

Survey Number 18990  
P-90-2005

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

DATE OF SURVEY:  
May 31, 2005

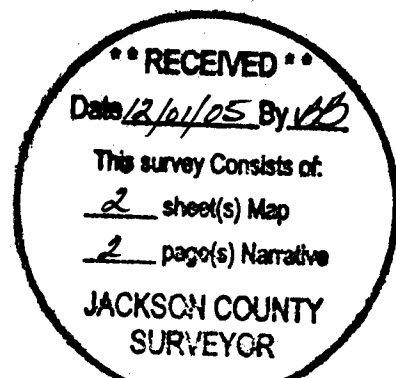
SURVEYED BY:  
TerraSurvey, Inc.  
274 Fourth Street  
Ashland, Oregon 97520

SURVEY FOR:  
Charlotte Cooke and Christopher Martin  
PO Box 1122  
Eagle Point, Oregon 97524

LOCATION:  
Located in DLC No. 63 and the NW 1/4 of Section 26, Township 38 South, Range 1 West, Willamette Base and Meridian

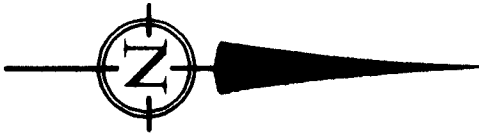
PURPOSE:  
The purpose of this survey is to survey and monument the subject property in substantial conformance with the partition application (MP 05-01) as approved by the by the City of Talent Planning Department April 29, 2005.

BASIS OF BEARINGS:  
The Basis of Bearings for this survey are monuments found at the NW corner of Parcel 1 and the SW corner of Parcel 3 of the Major Land Partition recorded in Volume 3, Page 6 of Major Land Partitions, in Jackson County Oregon and filed as Survey No. 11176 in the office of the Jackson County Surveyor, being S 00° 02' 49" W as shown on said survey.



# LAND PARTITION SURVEY

PARTITION PLAT NO. P-90-2005



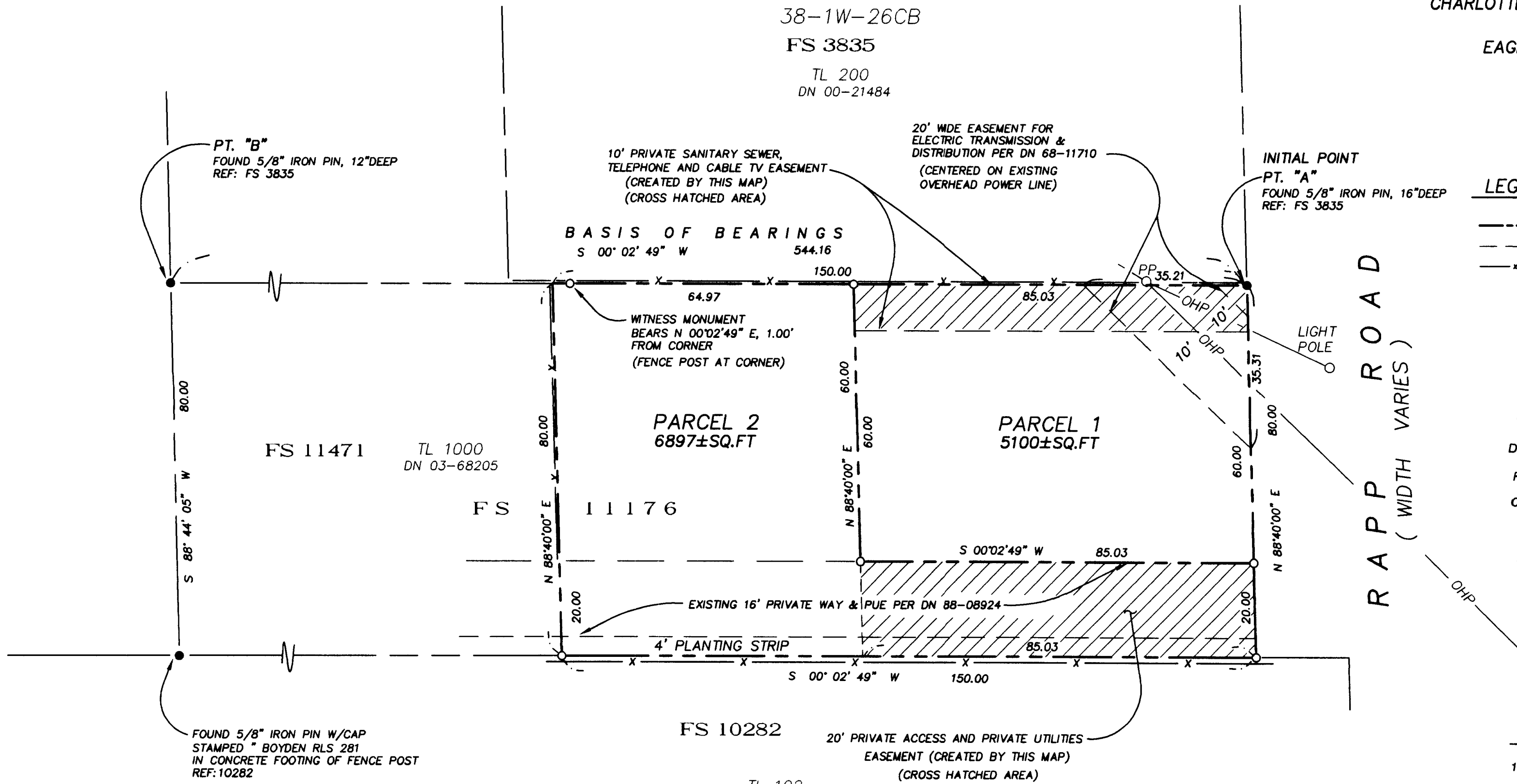
DATE: 5-31-2005  
SCALE: 1" = 20'

LOCATED IN:  
D.L.C. 63 & NW 1/4 OF SEC. 26, TOWNSHIP 38 SOUTH, RANGE 1 WEST  
WILLAMETTE BASE AND MERIDIAN, CITY OF TALENT, JACKSON COUNTY, OREGON

SITE ADDRESS:  
597 RAPP ROAD  
TALENT, OREGON 97540

SURVEY FOR:  
CHARLOTTE COOKE & CHRISTOPHER MARTIN  
P.O. BOX 1122  
EAGLE POINT, OREGON 97524

DN 98-01735



### LEGEND

- PROPERTY LINE
- - - EASEMENT
- x - FENCE
- SET 5/8" X 30" IRON PIN W/CAP STAMPED ALSPACH PLS 2653
- FOUND MONUMENT AS NOTED
- FS FILED SURVEY-JACKSON COUNTY, OREGON
- DN DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- DRJC DEED RECORDS OF JACKSON COUNTY OREGON
- REF: REFERENCE
- OHP OVERHEAD POWER LINES
- PP POWER POLE
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

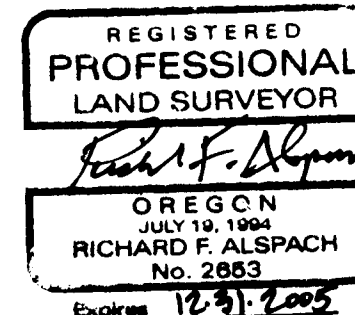
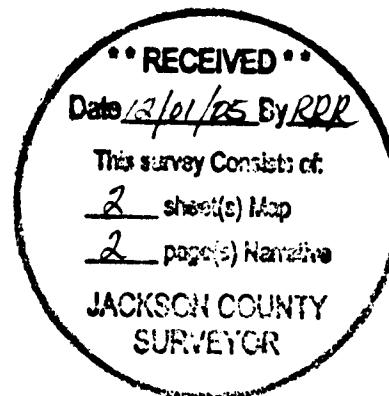
### EASEMENT NOTES

1. VOL.21 PG.497 RIGHT OF WAY FOR THE ROBINSON & BEESON IRRIGATION DITCH. NOT IN AREA OF CONCERN.
2. VOL.441 PG.448 THE CALIFORNIA OREGON POWER COMPANY THIS IS A GENERAL AREA DESCRIPTION FOR A GUY ANCHOR. NO GUY ANCHOR WAS OBSERVED ON THE SUBJECT PROPERTY.

THIS IS TO CERTIFY THAT THIS IS A CAD 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 COMSTOCK 4MIL DOUBLE MATTE MYLAR #130444

*Richard F. Alspach*  
RICHARD F. ALSPACH, PLS 2653



## TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

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

JOB NO. 471-05

**BASIS OF BEARING**  
MONUMENTS FOUND AT POINT "A" AND POINT "B" AS S 00°02'49" W PER SURVEY NO. 11176, ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE

**APPROVAL:**

John Adam 10/28/2005  
CITY OF TALENT PLANNING DEPARTMENT DATE  
MP 05-01

**LAND PARTITION SURVEY**  
PARTITION PLAT NO. P-90-2005

LOCATED IN:

D.L.C. 63 & NW 1/4 OF SEC. 26, TOWNSHIP 38 SOUTH, RANGE 1 WEST,  
WILLAMETTE BASE AND MERIDIAN  
CITY OF TALENT, JACKSON COUNTY, OREGON

SITE ADDRESS:

597 RAPP ROAD  
TALENT, OREGON

SURVEY FOR:

CHARLOTTE COOKE & CHRISTOPHER MARTIN  
P.O. BOX 1122  
EAGLE POINT, OREGON 97524

**APPROVAL:**

EXAMINED AND APPROVED THIS 3<sup>rd</sup> DAY OF  
October, 2005  
Roger Roberts  
COUNTY SURVEYOR

**DECLARATION:**

KNOW ALL MEN BY THESE PRESENTS:

THAT CHRISTOPHER MARTIN AND CHARLOTTE NIESTRATH, NOW KNOWN AS CHARLOTTE ANN COOKE, 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, AND:

THAT THE AREA SHOWN AS A 20' WIDE PRIVATE ACCESS AND PRIVATE UTILITIES EASEMENT IS FOR VEHICULAR ACCESS TO PARCEL 1 AND IS FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: GAS, WATER, TELEPHONE, CABLE TELEVISION, COMMUNICATIONS, AND POWER WHICH SERVICE PARCEL 1, AND:

THAT THE AREA SHOWN AS A 10' WIDE PRIVATE SANITARY SEWER, TELEPHONE, AND CABLE TV EASEMENT IS FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF A PRIVATE SANITARY SEWER, TELEPHONE LINE AND CABLE TV LINE SERVICING PARCEL 2.

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 COMSTOCK 4MIL DOUBLE MATTE MYLAR #130444

Richard F. Alspach  
RICHARD F. ALSPACH, PLS 2653

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

Richard F. Alspach  
RICHARD F. ALSPACH, PLS 2653

DATE OF SURVEY: 5-31-2005  
TERRASURVEY JOB NO. 471-05

\*\* RECEIVED \*\*  
Date 12/01/05 By RRR  
This Survey Consists of:  
2 Sheets Map  
2 Pages Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
Richard F. Alspach  
OREGON JULY 19, 1994  
RICHARD F. ALSPACH No. 2653  
Expires 12-31-2006

**RECORDING:**

FILED FOR RECORD THIS 1<sup>st</sup> DAY OF December 2005, AT 9:30 O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT NO. P-90-2005 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON.

INDEX VOLUME 16, PAGE 90  
Kathleen S. Beckett COUNTY CLERK  
Carmen D. Helman DEPUTY

COUNTY SURVEYOR FILE NO. 18990

**TAX STATEMENT:**

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF December 1, 2005

ASSESSOR Amanda Kirkpatrick, deputy  
TAX COLLECTOR Carol Jussens, 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 1, AS RECORDED IN VOLUME 3, PAGE 6 OF "MAJOR LAND PARTITIONS" OF JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

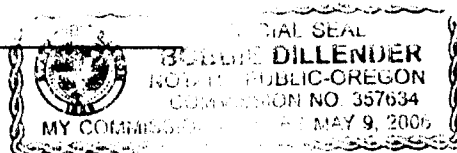
BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1, AS RECORDED IN VOLUME 3, PAGE 6 OF "MAJOR LAND PARTITIONS" OF SAID COUNTY; THENCE ALONG THE BOUNDARY OF SAID PARCEL 1 THROUGH THE FOLLOWING COURSES; NORTH 88°40'00" EAST, 80.00 FEET; THENCE SOUTH 00°02'49" WEST, 150.00 FEET; THENCE SOUTH 88°40'00" WEST, 80.00 FEET; THENCE NORTH 00°02'49" EAST, 150.00 FEET, TO THE POINT OF BEGINNING.

Richard F. Alspach 7-27-2005  
RICHARD F. ALSPACH, PLS 2653 DATE

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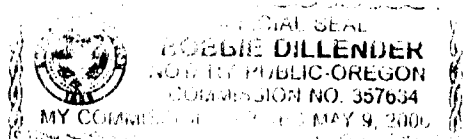
STATE OF OREGON ) S.S.  
COUNTY OF JACKSON )  
ON THIS, THE 28<sup>th</sup> DAY OF September, 2005, BEFORE ME APPEARED Charlotte Cooke, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY HER/HIM AND TO BE HER/HIS FREE ACT AND DEED.

Bobbie Dillender  
NOTARY



STATE OF OREGON ) S.S.  
COUNTY OF JACKSON )  
ON THIS, THE 28<sup>th</sup> DAY OF September, 2005, BEFORE ME APPEARED Christopher Martin, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY HER/HIM AND TO BE HER/HIS FREE ACT AND DEED.

Bobbie Dillender  
NOTARY



PROCEDURE:

The subject parcel was originally part of a larger tract which was surveyed and monumented by Filed Survey No. 3835 in 1968. This larger tract was later partitioned into three parcels in 1981 by the Major land Partition filed as Survey No. 11176, the subject parcel being Parcel 1 of that partition. Parcels 2 and 3 of FS 11176 were later partitioned into four parcels in 1988 by the Minor land Partition filed as Survey No. 11471.

A search was made for monuments from these previous surveys. Two original monuments from the 1968 survey were found as well as a monument from an adjacent survey which was a replacement of a corner monument set by the 1968 survey. These monuments were used as controlling monuments for this survey. Additional monuments on the southerly line of the subject property were searched for but not found, most likely destroyed by construction activity for a recent development on the southerly parcels. The original monument from the 1968 survey located at the NE'ly corner of the subject property was found by me in a previous survey of the area, but is now buried by a 5' berm if indeed it still exists undisturbed. In the interest of being practical I have set a monument on the surface at the record location.

Fences found along the east, south, and west property lines follow those lines more or less.

September 20, 2005

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Richard F. Alspach*  
OREGON  
JULY 19, 1994  
RICHARD F. ALSPACH  
No. 2653

Expires 12/31/2005

•• RECEIVED ••  
Date 12/01/05 By RLK  
This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR