

# LAND PARTITION SURVEY

## PROPERTY LINE ADJUSTMENT

### PARTITION PLAT NO. P-10-2005

LOCATED IN:

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

SURVEY FOR:

ROBERT CAIN  
279 GRANITE STREET  
ASHLAND, OREGON 97520

SITE ADDRESS:

263 GRANITE STREET  
ASHLAND, OREGON 97520

## TERRASURVEY, INC.

### PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET  
ASHLAND, OREGON 97520

(541) 482-6474  
terrain@bispl.net

I CERTIFY THAT THIS SURVEY WAS PREPARED WITH  
ARCHIVAL QUALITY MATERIALS AS REQUIRED BY ORS  
209.250. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD  
INK #51840A ON JETSET MYLAR #R4401UME.

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: 3-08-2004

TERRASURVEY JOB NO. 371-03

## RECORDING:

\* FILED FOR RECORD THIS 1 DAY OF March  
~~2004~~ <sup>2005</sup> AT 11:24 O'CLOCK, A.M. AND RECORDED AS  
PARTITION PLAT NO. P-10-2005 OF THE RECORDS  
OF PARTITION PLATS IN JACKSON COUNTY, OREGON.  
INDEX VOLUME 16, PAGE 10

Kathleen S. Beckett  
COUNTY CLERK

Sonya S. Morgan  
DEPUTY

COUNTY SURVEYOR FILE NO. 18653

## TAX STATEMENT:

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

HAVE BEEN PAID AS OF MARCH 7th, 2005

ASSESSOR

Carol Juenson, Deputy March 7, 2005

TAX COLLECTOR

## SURVEYOR'S CERTIFICATE

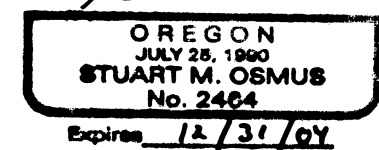
I, STUART M. OSMUS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR  
IN THE STATE OF OREGON, NO. 2464, DO HEREBY CERTIFY THAT I HAVE  
CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS  
PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS  
PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING  
AN ACCURATE DESCRIPTION OF THE TRACT:

LOTS 1, 2, AND 3 OF GRANITE STREET DEVELOPMENT IN THE CITY OF  
ASHLAND, JACKSON COUNTY, OREGON, AS RECORDED AUGUST 11, 1999 IN  
VOLUME 25, PAGE 24, PLAT RECORDS, JACKSON COUNTY, OREGON.

Stuart M. Osmus

STUART M. OSMUS, PLS 2464

9/27/04  
DATE



## APPROVAL:

Bin Lu 11.17.2004  
ASHLAND PLANNING DEPARTMENT DATE  
PA # 2004-008

## APPROVAL:

EXAMINED AND APPROVED THIS 10th DAY OF  
November, 2004  
Jean Holman  
CITY SURVEYOR

## DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT ROBERT ROY CAIN AND SUSAN O'ROURKE CAIN AS TRUSTEES OR THE  
SUCCESSOR TRUSTEE OR TRUSTEES, U/A/D JUNE 25, 1991, AS AMENDED  
CREATING THE CAIN 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.

Robert Roy Cain, TRUSTEE  
ROBERT ROY CAIN

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

ON THIS, THE 8 DAY OF November, 2004, BEFORE ME APPEARED  
ROBERT ROY CAIN, 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. Robert Roy Cain appeared as trustee of the  
Cain Family Trust U/A/D June 25, 1991

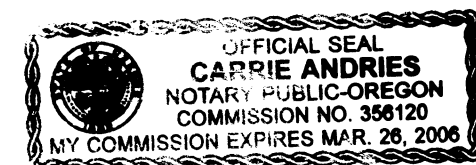
Susan O'Rourke Cain, trustee  
SUSAN O'ROURKE CAIN

Carrie Andries  
Notary Public for Oregon  
My Commission Expires 3/24/04

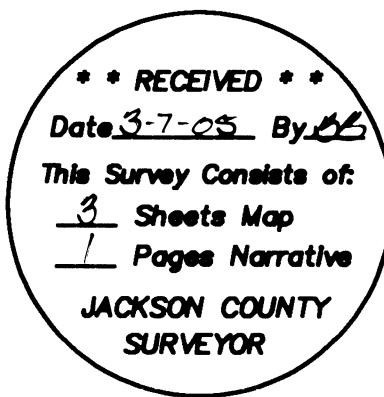


STATE OF OREGON )  
COUNTY OF JACKSON)

ON THIS, THE 8 DAY OF November, 2004, BEFORE ME APPEARED  
SUSAN O'ROURKE CAIN, 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. Susan O'Rourke Cain appeared as trustee of  
the Cain Family Trust U/A/D June 25, 1991



Carrie Andries  
Notary Public for Oregon  
My Commission Expires 3/24/04



\* Affidavit of Correction  
Doc. # 2005-017287  
3/29/2005 C.S.R.R.R

# LAND PARTITION SURVEY

## PROPERTY LINE ADJUSTMENT

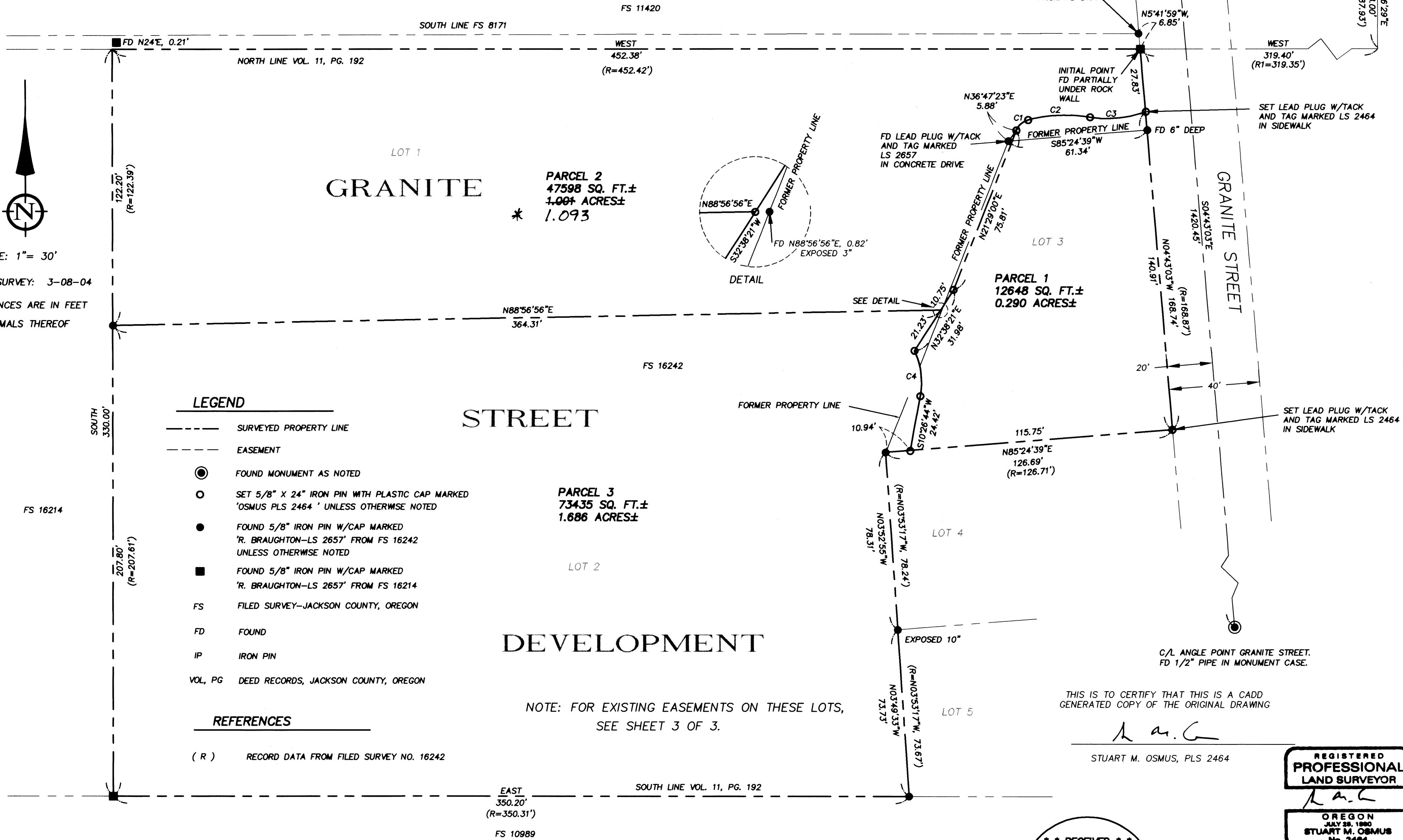
### PARTITION PLAT NO. P-16-2065

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

SURVEY FOR:  
 ROBERT CAIN  
 279 GRANITE STREET  
 ASHLAND, OREGON 97520

C/L INTERSECTION STRAWBERRY LANE  
 & GRANITE STREET. FD BROKEN PIPE  
 IN CONCRETE IN MONUMENT CASE.

EAST 1/4 CORNER SECTION 8,  
 FD 8 1/2" X 9 1/2"  
 SANDSTONE W/CHISELED 'X'  
 3" DEEP



SCALE: 1" = 30'  
 DATE OF SURVEY: 3-08-04  
 ALL DISTANCES ARE IN FEET  
 AND DECIMALS THEREOF

#### LEGEND

- SURVEYED PROPERTY LINE
- EASEMENT
- FOUND MONUMENT AS NOTED
- SET 5/8" X 24" IRON PIN WITH PLASTIC CAP MARKED 'OSMUS PLS 2464' UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON PIN W/CAP MARKED 'R. BRAUGHTON-LS 2657' FROM FS 16242 UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON PIN W/CAP MARKED 'R. BRAUGHTON-LS 2657' FROM FS 16214
- FS FILED SURVEY-JACKSON COUNTY, OREGON
- FD FOUND
- IP IRON PIN
- VOL, PG DEED RECORDS, JACKSON COUNTY, OREGON

#### REFERENCES

( R ) RECORD DATA FROM FILED SURVEY NO. 16242

NOTE: FOR EXISTING EASEMENTS ON THESE LOTS,  
 SEE SHEET 3 OF 3.

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

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

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JULY 28, 1980  
 STUART M. OSMUS  
 No. 2464  
 Expires 12/31/04

CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CH LENGTH
C1	7.20	7.59	54°19'12"	N 44°38'36" E	6.93
C2	27.51	67.55	23°19'55"	N 87°28'10" E	27.32
C3	24.76	48.00	29°33'21"	N 84°21'27" E	24.49
C4	20.50	33.37	35°11'34"	N 07°09'03" W	20.18

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

#### 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.  
 16242. SAID SURVEY WAS ROTATED 00° 00' 23" CLOCKWISE (AT A  
 RATE OF 48" / 5280 FT TO THE EAST OF MERIDIAN) AT THE  
 CENTERLINE MONUMENT AT THE INTERSECTION OF GRANITE STREET  
 AND STRAWBERRY LANE.

RECEIVED  
 Date 3-7-05 By *BS*  
 This Survey Consists of:  
 3 Sheets Map  
 1 Pages Narrative  
 JACKSON COUNTY  
 SURVEYOR

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

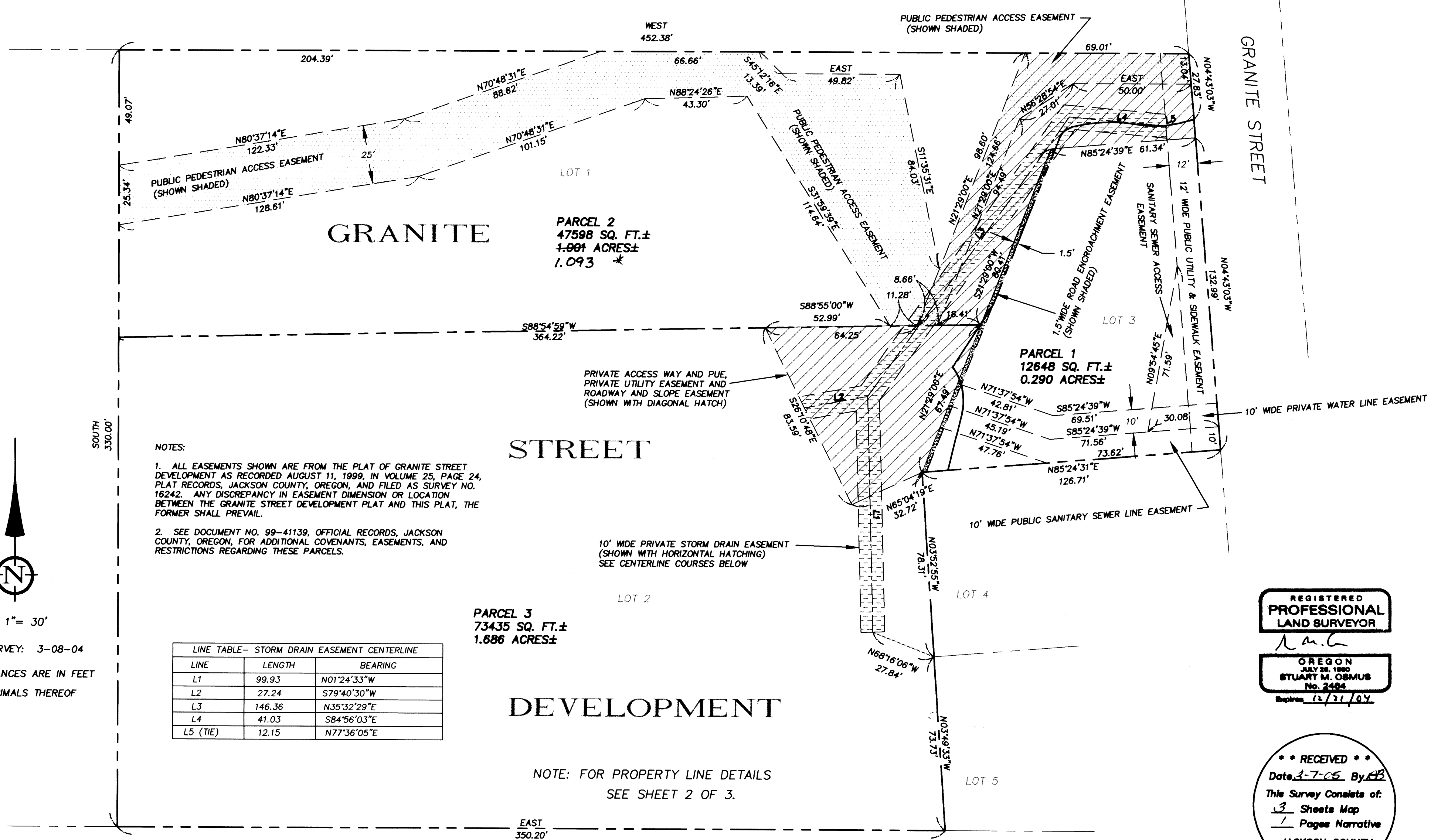
# LAND PARTITION SURVEY

## PROPERTY LINE ADJUSTMENT

PARTITION PLAT NO. P-10-2005

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

SURVEY FOR:  
ROBERT CAIN  
279 GRANITE STREET  
ASHLAND, OREGON 97520



**NOTES:**

1. ALL EASEMENTS SHOWN ARE FROM THE PLAT OF GRANITE STREET DEVELOPMENT AS RECORDED AUGUST 11, 1999, IN VOLUME 25, PAGE 24, PLAT RECORDS, JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 16242. ANY DISCREPANCY IN EASEMENT DIMENSION OR LOCATION BETWEEN THE GRANITE STREET DEVELOPMENT PLAT AND THIS PLAT, THE FORMER SHALL PREVAIL.
2. SEE DOCUMENT NO. 99-41139, OFFICIAL RECORDS, JACKSON COUNTY, OREGON, FOR ADDITIONAL COVENANTS, EASEMENTS, AND RESTRICTIONS REGARDING THESE PARCELS.

LINE TABLE- STORM DRAIN EASEMENT CENTERLINE		
LINE	LENGTH	BEARING
L1	99.93	N01°24'33"W
L2	27.24	S79°40'30"W
L3	146.36	N35°32'29"E
L4	41.03	S84°56'03"E
L5 (TIE)	12.15	N77°36'05"E

### DEVELOPMENT

NOTE: FOR PROPERTY LINE DETAILS  
SEE SHEET 2 OF 3.

**LEGEND**

- SURVEYED PROPERTY LINE
- EASEMENT
- PUE PUBLIC UTILITY AND CABLE TELEVISION EASEMENT

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

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

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INK #51640A ON JETSET MYLAR #R440LME.

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

REGISTERED  
**PROFESSIONAL  
LAND SURVEYOR**  
*Stuart M. Osmus*  
OREGON  
JULY 28, 1980  
STUART M. OSMUS  
No. 2484  
Expires 12/31/07

\*\*\* RECEIVED \*\*\*  
Date: 3-7-05 By: MB  
This Survey Consists of:  
3 Sheets Map  
1 Pages Narrative  
JACKSON COUNTY  
SURVEYOR

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

SCALE: 1" = 30'  
DATE OF SURVEY: 3-08-04  
ALL DISTANCES ARE IN FEET  
AND DECIMALS THEREOF

Survey Number 18653  
P-10-2005

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

**DATE OF SURVEY:**

March 8, 2004

**SURVEYED BY:**

Terrasurvey, Inc.  
274 Fourth Street  
Ashland, Oregon 97520

**SURVEY FOR:**

Robert Cain  
279 Granite Street  
Ashland, Oregon 97520

**LOCATION:**

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

**PURPOSE:**

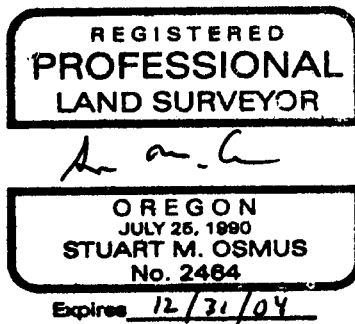
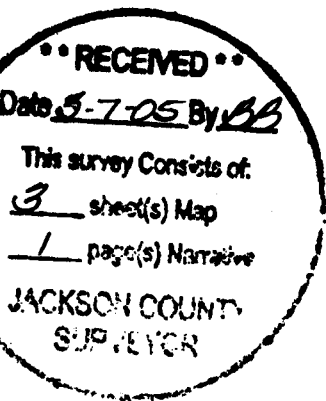
To adjust the lines of three existing Lots as tentatively approved by City of Ashland Planning Action No. 2004-008.

**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 line for bearing control for this survey was taken from monuments found from Filed Survey No. 16242. Said Survey was rotated 00° 00' 23" clockwise (at a rate of 48" / 5280 feet to the east of meridian) at the centerline monument at the intersection of Granite Street and Strawberry Lane.

**PROCEDURE:**

The outer boundary of this Partition was a retracement of the boundary shown for a portion of Granite Street Development in the City of Ashland, as recorded August 11, 1999, in Volume 25, Page 24, Plat Records, Jackson County Oregon. The north and south lines of the Granite Street Development were based on description contained in Volume 11, Page 192, Deed Records, Jackson County, Oregon. The west line of said Development was established by Partition filed as Survey No. 16214.



March 16, 2004

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

**AFFIDAVIT OF CORRECTION**  
Pursuant to O.R.S. 209.255

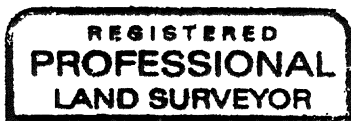


I, Kathleen S. Beckett, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.  
Kathleen S. Beckett - County Clerk

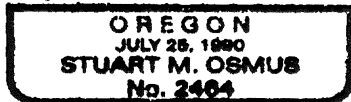
Be it hereby noted that on the Land Partition Survey for Robert Cain recorded March 7, 2005 as Partition Plat No. P-10-2005 of the records of Partition Plats in Jackson County, Oregon, Index Volume 16, Page 10, an error was made in calculating the area of Parcel 2 on Sheets 2 and 3. The correct area for Parcel 2 is 47,598 square feet and 1.093 acres. Also, on Sheet 1 of said Partition, under 'RECORDING', it reads "Filed for record this 7<sup>th</sup> day of March, 2004". The correct day is the 7<sup>th</sup> day of March, 2005.

Date: March 24, 2005

Stuart M. Osmus  
Stuart M. Osmus, PLS 2464



Stuart M. Osmus



Expires 12/31/06

State of Oregon )  
County of Jackson ) ss.

On this, the 29<sup>th</sup> Day of March, 2005, before me appeared Stuart M. Osmus, a Registered Professional Land Surveyor, to me personally known, who being duly sworn, did say that the foregoing instrument was signed by him and to be his free act and deed.

Before me:

Krista K. Gonzales



I, Roger R. Roberts, Jackson County Surveyor, do hereby certify that I have examined this Affidavit of Correction and that the changes are permitted in accordance with Chapter 209, Paragraph 255, Oregon Revised Statutes.

March 29, 2005  
Date

Roger R. Roberts  
Roger R. Roberts,  
Jackson County Surveyor

