

Survey Number 18559
P-1-2005

SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

September 10, 2004

SURVEYED BY:

Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520

SURVEY FOR:

City of Ashland
20 East Main Street
Ashland, Oregon 97520

LOCATION:

The Southeast Quarter of the Northwest 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 three parcels as tentatively approved by City of Ashland Planning Action No. 2004-031.

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. 10851.

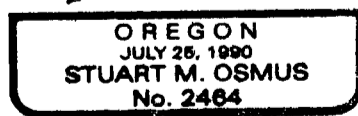
PROCEDURE:

The parent tract of this partition was created by a Major Land Partition in 1987. Strawberry Lane and Westwood Street were recently paved; with curb and gutter and sidewalks added across the north side of Strawberry Lane. The street was moved northerly, along the south line of the parent tract, to preserve some large trees located in the south half of the right of way. Additional right of way was required in order to accommodate the new street.

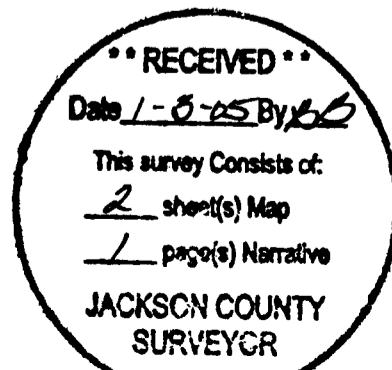
Found monuments and record bearings were held for the north, east, and west lines of the parent tract.

September 10, 2004

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



Expires 12/31/04



LAND PARTITION SURVEY

PARTITION PLAT NO. P-01-2005

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

REFERENCES

(R) RECORD DATA FROM FILED SURVEY NO. 10851

LEGEND

- SURVEYED PROPERTY LINE
- EASEMENTS
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP MARKED OSMUS PLS 2464
- SET LEAD PLUG IN SIDEWALK WITH TACK AND BRASS TAG MARKED PLS 2464
- FOUND 5/8" IRON PIN W/PLASTIC CAP MARKED SWAIN, LS 759 (FROM FS 10851) UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON PIN W/CAP MARKED D. HUCK, LS 2023 (FROM STRAWBERRY MEADOWS SUBDIVISION)
- FS FILED SURVEY--JACKSON COUNTY, OREGON
- RE: REFERENCE
- FD FOUND
- IP IRON PIN
- OR OFFICIAL RECORDS, JACKSON COUNTY, OREGON

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	32.50	123.50	15°04'40"	S46°48'54"W	32.41
C2	88.48	100.00	50°41'37"	S64°37'22"W	85.62
C3	47.04	30.00	89°50'26"	N45°09'06"W	42.37
C4	47.04	30.00	89°50'26"	S45°09'06"E	42.37
C5	88.48	100.00	50°41'37"	N64°37'22"E	85.62

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. 10851.

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

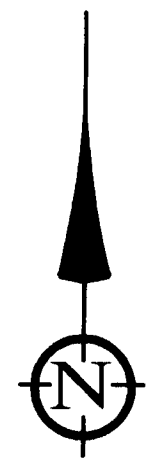
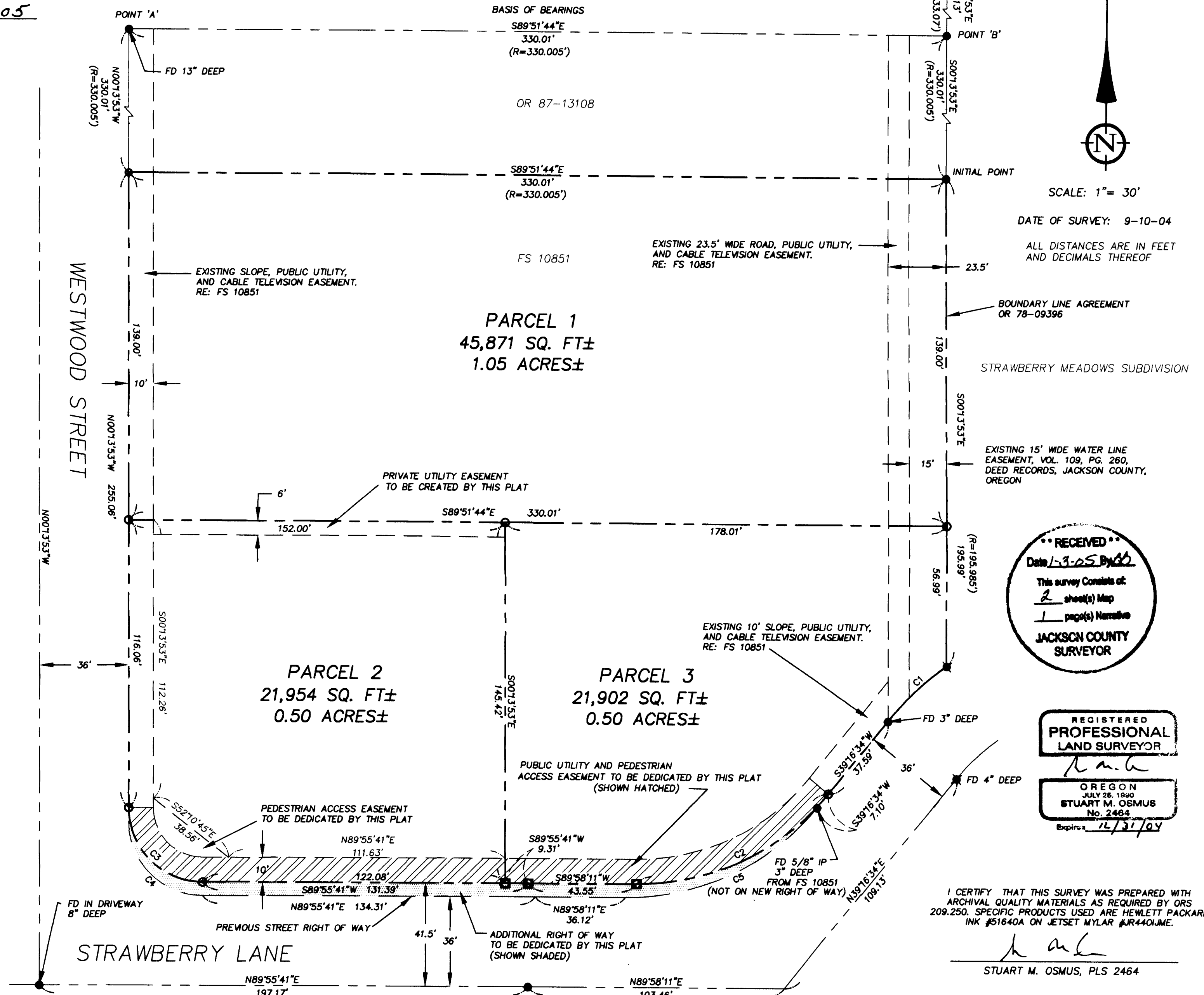
Stuart M. Osmus

STUART M. OSMUS, PLS 2464

EASEMENT NOTES:

- 1) EASEMENT FOR WATER PIPE LINES AS DESCRIBED IN VOLUME 21, PAGES 68 AND 147, AND VOLUME 96, PAGE 20, DEED RECORDS, JACKSON COUNTY, OREGON, DOES NOT CROSS THESE PARCELS.
- 2) RESERVATION OF A 60 FOOT EASEMENT FOR ROAD PURPOSES AS DESCRIBED IN DOCUMENT NO. 77-12735, DEED RECORDS, JACKSON COUNTY, OREGON, HAS BEEN RELEASED BY PROVISION OF OTHER SATISFACTORY ACCESS AS PROVIDED FOR IN SAID DOCUMENT.
- 3) EASEMENT FOR PUBLIC STREET OR HIGHWAY AS DESCRIBED IN VOLUME 109, PAGE 259, DEED RECORDS, JACKSON COUNTY, OREGON, DOES NOT CROSS THESE PARCELS.

NORTH 1/4 CORNER SECTION 8
7 39 S, R 1E. FD BRASS CAP
IN MONUMENT CASE.



SCALE: 1" = 30'

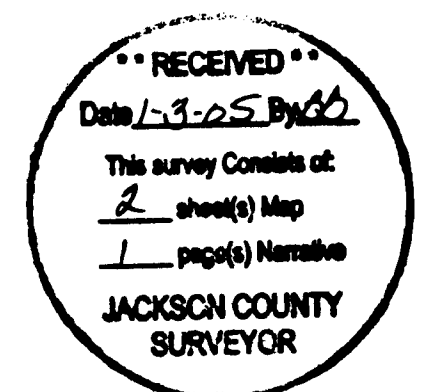
DATE OF SURVEY: 9-10-04

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

BOUNDARY LINE AGREEMENT OR 78-09396

STRAWBERRY MEADOWS SUBDIVISION

EXISTING 15' WIDE WATER LINE EASEMENT, VOL. 109, PG. 260, DEED RECORDS, JACKSON COUNTY, OREGON



OREGON
JULY 28, 1999
STUART M. OSMUS
No. 2464
Expires 12/31/04

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 #JR440LME.

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

STRAWBERRY MEADOWS SUBDIVISION

APPROVAL:

John McLaughlin 12.15.2004
ASHLAND PLANNING DEPARTMENT DATE
PA # 2004-031

LAND PARTITION SURVEY

PARTITION PLAT NO. P-01-2005

LOCATED IN:

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

RECORDING:

FILED FOR RECORD THIS 03 DAY OF January
2004, AT 10:09 O'CLOCK, A.M. AND RECORDED AS
PARTITION PLAT NO. P-01-2005 OF THE RECORDS
OF PARTITION PLATS IN JACKSON COUNTY, OREGON.
INDEX VOLUME 16, PAGE 01

APPROVAL:

EXAMINED AND APPROVED THIS 23 DAY OF
November, 2004
James H Olson
CITY SURVEYOR

SURVEY FOR:
CITY OF ASHLAND, OREGON

Kathleen S Beckett
COUNTY CLERK

Geraldine Cutting
DEPUTY

TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

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

COUNTY SURVEYOR FILE NO. 18559

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF ASHLAND, A MUNICIPAL CORPORATION OF THE STATE OF OREGON, IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND SAID OWNER HAS PARTITIONED THE SAME INTO LOTS AS SHOWN HEREON, AND THE NUMBER AND SIZE OF LOTS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAID PARTITION AND THE CITY DOES HEREBY DEDICATE FOR PUBLIC USE THE ADDITIONAL RIGHT OF WAY FOR STRAWBERRY LANE, THE PUBLIC UTILITY AND PEDESTRIAN ACCESS EASEMENTS ALONG STRAWBERRY LANE, AND THE CITY DOES HEREBY CREATE THE PRIVATE UTILITY EASEMENT ALONG THE NORTHERLY BOUNDARY OF PARCEL NUMBER 2 AS SHOWN ON SHEET 2 OF THIS PLAT.

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER
CHARGES AS REQUIRED BY O.R.S. 92.095
HAVE BEEN PAID AS OF DECEMBER 29th, 2004

ASSESSOR *[Signature]*
TAX COLLECTOR *Patty Budwig, Deputy*

Alan DeBoer
ALAN DeBOER
MAYOR, CITY OF ASHLAND

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

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 QUARTER CORNER COMMON TO SECTIONS 5 AND 8 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE SOUTH 00° 13' 53" EAST, 1,663.14 FEET TO A 5/8" IRON PIN AT THE SOUTHEAST CORNER OF TRACT DESCRIBED IN DOCUMENT NO. 87-13108, OFFICIAL RECORDS, JACKSON COUNTY, OREGON, BEING THE POINT OF BEGINNING AND INITIAL POINT; THENCE CONTINUE SOUTH 00° 13' 53" EAST, 195.99 FEET TO THE NORTHERLY LINE OF STRAWBERRY LANE IN THE CITY OF ASHLAND; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING COURSES AND DISTANCES; THENCE 32.50 FEET ALONG THE ARC OF A CURVE WHICH IS CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 123.50 FEET, A CENTRAL ANGLE OF 15° 04' 40", AND A LONG CHORD WHICH BEARS SOUTH 46° 48' 54" WEST, 32.41 FEET; THENCE SOUTH 39° 16' 34" WEST, 37.59 FEET; THENCE 88.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 50° 41' 37", AND A LONG CHORD WHICH BEARS SOUTH 64° 37' 22" WEST, 85.62 FEET; THENCE SOUTH 89° 58' 11" WEST, 43.55 FEET; THENCE SOUTH 89° 55' 41" WEST, 131.39 FEET; THENCE 47.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89° 50' 26", AND A LONG CHORD WHICH BEARS NORTH 45° 09' 06" WEST, 42.37 FEET TO THE WEST LINE OF WESTWOOD STREET IN SAID CITY OF ASHLAND; THENCE ALONG SAID WEST LINE, NORTH 00° 13' 53" WEST, 255.06 FEET TO THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN DOCUMENT NO. 87-13108; THENCE ALONG THE SOUTH LINE OF SAID TRACT, SOUTH 89° 51' 44" EAST, 330.01 FEET TO THE POINT OF BEGINNING.

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

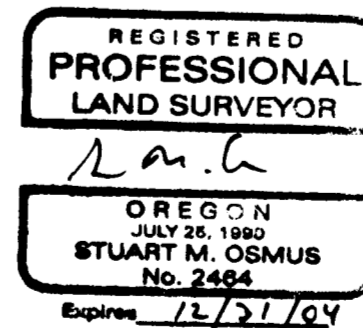
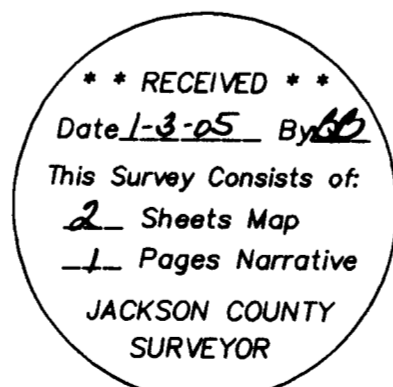
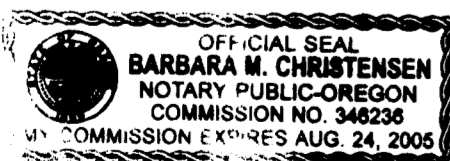
THIS IS TO CERTIFY THAT THIS IS A CADD GENERATED COPY OF THE ORIGINAL DRAWING

[Signature]
STUART M. OSMUS, PLS 2464

DATE OF SURVEY: 9-10-04
TERRASURVEY JOB NO. A154-04

ON THIS, THE 22 DAY OF November, 2004, 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.

Barbara M Christensen
NOTARY SIGNATURE



[Signature] 10/06/04
STUART M. OSMUS PLS 2464 DATE