

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

**DATE OF SURVEY:**

June 18, 2004

**SURVEYED BY:**

Terrasurvey, Inc.  
274 Fourth Street  
Ashland, Oregon 97520

**SURVEY FOR:**

David R. Chapman and Susan L. Chapman  
318 Wrights Creek Drive  
Ashland, Oregon 97520

**LOCATION:**

Located in the Southwest Quarter of the Southeast Quarter of Section 5, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon.

**PURPOSE:**

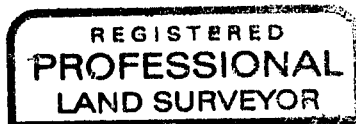
To adjust the common line between two existing subdivision lots as tentatively approved by City of Ashland Planning Action No. 2004-056.

**BASIS OF BEARINGS:**

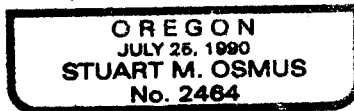
True meridian at the north-south centerline of Section 5 as derived from the N.O.A.A. survey net on file in the Office of the Jackson County Surveyor. The reference line for bearing control for this survey was taken from a calculated line between a found monument at the South 1/4 corner of said Section 5 and a found monument at the intersection of Orchard Street and Skycrest Drive as shown on Filed Survey No. 15906.

**PROCEDURE:**

Using found centerline monuments and property pins from the Skycrest Hills subdivision, Phase 2, I retraced the boundaries of Lots 12 and 13. Corners that have been removed or disturbed were replaced using record bearings and/or distances.



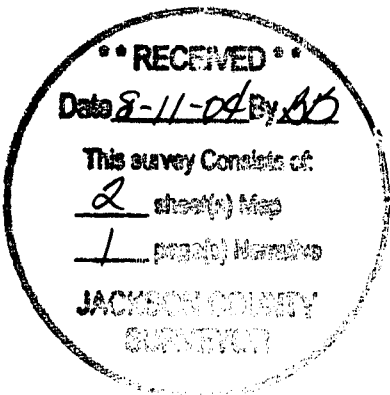
*S.M.O.*



Expires 12/31/04

June 19, 2004

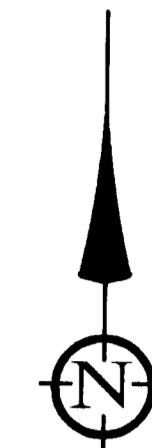
Stuart M. Osmus, PLS 2464  
Terrasurvey, Inc.  
274 Fourth Street  
Ashland, Oregon 97520



# LAND PARTITION SURVEY

PROPERTY LINE ADJUSTMENT  
PARTITION PLAT NO. P-48-2004

LOCATED IN:  
LOTS 12 AND 13 OF SKYCREST HILLS SUBDIVISION, PHASE 2  
IN THE SW 1/4 OF THE SE 1/4 SECTION 5,  
TOWNSHIP 39 SOUTH, RANGE 1 EAST,  
WILLAMETTE BASE AND MERIDIAN,  
CITY OF ASHLAND, JACKSON COUNTY, OREGON



SCALE: 1" = 30'

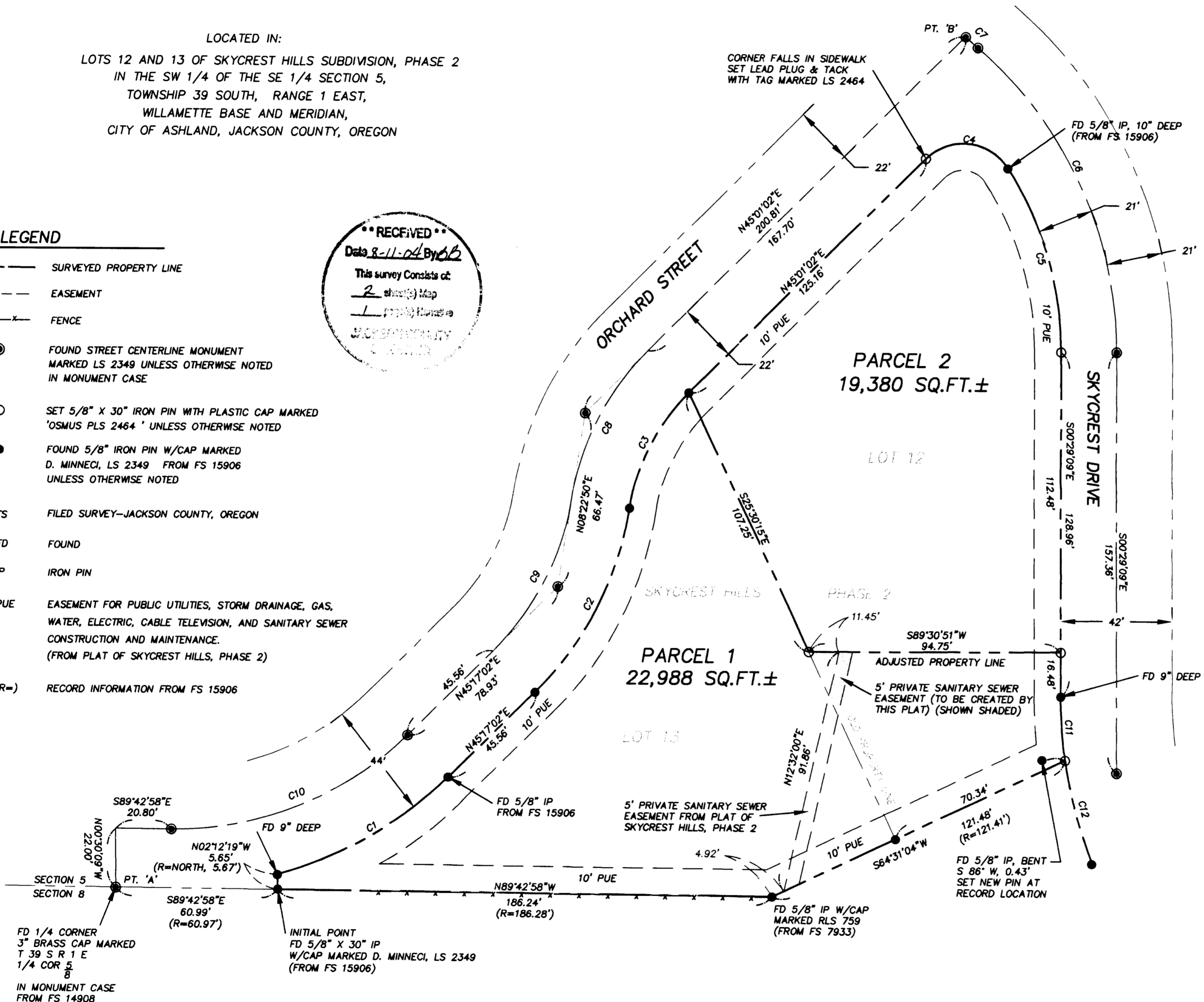
DATE OF SURVEY: 6-18-04

ALL DISTANCES ARE IN FEET  
AND DECIMALS THEREOF

### LEGEND

- SURVEYED PROPERTY LINE
- - - EASEMENT
- x - x - FENCE
- FOUND STREET CENTERLINE MONUMENT MARKED LS 2349 UNLESS OTHERWISE NOTED IN MONUMENT CASE
- 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 D. MINNECI, LS 2349 FROM FS 15906 UNLESS OTHERWISE NOTED
- FS FILED SURVEY—JACKSON COUNTY, OREGON
- FD FOUND
- IP IRON PIN
- PUE EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, CABLE TELEVISION, AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE. (FROM PLAT OF SKYCREST HILLS, PHASE 2)
- (R=) RECORD INFORMATION FROM FS 15906

\*\*RECEIVED\*\*  
Date 8-11-04 By MB  
This survey consists of:  
2 sheets of Map  
1 parcel Narrative  
JACKSON COUNTY  
CLERK



CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CH LENGTH
C1	74.74	147.00	29°07'53"	N 59°50'59" E	73.94
C2	78.58	122.00	36°54'13"	N 26°49'59" E	77.23
C3	49.87	78.00	36°38'10"	N 26°41'57" E	49.03
C4	35.69	20.00	102°15'03"	S 83°51'26" E	31.14
C5	72.60	129.00	32°14'46"	S 16°36'32" E	71.65
C6	129.27	150.00	49°22'42"	S 25°10'30" E	125.31
C7	6.12	150.00	02°20'16"	S 48°41'45" E	6.12
C8	63.94	100.00	36°38'10"	N 26°41'59" E	62.86
C9	64.41	100.00	36°54'12"	N 26°49'56" E	63.30
C10	98.17	125.00	45°00'00"	N 67°47'02" E	95.67
C11	23.83	171.50	07°57'44"	S 04°28'01" E	23.81
C12	40.14	171.50	13°24'31"	S 15°36'46" E	40.04

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

*Stuart M. Osmus*  
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 #JR440JME.

*Stuart M. Osmus*  
STUART M. OSMUS, PLS 2464

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Stuart M. Osmus*  
OREGON  
JULY 26, 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

**BASIS OF BEARING**  
TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 5 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. 15906.

**NOTES:**  
PARCEL NO. 1 IS SUBJECT TO A SOLAR ACCESS WAIVER AGREEMENT AS RECORDED UNDER INSTRUMENT NO. 98-13072, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.  
BOTH PARCELS ARE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND/OR SETBACKS IMPOSED BY INSTRUMENT NO. 98-47466, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.

APPROVAL:

Bill Hub 7/8/2004  
ASHLAND PLANNING DEPARTMENT DATE  
PA # 2004-056

LAND PARTITION SURVEY

PROPERTY LINE ADJUSTMENT

PARTITION PLAT NO. P-48-2004

LOCATED IN:

LOTS 12 AND 13 OF SKYCREST HILLS SUBDIVISION, PHASE 2  
IN THE SW 1/4 OF THE SE 1/4 OF SECTION 5,  
TOWNSHIP 39 SOUTH, RANGE 1 EAST,  
WILLAMETTE BASE AND MERIDIAN,  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:

DAVID R. CHAPMAN AND SUSAN L. CHAPMAN  
318 WRIGHTS CREEK DRIVE  
ASHLAND, OREGON 97520

SITE ADDRESS:

390 ORCHARD STREET  
ASHLAND, OREGON 97520

RECORDING:

FILED FOR RECORD THIS 11<sup>th</sup> DAY OF AUGUST  
2004, AT 2:38 O'CLOCK, P.M. AND RECORDED AS  
PARTITION PLAT NO. P-48-2004 OF THE RECORDS  
OF PARTITION PLATS IN JACKSON COUNTY, OREGON.  
INDEX VOLUME V15, PAGE P48

Kathleen S Beckett  
COUNTY CLERK

Barbara Jean  
DEPUTY

COUNTY SURVEYOR FILE NO. 18376

APPROVAL:

EXAMINED AND APPROVED THIS 30<sup>th</sup> DAY OF  
June, 2004  
Jan Holan  
CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT DAVID R. CHAPMAN, SUSAN L. CHAPMAN, AND CONSTANCE W. SHOLEM,  
TRUSTEE OF THE CONSTANCE W. SHOLEM REVOCABLE LIVING TRUST DATED APRIL  
17, 2003, 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 WE DO HEREBY CREATE THE PRIVATE SANITARY SEWER  
EASEMENT AS SHOWN ON SHEET 2.

David R. Chapman  
DAVID R. CHAPMAN

STATE OF OREGON }  
COUNTY OF JACKSON S.S. }

Nancy E Slocum  
NOTARY

ON THIS, THE 30<sup>th</sup> DAY OF June, 2004, BEFORE ME APPEARED  
DAVID R. CHAPMAN, 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.



Susan L. Chapman  
SUSAN L. CHAPMAN

STATE OF OREGON }  
COUNTY OF JACKSON S.S. }

Nancy E Slocum  
NOTARY

ON THIS, THE 30<sup>th</sup> DAY OF June, 2004, BEFORE ME APPEARED  
SUSAN L. CHAPMAN, 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.

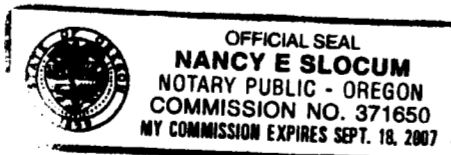


Constance W. Sholem  
CONSTANCE W. SHOLEM

STATE OF OREGON }  
COUNTY OF JACKSON S.S. }

Nancy E Slocum  
NOTARY

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INK #51640A ON JETSET MYLAR #R440LJME.

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STUART M. OSMUS, PLS 2464

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Stuart M. Osmus  
STUART M. OSMUS, PLS 2464

DATE OF SURVEY: 6-18-2004  
TERRASURVEY JOB NO. 378-04

TAX STATEMENT:

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

August 11, 2004

ASSESSOR

William Johnson, Deputy

TAX COLLECTOR

Patty Brydson, 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:

LOT 12 AND LOT 13 OF SKYCREST HILLS, PHASE 2, IN THE CITY OF  
ASHLAND, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT  
THEREOF, NOW OF RECORD.

Stuart M. Osmus  
STUART M. OSMUS, PLS 2464

6/30/04  
DATE

