

SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

October 30, 2002

SURVEYED BY:

Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520

SURVEY FOR:

Florence E. Keener
128 East Nevada Street
Ashland, Oregon 97520

LOCATION:

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

PURPOSE:

To partition the client's property into three parcels, with one of the parcels becoming open space, as proposed in City of Ashland Planning Action No. 2002-101.

BASIS OF BEARINGS:

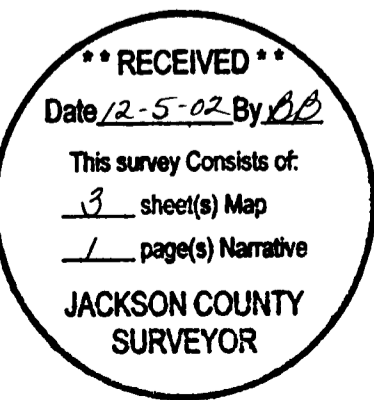
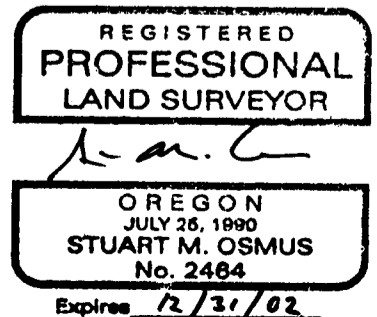
True meridian at the north-south centerline of Section 4 as derived from the N.O.A.A survey net on file in the office of the Jackson County Surveyor. The reference line for bearing control for this survey was taken between the northwest corner of Donation Land Claim No. 53, Township 38 South, Range 1 East, and the ell corner of Donation Land Claim No. 41, Township 39 South, Range 1 East as shown on Filed Survey No. 12071.

PROCEDURE:

The parent tract is surrounded by previous surveys, boundary line agreements, and the Nevada Street right of way. The westerly line of Parcel 3, being a boundary line agreement, is described as the average centerline of Ashland Creek. A survey of the centerline was done during low water levels which allowed wading. A significant difference was found between this current creek location and the previous survey done in June and July of 1973. Since the boundary line agreement predated the previous survey, the present location of the creek was held as the westerly line. The Nevada Street south right of way line has a 5.04' jog at the DLC line due to deed calls from the northeast corner of DLC No. 40 (Township 39 South, Range 1 East) west of the line and deed calls from the northwest corner of DLC No. 53 (Township 38 South, Range 1 East) east of the line. The easterly line of Parcel No. 1 was held at the record distance of 156 feet west of Oak Street. The south line of Parcels 1 and 2 was established by agreement in 1990. I held the found property corner at the southeast corner of Parcel 1 and the record bearings and distances along the agreed property line to the west. The found pin at the northeast corner of Parcel 1 has been disturbed; a pin was set at the record location. The south line of Parcel 3 was held at the record distance from the line between the ell corner of DLC No. 41 and the northeast corner of DLC No. 40.

November 7, 2002

Stuart M. Osmus, PLS 2464
Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520



LAND PARTITION SURVEY

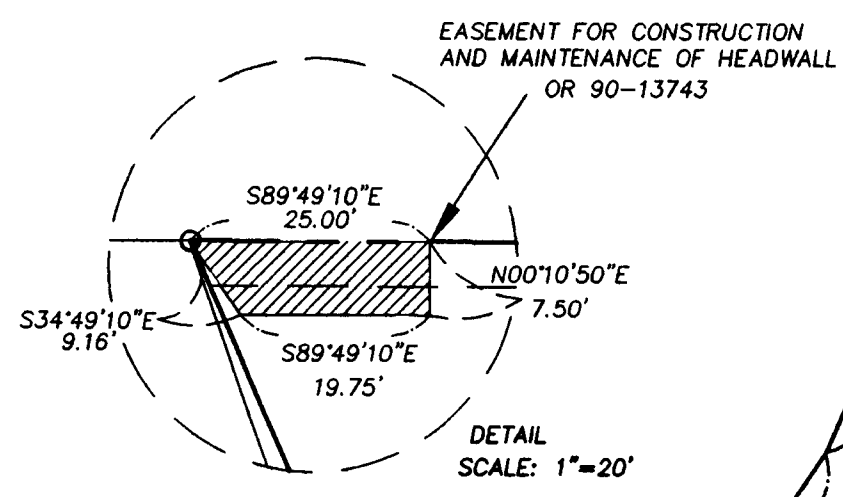
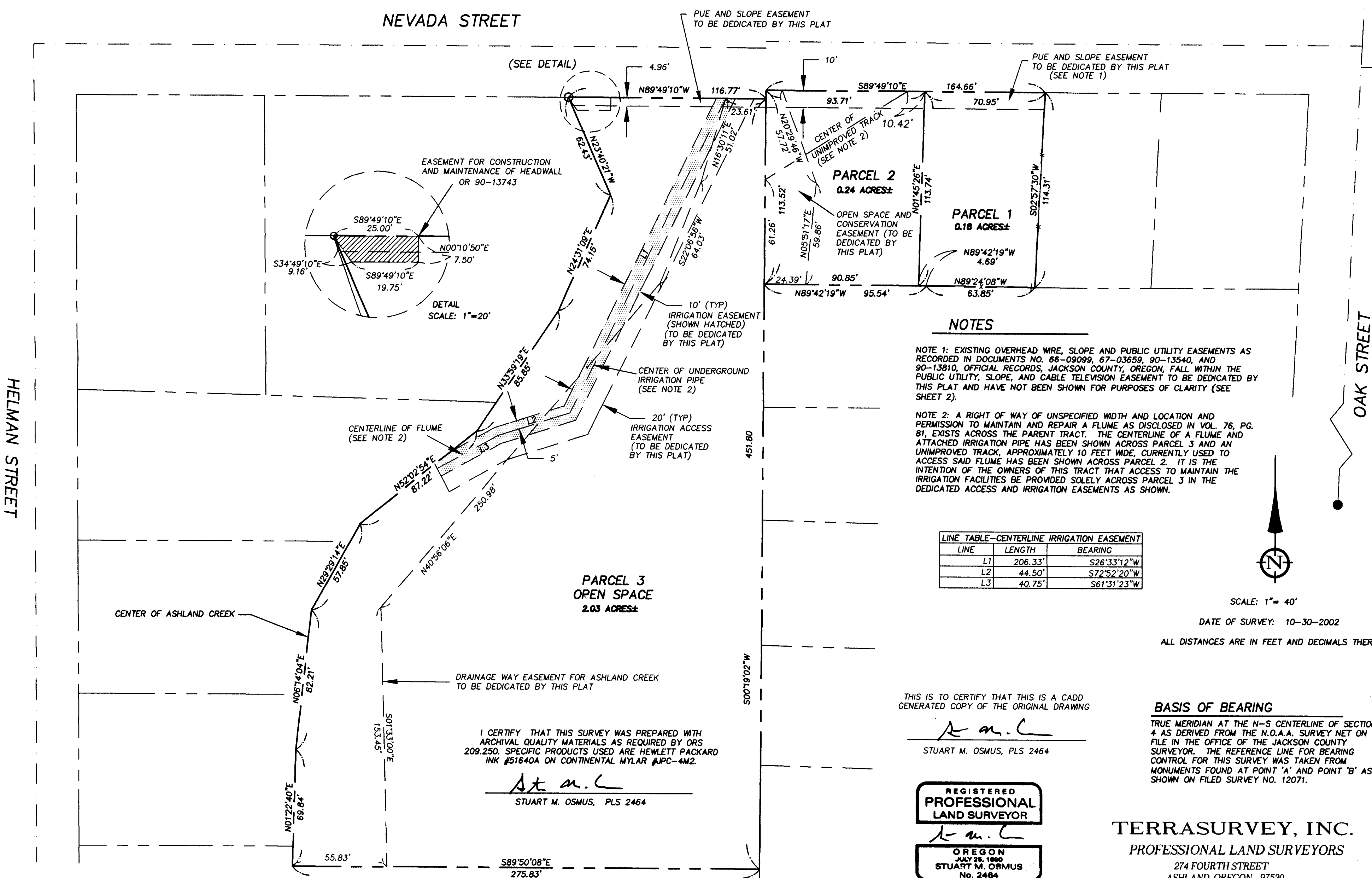
PARTITION PLAT NO. P-70-2002

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

LEGEND

- SURVEYED PROPERTY LINE
- x-x- FENCE
- VOL, PG DEED RECORDS, JACKSON COUNTY, OREGON
- PUE PUBLIC UTILITY AND CABLE TELEVISION EASEMENT

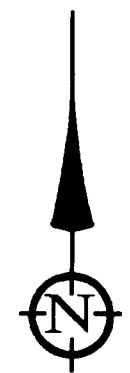
** RECEIVED **
 Date 12-5-02 By BB
 This survey consists of:
3 sheet(s) Map
1 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR



NOTES

- NOTE 1: EXISTING OVERHEAD WIRE, SLOPE AND PUBLIC UTILITY EASEMENTS AS RECORDED IN DOCUMENTS NO. 66-09099, 67-03659, 90-13540, AND 90-13810, OFFICIAL RECORDS, JACKSON COUNTY, OREGON, FALL WITHIN THE PUBLIC UTILITY, SLOPE, AND CABLE TELEVISION EASEMENT TO BE DEDICATED BY THIS PLAT AND HAVE NOT BEEN SHOWN FOR PURPOSES OF CLARITY (SEE SHEET 2).
- NOTE 2: A RIGHT OF WAY OF UNSPECIFIED WIDTH AND LOCATION AND PERMISSION TO MAINTAIN AND REPAIR A FLUME AS DISCLOSED IN VOL. 76, PG. 81, EXISTS ACROSS THE PARENT TRACT. THE CENTERLINE OF A FLUME AND ATTACHED IRRIGATION PIPE HAS BEEN SHOWN ACROSS PARCEL 3 AND AN UNIMPROVED TRACK, APPROXIMATELY 10 FEET WIDE, CURRENTLY USED TO ACCESS SAID FLUME HAS BEEN SHOWN ACROSS PARCEL 2. IT IS THE INTENTION OF THE OWNERS OF THIS TRACT THAT ACCESS TO MAINTAIN THE IRRIGATION FACILITIES BE PROVIDED SOLELY ACROSS PARCEL 3 IN THE DEDICATED ACCESS AND IRRIGATION EASEMENTS AS SHOWN.

LINE	LENGTH	BEARING
L1	206.33'	S26°33'12\"W
L2	44.50'	S72°52'20\"W
L3	40.75'	S61°31'23\"W



SCALE: 1" = 40'

DATE OF SURVEY: 10-30-2002

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

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

St m. C.
 STUART M. OSMUS, PLS 2464

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

St m. C.
 OREGON
 JULY 28, 1880
 STUART M. OSMUS
 No. 2464
 Expires 12/31/03

BASIS OF BEARING

TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 4 AS DERIVED FROM THE N.O.A.A. SURVEY NET ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING CONTROL FOR THIS SURVEY WAS TAKEN FROM MONUMENTS FOUND AT POINT 'A' AND POINT 'B' AS SHOWN ON FILED SURVEY NO. 12071.

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.

St m. C.
 STUART M. OSMUS, PLS 2464

TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
 ASHLAND, OREGON 97520

(541) 482-6474
 terrain@bisp.net

SHEET 3 OF 3

LAND PARTITION SURVEY

PARTITION PLAT NO. P-70-2002

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

REFERENCES

- (DR) DEED RECORD
- (R1) RECORD DATA FROM FILED SURVEY NO. 12071
- (R2) RECORD DATA FROM FILED SURVEY NO. 15173
- (R3) RECORD DATA FROM FILED SURVEY NO. 14760
- (R4) RECORD DATA FROM FILED SURVEY NO. 0643
- (R5) RECORD DATA FROM FILED SURVEY NO. 10104
- (R6) RECORD DATA FROM PLAT OF ASHLAND CREEK SUBDIVISION
- (R7) RECORD DATA FROM FILED SURVEY NO. 16744



RECEIVED

Date 12-5-02 By SMC

This survey consists of:
3 sheet(s) Map
1 page(s) Narrative

JACKSON COUNTY SURVEYOR

SCALE: 1" = 50'

DATE OF SURVEY: 10-30-2002

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

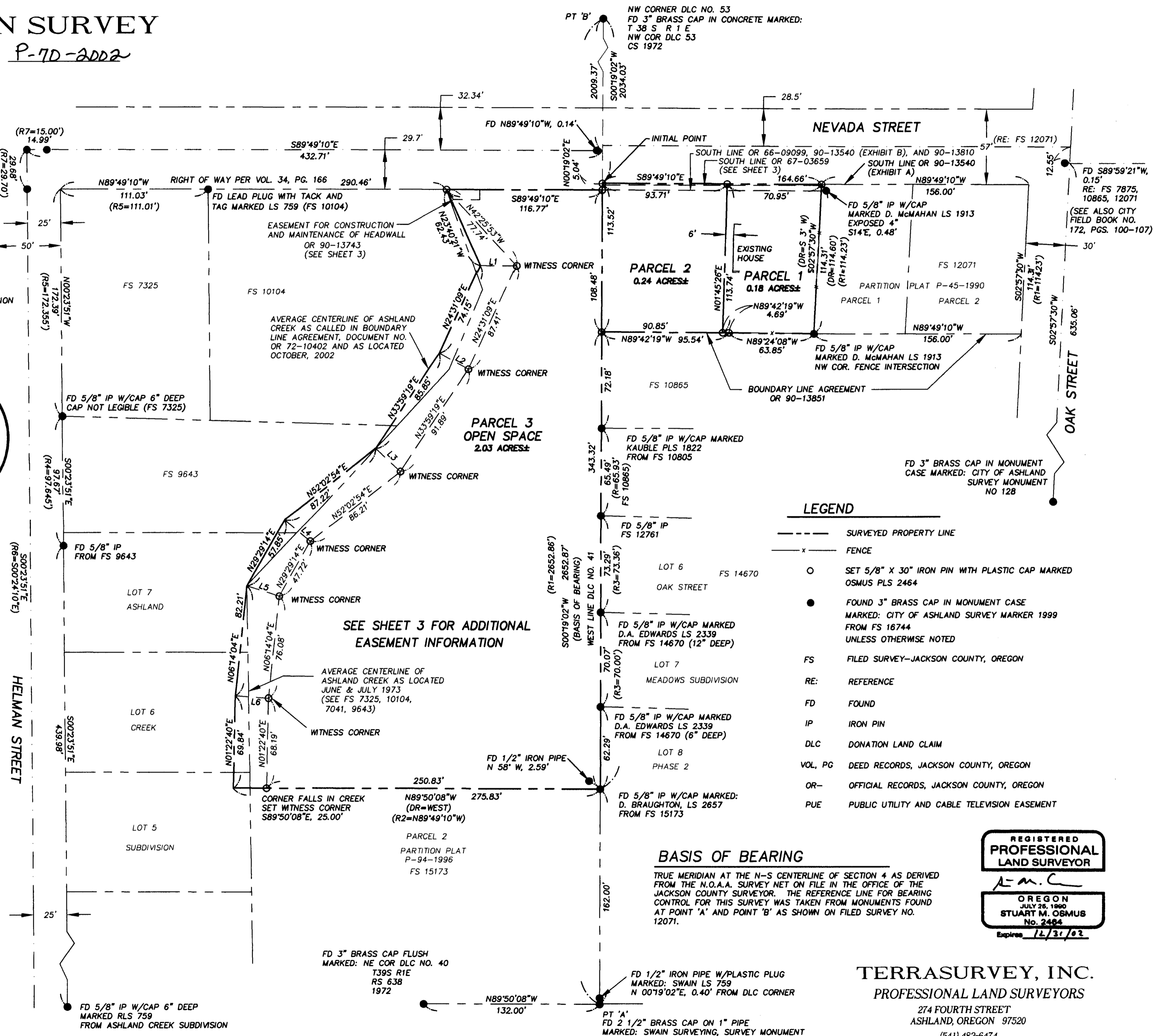
LINE	LENGTH	BEARING
L1	27.39'	N89°34'36"W
L2	25.09'	N60°44'46"W
L3	25.31'	N46°58'53"W
L4	25.49'	N49°13'56"W
L5	25.52'	N72°08'21"W
L6	25.02'	N86°02'33"W

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 STUART M. OSMUS, PLS 2464

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 INK #51640A ON CONTINENTAL MYLAR #JPC-4M2.

Stuart M. Osmus
 STUART M. OSMUS, PLS 2464



LEGEND

- SURVEYED PROPERTY LINE
- x- FENCE
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP MARKED OSMUS PLS 2464
- FOUND 3" BRASS CAP IN MONUMENT CASE MARKED: CITY OF ASHLAND SURVEY MARKER 1999 FROM FS 16744 UNLESS OTHERWISE NOTED
- FS FILED SURVEY--JACKSON COUNTY, OREGON
- RE: REFERENCE
- FD FOUND
- IP IRON PIN
- DLC DONATION LAND CLAIM
- VOL, PG DEED RECORDS, JACKSON COUNTY, OREGON
- OR- OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- PUE PUBLIC UTILITY AND CABLE TELEVISION EASEMENT

BASIS OF BEARING

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**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

Stuart M. Osmus
 OREGON
 JULY 28, 1989
 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

APPROVAL:

[Signature] 11.22.02
ASHLAND PLANNING DEPARTMENT DATE
PA # 2002-101

APPROVAL:

EXAMINED AND APPROVED THIS 21st DAY OF
November 2002
[Signature]
CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

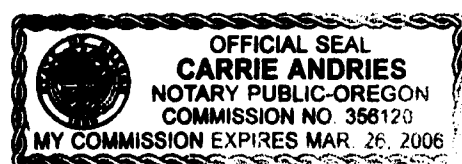
THAT FLORENCE E. KEENER AND GARY L. KEENER, AS CO-TRUSTEES OF THE HAROLD KEENER AND FLORENCE L. KEENER JOINT REVOCABLE LIVING TRUST DATED AUGUST 10, 1995 ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND SAID OWNERS HAVE PARTITIONED THE SAME INTO PARCELS AS SHOWN HEREON, AND THE NUMBER AND SIZE OF THE 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 DO HEREBY DEDICATE TO THE CITY OF ASHLAND FOR PUBLIC USE THE SLOPE AND PUBLIC UTILITY AND CABLE TELEVISION EASEMENT, THE DRAINAGE WAY EASEMENT, THE IRRIGATION AND IRRIGATION ACCESS EASEMENTS, AND THE OPEN SPACE AND CONSERVATION EASEMENT ON PARCEL 2 AS SHOWN HEREON. WE DO ALSO DEDICATE PARCEL 3 AS OPEN SPACE TO THE CITY OF ASHLAND.

[Signature]
FLORENCE E. KEENER
(FOR THE HAROLD KEENER AND FLORENCE L. KEENER JOINT REVOCABLE LIVING TRUST)

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

ON THIS, THE 21 DAY OF November, 2002, BEFORE ME APPEARED FLORENCE E. KEENER, 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.

[Signature]
Notary Public for the
State of Oregon
County of Jackson
My Commission Expires 3-26-06



LAND PARTITION SURVEY

PARTITION PLAT NO. P-70-2002

LOCATED IN:

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

SURVEY FOR:
FLORENCE E. KEENER
128 EAST NEVADA STREET
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 5 DAY OF December
2002, AT 9:22 O'CLOCK, A.M. AND RECORDED AS
PARTITION PLAT NO. P-70-2002 OF THE RECORDS
OF PARTITION PLATS IN JACKSON COUNTY, OREGON.
INDEX VOLUME 13, PAGE 70

[Signature] *[Signature]*
COUNTY CLERK DEPUTY

17573

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

DECEMBER 5, 2002
ASSESSOR *[Signature]* DEPUTY
TAX COLLECTOR *[Signature]* 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:

BEGINNING AT A POINT ON THE WEST LINE OF DONATION LAND CLAIM NO. 41 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, SAID POINT BEING SOUTH 00° 19' 02" WEST, 2034.03 FEET FROM THE NORTHWEST CORNER OF DONATION LAND CLAIM NO. 53 IN TOWNSHIP 38 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 89° 49' 10" EAST ALONG THE SOUTH LINE OF THE TRACT DESCRIBED IN DOCUMENT NO. 90-13540, OFFICIAL RECORDS, JACKSON COUNTY, OREGON 164.66 FEET TO A POINT 156.00 FEET WEST OF THE WESTERLY LINE OF OAK STREET IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON; THENCE SOUTH 02° 57' 30" WEST (RECORD IS SOUTH 3° WEST), PARALLEL WITH SAID WESTERLY STREET LINE, 114.31 (RECORD IS 114.60) FEET TO A 5/8" IRON PIN LOCATED ON A BOUNDARY LINE BY AGREEMENT RECORDED JUNE 5, 1990 AS DOCUMENT NO. 90-13851 OF SAID OFFICIAL RECORDS; THENCE ALONG SAID BOUNDARY LINE BY AGREEMENT, NORTH 89° 24' 08" WEST, 63.85 FEET; THENCE CONTINUING ALONG SAID BOUNDARY LINE BY AGREEMENT, NORTH 89° 42' 19" WEST, 95.54 FEET TO A POINT ON SAID WEST LINE OF DONATION LAND CLAIM NO. 41; THENCE ALONG SAID WEST LINE, SOUTH 00° 19' 02" WEST, 343.32 FEET TO A POINT WHICH IS 162.00 FEET NORTH OF THE ELL CORNER OF SAID DONATION LAND CLAIM NO. 41; THENCE NORTH 89° 50' 08" WEST (RECORD IS WEST), 275.83 FEET TO A BOUNDARY LINE BY AGREEMENT DESCRIBED IN DOCUMENT NO. 72-10402, OFFICIAL RECORDS, JACKSON COUNTY, OREGON, BEING THE AVERAGE CENTERLINE OF ASHLAND CREEK; THENCE ALONG SAID AVERAGE CENTERLINE THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 01° 22' 40" EAST, 69.84 FEET; THENCE NORTH 06° 14' 04" EAST, 82.21 FEET; THENCE NORTH 29° 29' 14" EAST, 57.85 FEET; THENCE NORTH 52° 02' 54" EAST, 87.22 FEET; THENCE NORTH 33° 59' 19" EAST, 85.85 FEET; THENCE NORTH 24° 31' 09" EAST, 74.15 FEET; THENCE NORTH 23° 40' 21" WEST, 62.43 FEET TO THE SOUTH LINE OF NEVADA STREET; THENCE ALONG SAID SOUTH LINE, SOUTH 89° 49' 10" EAST, 116.77 FEET TO THE WEST LINE OF SAID DONATION LAND CLAIM NO. 41; THENCE ALONG SAID WEST LINE, NORTH 00° 19' 02" EAST, 5.04 FEET TO THE POINT OF BEGINNING AND INITIAL POINT.

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]
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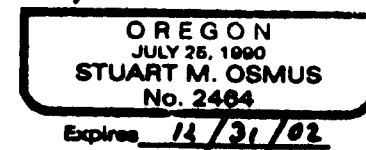
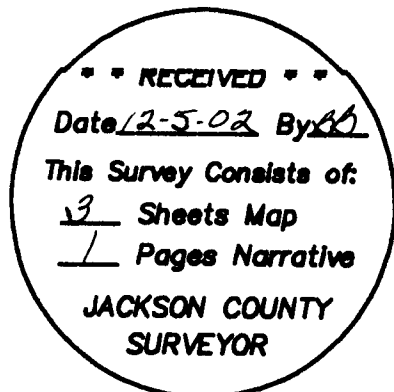
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[Signature]
STUART M. OSMUS, PLS 2464

DATE OF SURVEY: 10-30-2002

TERRASURVEY JOB NO. 282-02

MLP1 .DWG



[Signature]
STUART M. OSMUS, PLS 2464

11/21/02
DATE