

Survey Number 18054  
7-2-2004

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

**DATE OF SURVEY:**

December 08, 2003

**SURVEYED BY:**

TerraSurvey, Inc.  
274 Fourth Street  
Ashland, Oregon 97520

**SURVEY FOR:**

Benjamin W. Stott  
155 Strawberry lane  
Ashland, Oregon 97520

**LOCATION:**

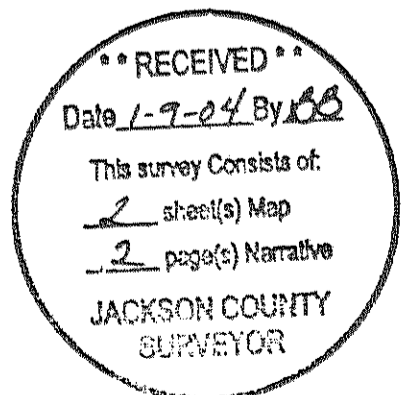
Located in the NE 1/4 of Section 8, Township 39 South, Range 1 East, Willamette Base and Meridian, City of Ashland, Jackson County, Oregon

**PURPOSE:**

The purpose of this survey is to partition the client's property as described in Tract A of Document No. 96-05565 and as described in Document No. 03-47449, Official Records, Jackson County Oregon per the approved Tentative Map in Planning Action 2002-050.

**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-02-2004

LOCATED IN:

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

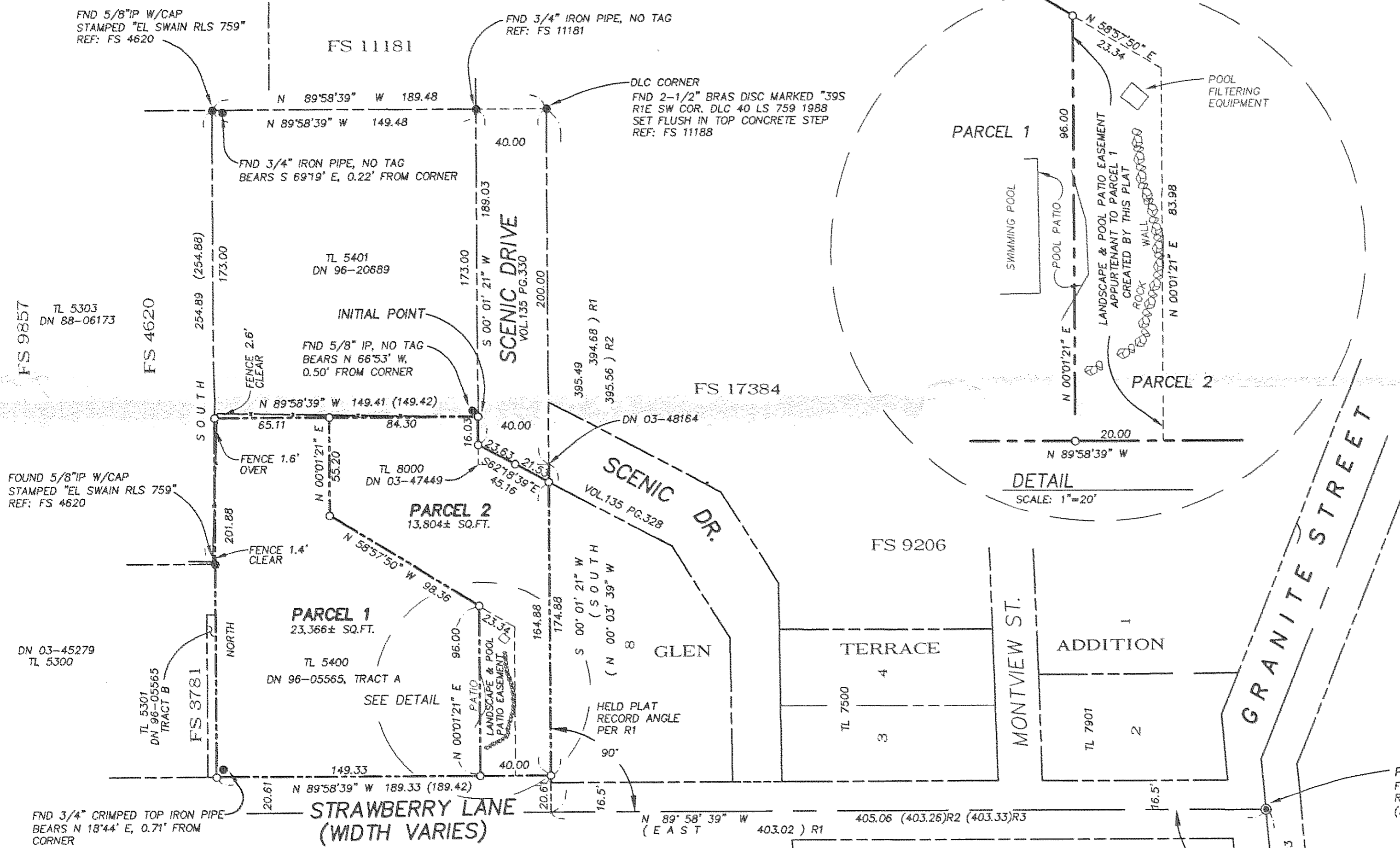
SURVEY FOR:

BENJAMIN W. STOTT  
155 STRAWBERRY LANE  
ASHLAND, OREGON 97520  
DOC. NO. 96-05565, TRACT A  
DOC. NO. 03-47449



DATE: 12/08/2003  
SCALE: 1"= 50'

**RECEIVED**  
Date 1-9-04 By BL  
This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR



- 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 MONUMENT AS NOTED
  - IP IRON PIN
  - FND FOUND
  - FS FILED SURVEY—JACKSON COUNTY, OREGON
  - DN DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
  - DRJCO DEED RECORDS OF JACKSON COUNTY OREGON
  - REF: REFERENCE
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Richard F. Alspach*  
OREGON  
JULY 19, 1994  
RICHARD F. ALSPACH  
No. 2653  
Expires 12-31-2007

**TERRASURVEY, INC.**  
PROFESSIONAL LAND SURVEYORS

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

JOB NO. 219-03

**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

**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

APPROVAL:

Binhob 1-6-2004  
ASHLAND PLANNING DEPARTMENT DATE  
PA # 2002-050

APPROVAL:

EXAMINED AND APPROVED THIS 24th DAY OF  
December, 2003  
Jan Holson  
CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT BENJAMIN W. STOTT 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. I DO HEREBY CREATE A LANDSCAPE & POOL PATIO EASEMENT FOR THE REPAIR, MAINTENANCE, REPLACEMENT AND ASSOCIATED USE OF THAT PORTION OF THE EXISTING POOL PATIO, POOL EQUIPMENT, AND LANDSCAPING LOCATED WITHIN THIS AREA AND IS APPURTENANT TO PARCEL 1 AS SHOWN.

LAND PARTITION SURVEY

PARTITION PLAT NO. P-02-2004

LOCATED IN:

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

SURVEY FOR:  
BENJAMIN W. STOTT  
155 STRAWBERRY LANE  
ASHLAND, OREGON 97520  
DOC. NO. 96-05565, TRACT A  
DOC. NO. 03-47449

TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

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

DATE OF SURVEY: 12-8-2003  
TERRASURVEY JOB NO. 219-03

CONSENT TO PLAT AFFIDAVIT:

FROM BENJAMIN W. STOTT, RECORDED AS INSTRUMENT NO. 2004-001151  
OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

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 JET SET MYLAR #JR440JME.

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 09 DAY OF January  
~~2004~~ AT 9:54 O'CLOCK, A.M. AND RECORDED AS  
PARTITION PLAT NO. P-02-2004 OF THE RECORDS  
OF PARTITION PLATS IN JACKSON COUNTY, OREGON.  
INDEX VOLUME 15, PAGE 02

Kathleen S. Beckert  
COUNTY CLERK  
Justin R. Walker  
DEPUTY

COUNTY SURVEYOR FILE NO. 18054

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF JANUARY 9th 2004

ASSESSOR Jeffrey Duff  
TAX COLLECTOR Patty Budsony 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:

COMMENCING AT THE SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 40 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST, OF THE WILLAMETTE BASE AND MERIDIAN IN JACKSON COUNTY OREGON; THENCE NORTH 89°58'39" WEST, 40.00 FEET TO THE WESTERLY LINE OF SCENIC DRIVE IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON; THENCE ALONG SAID WESTERLY LINE, SOUTH 00°01'21" WEST, 173.00 FEET TO THE TRUE POINT OF BEGINNING AND THE INITIAL POINT OF THIS SURVEY; THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 00°01'21" WEST, 16.03 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN THE DEED RECORDED IN DOCUMENT NO. 03-47449 OF OFFICIAL RECORDS, JACKSON COUNTY, OREGON; THENCE ALONG THE NORTHEASTERLY LINE OF SAID DEED, SOUTH 62°18'39" EAST, 23.63 FEET TO THE MOST WESTERLY CORNER OF THE LANDS DESCRIBED IN THE DEED RECORDED IN DOCUMENT NO. 03-48164 OF OFFICIAL RECORDS, JACKSON COUNTY, OREGON; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID DEED, SOUTH 62°18'39" EAST, 21.53 FEET TO THE EASTERLY LINE OF THE LAND CONVEYED IN THE DEED RECORDED IN DOCUMENT NO. 96-05565 OF OFFICIAL RECORDS, JACKSON COUNTY, OREGON; THENCE ALONG SAID EASTERLY LINE, SOUTH 00°01'21" WEST, 164.88 FEET TO THE NORTHERLY LINE OF STRAWBERRY LANE IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON; THENCE ALONG SAID NORTHERLY LINE, NORTH 89°58'39" WEST, 189.33 FEET; THENCE NORTH, 201.88 FEET TO THE NORTHERLY LINE OF SAID CONVEYED LANDS; THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°58'39" EAST, 149.41 FEET TO THE TRUE POINT OF BEGINNING.

Richard F. Alspach  
RICHARD F. ALSPACH, PLS 2653

12-24-2003  
DATE

RECEIVED  
DATE 1-9-04 BY SS  
This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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

PROCEDURE:

The client has holdings of three contiguous tax lots in this area; Tax Lot 5400, Tax Lot 5301, and Tax Lot 8000. The client's property as described in Document No. 96-05565 consists of Tract A and Tract B. Tract A has been designated as Tax Lot 5400 while Tract B has been designated as Tax Lot 5301. Tax Lot 8000 was created by the recording of Document No. 03-47449 as result of a property exchange with the City of Ashland. In essence this survey combines the land described in Tract A of Document No. 96-05564(TL 5400) and the land described in Document No 03-47449(TL 8000) and then partitions them into two different parcels.

The easterly line of this survey was established using Plat record angles for the westerly line of Lot 8 of the Glen Terrace Addition as shown on Filed survey No. 17384. The southerly line was established at record distance from the southwest corner of DLC No. 40, that being the best available evidence for the location of the northerly line of Strawberry Lane. The found monuments set from Filed Survey No. 4620 and later accepted by Filed Survey No. 9857 were accepted and held for the westerly line of this survey. The northerly line was established at record distance from the southwest corner of DLC No. 40. The bearing for the east-west lines were held at deed record 90° from the previously mentioned easterly line and satisfactorily fit existing found monuments.

A portion of the existing concrete patio encircling the swimming pool and a portion of the existing landscaping both which more closely identify with the existing residence on Parcel 1, fall within the boundary of Parcel 2. An easement has been created on this map in favor of Parcel 1 to allow for the continued use of this area. A "newer" fence constructed on the westerly and northerly boundary by the adjoining neighbor crosses over the line and is shown on the map.

December 8, 2003

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

