

APPROVAL:

Brian L. Smith 5/24/2006  
ASHLAND PLANNING DEPARTMENT DATE  
PA # 2005-01476

APPROVAL:

EXAMINED AND APPROVED THIS 17<sup>th</sup> DAY OF  
May, 2006  
Jan Holman  
CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT BRIAN L. SMITH, DIANE S. STEFFEY-SMITH, HANS STROO, AND NICOLA D. STROO ARE THE OWNERS IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND BANK OF AMERICA IS THE BENEFICIARY OF A TRUST DEED RECORDED MAY 9, 2005, AS INSTRUMENT NO. 2005-027173, OFFICIAL RECORDS, JACKSON COUNTY, OREGON, AND SAID OWNERS AND OTHER PARTIES IN INTEREST 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 WE DO HEREBY DEDICATE TO THE CITY OF ASHLAND, FOR PUBLIC OPEN SPACE, PARCEL 4 AS SHOWN ON SHEETS 2 AND 3 OF THIS PLAT AND WE DO HEREBY DEDICATE TO THE CITY OF ASHLAND THE UNDERGROUND ELECTRIC AND TELECOMMUNICATIONS EASEMENT AND THE UTILITY EASEMENT AS SHOWN ON SAID SHEET 3 AND WE DO HEREBY CREATE THE PRIVATE ACCESS AND UTILITY EASEMENTS AS SHOWN ON SAID SHEET 3.

Brian L. Smith  
BRIAN L. SMITH

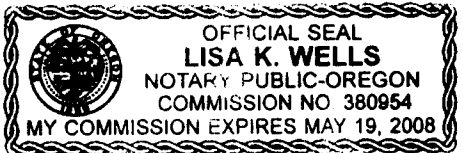


STATE OF OREGON s.s. }  
COUNTY OF JACKSON

Kristin Couch  
NOTARY

ON THIS, THE 16<sup>th</sup> DAY OF May, 2006, BEFORE ME APPEARED BRIAN L. SMITH, 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.

Diane Steffey Smith  
DIANE S. STEFFEY-SMITH



STATE OF OREGON s.s. }  
COUNTY OF JACKSON

Lisa K Wells  
NOTARY

ON THIS, THE 10<sup>th</sup> DAY OF May, 2006, BEFORE ME APPEARED DIANE S. STEFFEY-SMITH, 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.

Hans Stroo  
HANS STROO



STATE OF OREGON s.s. }  
COUNTY OF JACKSON

Kristin Couch  
NOTARY

ON THIS, THE 16<sup>th</sup> DAY OF May, 2006, BEFORE ME APPEARED HANS STROO, 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.

Nicola D. Stroo  
NICOLA D. STROO



STATE OF OREGON s.s. }  
COUNTY OF JACKSON

Kristin Couch  
NOTARY

ON THIS, THE 16<sup>th</sup> DAY OF May, 2006, BEFORE ME APPEARED NICOLA D. STROO, 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.

LAND PARTITION SURVEY  
AND PROPERTY LINE ADJUSTMENT

PARTITION PLAT NO. P-48-2006

LOCATED IN:

A PORTION OF LOTS 28, 29, & 30, WOOLENS ADDITION TO THE CITY OF ASHLAND AND LOT 11, SKYCREST HILLS, PHASE 2, IN THE CITY OF ASHLAND IN THE SW 1/4 OF THE SE 1/4 OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE BASE AND MERIDIAN, JACKSON COUNTY, OREGON

SURVEY FOR:  
BRIAN SMITH  
290 SKYCREST DRIVE  
ASHLAND, OREGON 97520

SITE ADDRESS:  
290 SKYCREST DRIVE  
ASHLAND, OREGON 97520

TERRASURVEY, INC.  
PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET  
ASHLAND, OREGON 97520  
(541) 482-6474  
terrain@bisp.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 #51640A ON COMSTOCK 130444 POLYESTER FILM.

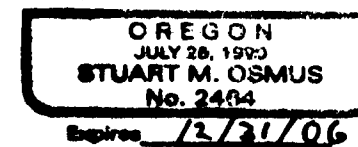
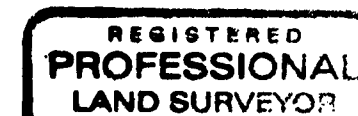
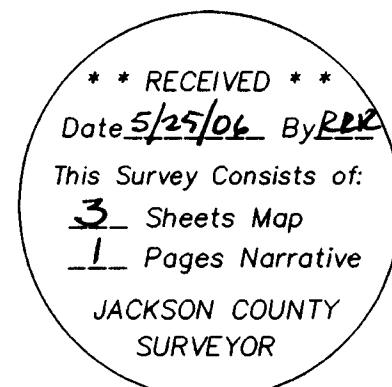
Stuart M. Osmus  
STUART M. OSMUS, PLS 2464

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: APRIL 7, 2006  
TERRASURVEY JOB NO. 434-04

AFFIDAVIT OF CONSENT TO PLAT BY JACQUELINE M. PANARO, REPRESENTING BANK OF AMERICA AS THE BENEFICIARY OF TRUST DEED RECORDED MAY 9, 2005, AS DOCUMENT NO. 2005-027173 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AFFIDAVIT RECORDED AS DOCUMENT NO. 2006-027404 OF SAID OFFICIAL RECORDS.



RECORDING:

FILED FOR RECORD THIS 25 DAY OF May 2006, AT 3:36 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-48-2006 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 17 PAGE 48

Kathleen S. Pickett COUNTY CLERK  
Christy D. Dale DEPUTY

COUNTY SURVEYOR FILE NO. 19196

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF MAY 25 2006  
ASSESSOR William Johnson, Deputy  
TAX COLLECTOR Patty Budson, Deputy

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:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE TRACT DESCRIBED IN DOCUMENT NO. 98-34668 WHICH IS NORTH 65° 32' 58" EAST, 435.14 FEET (DEED RECORD IS NORTH, 180.0 FEET AND EAST, 397.0 FEET) FROM THE QUARTER CORNER COMMON TO SECTIONS 5 AND 8, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, BEING THE INITIAL POINT; THENCE ALONG THE EASTERLY LINE OF SKYCREST DRIVE IN THE CITY OF ASHLAND THE FOLLOWING COURSES AND DISTANCES; THENCE NORTH 00° 29' 09" WEST (DEED RECORD IS NORTH), 24.00 FEET; THENCE 146.44 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 171.00 FEET, A CENTRAL ANGLE OF 49° 03' 57", AND A LONG CHORD WHICH BEARS NORTH 25° 01' 08" WEST, 142.00 FEET; THENCE 70.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 128.00 FEET, A CENTRAL ANGLE OF 31° 43' 43", AND A LONG CHORD WHICH BEARS NORTH 33° 41' 15" WEST, 69.98 FEET; THENCE NORTH 17° 49' 24" WEST, 36.57 FEET TO THE SOUTHWESTERLY CORNER OF LOT 10, SKYCREST HILLS, PHASE 2; THENCE, LEAVING SAID WESTERLY LINE OF SKYCREST DRIVE, NORTH 72° 10' 36" EAST, 134.39 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 10; THENCE ALONG THE EASTERLY LINE OF LOT 11 OF SAID SKYCREST HILLS, PHASE 2, SOUTH 00° 29' 09" EAST, 125.33 FEET; THENCE SOUTH 89° 48' 14" EAST, 96.76 FEET; THENCE SOUTH 00° 11' 46" WEST, 20.00 FEET; THENCE SOUTH 89° 48' 14" EAST, 104.89 FEET; THENCE NORTH 00° 11' 46" EAST, 10.00 FEET TO THE CENTERLINE OF AN ALLEY VACATED BY CITY OF ASHLAND ORDINANCE NO. 2924; THENCE ALONG SAID CENTERLINE, SOUTH 89° 48' 14" EAST, 87.18 FEET TO THE WESTERLY LINE OF THE DITCH ROAD AS DESCRIBED IN VOLUME 109, PG. 153, DEED RECORDS, JACKSON COUNTY, OREGON; THENCE ALONG SAID WESTERLY LINE, SOUTH 21° 02' 24" EAST, 161.29 FEET TO THE SOUTH LINE OF SAID TRACT DESCRIBED IN DOCUMENT NO. 98-34668; THENCE ALONG SAID SOUTH LINE, WEST, 365.43 FEET (DEED RECORD IS 347.12 FEET) TO THE POINT OF BEGINNING.

Stuart M. Osmus 5-16-06  
STUART M. OSMUS, PLS 2464 DATE

# LAND PARTITION SURVEY

AND PROPERTY LINE ADJUSTMENT

PARTITION PLAT NO. P. 48-2006

LOCATED IN:

A PORTION OF LOTS 28, 29, & 30, WOOLENS ADDITION TO THE CITY OF ASHLAND AND LOT 11, SKYCREST HILLS, PHASE 2, IN THE CITY OF ASHLAND IN THE SW 1/4 OF THE SE 1/4 OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE BASE AND MERIDIAN, JACKSON COUNTY, OREGON

SURVEY FOR:  
BRIAN SMITH  
290 SKYCREST DRIVE  
ASHLAND, OREGON 97520



SCALE: 1" = 30'

DATE OF SURVEY: APRIL 7, 2006

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 20, 1983  
STUART M. OSMUS  
No. 2464  
Expires 12/31/06

## LEGEND

--- SURVEYED PROPERTY LINES

--- EASEMENT

-x- FENCE

● FOUND STREET CENTERLINE MONUMENT MARKED LS 2349, IN MONUMENT CASE FROM SKYCREST HILLS, PHASE 2 (FS 15906)

● FOUND 5/8" IRON PIN W/CAP MARKED D. MINNECI, LS 2349 (FROM FS 15906) UNLESS OTHERWISE NOTED

○ SET 5/8" X 30" IRON PIN WITH PLASTIC CAP MARKED 'OSMUS PLS 2464' UNLESS OTHERWISE NOTED

● SET 5/8" X 24" IRON PIN WITH PLASTIC CAP MARKED 'OSMUS PLS 2464'

FS FILED SURVEY—JACKSON COUNTY, OREGON

FD FOUND

IP IRON PIN

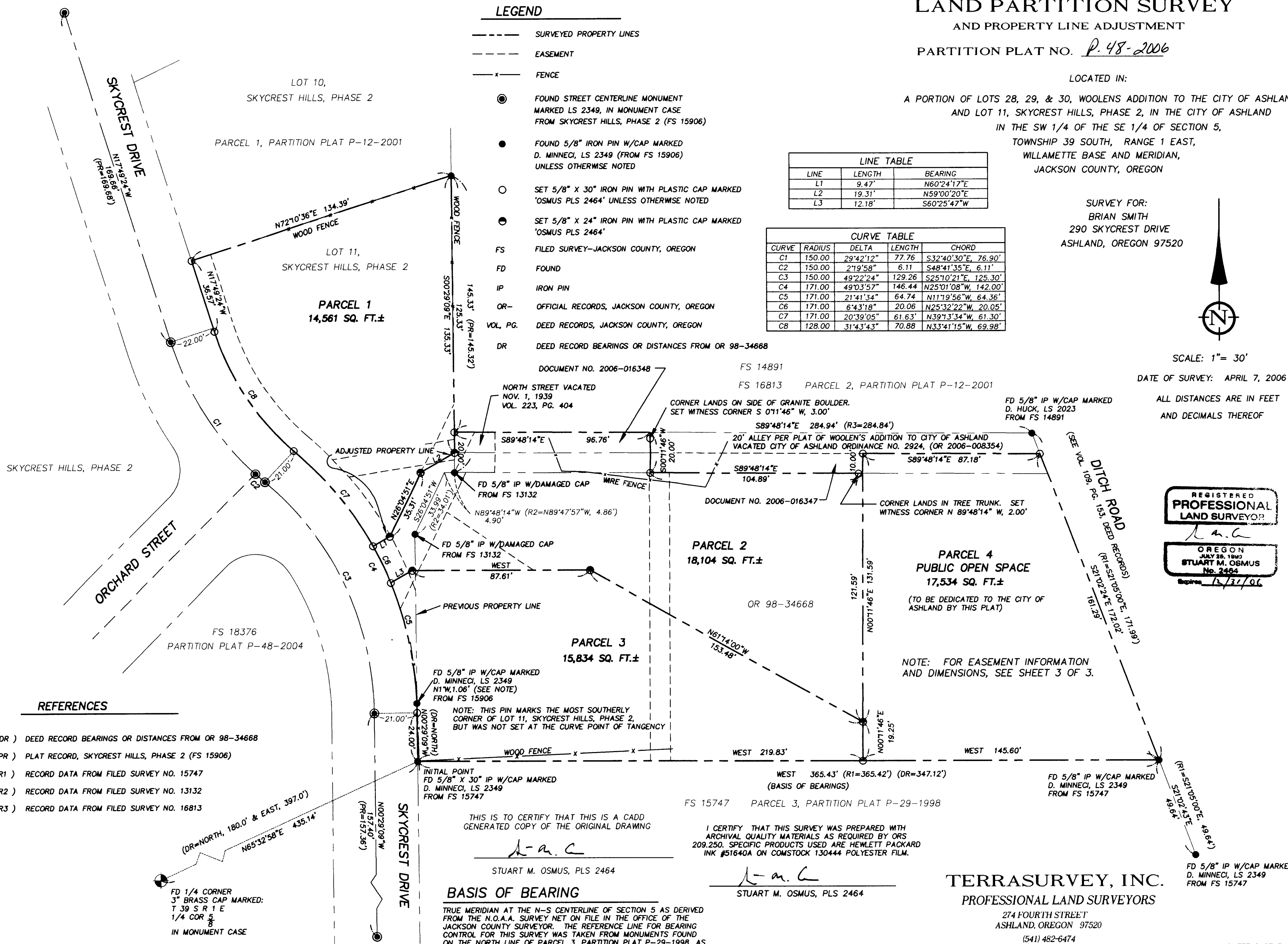
OR— OFFICIAL RECORDS, JACKSON COUNTY, OREGON

VOL. PG. DEED RECORDS, JACKSON COUNTY, OREGON

DR DEED RECORD BEARINGS OR DISTANCES FROM OR 98-34668

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.47'	N60°24'17"E
L2	19.31'	N59°00'20"E
L3	12.18'	S60°25'47"W

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	150.00	29°42'12"	77.76	S32°40'30"E, 76.90'
C2	150.00	2°19'58"	6.11	S48°41'35"E, 6.11'
C3	150.00	49°22'24"	129.26	S25°10'21"E, 125.30'
C4	171.00	49°03'57"	146.44	N25°01'08"W, 142.00'
C5	171.00	21°41'34"	64.74	N11°19'56"W, 64.36'
C6	171.00	6°43'18"	20.06	N25°32'22"W, 20.05'
C7	171.00	20°39'05"	61.63	N39°13'34"W, 61.30'
C8	128.00	31°43'43"	70.88	N33°41'15"W, 69.98'



## REFERENCES

- (DR) DEED RECORD BEARINGS OR DISTANCES FROM OR 98-34668
- (PR) PLAT RECORD, SKYCREST HILLS, PHASE 2 (FS 15906)
- (R1) RECORD DATA FROM FILED SURVEY NO. 15747
- (R2) RECORD DATA FROM FILED SURVEY NO. 13132
- (R3) RECORD DATA FROM FILED SURVEY NO. 16813

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

STUART M. OSMUS, PLS 2464

## BASIS OF BEARING

TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 5 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 ON THE NORTH LINE OF PARCEL 3, PARTITION PLAT P-29-1998, AS SHOWN ON FILED SURVEY NO. 15747.

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 130444 POLYESTER FILM.

STUART M. OSMUS, PLS 2464

**TERRASURVEY, INC.**  
PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET  
ASHLAND, OREGON 97520

(541) 482-6474  
terrain@bisp.net

SHEET 2 OF 3

# LAND PARTITION SURVEY AND PROPERTY LINE ADJUSTMENT

PARTITION PLAT NO. P-48-2006

LOCATED IN:  
A PORTION OF LOTS 28, 29, & 30, WOOLENS ADDITION TO THE CITY OF ASHLAND  
AND LOT 11, SKYCREST HILLS, PHASE 2, IN THE CITY OF ASHLAND  
IN THE SW 1/4 OF THE SE 1/4 OF SECTION 5,  
TOWNSHIP 39 SOUTH, RANGE 1 EAST,  
WILLAMETTE BASE AND MERIDIAN,  
JACKSON COUNTY, OREGON

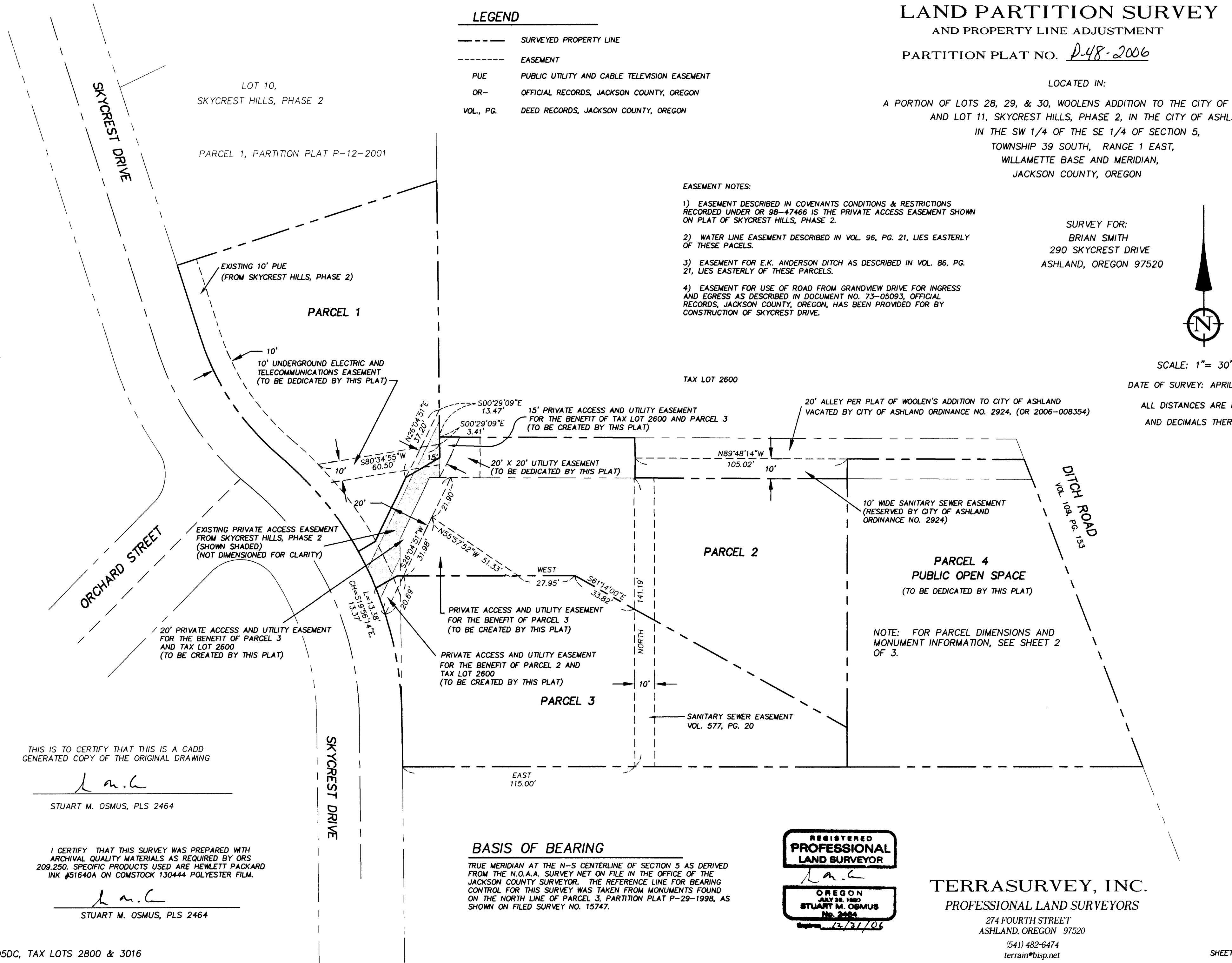
SURVEY FOR:  
BRIAN SMITH  
290 SKYCREST DRIVE  
ASHLAND, OREGON 97520



SCALE: 1" = 30'  
DATE OF SURVEY: APRIL 7, 2006  
ALL DISTANCES ARE IN FEET  
AND DECIMALS THEREOF

LEGEND	
-----	SURVEYED PROPERTY LINE
-----	EASEMENT
PUE	PUBLIC UTILITY AND CABLE TELEVISION EASEMENT
OR-	OFFICIAL RECORDS, JACKSON COUNTY, OREGON
VOL., PG.	DEED RECORDS, JACKSON COUNTY, OREGON

- EASEMENT NOTES:
- 1) EASEMENT DESCRIBED IN COVENANTS CONDITIONS & RESTRICTIONS RECORDED UNDER OR 98-47466 IS THE PRIVATE ACCESS EASEMENT SHOWN ON PLAT OF SKYCREST HILLS, PHASE 2.
  - 2) WATER LINE EASEMENT DESCRIBED IN VOL. 96, PG. 21, LIES EASTERLY OF THESE PARCELS.
  - 3) EASEMENT FOR E.K. ANDERSON DITCH AS DESCRIBED IN VOL. 86, PG. 21, LIES EASTERLY OF THESE PARCELS.
  - 4) EASEMENT FOR USE OF ROAD FROM GRANDVIEW DRIVE FOR INGRESS AND EGRESS AS DESCRIBED IN DOCUMENT NO. 73-05093, OFFICIAL RECORDS, JACKSON COUNTY, OREGON, HAS BEEN PROVIDED FOR BY CONSTRUCTION OF SKYCREST DRIVE.



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

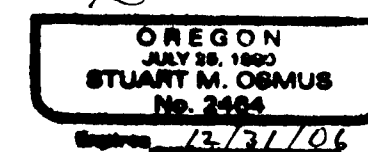
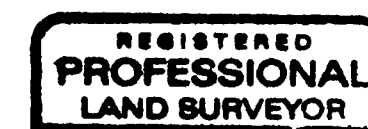
*Stuart M. Osmus*  
STUART M. OSMUS, PLS 2464

I CERTIFY THAT THIS SURVEY WAS PREPARED WITH ARCHIVAL QUALITY MATERIALS AS REQUIRED BY ORS 209.250. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD INK #51640A ON COMSTOCK 130444 POLYESTER FILM.

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

### BASIS OF BEARING

TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 5 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 ON THE NORTH LINE OF PARCEL 3, PARTITION PLAT P-29-1998, AS SHOWN ON FILED SURVEY NO. 15747.



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Survey Number 19196  
P-48-2006

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

**DATE OF SURVEY:**

April 7, 2006

**SURVEYED BY:**

Terrasurvey, Inc.  
274 Fourth Street  
Ashland, Oregon 97520

**SURVEY FOR:**

Brian Smith  
290 Skycrest Drive  
Ashland, Oregon 97520

**LOCATION:**

Located in the Southwest Quarter of the Southeast Quarter of Section 5, Township 39 South, Range 1 East, Willamette Base and Meridian, Jackson County, Oregon.

**PURPOSE:**

To partition one parcel and adjust a boundary with a neighboring parcel as approved by City of Ashland Planning Action No. 2005-01476.

**BASIS OF BEARINGS:**

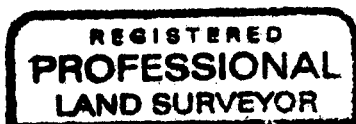
True meridian at the north-south centerline of Section 5 as derived from the N.O.A.A. survey net on file in the office of the Jackson County Surveyor. The reference line for bearing control for this survey was taken from monuments found on the north line of Parcel 3, Partition Plat P-29-1998, as shown on Filed Survey No. 15747.

**PROCEDURE:**

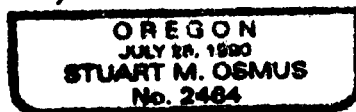
The tract being partitioned has not been previously surveyed but all of the adjoining tracts, including the Ditch Road, have been surveyed and monumented. The corners that were found fit well with the previous map bearings and distances. The intersection of the map record bearings were held to replace the southwest corner of Parcel 2, Partition Plat P-12-2001, and the northwest corner of Lot 11, Skycrest Hills, Phase 2.

April 18, 2006

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



*h m l*



Expires 12/31/06