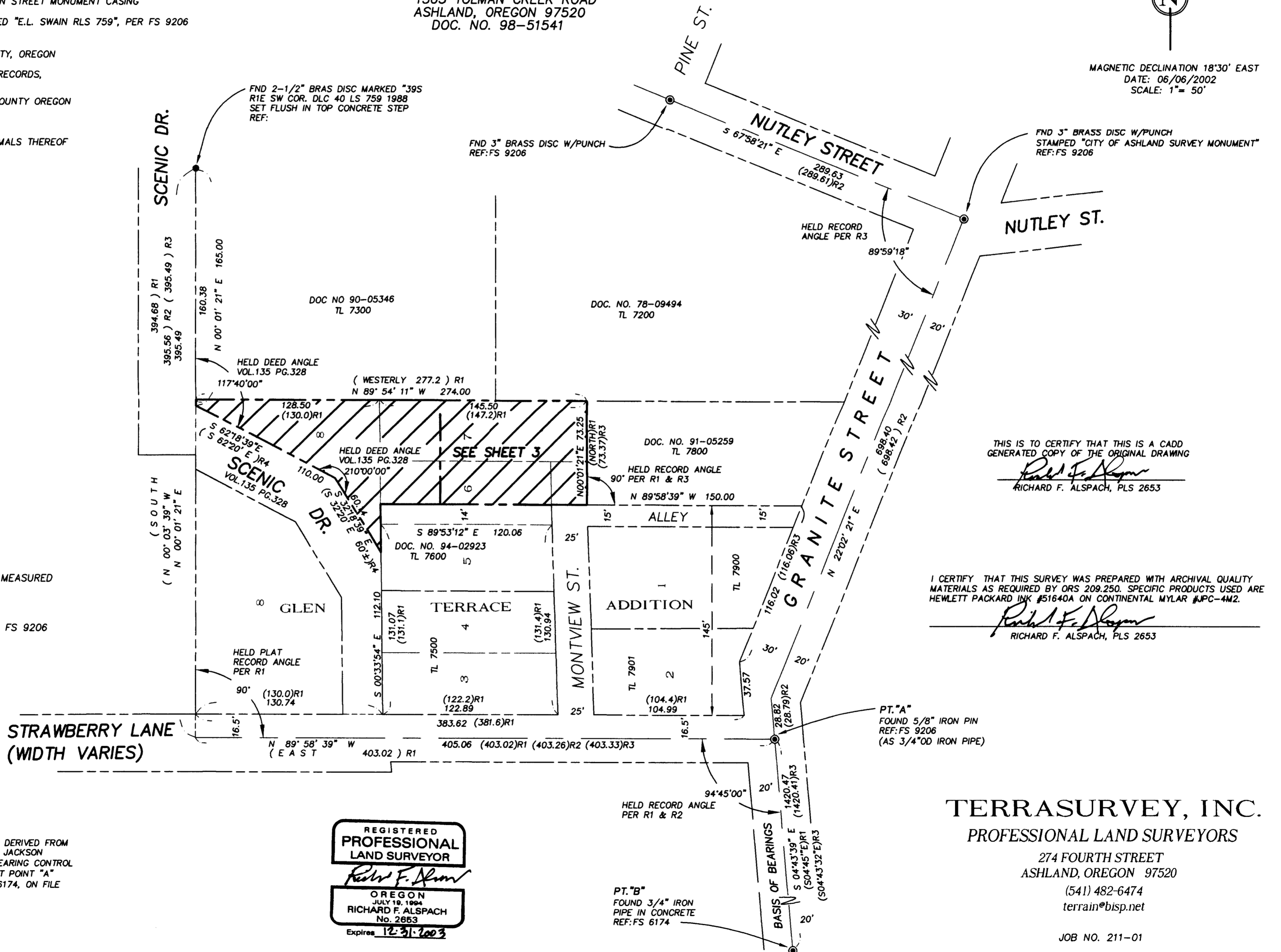
TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520

(541) 482-6474
terrain@bisp.net

JOB NO. 211-01



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

Richard F. Alspach
RICHARD F. ALSPACH, PLS 2653

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
RICHARD F. ALSPACH, PLS 2653

APPROVAL:

Bill Sub 6.24.2002
ASHLAND PLANNING DEPARTMENT DATE
PA # 2001-106
PROPERTY LINE ADJUSTMENT

LAND PARTITION SURVEY

PARTITION PLAT NO. P-40-2002

LOCATED IN:

SE 1/4 OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:

BOB McKEE
1505 TOLMAN CREEK ROAD
ASHLAND, OREGON 97520
DOC. NO. 98-51541

APPROVAL:

EXAMINED AND APPROVED THIS 19th DAY OF
June, 2002
Janice Hillman
CITY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 26 DAY OF June
2002, AT 9:15 O'CLOCK, A.M. AND RECORDED AS
PARTITION PLAT NO. P-40-2002 OF THE RECORDS
OF PARTITION PLATS IN JACKSON COUNTY, OREGON.
INDEX VOLUME 13, PAGE 40

Kathleen S. Beckett Alonda E. Bartlett
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 17384

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT ROBERT C. McKEE 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 A 10' UTILITIES, PRIVATE SANITARY SEWER, AND PRIVATE STORM DRAIN EASEMENT IS AN EASEMENT APPURTENANT TO PARCEL TWO FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF A PRIVATE STORM DRAIN, PRIVATE SANITARY SEWER AND UTILITIES NECESSARY TO SERVICE PARCEL TWO

Robert C. McKee
ROBERT C. McKEE

PREPARED BY:
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.

Richard F. Alspach
RICHARD F. ALSPACH, PLS 2653

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

ON THIS, THE 19th DAY OF June, 2002, BEFORE ME APPEARED ROBERT C. McKEE, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY HIM AND TO BE HIS FREE ACT AND DEED.

Patricia Gray
NOTARY

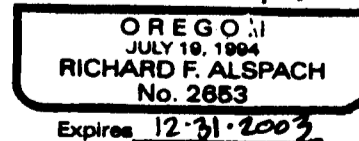


THIS IS TO CERTIFY THAT THIS IS A CADD GENERATED COPY OF THE ORIGINAL DRAWING

Richard F. Alspach
RICHARD F. ALSPACH, PLS 2653

DATE OF SURVEY: 6-06-2002

TERRASURVEY JOB NO. 211-01



TAX STATEMENT:

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

ASSESSOR Lin Youngblood, Deputy 6/26/2002
TAX COLLECTOR Janice Clark, Deputy 6/26/2002

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 NORTHWEST CORNER OF LOT 8 OF THE GLEN TERRACE ADDITION TO THE CITY OF ASHLAND, JACKSON COUNTY, OREGON; THENCE ALONG THE WESTERLY LINE OF SAID LOT 8, SOUTH 00°02'21" WEST, 4.62 FEET; THENCE ALONG THE NORTHEASTERLY LINE OF SCENIC AVENUE IN THE CITY OF ASHLAND, OREGON, SOUTH 62°18'39" EAST, 110.00 FEET; THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE, SOUTH 32°18'39" EAST, 60.14 FEET TO THE EASTERLY LINE OF SAID LOT 8; THENCE ALONG SAID EASTERLY LINE, NORTH 00°33'54" WEST, 32.97 FEET TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO ELIZABETH B. YOCKEY, RECORDED IN VOLUME 92 AT PAGE 79, OF DEED RECORDS, JACKSON COUNTY, OREGON; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°53'12" EAST, 119.75 FEET TO THE WESTERLY LINE OF MONTVIEW STREET IN THE CITY OF ASHLAND, OREGON; THENCE ALONG SAID WESTERLY LINE, NORTH 01°48'20" WEST, 0.13 FEET TO THE SOUTHERLY LINE OF THAT PORTION OF MONTVIEW STREET VACATED BY CITY OF ASHLAND ORDINANCE NUMBER 793; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°58'39" EAST, 25.00 FEET TO THE EASTERLY LINE OF SAID VACATED PORTION OF MONTVIEW STREET; THENCE ALONG SAID EASTERLY LINE AND THE EASTERLY LINE OF LOT 7 OF SAID GLEN TERRACE ADDITION, NORTH 00°01'21" EAST, 73.25 FEET TO THE NORTHERLY LINE OF SAID LOTS 7 AND 8, NORTH 89°54'11" WEST, 274.00 FEET TO THE POINT OF BEGINNING.

Richard F. Alspach
RICHARD F. ALSPACH PLS 2653

6-18-2002
DATE

PROCEDURE

The subject property as described in Document Number 98-51541 consist of a lot /block description and a metes and bounds description of property within the Glen Terrace Addition to the City of Ashland. A survey of this property required a retracement of the Glen Terrace Addition as well as a survey of Scenic Avenue created subsequent to the Glen Terrace Addition by the deed from Watson to the City of Ashland recorded in Volume 135 at page 328.

The Plat of the Glen Terrace Addition to the City of Ashland, created in 1911, contains conflicts on the face of the map between bearings drawn on the plat and bearings written in the legal description on the map. Specifically the centerline bearing of Strawberry Lane is shown as N 89°45' W on the plat but reads "East" in the description and the bearing of the northerly line of the plat is shown as N 89°42' W on the plat but reads "westerly" in the description. Previous surveys in the area (FS 6174 & FS 9206) when establishing the centerline bearing of Strawberry Lane from centerline monuments on Granite Street utilized a plat record angle of 94°45' indicating an acceptance of the Plat record "North" bearing for Strawberry Lane. This survey has done the same, adopting bearings from the written description on the plat when in conflict with the bearings drawn on the plat.

Using found monumentation from FS 6174 & FS 9206, the exterior of the Glen Terrace Addition was retraced. From the basis of bearings on Granite Street, a plat record angle of 94°45' was used to define the centerline of Strawberry Lane. The westerly line of Lot 8 of Glen Terrace addition was established by holding the plat record angle of 90° the intersection of the centerline of Strawberry Lane with a line from the found monument at the southwest corner of DLC 40. The southerly line of the plat was established at the northerly line of Strawberry Lane which is a record distance of 16.5 feet from the centerline. The easterly line of lots 1 and 2 of the plat was established at the westerly line of Granite Street at record distances from the centerline as determined from found centerline monuments. The north line of the platted alley was established parallel with and 145' right angle distant from the north line of Strawberry Lane. A record distance of 150.00 feet was held along this northerly line of the platted alley from the sideline of Granite Street to the easterly line of Montview Street. The easterly line of Montview Street and Lot 7 of the plat was determined by holding a plat record angle of 90° at the terminus of the previous course. A full record distance of 73.25 was given to this last course since there appears to be a gap between the plat and property descriptions to the north. The northerly line of the plat was established by a line drawn from this point to a point at a record distance of 160.38 feet from the monument at the southwest corner of DLC 40.

Having established the exterior of the plat the lots were place using proportionate measure. Scenic Avenue was established through lot 8 using deed record angles per the Volume 135 Deed Records Page 328. The southerly line of parcel 1 of Document Number 98-51541 was established parallel with and at 14' right angle distance from the southerly line of lot 6 since that is how it was originally established Volume 92 Deed Records Page 79.

The line common to parcel 1 and parcel 2 was adjusted in substantial conformance with the approved application drawing and monuments were place a appropriated corners.

It should be noted that there are some major encroachments along the southerly line of the described property which may have ripened into a prescriptive right. These encroachments have been shown on the map. The sewer line described in the sewer line agreements recorded in Volume 150 of Deed Records at Page 637 and in Volume 151 of Deed Records at Page 4, has been located as best it can by using the existing sanitary sewer manhole in Montview Street. It is not known if this sewer line still exist. Also the 14' wide ingress and egress easement, reserved in Volume 92 of Deed Records at Page 114, is shown on the map. However it is not known if this still exists or has been abandoned.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard F. Alspach
OREGON
JULY 19, 1994
RICHARD F. ALSPACH
No. 2653

Expires 12-31-2003

** RECEIVED **
Date 6-26-02 By RSB
This survey Consists of:
3 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

June 7, 2002

Richard F. Alspach
Richard F. Alspach, PLS
TerraSurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520