

SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

May 21, 2002

SURVEYED BY:

Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520

SURVEY FOR:

Thomas A. Lowell
432 Ray Lane
Ashland, Oregon 97520

LOCATION:

Located in the southeast 1/4 of Section 10, Township 39 South, Range 1 East, Willamette Base and Meridian, City of Ashland, Jackson County, Oregon.

PURPOSE:

To partition the client's property into two parcels as proposed in City of Ashland Planning Action No. 2002-033.

BASIS OF BEARINGS:

Bearings based on monuments found along the south line of Block C of Foster Tracts as South 88° 51' East as shown on the recorded map thereof. These bearings are rotated 0° 02' 44" counterclockwise from the true meridian at the north-south centerline of Section 10 as derived from the N.O.A.A. net, on file in the office of the Jackson County Surveyor and as shown on Filed Survey No. 10975.

PROCEDURE:

The Foster Tracts were platted in 1948 by the late surveyor, L. E. Ager. The subdivision map shows that all block corners were set at the time of the survey. In the course of a previous survey done by this office (filed as Survey No. 16307) three of the original Block corner pipes were found along Walker Avenue. A fourth Block corner was set by Everett Swain (see Survey No. 10975). I searched for the remaining original monuments, but they appear to have been destroyed by widening of State Highway 66 or installation of utilities. Additional pipes have been found at or near some of the Lot corners throughout the subdivision. These pipes were quite possibly set by Ager or other surveyors at a time when the original Block corners were in place and, given some positional latitude, they agree with the original corners. I held the found pipes along the east side of Ray Lane between Lots 25 and 27 and between Lots 7 and 9 for the east right of way (the alignment of these two pipes fit best with the curb). I then held the found pipe between Lots 23 and 25 for the north line of Lot 23. I used record bearings for the east-west Lot lines. For the west line of Normal Avenue, I used the record distance from the found pipe between Lots 7 and 9, Block A, and a bearing from the southeast corner of DLC No. 45. These calculations seemed to provide the best fit with the existing curbs and fences within this Block.

May 20, 2002

Stuart M. Osmus, PLS 2464

Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520

*** * RECEIVED * ***
9-30-02 By *SOB*
This survey consists of:
3 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

A-M-C

OREGON
JULY 25, 1980
STUART M. OSMUS
No. 2464

Expires 12/31/02

LEGEND

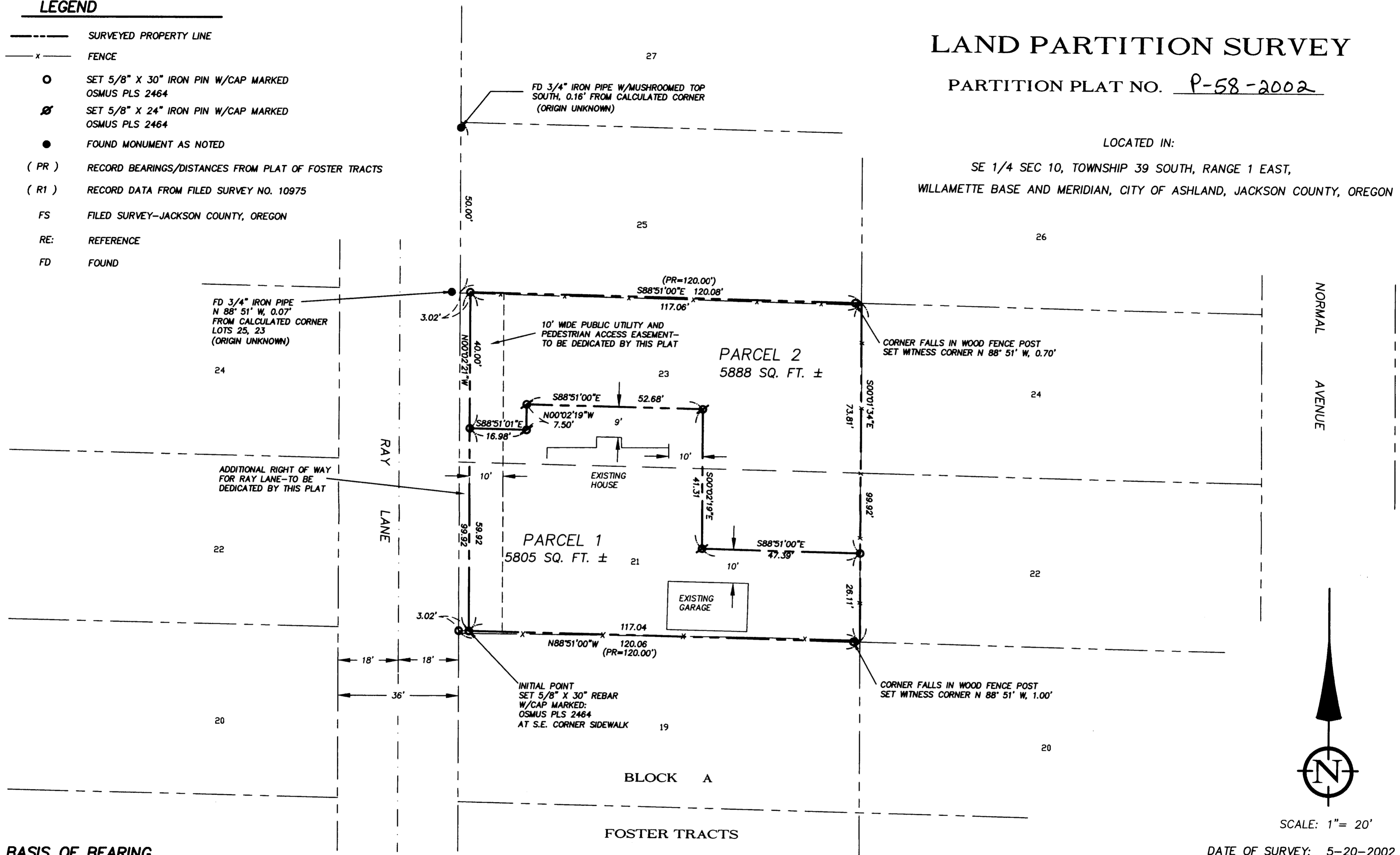
- SURVEYED PROPERTY LINE
- x- FENCE
- SET 5/8" X 30" IRON PIN W/CAP MARKED
OSMUS PLS 2464
- ⊗ SET 5/8" X 24" IRON PIN W/CAP MARKED
OSMUS PLS 2464
- FOUND MONUMENT AS NOTED
- (PR) RECORD BEARINGS/DISTANCES FROM PLAT OF FOSTER TRACTS
- (R1) RECORD DATA FROM FILED SURVEY NO. 10975
- FS FILED SURVEY-JACKSON COUNTY, OREGON
- RE: REFERENCE
- FD FOUND

LAND PARTITION SURVEY

PARTITION PLAT NO. P-58-2002

LOCATED IN:

SE 1/4 SEC 10, TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON



BASIS OF BEARING

BEARINGS BASED ON MONUMENTS FOUND ALONG THE SOUTH LINE OF BLOCK C OF FOSTER TRACTS AS SOUTH 88° 51' EAST, AS SHOWN ON THE RECORDED MAP OF FOSTER TRACTS. THESE BEARINGS ARE ROTATED 0° 02' 44" COUNTERCLOCKWISE FROM THE TRUE MERIDIAN AT THE NORTH-SOUTH CENTERLINE OF SECTION 10 AS DERIVED FROM THE N.O.A.A. NET, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AND AS SHOWN ON FILED SURVEY NO. 10875.

I CERTIFY THAT THIS SURVEY WAS PREPARED WITH ARCHIVAL QUALITY MATERIALS AS REQUIRED BY ORS 209.250. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD INK #51840A ON CONTINENTAL MYLAR #JPC-4M2.

THIS IS TO CERTIFY THAT THIS IS A CADD GENERATED COPY OF THE ORIGINAL DRAWING
Stuart M. Osmus
STUART M. OSMUS, PLS 2464

Stuart M. Osmus
STUART M. OSMUS, PLS 2464

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 25, 1980
STUART M. OSMUS
No. 2464
Expires 12/31/03

SCALE: 1" = 20'

DATE OF SURVEY: 5-20-2002

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

LEGEND

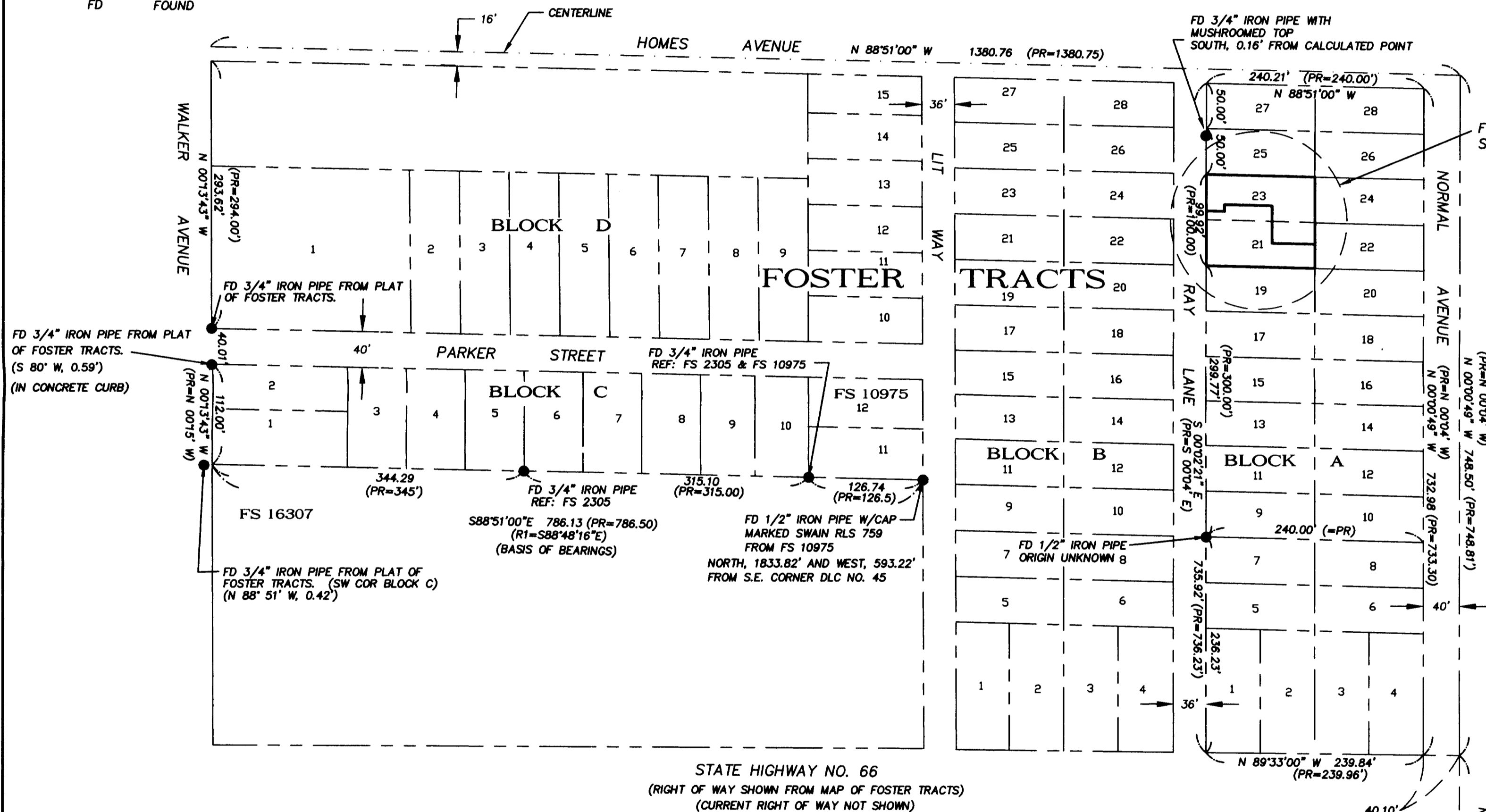
- PROPERTY LINE
- x- FENCE
- SET 5/8" X 30" IRON PIN W/CAP MARKED OSMUS PLS 2464
- FOUND MONUMENT AS NOTED
- (PR) RECORD BEARINGS/DISTANCES FROM PLAT OF FOSTER TRACTS
- (R1) RECORD DATA FROM FILED SURVEY NO. 10975
- FS FILED SURVEY—JACKSON COUNTY, OREGON
- RE: REFERENCE
- FD FOUND

LAND PARTITION SURVEY

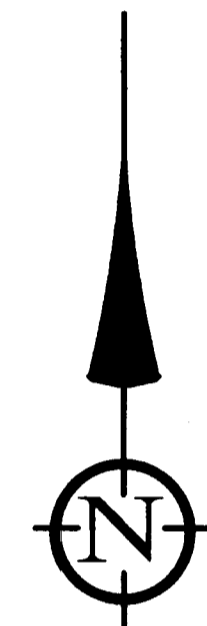
PARTITION PLAT NO. P-58-2002

LOCATED IN:

SE 1/4 SEC 10, TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON



FOR DETAILS OF THIS AREA SEE SHEET 3



SCALE: 1" = 100'

DATE OF SURVEY: 5-20-2002

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

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

BASIS OF BEARING

BEARINGS BASED ON MONUMENTS FOUND ALONG THE SOUTH LINE OF BLOCK C OF FOSTER TRACTS AS SOUTH $88^{\circ} 51'$ EAST AS SHOWN ON THE RECORDED MAP OF FOSTER TRACTS. THESE BEARINGS ARE ROTATED $0^{\circ} 02' 44''$ COUNTERCLOCKWISE FROM THE TRUE MERIDIAN AT THE NORTH-SOUTH CENTERLINE OF SECTION 10 AS DERIVED FROM THE N.O.A.A. NET, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AND AS SHOWN ON FILED SURVEY NO. 10975.

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

STUART M. OSMUS, PLS 2464

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, PLS 2464

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 25, 1990
STUART M. OSMUS
No. 2464
Expires 12/31/02

S.E. CORNER DLC NO. 45
T 39 S, R 1 E
FD 2 1/2" BRASS CAP IN CONCRETE
MARKED CS 1988

SHEET 2 OF 3

APPROVAL:

Bill 9.6.2002
ASHLAND PLANNING DEPARTMENT DATE
PA # 2002-033

LAND PARTITION SURVEY

PARTITION PLAT NO. P-58-2002

LOCATED IN:

SE 1/4 SECTION 10,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:
THOMAS A. LOWELL
432 RAY 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 30 DAY OF September
2002, AT 1:52 O'CLOCK, P.M. AND RECORDED AS
PARTITION PLAT NO. P-58-2002 OF THE RECORDS
OF PARTITION PLATS IN JACKSON COUNTY, OREGON.
INDEX VOLUME 13, PAGE 58

Kathleen S. Beckett
COUNTY CLERK

Alonda E. Bartlett
DEPUTY

APPROVAL:

EXAMINED AND APPROVED THIS 5th DAY OF
September, 2002

Jan H. Olson
CITY SURVEYOR

COUNTY SURVEYOR FILE NO. 17489

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT THOMAS A. LOWELL AS OWNER AND MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY OF THAT CERTAIN TRUST DEED RECORDED APRIL 15, 2002 AS DOCUMENT NO. 02-21012 OF THE OFFICIAL RECORDS OF 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 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 THAT SAID OWNERS AND OTHER PARTIES IN INTEREST DO HEREBY DEDICATE TO THE CITY OF ASHLAND, FOR PUBLIC USE, THE ADDITIONAL RIGHT OF WAY FOR RAY LANE AND AND THE 10 FOOT WIDE PUBLIC UTILITY AND PEDESTRIAN ACCESS EASEMENT AS SHOWN HEREON.

Thomas A. Lowell
THOMAS A. LOWELL

Ronn A. Pisapia
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., BENEFICIARY
BY RONN A. PISAPIA, VICE PRESIDENT

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

ON THIS, THE 30th DAY OF September, 2002, BEFORE ME APPEARED
THOMAS A. LOWELL, 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.

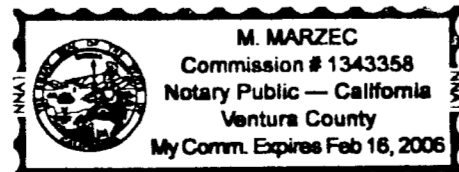
Jamila M. Baker
NOTARY



California)
STATE OF ~~OREGON~~) S.S.
COUNTY OF ~~JACKSON~~)
Ventura

ON THIS, THE 23rd DAY OF August, 2002, BEFORE ME APPEARED
Ronn A. Pisapia REPRESENTING MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC. AND 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.

M. Marzec
NOTARY



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: 5-20-2002

TERRASURVEY JOB NO. 243-02

MLP1 .DWG

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF SEPTEMBER 30, 2002

ASSESSOR

William Johnson Deputy

TAX COLLECTOR

Patricia Budong 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 SUBJECT TRACT:

LOTS TWENTY-ONE (21) AND TWENTY-THREE (23) IN BLOCK A OF FOSTER TRACTS IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL MAP THEREOF, NOW OF RECORD.

Stuart M. Osmus
STUART M. OSMUS, PLS 2464

8/20/02
DATE

