

SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES
GOULD TOWNHOUSES, A CLASS III PLANNED COMMUNITY

DATE OF SURVEY:

December 3, 2003

SURVEYED BY:

Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520

Vol. 30 pg. 6
Book 15 pg #951
13R/18

SURVEY FOR:

Sanford Design and Renovation, LLC
2726 Takelma Way
Ashland, Oregon 97520

LOCATION:

Block 11 of the City of Ashland, in Donation Land Claim No. 40, in the Southwest Quarter of Section 4, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon.

PURPOSE:

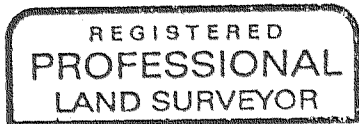
To subdivide an existing parcel into three lots as tentatively approved by City of Ashland Planning Action No. 2003-111.

BASIS OF BEARINGS:

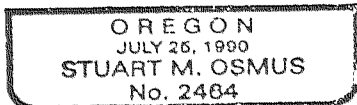
True meridian at the north-south centerline of Section 4 as derived from the N.O.A.A. survey net on file in the Office of the Jackson County Surveyor. The reference line for bearing control for this survey was taken from monuments found along the centerline of Laurel Street between Van Ness and Hersey Streets as shown on Filed Survey No. 8610.

PROCEDURE:

Although this area was originally platted as Block 11 of the City of Ashland, the existing parcels in this portion of the block were created by sequential conveyances and metes and bounds descriptions. In doing so, a small overlap was created between the parcel to the northwest (Volume 21, Page 287), and the surveyed parcel. The neighboring parcel has the senior title, so I held the deed record southeasterly line of Volume 21, Page 287 as the northwesterly line of the surveyed parcel. The alley was placed halfway between Hersey Street and Van Ness Street as is shown on the 1888 City Map. I held record distance from Hersey Street for the northeasterly line of the parcel.



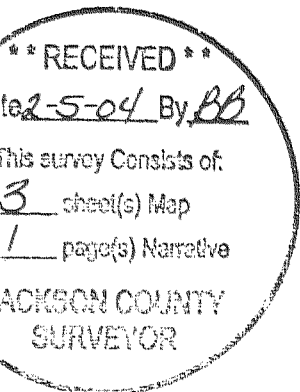
S. M. C.



Expires 12/31/04

December 5, 2003

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



** RECEIVED **
12-5-04 By *BB*

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

JACKSON COUNTY
SURVEYOR

5-5DA

GOULD TOWNHOUSES

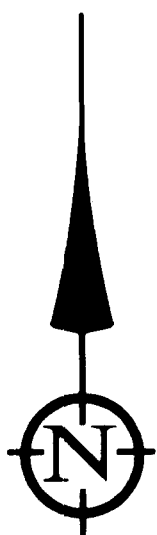
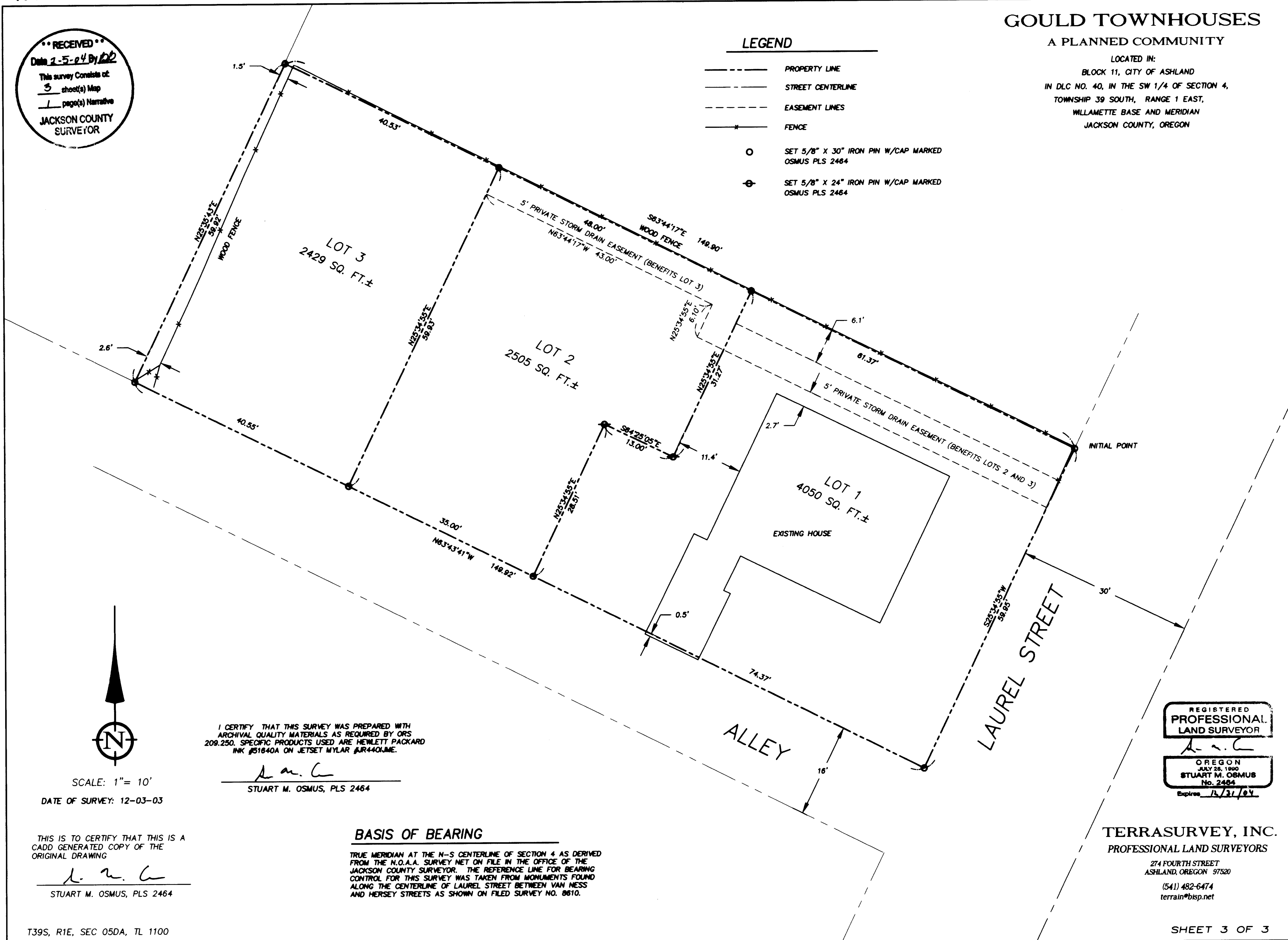
A PLANNED COMMUNITY

LOCATED IN:
BLOCK 11, CITY OF ASHLAND
IN DLC NO. 40, IN THE SW 1/4 OF SECTION 4,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN
JACKSON COUNTY, OREGON

RECEIVED
Date 2-5-04 By *MD*
This survey consists of
3 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- EASEMENT LINES
- 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



SCALE: 1" = 10'

DATE OF SURVEY: 12-03-03

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 JETSET MYLAR #JR440JME.

Stuart M. Osmus
STUART M. OSMUS, PLS 2464

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 ALONG THE CENTERLINE OF LAUREL STREET BETWEEN VAN NESS AND HERSEY STREETS AS SHOWN ON FILED SURVEY NO. 8610.

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

Stuart M. Osmus
STUART M. OSMUS, PLS 2464

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Stuart M. Osmus
OREGON
JULY 25, 1990
STUART M. OSMUS
No. 2464
Expires 12/31/04

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520

(541) 482-6474
terrain@bisp.net

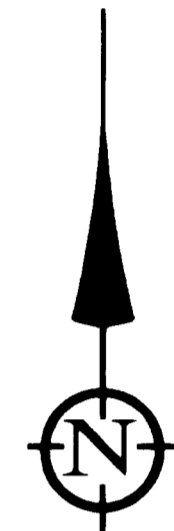
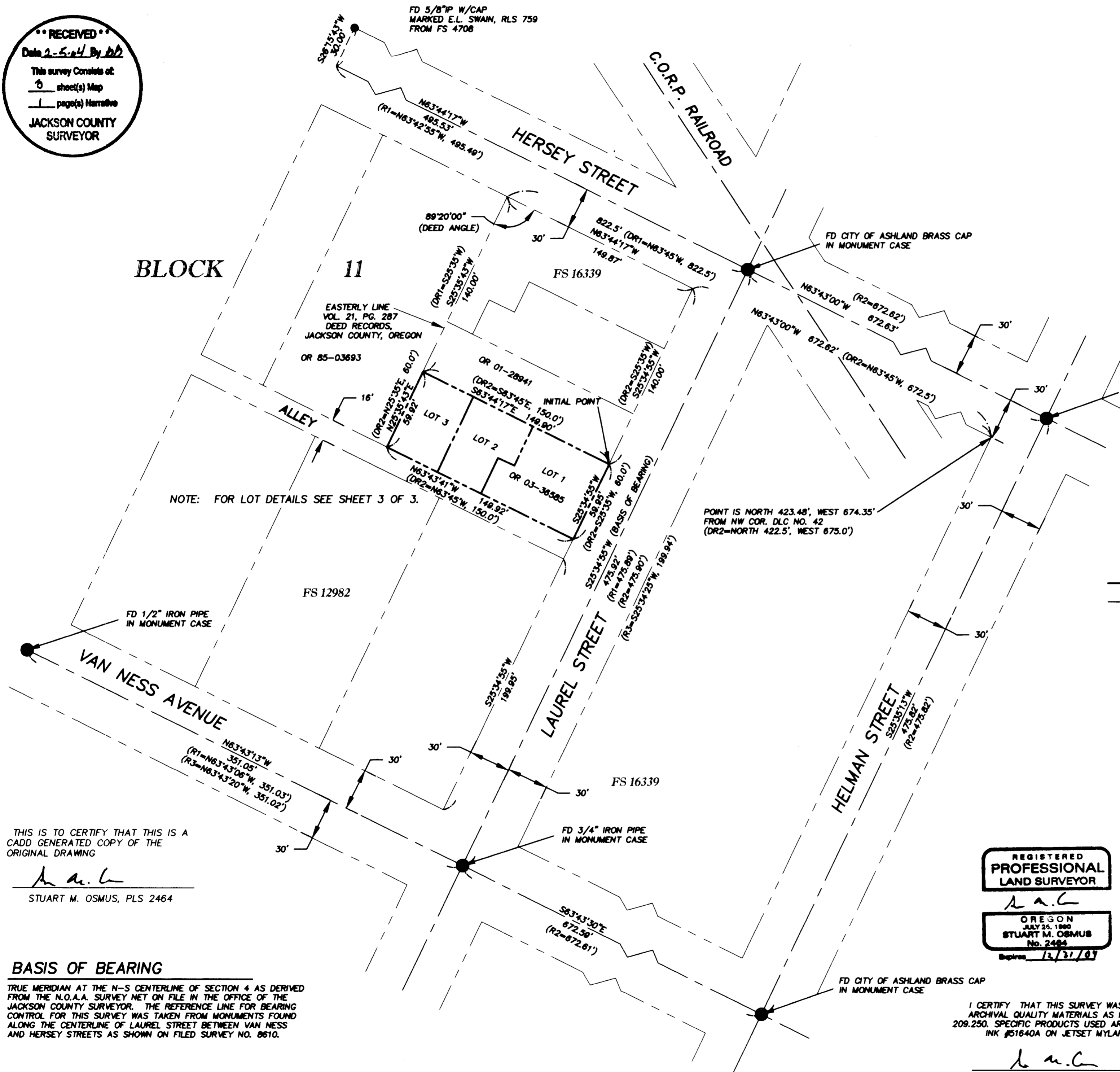
GOULD TOWNHOUSES

A PLANNED COMMUNITY

LOCATED IN:
BLOCK 11, CITY OF ASHLAND
IN DLC NO. 40, IN THE SW 1/4 OF SECTION 4,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN
JACKSON COUNTY, OREGON

RECEIVED
Date 2-5-04 By BJD
This survey consists of:
0 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

BLOCK 11



SCALE: 1" = 50'
DATE OF SURVEY: 12-03-03

LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- FD STREET CENTERLINE MONUMENTS AS NOTED
- FOUND MONUMENT AS NOTED
- (DR1) DEED RECORD FROM O.R. 85-03693
- (DR2) DEED RECORD FROM O.R. 03-36585
- (R1) RECORD DATA FROM FILED SURVEY NO. 8610
- (R2) RECORD DATA FROM FILED SURVEY NO. 16339
- (R3) RECORD DATA FROM FILED SURVEY NO. 12982
- F.S. FILED SURVEY, OFFICE OF THE COUNTY SURVEYOR, JACKSON COUNTY, OREGON
- DLC DONATION LAND CLAIM
- FD FOUND
- OR- OFFICIAL RECORDS, JACKSON COUNTY, OREGON

NOTE: FOR LOT DETAILS SEE SHEET 3 OF 3.

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Stuart M. Osmus
STUART M. OSMUS, PLS 2464

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 ALONG THE CENTERLINE OF LAUREL STREET BETWEEN VAN NESS AND HERSEY STREETS AS SHOWN ON FILED SURVEY NO. 8610.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 25, 1980
STUART M. OSMUS
No. 2464
Expires 12/31/07

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 JETSET MYLAR #JR440JME.

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

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

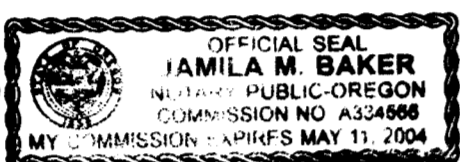
THAT LAUREL STREET, LLC, IS THE OWNER IN FEE OF THE LANDS HEREON DESCRIBED, AND SAID OWNER HAS CAUSED THIS TRACT OF LAND TO BE PLATTED INTO LOTS AS SHOWN HEREON AND THE NUMBER AND SIZE OF LOTS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND SAID OWNER DOES HEREBY CREATE THE PRIVATE STORM DRAINAGE EASEMENT AS SHOWN HEREON. SAID OWNER HEREBY DESIGNATES THIS SUBDIVISION AS GOULD TOWNHOUSES, A PLANNED COMMUNITY.

Nathan W. Sanford
NATHAN W. SANFORD FOR LAUREL STREET, LLC

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

ON THIS, THE 1st DAY OF January, 2004, BEFORE ME APPEARED NATHAN W. SANFORD, 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.

BY: *Jamila M. Baker*
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: May 11, 2004

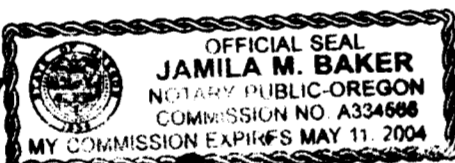


Craig W. Sanford
CRAIG W. SANFORD FOR LAUREL STREET, LLC

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

ON THIS, THE 1st DAY OF January, 2004, BEFORE ME APPEARED CRAIG W. SANFORD, 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.

BY: *Jamila M. Baker*
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: May 11, 2004



DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 04-004198
OFFICIAL RECORDS, JACKSON COUNTY, OREGON.

GOULD TOWNHOUSES

A PLANNED COMMUNITY

LOCATED IN:
BLOCK 11, CITY OF ASHLAND
IN DLC NO. 40, IN THE SW 1/4 OF SECTION 4,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN
JACKSON COUNTY, OREGON

PREPARED FOR:
SANFORD DESIGN AND RENOVATION, LLC
2726 TAKELMA WAY
ASHLAND, OREGON 97520

TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

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

DATE OF SURVEY: 12-03-03

TERRASURVEY JOB NO. 358-03

APPROVAL:

Stuart M. Osmus 1.22.2004
ASHLAND PLANNING DEPARTMENT DATE
PA # 2003-111 PLANNED COMMUNITY

EXAMINED AND APPROVED THIS 9th DAY OF

January, 2004

Jam H. Olson
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S 92.100

AS OF JANUARY 28th, 2004

Christopher Francis Deputy
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY
ORS 92.095 AND ORS 311.280 HAVE BEEN PAID AS OF Jan. 28th, 2004.

Patty Birdsong, Deputy
TAX COLLECTOR

RECORDING:

FILED FOR RECORD THIS 5th DAY OF FEBRUARY
2004, AT 8:00 O'CLOCK, A.M. AND RECORDED IN
VOLUME 30, PAGE 6
OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S Beckett
COUNTY CLERK

Barbara J Shaw
DEPUTY

SURVEYOR'S CERTIFICATE

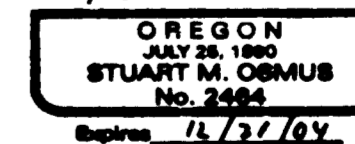
I, STUART M. OSMUS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 2464, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME. THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE TRACT BOUNDARY:

COMMENCING AT THE NORTHWEST CORNER OF DONATION LAND CLAIM NO. 42 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH, 423.48 FEET (RECORD IS 422.5 FEET); THENCE WEST, 674.35 FEET (RECORD IS 675.0 FEET); THENCE NORTH 63° 43' 00" WEST, 672.62 FEET (RECORD IS NORTH 63° 45' WEST, 672.5 FEET) TO THE INTERSECTION OF THE WESTERLY LINE OF LAUREL STREET WITH THE SOUTHERLY LINE OF HERSEY STREET IN THE CITY OF ASHLAND, OREGON; THENCE ALONG THE WESTERLY LINE OF LAUREL STREET, SOUTH 25° 34' 55" WEST (RECORD IS SOUTH 25° 35' WEST), 140.00 FEET TO THE POINT OF BEGINNING AND INITIAL POINT; THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 25° 34' 55" WEST, 59.95 FEET (RECORD IS 60.0 FEET) TO AN ALLEY; THENCE ALONG THE NORTHERLY LINE OF SAID ALLEY, NORTH 63° 43' 41" WEST, 149.92 FEET (RECORD IS NORTH 63° 45' WEST, 150.0 FEET); THENCE NORTH 25° 35' 43" EAST, 59.92 FEET (RECORD IS NORTH 63° 45' EAST, 60.0 FEET); THENCE SOUTH 63° 44' 17" EAST, 149.90 FEET (RECORD IS SOUTH 63° 45' EAST, 150.0 FEET) TO THE POINT OF BEGINNING.

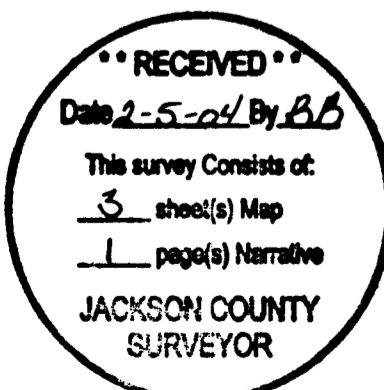
Stuart M. Osmus 1/06/04
STUART M. OSMUS PLS 2464 DATE

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 JETSET MYLAR #JR440LME.

Stuart M. Osmus
STUART M. OSMUS, PLS 2464



FOR THE ORDER OF THE COUNTY COMMISSIONERS APPROVING THIS PLAT SEE VOLUME 2016 PAGE 493 OF THE COMMISSIONERS JOURNAL OF PROCEEDING.



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

Stuart M. Osmus
STUART M. OSMUS, PLS 2464