

SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:
February 19, 2004

SURVEYED BY:
Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520

SURVEY FOR:
Barbara J. Geddes and John R. Zaller
664 Haverford Ave.
Pacific Palisades, Calif. 90272

LOCATION:
Donation Land Claims No. 40 and No. 41, in the Southwest Quarter of Section 4,
Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson
County, Oregon.

PURPOSE:
To adjust the lines of three existing parcels as tentatively approved by City of Ashland
Planning Action No. 2004-010.

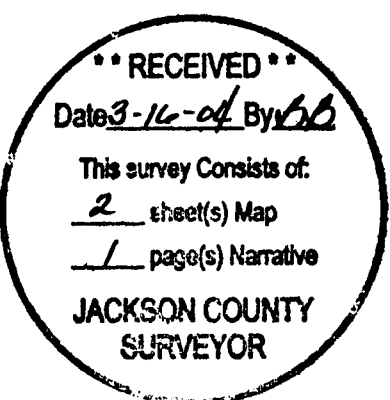
BASIS OF BEARINGS:
True meridian at the north-south centerline of Section 4 as derived from the N.O.A.A.
survey net on file in the Office of the Jackson County Surveyor. The reference line
for bearing control for this survey was taken from monuments found along the east
line of Donation Land Claim No. 40 as shown on Filed Survey No. 10009.

PROCEDURE:
The outer boundary of this Partition was a retracement of the boundary shown for a
Major Land Partition as surveyed by Swain Surveying, Inc., in 1984. I held the
original corners where they could be found, with the exception of the southeast corner
of Parcel 3, which appeared to have been moved during construction of a fence.
Missing corners were replaced at record bearings and distances from found corners.



February 19, 2004

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



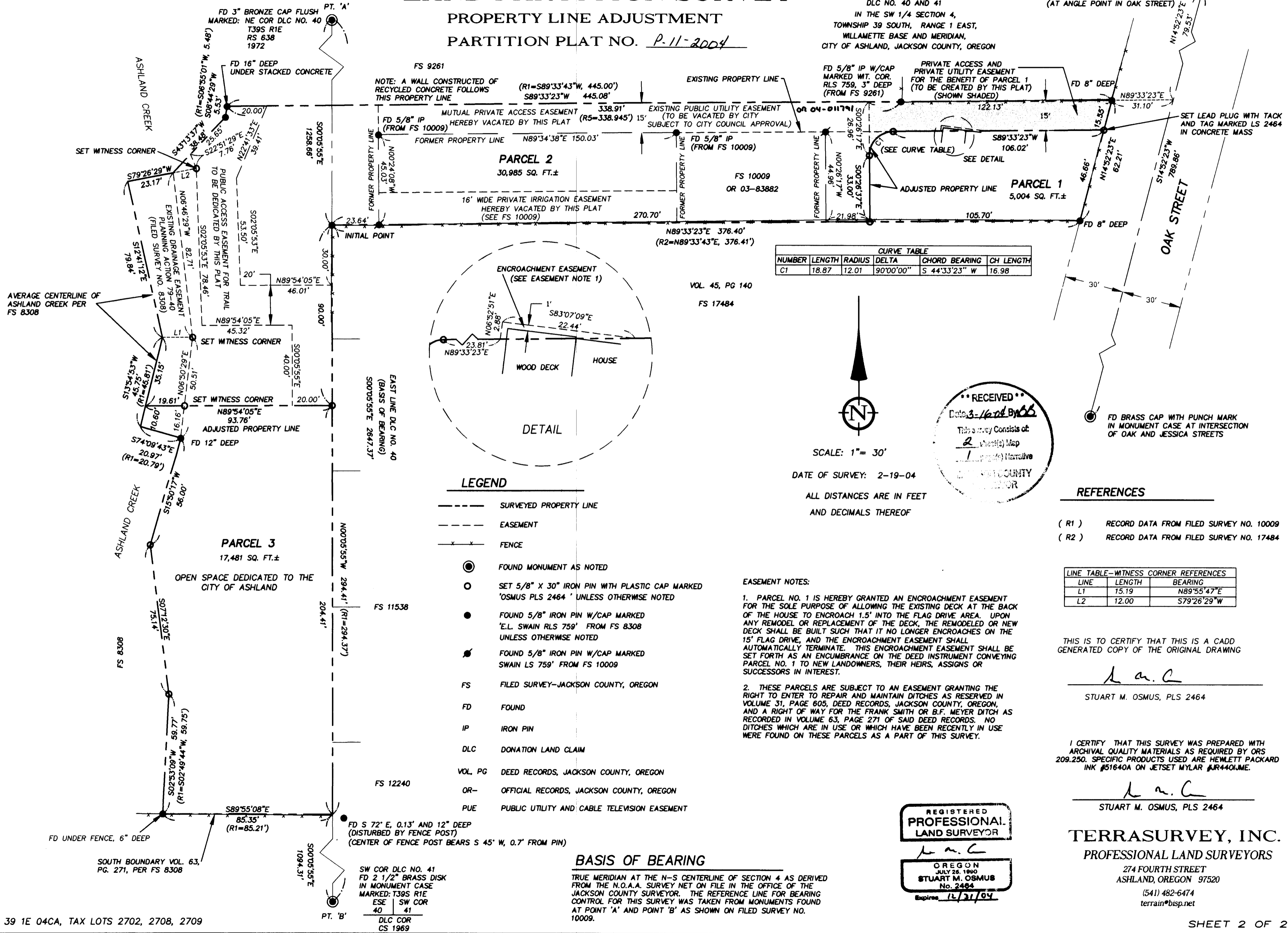
LAND PARTITION SURVEY

PROPERTY LINE ADJUSTMENT

PARTITION PLAT NO. P-11-2004

LOCATED IN:
DLC NO. 40 AND 41
IN THE SW 1/4 SECTION 4,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN,
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FD 3" CITY OF ASHLAND
BRASS CAP IN MONUMENT CASE
(AT ANGLE POINT IN OAK STREET)



CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CH LENGTH
C1	18.87	12.01	90°00'00"	S 44°33'23" W	16.98

RECEIVED
Date: 3-16-04 By: MS
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
REGISTERED PROFESSIONAL LAND SURVEYOR

- LEGEND**
- SURVEYED PROPERTY LINE
 - - - EASEMENT
 - x x x FENCE
 - FOUND MONUMENT AS NOTED
 - SET 5/8" X 30" IRON PIN WITH PLASTIC CAP MARKED 'OSMUS PLS 2464' UNLESS OTHERWISE NOTED
 - FOUND 5/8" IRON PIN W/CAP MARKED 'E.L. SWAIN RLS 759' FROM FS 8308 UNLESS OTHERWISE NOTED
 - FOUND 5/8" IRON PIN W/CAP MARKED 'SWAIN LS 759' FROM FS 10009
 - FS FILED SURVEY-JACKSON COUNTY, OREGON
 - 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

EASEMENT NOTES:

- PARCEL NO. 1 IS HEREBY GRANTED AN ENCROACHMENT EASEMENT FOR THE SOLE PURPOSE OF ALLOWING THE EXISTING DECK AT THE BACK OF THE HOUSE TO ENCROACH 1.5' INTO THE FLAG DRIVE AREA. UPON ANY REMODEL OR REPLACEMENT OF THE DECK, THE REMODELED OR NEW DECK SHALL BE BUILT SUCH THAT IT NO LONGER ENCROACHES ON THE 15' FLAG DRIVE, AND THE ENCROACHMENT EASEMENT SHALL AUTOMATICALLY TERMINATE. THIS ENCROACHMENT EASEMENT SHALL BE SET FORTH AS AN ENCUMBRANCE ON THE DEED INSTRUMENT CONVEYING PARCEL NO. 1 TO NEW LANDOWNERS, THEIR HEIRS, ASSIGNS OR SUCCESSORS IN INTEREST.
- THESE PARCELS ARE SUBJECT TO AN EASEMENT GRANTING THE RIGHT TO ENTER TO REPAIR AND MAINTAIN DITCHES AS RESERVED IN VOLUME 31, PAGE 605, DEED RECORDS, JACKSON COUNTY, OREGON, AND A RIGHT OF WAY FOR THE FRANK SMITH OR B.F. MEYER DITCH AS RECORDED IN VOLUME 63, PAGE 271 OF SAID DEED RECORDS. NO DITCHES WHICH ARE IN USE OR WHICH HAVE BEEN RECENTLY IN USE WERE FOUND ON THESE PARCELS AS A PART OF THIS SURVEY.

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. 10009.

REGISTERED PROFESSIONAL LAND SURVEYOR
MS
OREGON JULY 28, 1990
STUART M. OSMUS No. 2464
Expires 12/31/04

- REFERENCES**
- (R1) RECORD DATA FROM FILED SURVEY NO. 10009
 - (R2) RECORD DATA FROM FILED SURVEY NO. 17484

LINE TABLE--WITNESS CORNER REFERENCES		
LINE	LENGTH	BEARING
L1	15.19	N89°55'47"E
L2	12.00	S79°26'29"W

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

MS
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 JETSET MYLAR #JR440NME.

MS
STUART M. OSMUS, PLS 2464

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@bisp.net

APPROVAL:

B. Zoller 3-15-2004
ASHLAND PLANNING DEPARTMENT DATE
PA # 2004-010

APPROVAL:

EXAMINED AND APPROVED THIS 15th DAY OF
March, 2004
James H. Olan
CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT JOHN R. ZALLER, BARBARA J. GEDDES AND ROGUE RIVER FAMILY PRACTICE CLINIC PROFIT SHARING PLAN ARE THE OWNERS OR OTHER PARTIES IN INTEREST OF THE LANDS HEREON DESCRIBED, AND SAID OWNERS AND OTHER PARTIES IN INTEREST 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 AND OTHER PARTIES IN INTEREST DO HEREBY DEDICATE TO THE CITY OF ASHLAND AS OPEN SPACE, PARCEL 3 AS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF ASHLAND THE PUBLIC ACCESS EASEMENT FOR TRAIL CONSTRUCTION AND MAINTENANCE. WE DO ALSO HEREBY CREATE THE PRIVATE ACCESS AND PRIVATE UTILITY EASEMENT AND THE ENCROACHMENT EASEMENT AS SHOWN HEREON AND DO HEREBY VACATE THE EXISTING PRIVATE IRRIGATION EASEMENT, THE MUTUAL PRIVATE ACCESS EASEMENT AND THE RESTRICTION REGARDING THE COMMON AREA (PARCEL NO. 3) AS SHOWN ON MAJOR LAND PARTITION RECORDED IN VOLUME 2, PAGE 62, OF MAJOR LAND PARTITION IN JACKSON COUNTY, OREGON.

John R. Zoller
JOHN R. ZALLER

STATE OF _____ COUNTY OF _____ S.S. }

James S. Bondurant
NOTARY

ON THIS, THE 3 DAY OF MARCH, 2004, BEFORE ME APPEARED JOHN R. ZALLER, 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.

Barbara J. Geddes
BARBARA J. GEDDES

STATE OF _____ COUNTY OF _____ S.S. }

James S. Bondurant
NOTARY

ON THIS, THE 3 DAY OF MARCH, 2004, BEFORE ME APPEARED BARBARA J. GEDDES, 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.

Edmund H. Glavinisky
FOR ROGUE RIVER FAMILY PRACTICE CLINIC PROFIT SHARING PLAN

STATE OF OREGON COUNTY OF JACKSON S.S. }

Anthony L. Costantino
NOTARY

ON THIS, THE 8th DAY OF MARCH, 2004, BEFORE ME APPEARED Edmund H. Glavinisky REPRESENTING ROGUE RIVER FAMILY PRACTICE CLINIC PROFIT SHARING PLAN, 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.

OFFICIAL SEAL
ANTHONY L. COSTANTINO
NOTARY PUBLIC - OREGON
COMMISSION NO. 338604
MY COMMISSION EXPIRES OCT. 16, 2004

LAND PARTITION SURVEY

PROPERTY LINE ADJUSTMENT

PARTITION PLAT NO. P-11-2004

LOCATED IN:
DLC NO. 40 AND 41
IN THE SW 1/4 SECTION 4,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN,
CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:
BARBARA J. GEDDES AND JOHN R. ZALLER
664 HAVERFORD AVE.
PACIFIC PALISADES, CALIF. 90272

SITE ADDRESS:
755 OAK STREET
ASHLAND, OREGON 97520

TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520

(541) 482-6474
terrain@bisp.net

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

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: 2-19-2004

TERRASURVEY JOB NO. 368-03

RECEIVED
Date: 3-16-04 By: [Signature]
This Survey Consists of:
2 Sheets Map
1 Pages Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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

RECORDING:

FILED FOR RECORD THIS 16 DAY OF March 2004, AT 9:01 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-11-2004 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON.
INDEX VOLUME 15, PAGE 11

Kathleen J. Beckett COUNTY CLERK
Geraldine Cutting DEPUTY

COUNTY SURVEYOR FILE NO. 18168

TAX STATEMENT:

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

March 16th 2004
ASSESSOR Jeffrey D. [Signature]
TAX COLLECTOR Carol Applegate, 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:

COMMENCING AT A 2 INCH GALVANIZED IRON PIPE WITH 3 INCH DIAMETER BRONZE CAP AT THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 40 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE ALONG THE EAST LINE OF SAID DONATION LAND CLAIM, SOUTH 00° 05' 55" EAST, 1258.66 FEET TO A 5/8" IRON PIN AT THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 45, PAGE 140, DEED RECORDS, JACKSON COUNTY, OREGON, BEING THE POINT OF BEGINNING AND INITIAL POINT; THENCE NORTH 89° 33' 23" EAST, 376.40 FEET (RECORD IS NORTH 89° 33' 43" EAST, 376.40 FEET) TO A 5/8" IRON PIN ON THE WESTERLY LINE OF OAK STREET; THENCE ALONG SAID WESTERLY LINE, NORTH 14° 52' 23" EAST, 62.21 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89° 33' 23" WEST, 445.08 FEET (RECORD IS SOUTH 89° 33' 43" WEST, 445.00 FEET) TO A 5/8" IRON PIN; THENCE SOUTH 08° 44' 29" WEST, 5.53 FEET (RECORD IS SOUTH 06° 55' 01" WEST, 5.48 FEET) TO A 5/8" IRON PIN; THENCE SOUTH 43° 13' 37" WEST, 38.48 FEET; THENCE SOUTH 79° 26' 29" WEST, 23.17 FEET TO THE AVERAGE CENTERLINE OF ASHLAND CREEK; THENCE ALONG SAID AVERAGE CENTERLINE, SOUTH 12° 41' 12" EAST, 79.84 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 13° 54' 53" WEST, 45.75 FEET (RECORD IS 45.81 FEET); THENCE SOUTH 74° 09' 43" EAST, 20.97 FEET (RECORD IS 20.79 FEET) TO A 5/8" IRON PIN; THENCE SOUTH 15° 50' 17" WEST, 56.00 FEET TO A 5/8" IRON PIN; THENCE SOUTH 07° 12' 30" EAST, 75.14 FEET TO A 5/8" IRON PIN; THENCE SOUTH 02° 53' 09" WEST, 59.77 FEET (RECORD IS SOUTH 02° 49' 44" WEST, 59.75 FEET) TO A 5/8" IRON PIN ON THE SOUTH LINE OF TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 63, PAGE 271, DEED RECORDS, JACKSON COUNTY, OREGON; THENCE ALONG SAID SOUTH LINE AND ITS EASTERLY EXTENSION, SOUTH 89° 55' 08" EAST, 85.35 FEET (RECORD IS 85.21 FEET) TO SAID EAST LINE OF DONATION LAND CLAIM NO. 40; THENCE ALONG SAID EAST LINE, NORTH 00° 05' 55" WEST, 294.41 FEET (RECORD IS 294.37 FEET) TO THE POINT OF BEGINNING.

Stuart M. Osmus
STUART M. OSMUS, PLS 2464

2/27/04
DATE