

Survey Number 18276
P-29-2004

SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

April 7, 2004

SURVEYED BY:

Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520

SURVEY FOR:

City of Ashland Parks Department
340 South Pioneer
Ashland, Oregon 97520

LOCATION:

The Southeast Quarter of the Southeast Quarter of Section 8, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon.

PURPOSE:

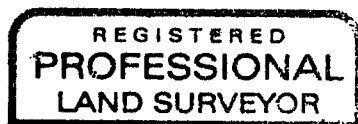
To survey and partition an existing tract into two parcels as tentatively approved by City of Ashland Planning Action No. 03-009

BASIS OF BEARINGS:

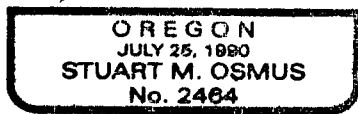
True meridian at the north-south centerline of Section 8 as derived from the N.O.A.A. survey net on file in the Office of the Jackson County Surveyor. The reference for bearing control for this survey was taken from Filed Survey No. 10635.

PROCEDURE:

The description of this tract was created from Filed Survey No. 11309; a Major Land Partition filed in 1988. Most of the monuments found or set on that survey were found in good condition and within an excellent positional tolerance. Three of the pins along the southerly and southeasterly lines were slightly out of record position, but were held as the corners since they were called out in the boundary line agreements which created the lines. The Initial Point was set at record bearings and distances from found monuments.



Stuart M. Osmus



Expires 12/31/04

April 14, 2004

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

LAND PARTITION SURVEY

PARTITION PLAT NO. P-29-2004

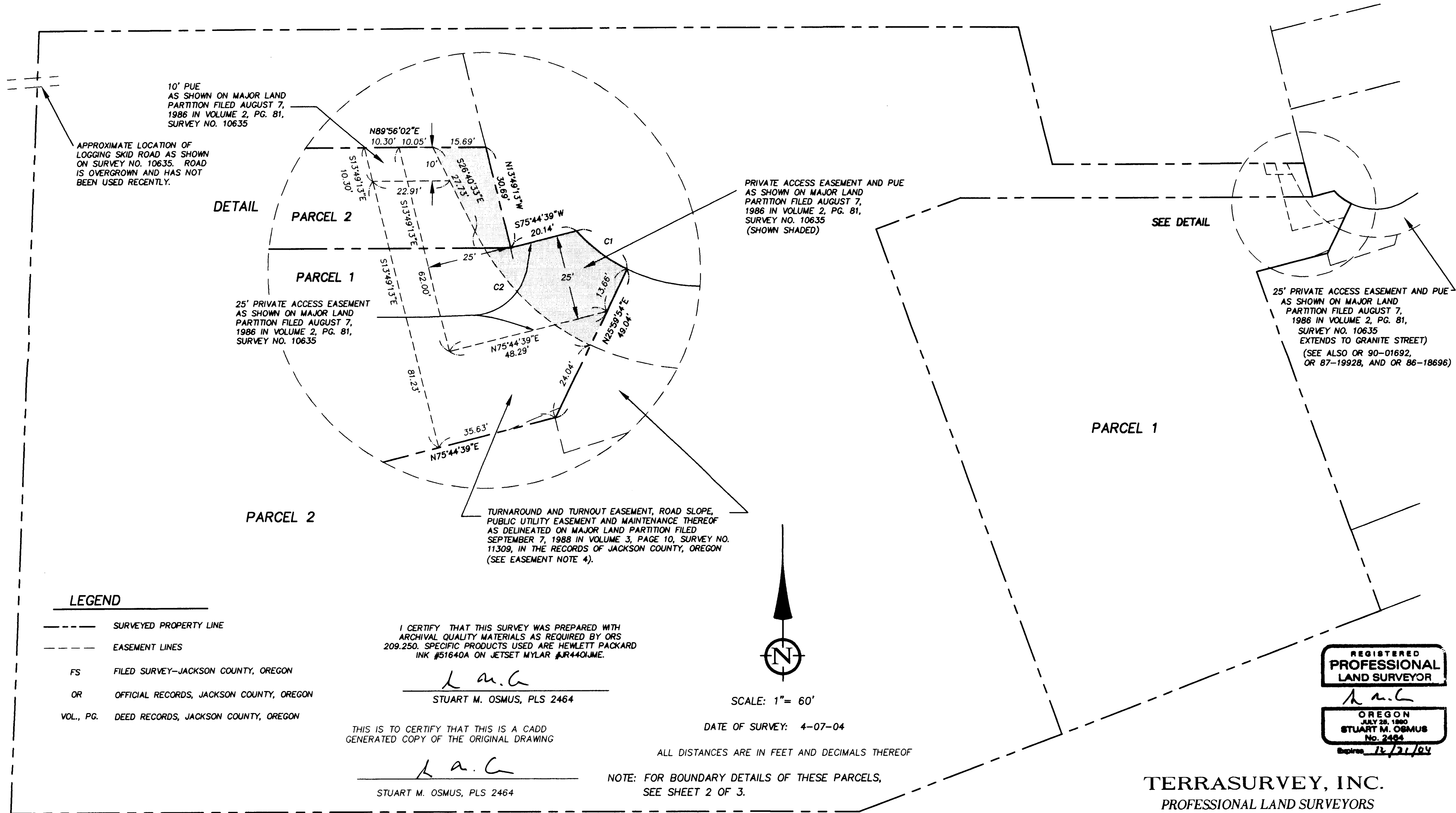
LOCATED IN:
SE 1/4 OF THE SE 1/4 OF SECTION 8,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN,
CITY OF ASHLAND, JACKSON COUNTY, OREGON

CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CH LENGTH
C1	18.85	50.00	21°35'46"	N 53°12'11" W	18.74
C2	48.86	75.00	37°19'35"	S 45°21'04" E	48.00

EASEMENT NOTE 2: EASEMENT CREATED BY DOCUMENT NO. 75-03231, OFFICIAL RECORDS, JACKSON COUNTY, OREGON, IS NOT LOCATABLE WITHIN THESE PARCELS.

EASEMENT NOTE 3: DOCUMENTS NO. 86-18696 AND NO. 86-16304, OFFICIAL RECORDS, JACKSON COUNTY, OREGON, CONTAIN PARCEL DESCRIPTIONS BUT DO NOT CREATE EASEMENTS.

EASEMENT NOTE 4: FILED SURVEYS NO. 10635 AND NO. 11309 PRESENT ADDITIONAL RESTRICTIONS REGARDING THE USE AND PURPOSE OF THE EASEMENTS WHICH WERE CREATED AT THAT TIME.



LEGEND

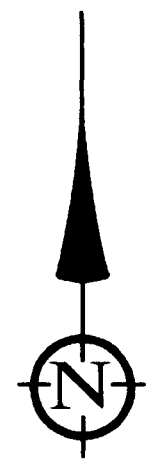
- SURVEYED PROPERTY LINE
- EASEMENT LINES
- FS FILED SURVEY--JACKSON COUNTY, OREGON
- OR OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- VOL., PG. DEED RECORDS, JACKSON COUNTY, OREGON

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 JETSET MYLAR #JR440JME.

S.M.O.
STUART M. OSMUS, PLS 2464

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

S.M.O.
STUART M. OSMUS, PLS 2464



SCALE: 1" = 60'

DATE OF SURVEY: 4-07-04

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

NOTE: FOR BOUNDARY DETAILS OF THESE PARCELS, SEE SHEET 2 OF 3.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

S.M.O.
OREGON
JULY 28, 1990
STUART M. OSMUS
No. 2494
Expires 12/31/04

TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

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

SHEET 3 OF 3

LAND PARTITION SURVEY

PARTITION PLAT NO. P-29-2004

LOCATED IN:
SE 1/4 OF THE SE 1/4 OF SECTION 8,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN,
CITY OF ASHLAND, JACKSON COUNTY, OREGON

NOTE: THIS LINE IS 330 FEET SOUTH OF THE NORTH
LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF
SECTION 8 PER FS 10635.

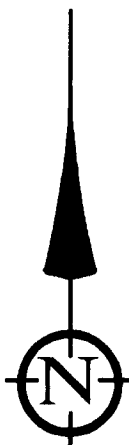
OR 98-17044

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.14	S75°44'39"W
L2	30.69	N13°49'13"W

FS 8409

SECTION 8

SECTION 9



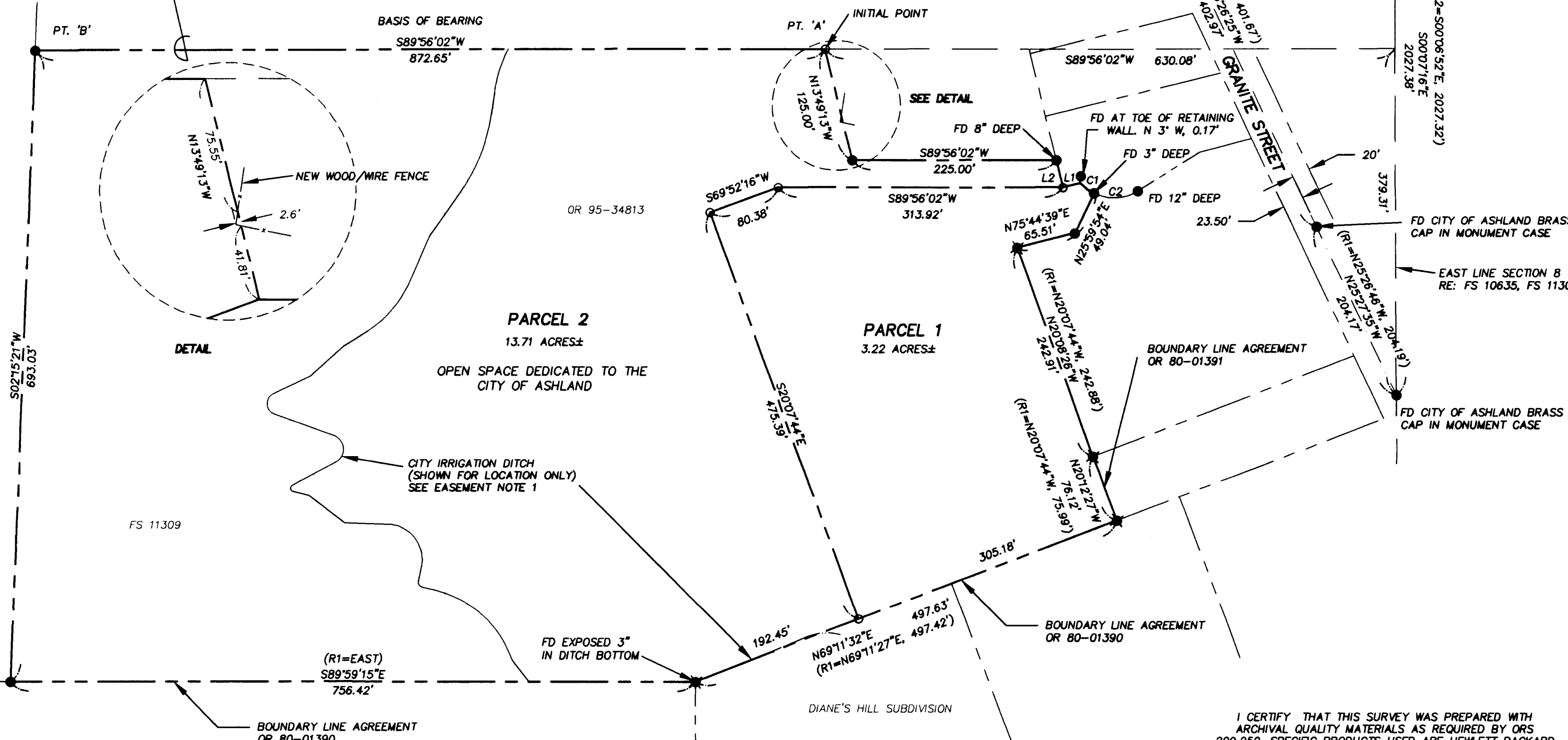
SCALE: 1" = 100'

DATE OF SURVEY: 4-07-04

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

FOR EXISTING EASEMENT DETAILS, SEE SHEET 3 OF 3

OR 89-13535



PARCEL 2
13.71 ACRES±
OPEN SPACE DEDICATED TO THE
CITY OF ASHLAND

PARCEL 1
3.22 ACRES±

DETAIL

SEE DETAIL

CITY IRRIGATION DITCH
(SHOWN FOR LOCATION ONLY)
SEE EASEMENT NOTE 1

FD EXPOSED 3"
IN DITCH BOTTOM

BOUNDARY LINE AGREEMENT
OR 80-01391

BOUNDARY LINE AGREEMENT
OR 80-01390

DIANE'S HILL SUBDIVISION

BOUNDARY LINE AGREEMENT
OR 80-01390

LEGEND

- SURVEYED PROPERTY LINE
- STREET CENTERLINE
- CALCULATED LINE
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP MARKED OSMUS PLS 2464
- FOUND 3/4" IRON PIPE W/PLASTIC PLUG MARKED E.L. SWAIN, RLS 759 (FROM FS 10635) UNLESS OTHERWISE NOTED (NOTE: SOME PLASTIC PLUGS ARE MARKED 'SWAIN LS 759')
- FOUND 5/8" IRON PIN W/CAP MARKED E.L. SWAIN, RLS 759 (FROM FS 8239)
- P-44-1994 RECORDED PARTITION PLAT, JACKSON COUNTY, OREGON
- 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

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Stuart M. Osmus
STUART M. OSMUS, PLS 2464

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

Stuart M. Osmus
OREGON
JULY 25, 1980
STUART M. OSMUS
No. 2464
Expires 12/31/09

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

REFERENCES

- (R1) RECORD DATA FROM FILED SURVEY NO. 11309
- (R2) RECORD DATA FROM FILED SURVEY NO. 10635

CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CH LENGTH
C1	18.85	50.00	21°35'46"	N 53°12'11" W	18.74
C2	50.40	50.00	57°45'13"	S 87°07'35" W	48.29

EASEMENT NOTE 1: A PORTION OF THIS IRRIGATION DITCH WAS SHOWN ON MAJOR LAND PARTITION FILED AUGUST 7, 1986 IN VOLUME 2, PAGE 81, AND AS SURVEY NO. 10635.

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

Stuart M. Osmus
STUART M. OSMUS, PLS 2464

BASIS OF BEARING

TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 8 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. 10635.

LAND PARTITION SURVEY

APPROVAL:

Jim Hol 5.27.2004
ASHLAND PLANNING DEPARTMENT DATE
PA # 2004-057

APPROVAL:

EXAMINED AND APPROVED THIS 25th DAY OF
May 2004
Sam H Olson
CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

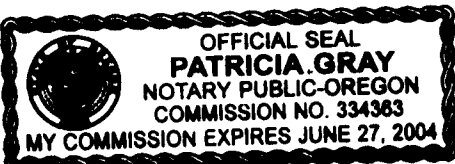
THAT WILLIAM DAVID BURNSON AND KATRINA BURNSON ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND SAID OWNERS HAVE PARTITIONED THE SAME INTO PARCELS AS SHOWN HEREON, AND THE NUMBER AND SIZE OF THE PARCELS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAID PARTITION AND THAT SAID OWNERS DO HEREBY DEDICATE TO THE CITY OF ASHLAND AS OPEN SPACE, PARCEL 2 AS SHOWN HEREON.

William David Burnson
WILLIAM DAVID BURNSON

STATE OF _____ COUNTY OF _____ S.S. }

ON THIS, THE 22nd DAY OF April, 2004, BEFORE ME APPEARED WILLIAM DAVID BURNSON, 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.

Patricia Gray
NOTARY



Katrina Burnson
KATRINA BURNSON

STATE OF _____ COUNTY OF _____ S.S. }

ON THIS, THE 26th DAY OF May, 2004, BEFORE ME APPEARED KATRINA BURNSON, 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.

Patricia Gray
NOTARY



PARTITION PLAT NO. P. 29-2004

LOCATED IN:

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

SURVEY FOR:

CITY OF ASHLAND PARKS DEPARTMENT
340 SOUTH PIONEER
ASHLAND, OREGON 97520

SITE ADDRESS:

327 GRANITE STREET
ASHLAND, OREGON 97520

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PROFESSIONAL LAND SURVEYORS

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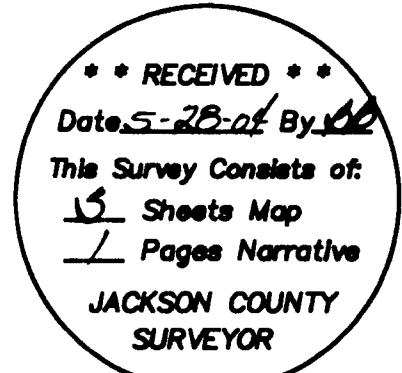
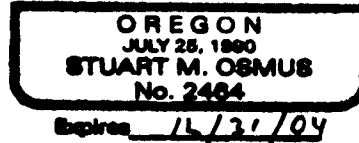
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Stuart M. Osmus
STUART M. OSMUS, PLS 2464

DATE OF SURVEY: 4-07-04

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Stuart M. Osmus
STUART M. OSMUS, PLS 2464



RECORDING:

FILED FOR RECORD THIS 28 DAY OF MAY 2004, AT 3:56 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P. 29-2004 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 15, PAGE 29

Kathleen S. Beckett
COUNTY CLERK

Cheryl Angeris
DEPUTY

COUNTY SURVEYOR FILE NO. 18276

TAX STATEMENT:

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

May 28th 2004
ASSESSOR Jeff [signature]
TAX COLLECTOR Carol Juwenski, Deputy 5-28-04

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 CITY OF ASHLAND PIPE AND BRASS CAP AT THE INTERSECTION OF THE CENTERLINE OF GRANITE STREET IN THE CITY OF ASHLAND WITH THE SECTION LINE COMMON TO SECTIONS 8 AND 9 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, SAID MONUMENT BEARS SOUTH 00° 07' 16" EAST, 2027.38 FEET (RECORD IS SOUTH 00° 06' 52" EAST, 2027.32 FEET) FROM A FOUND SANDSTONE AT THE QUARTER CORNER COMMON TO SAID SECTIONS 8 AND 9; THENCE ALONG SAID SECTION LINE, NORTH 00° 07' 16" WEST (RECORD IS NORTH 00° 06' 52" WEST), 379.31 FEET TO A POINT WHICH IS 330.00 FEET SOUTHERLY OF, WHEN MEASURED NORMAL THEREFROM, THE NORTHERLY BOUNDARY OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE PARALLEL WITH SAID NORTHERLY BOUNDARY, SOUTH 89° 56' 02" WEST, 630.08 FEET TO THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 95-34813, OFFICIAL RECORDS, JACKSON COUNTY, OREGON, BEING THE POINT OF BEGINNING AND INITIAL POINT; THENCE CONTINUING PARALLEL WITH SAID NORTHERLY LINE, SOUTH 89° 56' 02" WEST, 872.65 FEET TO A 3/4" PIPE ON THE WESTERLY LINE OF SAID PARCEL; THENCE ALONG SAID WESTERLY LINE, SOUTH 02° 15' 21" WEST, 693.03 FEET TO THE SOUTHWESTERLY CORNER THEREOF, BEING A 3/4" IRON PIPE LOCATED ON THAT BOUNDARY LINE BY AGREEMENT RECORDED AS DOCUMENT NO. 80-01390 OF SAID OFFICIAL RECORDS; THENCE ALONG SAID BOUNDARY LINE BY AGREEMENT, SOUTH 89° 59' 15" EAST (RECORD IS EAST), 756.42 FEET TO A 5/8" IRON PIN; THENCE CONTINUING ALONG SAID BOUNDARY LINE BY AGREEMENT, NORTH 69° 11' 32" EAST, 497.63 FEET (RECORD IS NORTH 69° 11' 27" EAST, 497.42 FEET) TO A 5/8" IRON PIN AT THE CORNER COMMON TO SAID BOUNDARY LINE AGREEMENT WITH THAT BOUNDARY LINE AGREEMENT RECORDED AS DOCUMENT NO. 80-01391 OF SAID OFFICIAL RECORDS; THENCE ALONG SAID LINE AS DESCRIBED IN DOCUMENT NO. 80-01391, NORTH 20° 12' 27" WEST, 76.12 FEET (RECORD IS NORTH 20° 07' 44" WEST, 75.99 FEET) TO A 5/8" IRON PIN; THENCE LEAVING SAID BOUNDARY LINE BY AGREEMENT, NORTH 20° 08' 26" WEST, 242.91 FEET (RECORD IS NORTH 20° 07' 44" WEST, 242.88 FEET) TO A 5/8" IRON PIN; THENCE NORTH 75° 44' 39" EAST, 65.51 FEET TO A 3/4" IRON PIPE; THENCE NORTH 25° 59' 54" EAST, 49.04 FEET TO A 3/4" IRON PIPE; THENCE 18.85 FEET ALONG A NON-TANGENT CURVE WHICH IS CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 21° 35' 46" AND A LONG CHORD WHICH BEARS NORTH 53° 12' 11" WEST, 18.74 FEET; THENCE SOUTH 75° 44' 39" WEST, 20.14 FEET; THENCE NORTH 13° 49' 13" WEST, 30.69 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 89° 56' 02" WEST, 225.00 FEET TO A 3/4" IRON PIPE; THENCE NORTH 13° 49' 13" WEST, 125.00 FEET TO THE POINT OF BEGINNING.

Stuart M. Osmus 4/22/04
STUART M. OSMUS, PLS 2464 DATE