

Survey Number 17921
P-62-2003

SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

August 8, 2003

SURVEYED BY:

TerraSurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520

SURVEY FOR:

Ronald K. Casey
2705 Elliot Avenue
Medford, Oregon 97501

LOCATION:

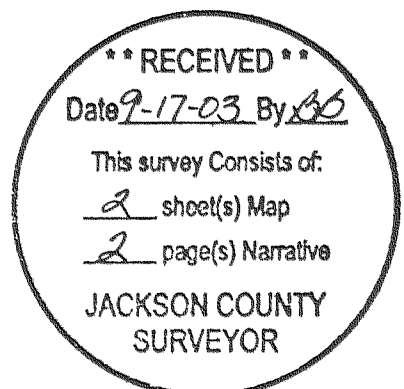
Located in the NE 1/4 of section 14, Township 37 South, Range 2 West, Willamette Base and Meridian, City of Medford, Jackson, County Oregon.

PURPOSE:

The purpose of this survey is to survey and partition into two parcels the lands of Casey et al per the legal description contained in Document Number 93-26539 in substantial compliance with the approved Tentative Map.

BASIS OF BEARINGS:

The basis of bearing for this survey is North 02°02'09" East from monuments found on FS 15765 and is a calculated bearing from data per FS 15765



LAND PARTITION SURVEY

PARTITION PLAT NO. P-62-2003

LOCATED IN:

NE 1/4 OF SECTION 14, TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE BASE AND MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON

BEING

A REPLAT OF A PORTION OF LOT 7 & LOT 8
BLOCK 5, VALLEY CENTER SUBDIVISION
CITY OF MEDFORD, JACKSON COUNTY, OREGON

SURVEY FOR:

RONALD K. CASEY
2705 ELLIOTT AVENUE
MEDFORD, OREGON 97501

DOCUMENT NO. 03-26539

LEGEND

- PROPERTY LINE
- CENTERLINE
- EASEMENT LINE
- SET 5/8" X 30" IRON PIN W/CAP STAMPED PLS 2653 ALSPACH
- FOUND MONUMENT AS NOTED
- FS FILED SURVEY-JACKSON COUNTY, OREGON
- DN DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- (P) PROPORTIONED DISTANCE
- REF: REFERENCE
- I.P. IRON PIN
- PUE PUBLIC UTILITIES EASEMENT
- () RECORD DATA WHEN DIFFERENT FROM MEASURED

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

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

Richard F. Alspach
RICHARD F. ALSPACH, PLS 2653

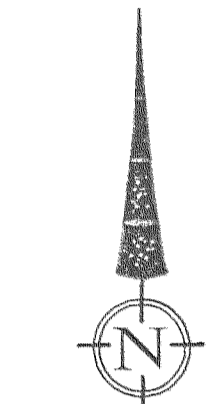
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard F. Alspach
OREGON
JULY 19, 1994
RICHARD F. ALSPACH
No. 2653
Expires 12-31-2003

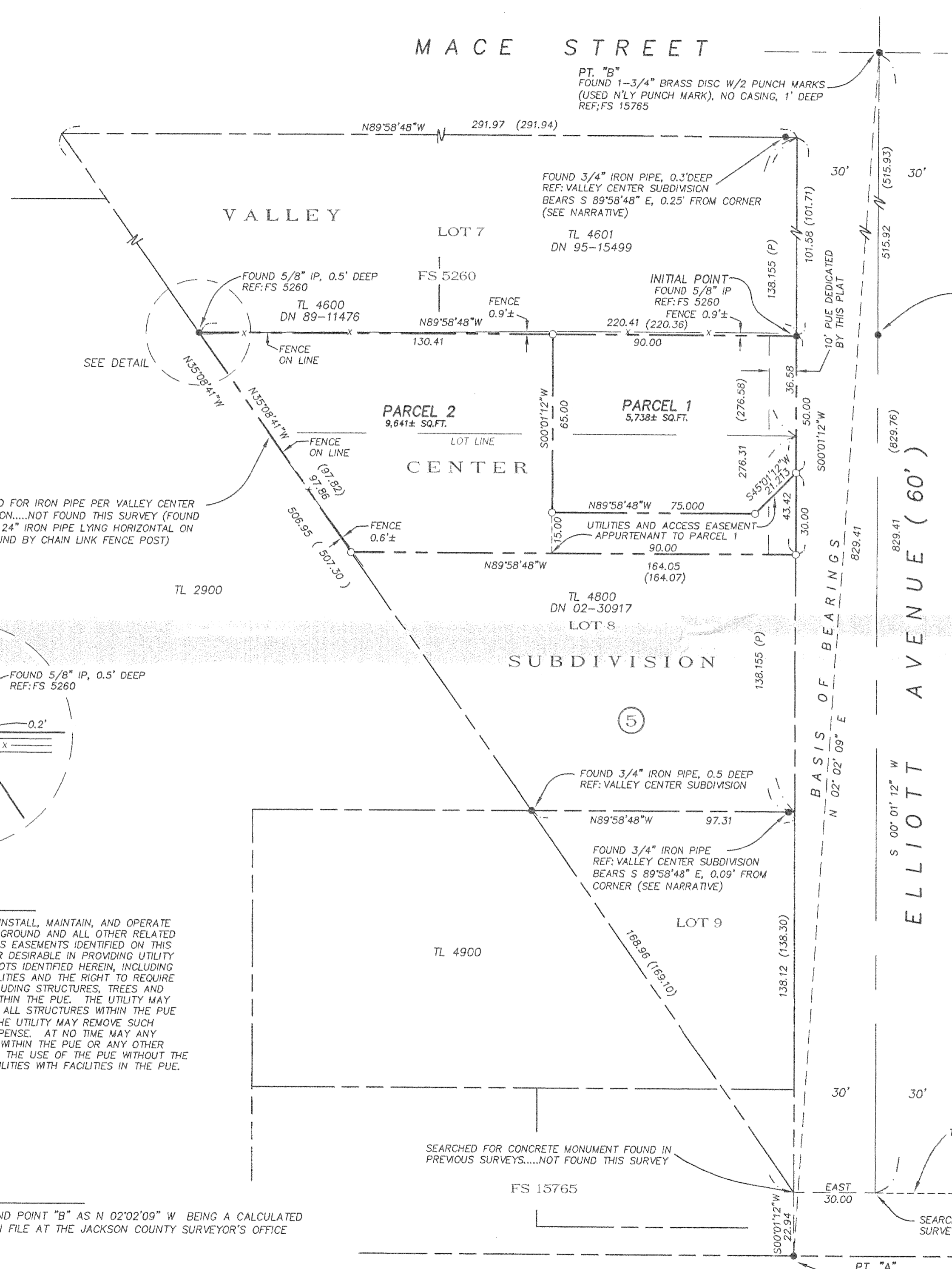
TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

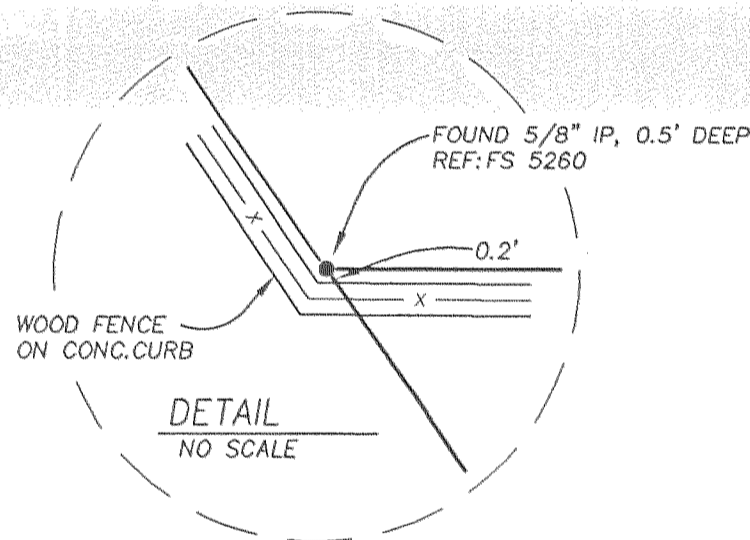
274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@bisp.net



DATE: 8-08-2003
SCALE: 1" = 30'



SEARCHED FOR IRON PIPE PER VALLEY CENTER SUBDIVISION.....NOT FOUND THIS SURVEY (FOUND 3/4" BY 24" IRON PIPE LYING HORIZONTAL ON THE GROUND BY CHAIN LINK FENCE POST)



UTILITIES NOTE

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITIES EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

BASIS OF BEARING

MONUMENTS FOUND AT POINT "A" AND POINT "B" AS N 02°02'09" W BEING A CALCULATED BEARING PER SURVEY NO. 15765, ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE

RECEIVED
Date 9-17-03 By *BB*
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

APPROVAL:

MEDFORD CITY PLANNING

Ruth O. Lott
DIRECTOR

16 September 2003
DATE

APPROVAL:

EXAMINED AND APPROVED THIS 2ND DAY OF
SEPTEMBER, 2003

Craig J. Brey
CITY SURVEYOR, ACTING

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT RONALD K. CASEY, CLAUDE D. JONES, AND FMR ASSOCIATES INC., A CALIFORNIA CORPORATION, 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 PARCELS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAID PARTITION.

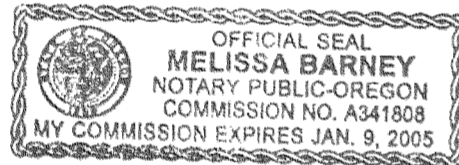
THAT THE AREA DESIGNATED AS A UTILITIES AND ACCESS EASEMENT IS AN EASEMENT FOR INGRESS AND EGRESS TO PARCEL 1 AND FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PRIVATE UTILITIES SERVICING PARCEL 1 INCLUDING SEWER, WATER, POWER, CABLE TV, GAS, TELEPHONE, AND FIBER OPTICS.

THAT SAID OWNERS DO HEREBY DEDICATE AN EASEMENT FOR PUBLIC UTILITIES OVER, UNDER, AND ABOVE THAT CERTAIN STRIP OF LAND DESIGNATED AS "PUBLIC UTILITIES EASEMENT." SAID EASEMENT SHALL BE KEPT CLEAR OF PERMANENT STRUCTURES AND OTHER OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE INTENDED USE OF SAID EASEMENT.

Ronald K. Casey
RONALD K. CASEY

Ronald K. Casey
FMR ASSOCIATES INC.
A CALIFORNIA CORPORATION

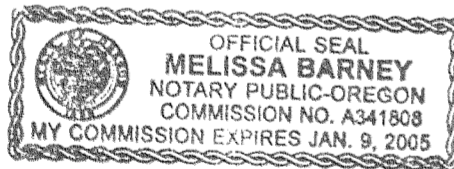
President
TITLE



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

ON THIS, THE 29TH DAY OF August, 2003, BEFORE ME APPEARED RONALD K. CASEY, 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.

Melissa Barney
NOTARY



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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Aug 29, 2003,
BY Ronald K. Casey AS President
OF FMR ASSOCIATES INC., A CALIFORNIA CORPORATION

Melissa Barney
NOTARY

CONSENT TO PLAT AFFIDAVIT:

FROM CLAUDE D. JONES, RECORDED AS INSTRUMENT NO. 03-63745
OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

LAND PARTITION SURVEY

PARTITION PLAT NO. P-62-2003

LOCATED IN:

NE 1/4 OF SECTION 14, TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE BASE AND MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON

BEING

A REPLAT OF A PORTION OF LOT 7 & LOT 8
BLOCK 5 VALLEY CENTER SUBDIVISION
CITY OF MEDFORD, JACKSON COUNTY, OREGON

SURVEY FOR:

RONALD K. CASEY
2705 ELLIOTT AVENUE
MEDFORD, OREGON 97501

DOCUMENT NO. 03-26539

PREPARED BY:

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

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

DATE OF SURVEY: 8-08-2003

TERRASURVEY JOB NO. 320-03

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

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

Richard F. Alspach
RICHARD F. ALSPACH, PLS 2653

RECORDING:

FILED FOR RECORD THIS 17 DAY OF September
2003, AT 1:14 O'CLOCK, P.M. AND RECORDED AS
PARTITION PLAT NO. P-62-2003 OF THE RECORDS
OF PARTITION PLATS IN JACKSON COUNTY, OREGON.
INDEX VOLUME 14, PAGE 62

Kathleen S. Beckett Alonda E. Bartlett
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 17921

TAX STATEMENT:

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

HAVE BEEN PAID AS OF SEPT. 17, 2003

ASSESSOR

TAX COLLECTOR

Jeffrey Dyer
Synda Pruitt, Deputy

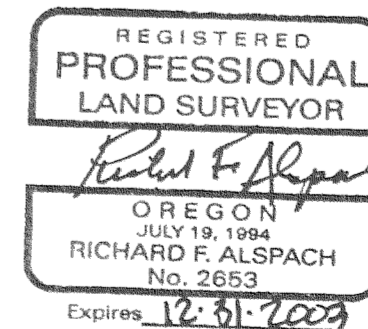
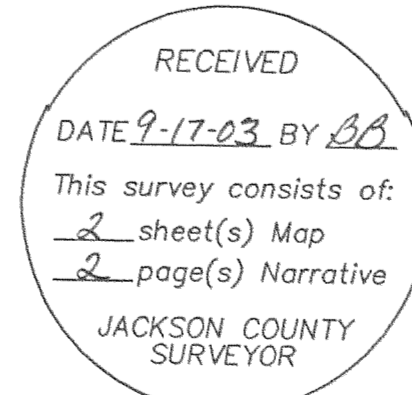
SURVEYOR'S CERTIFICATE

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 A POINT ON THE WESTERLY LINE OF ELLIOTT AVENUE IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON, SAID POINT BEING DISTANT THEREON, SOUTH 00°01'12" WEST, 101.58 FEET FROM THE NORTHEAST CORNER OF LOT 7, BLOCK 5 OF THE VALLEY CENTER SUBDIVISION IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, SAID POINT BEING ALSO THE INITIAL POINT OF THIS SURVEY; THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 00°01'12" WEST, 36.58 FEET TO THE NORTHEAST CORNER OF LOT 8, BLOCK 5 OF SAID SUBDIVISION; THENCE SOUTH 00°01'12" WEST, 43.42 FEET; THENCE LEAVING SAID WESTERLY LINE, NORTH 89°58'48" WEST, 164.05 FEET TO THE WESTERLY LINE OF SAID LOT 8; THENCE ALONG THE WESTERLY LINE OF SAID LOT 8 AND SAID LOT 7, NORTH 35°08'41" WEST, 97.86 FEET; THENCE LEAVING SAID WESTERLY LINE, SOUTH 89°58'48" EAST, 220.41 FEET TO THE POINT OF BEGINNING

Richard F. Alspach
RICHARD F. ALSPACH, PLS 2653

8-29-2003
DATE



PROCEDURE:

The legal description contained in Document Number 03-26539 is a metes and bound description which further partitions Lots 7 and 8 of the Valley Center Subdivision in Medford. There have been several surveys in the area which have found original monuments from the Valley Center Subdivision. From these surveys I was able to recover several original controlling monuments or find monuments which were set by these surveys from original monumentation.

As in all previous surveys, the centerline of Elliott Avenue was accepted as being monumented by the brass disc centerline monument at the intersection of Elliott Avenue and Mace Street and the $\frac{1}{2}$ " iron pin which is 30' distant from original concrete monuments from Valley Center Subdivision set on the sidelines. I was unable to find the $\frac{1}{2}$ " iron pin and the westerly concrete sideline monument but accepted the position of the $\frac{1}{2}$ " iron pin as reported in Filed Survey Number 15765 which did find these monuments. I suspect that recent street improvements in this area has destroyed both monuments. Also I suspect that the easterly concrete sideline monument has been disturbed since it no longer occupies the position as shown on FS 15735. This is confirmed by this survey and by Filed Survey Number 16844.

Found original and secondary monuments along the westerly line of Elliott Avenue were held for controlling the east-west lot lines but yielded to the 30' distance from the established centerline when in conflict. I realize this is contrary to the axiom of holding the position of an original monument as paramount but it is my opinion that in this instance the sidelines of Elliott Avenue as platted are intended to be parallel with and 30' distant from the centerline. Accepting the position of the original monuments for the street sidelines would create a non-parallel condition with a Right of Way of variable width. Also establishing lot corners on the street sideline 30' from and parallel with the centerline, yields distances along the east-west lot lines which are most favorable with plat record distances.

Found original and secondary monuments along the westerly line of Block 5 were held for the westerly line of Lots 7 & 8 and agreed with the calculated position of the concrete sideline monument at the southerly corner of the block as calculated from FS 15765.

The NE corner of Lot 8 falls in a concrete driveway and an initial search for the monument did not yield a loud enough sounding for me to tear up the driveway for an additional search. Therefore I proportioned the location of this corner from the established corners of Lot 7 and Lot 9.

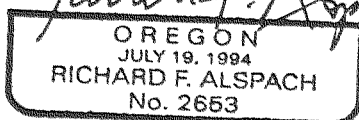
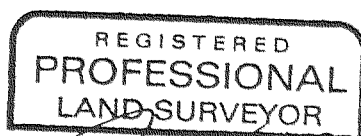
I accepted the monuments set on the southerly line of Filed Survey Number 5260 as the northerly line of the subject property and proceeded to locate the subject property according to the deed calls provided in the description.

The fence along the northerly line falls on each side of the line as indicated on the plat. There is no fence or lines of occupation along the southerly line and the westerly line is partially fenced by a chain link fence.

August 8, 2003

Richard F. Alspach

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



Expires 12-31-2003

** RECEIVED **

Date 9-17-03 By SB

This survey Consists of:

2 sheet(s) Map

2 page(s) Narrative

JACKSON COUNTY
SURVEYOR