

Survey Number 18540

SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

August 2, 2004

SURVEYED BY:

Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520

SURVEY FOR:

James Olson
200 Dead Indian Memorial Road
Ashland, Oregon 97520

LOCATION:

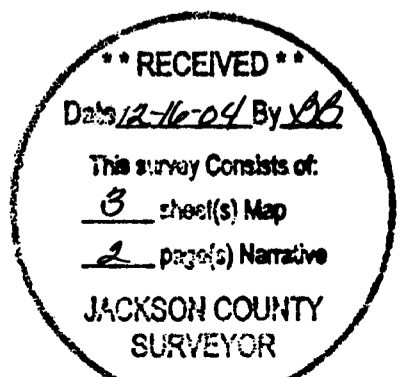
Located in the Northwest Quarter of Section 13, Township 39 South, Range 1 East, Willamette Base and Meridian, City of Ashland, Jackson County, Oregon.

PURPOSE:

To adjust the common lines between four existing subdivision lots and an adjoining parcel as tentatively approved by City of Ashland Planning Action No. 2004-088.

BASIS OF BEARINGS:

True meridian at the north-south centerline of Section 13 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 Initial Point of the Indian Meadows Subdivision and a found monument near the southeasterly corner of said Subdivision as shown on Filed Survey No. 12515.



LAND PARTITION SURVEY

PROPERTY LINE ADJUSTMENT

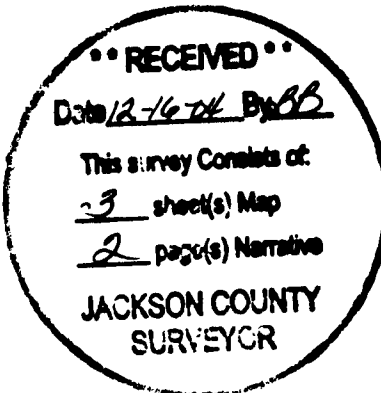
PARTITION PLAT NO. P-84-2004

LOCATED IN:

IN THE NW 1/4 SECTION 13,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN,
CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:

JAMES OLSON
200 DEAD INDIAN MEMORIAL ROAD
ASHLAND, OREGON 97520



LINE	LENGTH	BEARING
L1	32.78	N45°29'48"E
L2	18.58	N52°22'42"E
L3	47.75	N31°27'58"E
L4	34.73	N72°28'38"W
L5	16.98	N69°29'16"W
L6	16.50	N50°42'04"W
L7	17.50	N51°21'46"E
L8	10.05	S55°53'28"W
L9	51.53	N43°25'19"E
L10	31.06	N39°51'51"W

SCALE: 1" = 50'

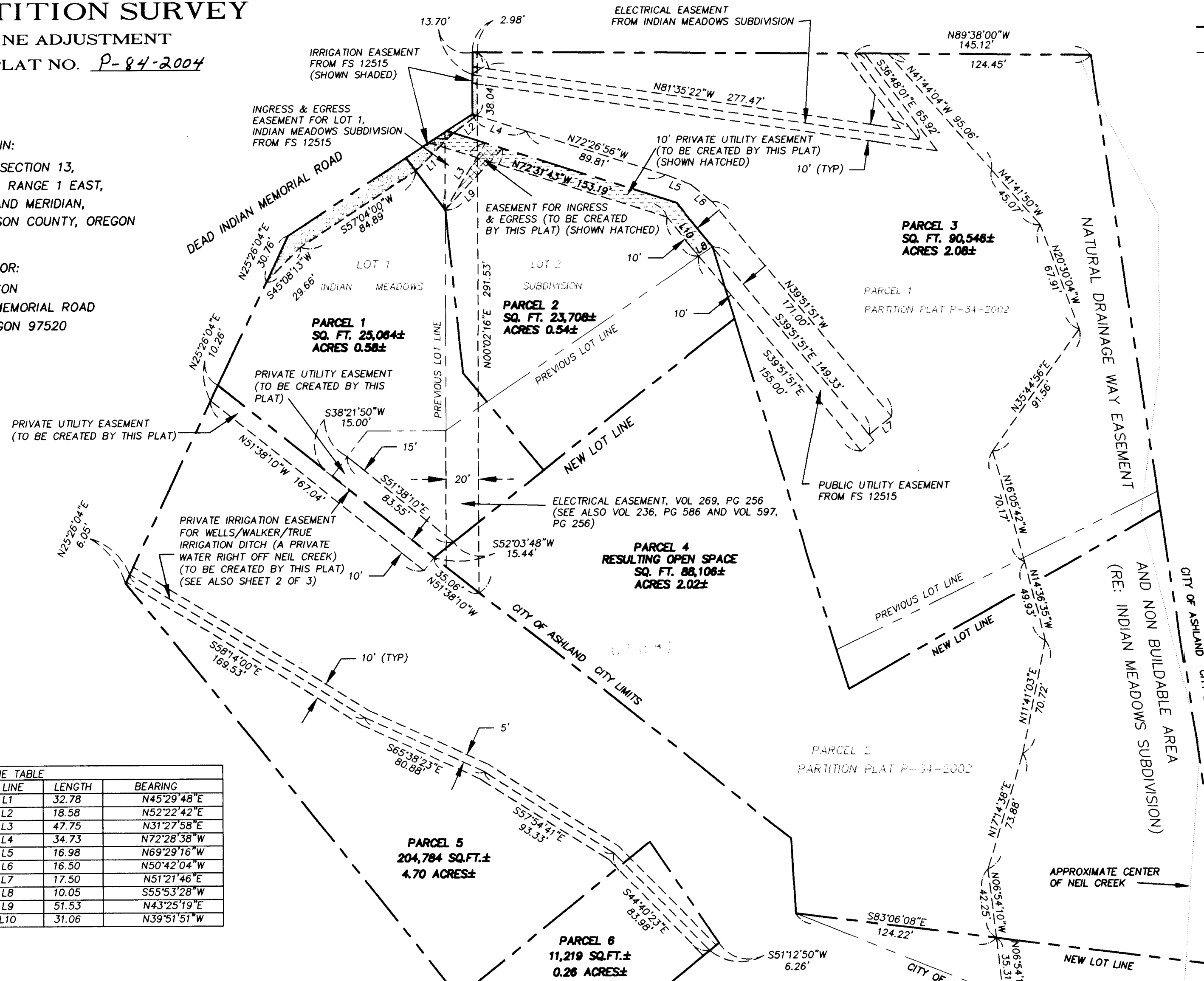
DATE OF SURVEY: 6-17-04

ALL DISTANCES ARE IN FEET
AND DECIMALS THEREOF

BASIS OF BEARING

TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 13 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. 12515.

39 1E 13B, TAX LOTS 300, 303, 304, 305, 1200, 1600



EASEMENT NOTES:

- FOR ADDITIONAL INFORMATION ON EASEMENTS OF RECORD, TALENT IRRIGATION DISTRICT WATER AND STATUTORY POWERS, LOCATIONS OF WELLS AND ASSOCIATED EASEMENTS, IRRIGATION LINES AND THE APPROXIMATE CENTERLINE OF NEIL CREEK, SEE PLAT OF INDIAN MEADOWS SUBDIVISION AND PARTITION PLAT P-34-2002.
- EASEMENT FOR PIPE LINE FOR THE PURPOSE OF CARRYING WATER OR GAS AS RECORDED IN VOLUME 109, PAGE 498, DEED RECORDS, JACKSON COUNTY, OREGON, DOES NOT CROSS THESE PARCELS.
- EASEMENT GRANTED TO POSTAL TELEGRAPH CABLE COMPANY AS RECORDED IN VOLUME 'M', PAGE 540, MISCELLANEOUS RECORDS, JACKSON COUNTY, OREGON, IS NOT LOCATABLE WITHIN THESE PARCELS.
- EASEMENT GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY AS RECORDED IN VOLUME 280, PAGE 36, DEED RECORDS, JACKSON COUNTY, OREGON, IS NOT LOCATABLE WITHIN THESE PARCELS.
- RIGHTS OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED TO CALIFORNIA OREGON POWER COMPANY IN VOLUME 360, PAGE 195, DEED RECORDS, JACKSON COUNTY, OREGON, IS NOT LOCATABLE WITHIN THESE PARCELS.
- PARCEL 5 IS SUBJECT TO RESERVATION OF OIL, MINERAL, GAS AND BY-PRODUCTS AS RECORDED IN VOLUME 428, PAGE 485, DEED RECORDS, JACKSON COUNTY, OREGON.
- PARCELS 1, 2, 3, AND 4 ARE SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, AND/OR SETBACKS AS RECORDED IN DOCUMENTS NO. 91-10848 AND 02-30879, AND AMMENDED BY DOCUMENT NO. _____ OFFICIAL RECORDS, JACKSON COUNTY, OREGON.

NOTE: FOR BOUNDARY DETAILS AND ADDITIONAL EASEMENTS ON PARCEL 5, SEE SHEET 2 OF 3.

LEGEND

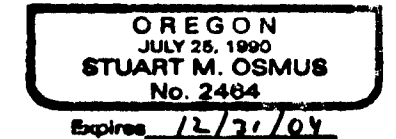
- SURVEYED PROPERTY LINE
- EASEMENT
- FE ICE
- FOUND MONUMENT AS NOTED
- SE 5/8" X 24" IRON PIN WITH PLASTIC CAP MARKED '054US PLS 2464' UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON PIN W/CAP MARKED LS 1036, FROM FS 12515 UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON PIN W/CAP MARKED D. MCMAHAN LS 1913 FROM FS 17362
- FS FILED SURVEY-JACKSON COUNTY, OREGON
- FD FOUND
- IP IRON PIN
- VOL. PG DEED RECORDS, JACKSON COUNTY, OREGON
- AC ASPHALT
- (RE:) REFERENCE
- PUE EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- FS 12515 INDIAN MEADOWS SUBDIVISION

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 209.50. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD INK #51640A ON JETSET MYLAR #R440JME.

Stuart M. Osmus
STUART M. OSMUS, PLS 2464

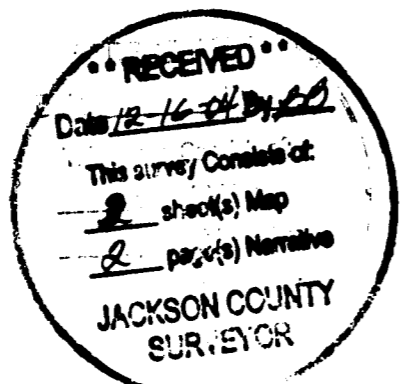


TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

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

LAND PARTITION SURVEY

PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P-84-2004



LOCATED IN:
IN THE NW 1/4 SECTION 13,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN,
CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:
JAMES OLSON
200 DEAD INDIAN MEMORIAL ROAD
ASHLAND, OREGON 97520

LEGEND

- SURVEYED PROPERTY LINE
- EASEMENT
- FENCE
- FOUND MONUMENT AS NOTED
- SET 1/8" X 30" IRON PIN WITH PLASTIC CAP MARKED 'OSM IS PLS 2464' UNLESS OTHERWISE NOTED (5/8" X 24" IRON PINS SET AT INTERIOR CORNERS)
- FOUND 5/8" IRON PIN W/CAP MARKED LS 1136, FROM FS 12515 UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON PIN W/CAP MARKED D. M. MAHAN LS 1913 FROM FS 17362
- FS FILED SURVEY-JACKSON COUNTY, OREGON
- FD FOUND
- IP IRON PIN
- OR- OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- VOL, PG DEED RECORDS, JACKSON COUNTY, OREGON
- AC ASPHALT
- PT POINT OF TANGENCY, SPIRAL CURVE
- PSC POINT OF TRANSITION, SPIRAL CURVE TO HORIZONTAL CURVE



SCALE: 1" = 100'

DATE OF SURVEY: 8-02-04

ALL DISTANCES ARE IN FEET
AND DECIMALS THEREOF

LINE	LENGTH	BEARING
L1	40.00	N37°02'58"W
L2	30.00	N57°04'00"E
L3	18.85	N57°04'00"E
L4	37.82	N00°16'04"E
L5	35.00	S39°51'51"E
L6	45.84	S17°00'09"E
L7	134.52	S00°02'16"W
L8	48.48	N89°57'44"W
L9	35.00	S38°21'50"W
L10	80.43	N48°42'00"W
L11	20.70	N41°15'00"W
L12	20.08	N48°45'00"E
L13	20.01	N41°15'00"W
L14	106.53	S49°07'13"E
L15	141.02	S04°02'05"E
L16	91.24	S17°27'20"E
L17	69.05	S16°52'42"W

REFERENCES

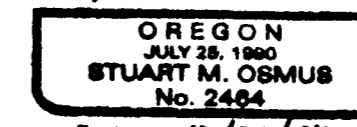
- (DR) DEED RECORD, OR 95-10610
- (R1) RECORD DATA FROM FILED SURVEY NO. 12515 (INDIAN MEADOWS SUBDIVISION)
- (R2) RECORD DATA FROM FILED SURVEY NO. 17362

I CERTIFY THAT THIS SURVEY WAS PREPARED WITH ARCHIVAL QUALITY MATERIALS AS REQUIRED BY ORS 209.250. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD IN 151640A ON JETSET MYLAR 4R440JME.

Stuart M. Osmus
STUART M. OSMUS, PLS 2464

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

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SHEET 2 OF 3

BASIS OF BEARING

TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 13 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. 12515.

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

Stuart M. Osmus
STUART M. OSMUS, PLS 2464

CENTERLINE HWY. 66 AS DESCRIBED IN OR 94-29801. BEARING BASED ON PLAT OF ROYAL OAKS ESTATE SUBDIVISION AND ROTATED 0° 00' 12" CLOCKWISE TO MATCH THIS PLAT.

39 1E 13B, TAX LOTS 300, 303, 304, 305, 1200, 1600

APPROVAL:

Bill 9-25-2004
ASHLAND-PLANNING DEPARTMENT DATE
PA # 2004-088

APPROVAL:

EXAMINED AND APPROVED THIS 28 DAY OF
September, 2004
Richard D. Bath
ASSISTANT CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT ALAN R. HASSELL, MICHELE M. HASSELL, JAMES H. OLSON, BRETT A. HASSELL, JACKIE S. HASSELL, CLAUDE D. CLASON, LESLEY C. CLASON, AND DELBERT NEILS TOBIASSON, TRUSTEE OF THE TOBIASSON FAMILY TRUST 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 PRIVATE IRRIGATION EASEMENT, THE PRIVATE UTILITY EASEMENT, AND THE PRIVATE INGRESS AND EGRESS EASEMENTS AS SHOWN ON SHEETS 2 AND 3.

Alan R. Hassell
ALAN R. HASSELL

Michele M. Hassell
MICHELE M. HASSELL



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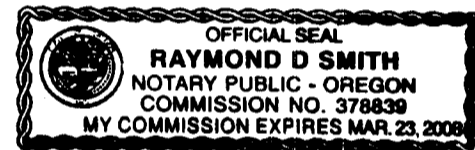
STATE OF Oregon }
COUNTY OF Jackson } S.S. }

Vicky G Stark
NOTARY

ON THIS, THE 25 DAY OF August, 2004, BEFORE ME APPEARED ALAN R. HASSELL AND MICHELE M. HASSELL, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE THEIR FREE ACT AND DEED.

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 #R440JME.

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: 8-02-04

James H. Olson
JAMES H. OLSON

Raymond D Smith
NOTARY

STATE OF Oregon }
COUNTY OF Jackson } S.S. }

ON THIS, THE 18 DAY OF August, 2004, BEFORE ME APPEARED JAMES H. OLSON, 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.

Brett A. Hassell
BRETT A. HASSELL

Jackie S. Hassell
JACKIE S. HASSELL

STATE OF Oregon }
COUNTY OF Jackson } S.S. }

Vicky G Stark
NOTARY

ON THIS, THE 2 DAY OF Sept., 2004, BEFORE ME APPEARED BRETT A. HASSELL AND JACKIE S. HASSELL, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE THEIR FREE ACT AND DEED.

Delbert Neils Tobiasson
DELBERT NEILS TOBIASSON

STATE OF Oregon }
COUNTY OF Jackson } S.S. }

ON THIS, THE 19 DAY OF August, 2004, BEFORE ME APPEARED DELBERT NEILS TOBIASSON, 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.

Affidavit of Consent to Plat from Joseph M. Tobiasson, Successor Trustee, recorded as Instrument No. 04-072774

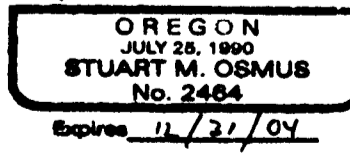
Claude D. Clason
CLAUDE D. CLASON

Lesley C. Clason
LESLEY C. CLASON

STATE OF Oregon }
COUNTY OF Jackson } S.S. }

Vicky G Stark
NOTARY

ON THIS, THE 25 DAY OF August, 2004, BEFORE ME APPEARED CLAUDE D. CLASON AND LESLEY C. CLASON, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE THEIR FREE ACT AND DEED.



LAND PARTITION SURVEY
PROPERTY LINE ADJUSTMENT
PARTITION PLAT NO. P-84-2004

LOCATED IN:

THE NW 1/4 OF SECTION 13
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN,
CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:

JAMES OLSON
200 DEAD INDIAN MEMORIAL ROAD
ASHLAND, OREGON 97520

RECORDING:

FILED FOR RECORD THIS 16 DAY OF December
2004, AT 10:44 O'CLOCK, A.M. AND RECORDED AS
PARTITION PLAT NO. P-84-2004 OF THE RECORDS
OF PARTITION PLATS IN JACKSON COUNTY, OREGON.
INDEX VOLUME 15, PAGE 24

Kathleen A. Bennett
COUNTY CLERK

Geraldine Cutting
DEPUTY

COUNTY SURVEYOR FILE NO. 18540

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER
CHARGES AS REQUIRED BY O.R.S. 92.195

HAVE BEEN PAID AS OF DECEMBER 1, 2004

ASSESSOR

TAX COLLECTOR

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:

COMMENCING AT THE EAST-SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 52, IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE BASE AND MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 31° 16' 06" EAST, 58.9 FEET TO THE INITIAL POINT OF INDIAN MEADOWS SUBDIVISION IN THE CITY OF ASHLAND, OREGON, BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY LINE OF SAID INDIAN MEADOWS SUBDIVISION, SOUTH 89° 38' 00" EAST, 380.06 FEET (RECORD IS 380.03 FEET); THENCE ALONG THE EASTERLY LINE OF SAID SUBDIVISION AND THE EXTENSION THEREOF, SOUTH 08° 38' 00" EAST, 687.40 FEET; THENCE WEST, 47.16 FEET (RECORD IS 47.97 FEET); THENCE SOUTH 47° 15' 00" WEST, 128.92 FEET; THENCE SOUTH 41° 15' 00" EAST, 145.50 FEET; THENCE SOUTH 48° 42' 00" EAST, 78.45 FEET TO THE NORTHWESTERLY LINE OF A RIGHT OF WAY CREATED BY DOCUMENT NO. 71-14428, OFFICIAL RECORDS, JACKSON COUNTY, OREGON; THENCE ALONG SAID NORTHWESTERLY LINE, SOUTH 41° 07' 25" WEST, 207.46 FEET TO THE NORTHEASTERLY LINE OF STATE HIGHWAY NO. 66 AS DESCRIBED IN DOCUMENT NO. 94-29801 OF SAID OFFICIAL RECORDS; THENCE ALONG SAID NORTHEASTERLY LINE THE FOLLOWING COURSES AND DISTANCES; THENCE 208.11 FEET ALONG A SPIRAL CURVE WHICH IS CONCAVE TO THE SOUTHWEST, HAVING A LONG CHORD WHICH BEARS NORTH 33° 57' 55" WEST, 208.11 FEET; THENCE NORTH 48° 46' 41" WEST, 80.01 FEET; THENCE LEAVING SAID LINE AS DESCRIBED IN DOCUMENT NO. 94-29811, AND CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID HIGHWAY NO. 66 THE FOLLOWING COURSES AND DISTANCES; THENCE NORTH 34° 16' 0" WEST (RECORD IS NORTH 34° 30' WEST), 269.11 FEET TO THE SOUTHEASTERLY LINE OF TRACT DESCRIBED IN DOCUMENT NO. 95-10609 OF SAID OFFICIAL RECORDS; THENCE NORTH 34° 31' 10" WEST, 75.00 FEET TO THE NORTHEASTERLY LINE OF SAID TRACT; THENCE NORTH 38° 41' 02" WEST, 326.31 FEET (RECORD IS NORTH 38° 56' WEST) TO THE SOUTHEASTERLY LINE OF DEAD INDIAN MEMORIAL ROAD; THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 25° 26' 04" EAST (RECORD IS NORTH 24° 06' EAST), 132.93 FEET TO THE SOUTHWESTERLY LINE OF SAID INDIAN MEADOWS SUBDIVISION; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE OF DEAD INDIAN MEMORIAL ROAD THE FOLLOWING COURSES AND DISTANCES; THENCE NORTH 25° 26' 04" EAST, 101.82 FEET (RECORD IS 100.80 FEET); THENCE NORTH 57° 04' 00" EAST, 131.85 FEET; THENCE NORTH 00° 16' 04" EAST, 37.82 FEET TO THE POINT OF BEGINNING.

** RECEIVED **

Date 12-16-04 By Bill

This Survey Consists of:
3 Sheets Map
2 Pages Narrative

JACKSON COUNTY
SURVEYOR

Stuart M. Osmus
STUART M. OSMUS, PLS 2464

8/17/04
DATE

PROCEDURE:

This survey is a combination of four City lots from the Indian Meadows Subdivision as modified by a property line adjustment recorded as Partition Plat P-34-2002, and two County tracts which are described by metes and bounds. The metes and bounds descriptions appear to have been developed from a series of surveys done by L. E. Ager in the late 50s and early 60s. In Survey No. 8263, which was the basis for the outer boundary of Indian Meadows Subdivision, the narrative describes the inaccuracy of the found monuments from the Ager surveys and problems with the resulting legal descriptions.

For the outer boundary of the Indian Meadows Subdivision, I held record bearings with only minor deviations from record distances. The resolution of the outer boundary of Parcel 5 is described in a counterclockwise direction as follows: from the most northerly corner, being a found Ager pipe, the westerly line of Parcel 1 was extended to the Highway 66 right of way line per deed call. The deed record distance for this course would have placed the right of way at 24 feet from the physical road centerline; I held a thirty foot distance which matched the existing right of way fence. Holding the thirty foot distance, I proceeded to the most westerly corner of the parcel described in Document number 95-10609. Using record distance and a rotated bearing, I followed the westerly line of this parcel to a found Ager pipe on the Highway 66 right of way. This pipe is also approximately 30' from the physical road centerline. From here, I went to a found iron pin monumenting the right of way at station 277+70.00. I then followed the right of way (rotated to match found monuments) as described in Document number 94-42715 to its intersection with an existing right of way described in Document number 71-14428 and monumented in Filed Survey number 4707. I was unable to find any of the monuments from said survey, so I held record bearing along the right of way until it intersected the deed record line for Parcel 5. Using record bearings, and distances where applicable, I proceeded around the boundary of the parcel described in Document number 88-12943 until it intersected the extension of the easterly line of Indian Meadows Subdivision.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

S. M. Osmus

OREGON
JULY 25, 1890
STUART M. OSMUS
No. 2484

Expires 12/31/04

August 16, 2004

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

