

SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

June 21, 2003

SURVEYED BY:

Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520

SURVEY FOR:

City of Ashland
20 East Main Street
Ashland, Oregon 97520

LOCATION:

The Northeast Quarter of Section 16, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon.

PURPOSE:

To survey and partition an existing tract into two parcels as tentatively approved by City of Ashland Planning Action No. 03-009

BASIS OF BEARINGS:

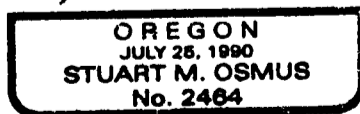
True meridian at the north-south centerline of Section 16 as derived from the N.O.A.A. survey net on file in the Office of the Jackson County Surveyor. The reference for bearing control for this survey was taken from Filed Survey No. 6525.

PROCEDURE:

The line between the east 1/16 and the northeast 1/16 corners of Section 16 was held as the easterly line of this tract. A found 3/4" iron pipe which was set during the course of an unrecorded survey, falls several feet east of this line. This pipe and the found chiseled cross on a boulder to the west were called as corners in the deed description. The line between them was held for bearing and the remaining courses along the southerly line of the tract were rotated to fit these two monuments, with corners being set at record distances. The westerly line of the tract, which lands at the bottom of a ravine, was monumented as part of Survey No. 9314. Some of the corners have since disappeared; probably as a result of erosion. The corners were replaced at record bearings and distances from the recovered monuments. The east end of the northerly line of the tract was placed at record distance south of the northeast 1/16 corner and the west end was placed using record distances from found pins along the westerly line.



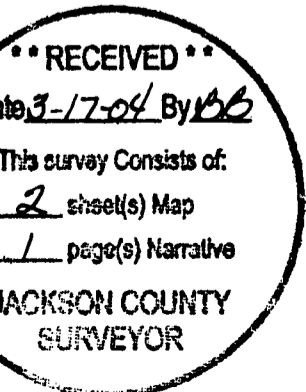
Stuart M. Osmus



Expires 12/31/04

June 19, 2003

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



to 3-17-04 By BB

This survey consists of:

2 sheet(s) Map

1 page(s) Narrative

JACKSON COUNTY
SURVEYOR

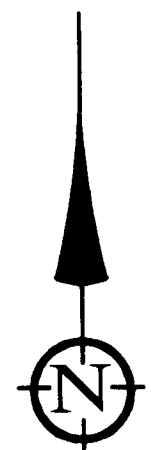
LAND PARTITION SURVEY

PARTITION PLAT NO. P-12-2004

LOCATED IN:
NE 1/4 SECTION 16,
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. 6525
- (R2) RECORD DATA FROM FILED SURVEY NO. 9292
- (R3) RECORD DATA FROM FILED SURVEY NO. 9314
- (R4) RECORD DATA FROM FILED SURVEY NO. 11355
- (R5) RECORD DATA FROM FILED SURVEY NO. 11571



SCALE: 1" = 50'

DATE OF SURVEY: 6-21-03

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

1/4 CORNER SECTION 9
SECTION 16
PT 'A' FD 2 1/2" BRASS DISK IN MONUMENT CASE MARKED: 1/4 COR T39S R1E 1960

BASIS OF BEARINGS N89°59'45"E

2644.90'

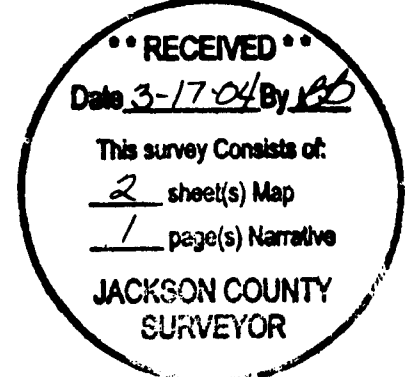
1322.45' (R2=1322.425') (R3=1322.36') (R4=1322.36') (R5=1322.245')

1322.45' (R2=1322.425') (R3=1322.36') (R5=1322.245')

PT 'B' FD 2 1/2" BRASS DISK IN MONUMENT CASE MARKED: 39S R1E 9110 16115 CS 1989

LEGEND

- SURVEYED PROPERTY LINE
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP MARKED OSMUS PLS 2464
- FOUND 5/8" IP W/CAP MARKED E.L. SWAIN, PLS 759 (FROM FS 9314) UNLESS OTHERWISE NOTED
- FS FILED SURVEY--JACKSON COUNTY, OREGON
- RE: REFERENCE
- FD FOUND
- IP IRON PIN
- OR OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- VOL., PG. DEED RECORDS, JACKSON COUNTY, OREGON



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

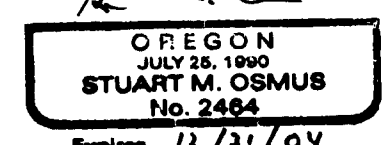
[Signature] STUART M. OSMUS, PLS 2464

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 CONTINENTAL MYLAR #JPC-4M2.

[Signature] STUART M. OSMUS, PLS 2464

BASIS OF BEARING

TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 16 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. 6525.

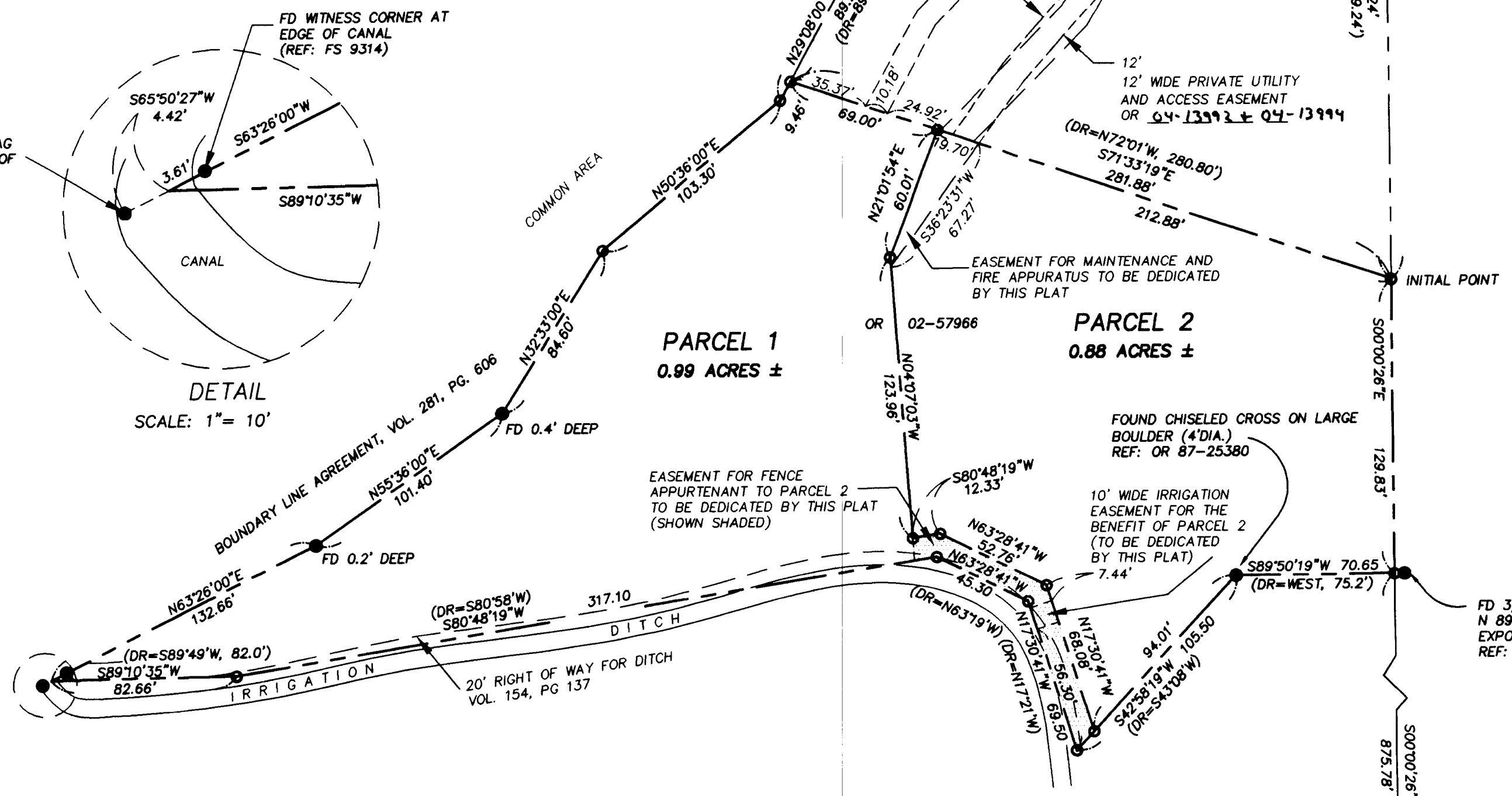
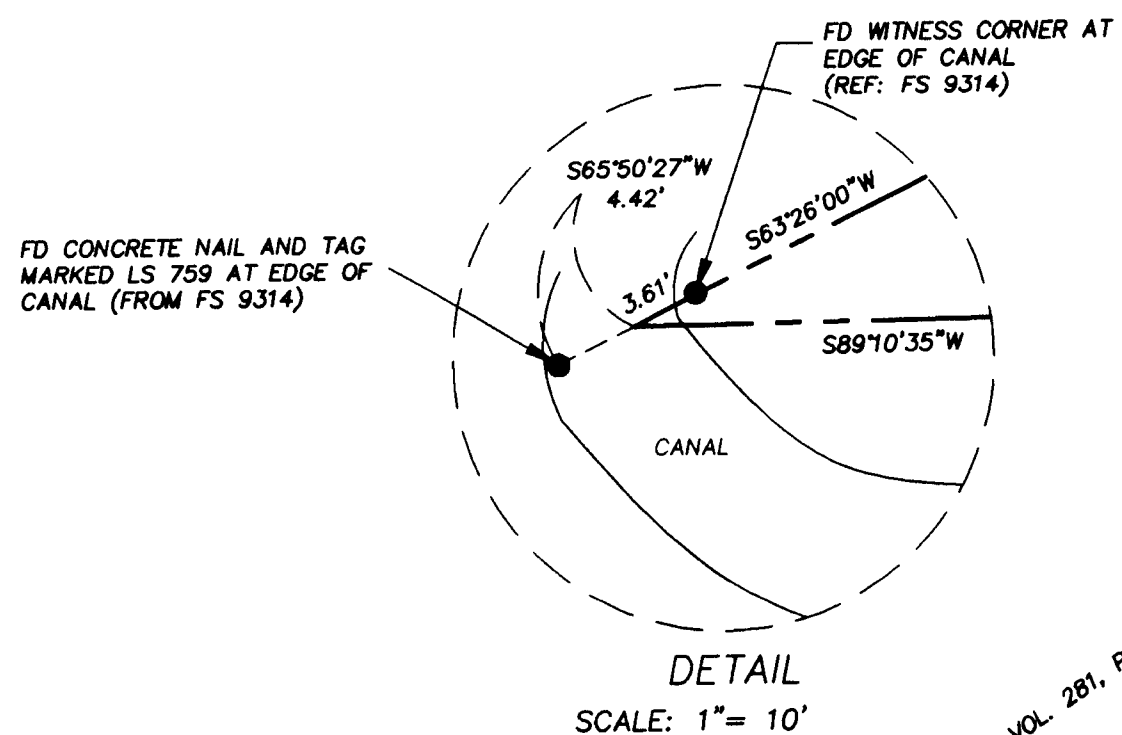


TERRASURVEY, INC. PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET ASHLAND, OREGON 97520

(541) 482-6474 terran@bisp.net

SHEET 2 OF 2



FD EAST 1/16 CORNER 0.1' DEEP (FROM FS 6992)

LAND PARTITION SURVEY

PARTITION PLAT NO. P-12-2004

LOCATED IN:

THE NE 1/4 OF SECTION 16,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:
CITY OF ASHLAND
PARKS DEPARTMENT

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

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

RECORDING:

FILED FOR RECORD THIS 17 DAY OF March
2004 AT 9:58 O'CLOCK, A.M. AND RECORDED AS
PARTITION PLAT NO. P-12-2004 OF THE RECORDS
OF PARTITION PLATS IN JACKSON COUNTY, OREGON.
INDEX VOLUME 15, PAGE 12

Kathleen S. Becht
COUNTY CLERK

Geraldine Cutting
DEPUTY

COUNTY SURVEYOR FILE NO. 18170

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER
CHARGES AS REQUIRED BY O.R.S. 92.095
HAVE BEEN PAID AS OF 15th of March 2004

ASSESSOR

C. Youngs, Deputy

TAX COLLECTOR

Carol Quensen, 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 THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF
THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 SOUTH, RANGE 1
EAST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE ALONG THE
NORTH-SOUTH CENTERLINE OF SAID NORTHEAST QUARTER OF SECTION 16,
SOUTH 00'00' 26" EAST, 320.15 FEET TO THE SOUTHERLY LINE OF TRACT
DESCRIBED IN VOLUME 556, PAGE 96, DEED RECORDS, JACKSON COUNTY,
OREGON, BEING THE POINT OF BEGINNING AND INITIAL POINT; THENCE,
CONTINUING ALONG SAID NORTH-SOUTH CENTERLINE, SOUTH 00' 00' 26" EAST,
129.83 FEET TO THE SOUTH LINE OF TRACT DESCRIBED IN DOCUMENT NO.
02-57966, OFFICIAL RECORDS, JACKSON COUNTY, OREGON; THENCE ALONG
SAID SOUTH LINE THE FOLLOWING COURSES AND DISTANCES; THENCE SOUTH
89' 50' 19" WEST, 70.65 FEET (RECORD IS WEST, 75.2 FEET) TO A CROSS
CHISELED ON A LARGE GRANITE BOULDER; THENCE SOUTH 42' 58' 19" WEST,
(RECORD IS SOUTH 43' 08' WEST) 105.50 FEET; THENCE NORTH 17' 30' 41"
WEST (RECORD IS NORTH 17' 21' WEST), 69.50 FEET; THENCE NORTH 63' 28'
41" WEST (RECORD IS NORTH 63' 19' WEST), 45.30 FEET; THENCE SOUTH 80'
48' 19" WEST (RECORD IS SOUTH 80' 58' WEST), 317.10 FEET; THENCE SOUTH
89' 10' 35" WEST, 82.66 FEET (RECORD IS SOUTH 89'49' WEST, 82.0 FEET) TO
A BOUNDARY LINE BY AGREEMENT AS DESCRIBED IN VOLUME 281, PAGE 606,
DEED RECORDS, JACKSON COUNTY, OREGON; THENCE ALONG SAID BOUNDARY
LINE BY AGREEMENT THE FOLLOWING COURSES AND DISTANCES; THENCE
NORTH 63' 26' 00" EAST, 132.66 FEET; THENCE NORTH 55' 36' 00" EAST,
101.40 FEET; THENCE NORTH 32' 33' 00" EAST, 84.60 FEET; THENCE NORTH
50' 36' 00" EAST, 103.30 FEET; THENCE NORTH 29' 08' 00" EAST, 9.46 FEET
TO THE SAID SOUTHERLY LINE OF TRACT DESCRIBED IN VOLUME 556, PAGE
96; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 71' 33' 19" EAST, 281.88
FEET (RECORD IS SOUTH 72' 01' WEST, 280.80 FEET) TO THE POINT OF
BEGINNING.

APPROVAL:

Bill 12.24.2003
ASHLAND PLANNING DEPARTMENT DATE
PA # 2003-009

APPROVAL:

EXAMINED AND APPROVED THIS 23rd DAY OF
December, 2003
James H. Olson
CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF ASHLAND, A MUNICIPAL CORPORATION AND KURTZ AND WALSH
PROPERTY, LLC, 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 CREATE THE EASEMENT FOR
MAINTENANCE AND FIRE APPURATUS, THE EASEMENT FOR FENCE AND THE 10' WIDE
IRRIGATION EASEMENT, ALL AS SHOWN ON SHEET 2 OF THIS PLAT. FOR
CONDITIONS AND RESTRICTIONS RELEVANT TO THE FENCE AND IRRIGATION
EASEMENTS, SEE DOCUMENT NO. _____

Alan DeBoer
ALAN DeBOER
MAYOR, CITY OF ASHLAND

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

ON THIS, THE 17th DAY OF December, 2003, BEFORE ME APPEARED
ALAN DeBOER, 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.

Sonja N. Akerman

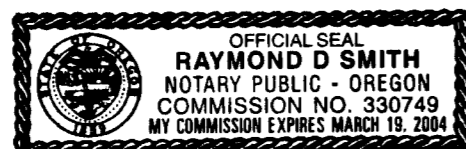


Scott Kurtz
SCOTT KURTZ
(FOR KURTZ AND WALSH PROPERTY, LLC)

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

ON THIS, THE 10 DAY OF December, 2003, BEFORE ME APPEARED
SCOTT KURTZ, 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.

R.D.



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.

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: 6-21-2003

TERRASURVEY JOB NO. A 142-03

SHEET 1 .DWG

Stuart M. Osmus
STUART M. OSMUS, PLS 2464

12/09/03
DATE

