

Survey Number 18421
P-55-2004

SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

July 14, 2004

SURVEYED BY:

TerraSurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520

SURVEY FOR:

Merlin & Marvel Nuss
705 Clay Street
Ashland, Oregon 97520

LOCATION:

Located in the NW 1/4 of Section 14, Township 39 South, Range 1 East Willamette Base and Meridian, City of Ashland, Jackson County, Oregon

PURPOSE:

The purpose of this survey is to create three parcels from existing Parcel 2 and Parcel 3 of Partition Plat P-23-2002 per the approved Tentative Map and conditions set forth in City of Ashland Planning Action No. 2004-051.

BASIS OF BEARINGS:

Found centerline monuments on Clay Street as South 00°03'02" East per Filed Survey No. 17271

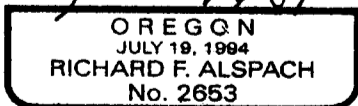
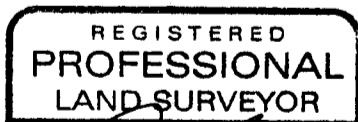
PROCEDURE:

Using existing control from Filed Survey No. 17271 property corner monuments were set at newly created lines and existing monuments at the corners of the exterior boundary were checked. Only existing monuments at the corners of the exterior partition boundary were visited on this survey. All others shown are from Filed Survey No. 17271. The concrete weir shown in Parcel 3 has a pump which is utilized by the neighbor to the north through an existing gate in the fence. Prescriptive rights to do so may have accrued.

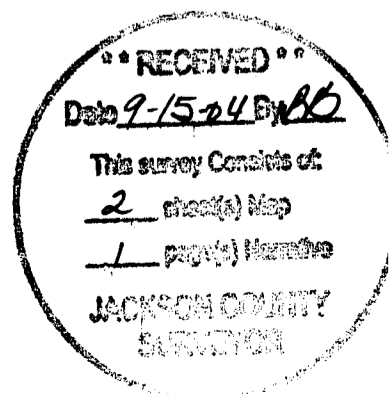
July 14, 2004



Richard F. Alspach, PLS 2653
TerraSurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520



Expires 12-31-2005



LAND PARTITION SURVEY

PARTITION PLAT NO. P-55-2004

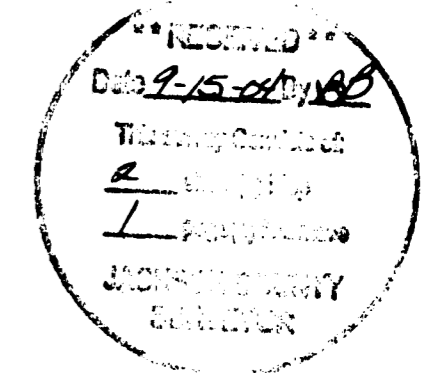
LOCATED IN:

NW 1/4 OF SECTION 14 TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:

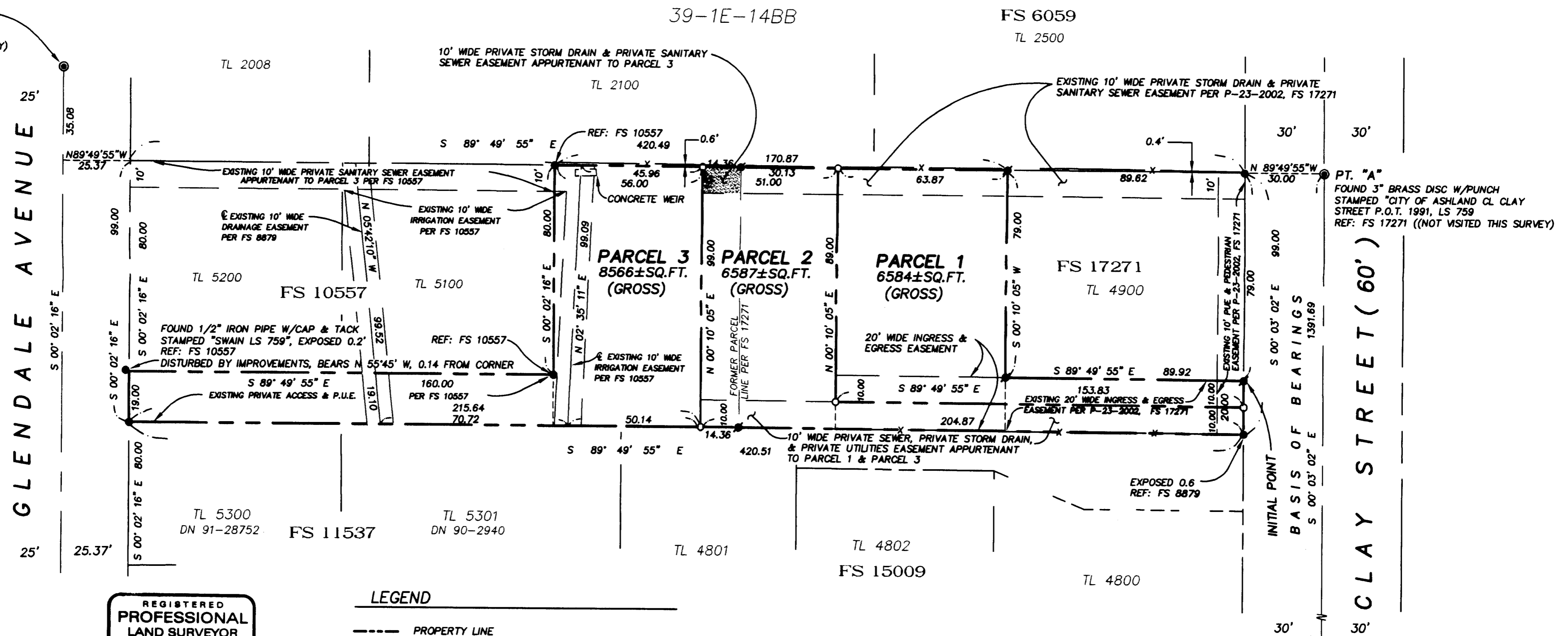
MERLIN & MARVEL NUSS
705 CLAY STREET
ASHLAND, OREGON 97520

PARCEL 2 & PARCEL 3 OF P-23-2002, FS 17271



DATE: 7/14/2004
SCALE: 1" = 30'

FOUND 3" BRASS DISC W/PUNCH, NO MARKINGS
REF: FS 10557
(NOT VISITED THIS SURVEY)



PT. "A"
FOUND 3" BRASS DISC W/PUNCH
STAMPED "CITY OF ASHLAND CL CLAY
STREET P.O.T. 1991, LS 759
REF: FS 17271 ((NOT VISITED THIS SURVEY))

PT. "B"
FOUND 1 1/2" BRASS DISC W/PUNCH
IN CONCRETE, 0.2 DEEP
REF: FS 17271 (NOT VISITED THIS SURVEY)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard F. Alspach
OREGON
JULY 19, 1994
RICHARD F. ALSPACH
No. 2653
Expires 12-31-2005

LEGEND

- PROPERTY LINE
- - - CENTERLINE
- - - EASEMENT
- x- FENCE
- SET 5/8" X 30" IRON PIN W/CAP STAMPED ALSPACH PLS 2653
- FOUND 5/8" X 30" IRON PIN W/CAP STAMPED ALSPACH PLS 2653 PER FS 17271
- FOUND MONUMENT AS NOTED IN STREET MONUMENT CASING
- FOUND 5/8" IP W/CAP STAMPED "E.L. SWAIN RLS 759 UNLESS OTHERWISE NOTED
- FS FILED SURVEY--JACKSON COUNTY, OREGON
- DOC. NO. DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- DRJC DEED RECORDS OF JACKSON COUNTY OREGON
- REF: REFERENCE

THIS IS TO CERTIFY THAT THIS IS A CADD
GENERATED COPY OF THE ORIGINAL DRAWING
Richard F. Alspach
RICHARD F. ALSPACH/ PLS 2653

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 #R4401JME
Richard F. Alspach
RICHARD F. ALSPACH, PLS 2653

BASIS OF BEARING

TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 14 AS DERIVED FROM
N.O.A.A. NET ESTABLISHED IN 1988 AND ON FILE WITH THE JACKSON
COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL
FOR THIS SURVEY WAS TAKEN FROM MONUMENTS FOUND AT POINT "A"
AND POINT "B" AS S 00°03'02" E PER FILED SURVEY NO. 17271, ON FILE
AT THE JACKSON COUNTY SURVEYOR'S OFFICE

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

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

JOB NO. 419-04

APPROVAL:

Jim Wu 9-13-2004
ASHLAND PLANNING DEPARTMENT DATE
PA # 2004-051

APPROVAL:

EXAMINED AND APPROVED THIS 31st DAY OF
August, 2004

James H. Olson
CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT MERLIN D. NUSS AND MARVEL A. NUSS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY ARE THE OWNERS IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND SAID OWNERS HAVE PARTITIONED THE SAME INTO PARCELS AS SHOWN HEREON, AND THE NUMBER AND SIZE OF PARCELS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAID PARTITION.

THAT THE AREAS SHOWN AS A 10' WIDE PRIVATE STORM DRAIN AND A 10' WIDE PRIVATE SANITARY SEWER EASEMENT ARE AN EASEMENT FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF A PRIVATE STORM DRAIN AND A PRIVATE SANITARY SEWER SERVICING THE PARCEL TO WHICH THEY ARE APPURTENANT.

THAT THE AREA SHOWN AS A 10' WIDE PRIVATE UTILITIES EASEMENT IS FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO; GAS, WATER, TELEPHONE, CABLE TELEVISION, COMMUNICATIONS, AND POWER SERVICING THE PARCELS TO WHICH THEY ARE APPURTENANT.

THAT THE AREA SHOWN AS A 20' WIDE INGRESS AND EGRESS EASEMENT IS A VEHICULAR ACCESS EASEMENT SERVICING PARCEL 1 AND PARCEL 2 AND IS TO BE KEPT FREE OF PARKED VEHICLES, BUILDINGS OR OTHER IMPROVEMENTS WHICH MAY RESTRICT SUCH ACCESS.

LAND PARTITION SURVEY

PARTITION PLAT NO. P-55-2004

LOCATED IN:

NW 1/4 OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:

MERLIN & MARVEL NUSS
705 CLAY STREET
ASHLAND, OREGON 97520

PARCEL 2 & PARCEL 3 OF P-23-2002, FS 17271

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 #JR4401JME.

Richard F. Alspach
RICHARD F. ALSPACH, PLS 2653

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

Richard F. Alspach
RICHARD F. ALSPACH, PLS 2653

DATE OF SURVEY: 7-14-2004
TERRASURVEY JOB NO. 419-04

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard F. Alspach
OREGON
JULY 19, 1994
RICHARD F. ALSPACH
No. 2653
Expires 12-31-2005

** RECEIVED **
Date 9-15-04 By BB
This Survey Consists of:
 Sheets Map
 Pages Narrative
JACKSON COUNTY
SURVEYOR

RECORDING:

FILED FOR RECORD THIS 15th DAY OF SEPTEMBER 2004, AT 10:23 O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT NO. P-55-2004 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 15, PAGE 55

KATHLEEN S. BECKETT
COUNTY CLERK

CHERYL ANGERIS
DEPUTY

COUNTY SURVEYOR FILE NO. 18421

TAX STATEMENT:

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

ASSESSOR

TAX COLLECTOR

Jeffrey D. Clark
Janice Clark, Deputy

SURVEYOR'S CERTIFICATE

I, RICHARD F. ALSPACH, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 2653, 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:

PARCEL NO. 2 AND PARCEL NO. 3 OF PARTITION PLAT RECORDED APRIL 9, 2002, AS PARTITION PLAT NO. P-23-2002 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 17271 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

Richard F. Alspach
RICHARD F. ALSPACH, PLS 2653

8-30-04
DATE

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

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JOB NO. 419-04

SHEET 1 OF 2

