

APPROVAL:

Bill Hill 2/21/2007
ASHLAND PLANNING DEPARTMENT DATE
PA # 2006-02393
PROPERTY LINE ADJUSTMENT

LAND PARTITION SURVEY

PARTITION PLAT NO. P-11-2007

LOCATED IN:

LOTS 11 AND 12 IN BLOCK 48 OF THE SUMMIT ADDITION TO THE CITY OF ASHLAND
IN THE SW 1/4 OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:

JOHN BRITTNACHER
160 HILLCREST
ASHLAND, OREGON

APPROVAL:

EXAMINED AND APPROVED THIS 16th DAY OF
February, 2007
John Brittnacher
CITY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 27 DAY OF FEBRUARY
2007, AT 2:31 O'CLOCK, P.M. AND RECORDED AS
PARTITION PLAT NO. P-11-2007 OF THE RECORDS
OF PARTITION PLATS IN JACKSON COUNTY, OREGON.
INDEX VOLUME 18, PAGE 11

Kathleen S Beckett Barbara J Shaw
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 19534

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT JOHN G. BRITTNACHER AND MARTA MARTHAS, AS TENANTS BY ENTIRETY AND PEGGY C. DUVALL 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.

PREPARED BY:
TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

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

DATE OF SURVEY: 1-22-2007

TERRASURVEY JOB NO. 586-06

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF February 27, 2007

ASSESSOR

Amanda Kirkpatrick, Deputy

TAX COLLECTOR

Carole Swenson, Deputy

SURVEYOR'S CERTIFICATE

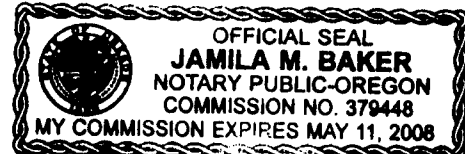
I, RICHARD F. ALSPACH, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 2653, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 12 IN BLOCK 48 OF THE SUMMIT ADDITION TO THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD; THENCE ALONG THE EXTENSION OF THE SOUTHERLY LINE OF SAID LOT, NORTH 89°56'15" EAST, 10.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY LINE OF THAT PORTION OF MEADE STREET VACATED BY CITY OF ASHLAND ORDINANCE NO. 394 AND RECORDED IN DOCUMENT NO. 71-02852 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE SOUTH 89°56'15" WEST ALONG SAID SOUTHERLY LINE AND ITS EXTENSION 154.73 FEET TO THE EASTERLY LINE OF THAT PORTION OF HILLCREST STREET DEDICATED BY DEED RECORDED IN VOLUME 97 OF DEED RECORDS AT PAGE 267 JACKSON COUNTY, OREGON; THENCE ALONG SAID EASTERLY LINE, NORTH 00°03'20" WEST, 100.06 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF LOT 11 IN BLOCK 48 OF SAID SUMMIT ADDITION; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 11 AND ITS EXTENSION, NORTH 89°56'26" EAST, 154.61 FEET TO THE EASTERLY LINE OF SAID VACATED PORTION OF MEADE STREET; THENCE SOUTH 00°07'34" EAST ALONG SAID EASTERLY LINE 100.05 FEET TO THE POINT OF BEGINNING

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

ON THIS, THE 12th DAY OF Feb., 2007, BEFORE ME APPEARED MARTA MARTHAS, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY HER AND TO BE HER FREE ACT AND DEED.

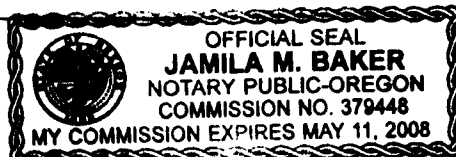
Jamila M. Baker
NOTARY



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

ON THIS, THE 12th DAY OF Feb., 2007, BEFORE ME APPEARED JOHN G. BRITTNACHER, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY HIM AND TO BE HIS FREE ACT AND DEED.

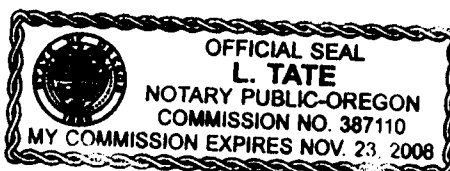
Jamila M. Baker
NOTARY



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

ON THIS, THE 14th DAY OF Feb., 2007, BEFORE ME APPEARED PEGGY C DUVALL, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY HER AND TO BE HER FREE ACT AND DEED.

Peggy C. Duvall
NOTARY

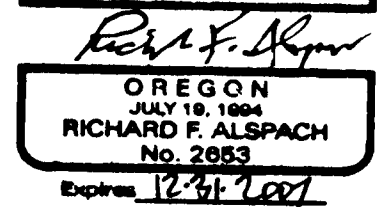
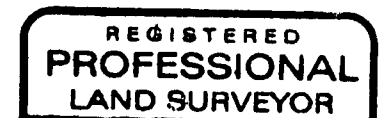
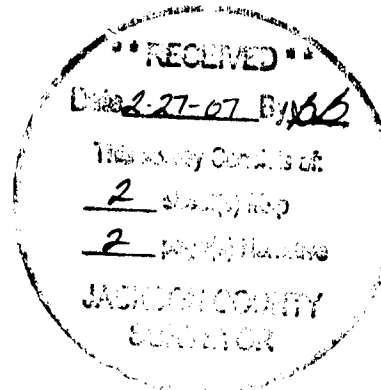


THIS IS TO CERTIFY THAT THIS IS A CAD GENERATED COPY OF THE ORIGINAL DRAWING

Richard F. Alspach
RICHARD F. ALSPACH, PLS 2653

I CERTIFY THAT THIS SURVEY WAS PREPARED WITH HEWLETT PACKARD INK #51640A ON COMSTOC 130444 4 MIL DOUBLE MATTE FILM.

Richard F. Alspach
RICHARD F. ALSPACH, PLS 2653



Richard F. Alspach
RICHARD F. ALSPACH PLS 2653

2/22/2007
DATE

PT. "B"
FOUND 3" BRASS CAP MARKED
CITY OF ASHLAND
AT INTERSECTION OF
HILLCREST AND VISTA STREETS
REF: FS 17054
NOT VISITED THIS SURVEY



DATE: 1-22-2007
SCALE: 1"=30'

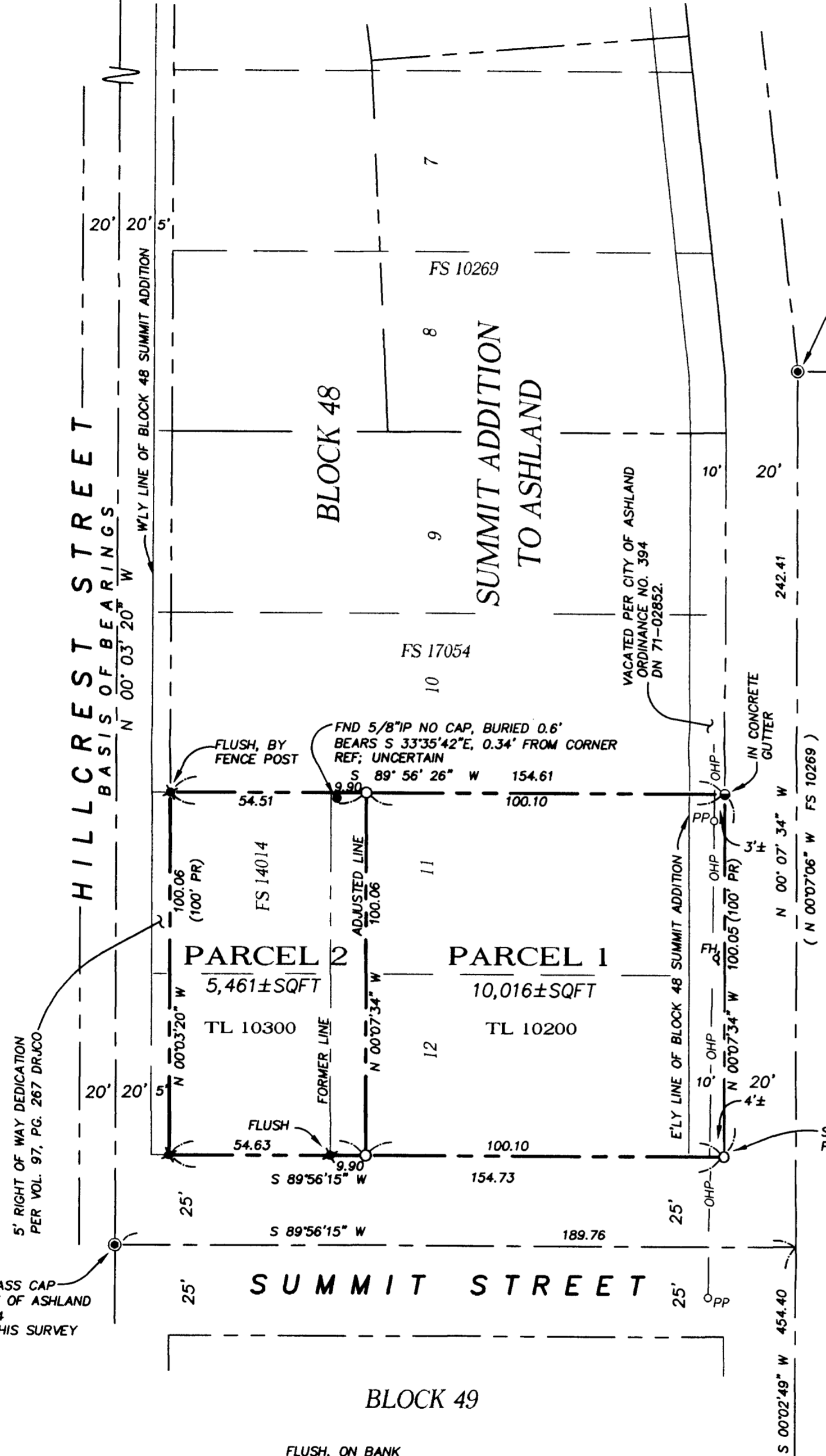
LAND PARTITION SURVEY

PARTITION PLAT NO. P-11-2007

LOCATED IN
LOTS 11 AND 12 IN BLOCK 48 OF THE SUMMIT ADDITION TO THE CITY OF ASHLAND
IN THE SW 1/4 OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:
JOHN BRITTNACHER
160 HILLCREST
ASHLAND, OREGON

PROPERTY LINE ADJUSTMENT BETWEEN TAX LOT 10300 & TAX LOT 10200
DN 05-57424 & DN 84-00482



PEARL STREET

MEADE STREET

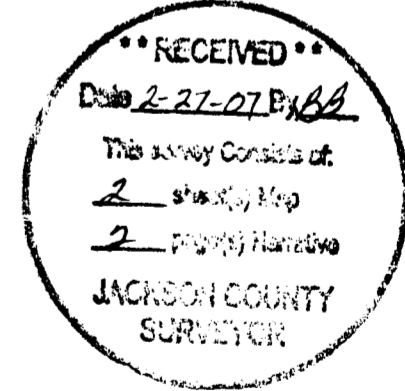
HILLCREST STREET

SUMMIT STREET

LEGEND

- SURVEYED PROPERTY LINE
- SET 5/8" X 30" IRON PIN W/CAP STAMPED "ALSPACH PLS 2653" UNLESS OTHERWISE NOTED
- FOUND LEAD PLUG W/TAG STAMPED "PLS 2464" PER FS 17054
- ✕ FOUND 5/8" IP W/CAP STAMPED "MARQUESS & ASSOCIATES" PER FS 14014
- ⊙ FOUND MONUMENT AS NOTED IN STREET MONUMENT CASE
- FOUND MONUMENT AS NOTED
- () RECORD DATA WHEN DIFFERENT FROM MEASURED
- IP IRON PIN
- PR PLAT RECORD
- FS FILED SURVEY
- DN DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- REF: REFERENCE
- DRJCO DEED RECORDS JACKSON COUNTY OREGON
- OHP OVERHEAD POWER LINES
- PP POWER POLE
- FH₂ FIRE HYDRANT

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Richard F. Alspach
OREGON
JULY 18, 1984
RICHARD F. ALSPACH
No. 2683
Expires 12-31-2007

TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520

(541) 482-6474
terrain@bisp.net

JOB NO. 586-06

BASIS OF BEARING

TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 9 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 PT. "A" AND PT. "B" AS N 00°03'20" W, PER FILED SURVEY NUMBER 17054

PT. "A"
FOUND 3" BRASS CAP
MARKED: CITY OF ASHLAND
REF: FS 17054
NOT VISITED THIS SURVEY

FD 3" BRASS CAP
MARKED: CITY OF ASHLAND
INTERSECTION OF MEADE AND IOWA STREETS
(SW COR. DLC NO. 39)
REF: FS 17054
NOT VISITED THIS SURVEY

Survey Number 19534
P-11-2007

SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:
January 22, 2007

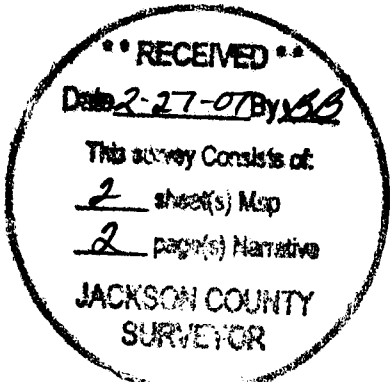
SURVEYED BY:
TerraSurvey, Inc.
274 Fourth Street
Ashland, OR 97520

SURVEY FOR:
John Brittnacher
160 Hillcrest
Ashland, OR 97520

LOCATION:
Located in Lots 11 and 12 in Block 48 of the Summit Addition to the City of Ashland in the SW 1/4 of Section 9, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon

PURPOSE:
To survey and monument the approved property line adjustment per City of Ashland Planning Action No. 2006-02393.

BASIS OF BEARINGS:
Found centerline monuments on Hillcrest Street at Summit Street and at Vista Avenue as N 00°03'20" W per the Map of Survey filed as Survey No. 17054 in the office of the Jackson County Surveyor.



PROCEDURE:

The subject property consists of Lots 11 and 12 of the Summit Addition to the City of Ashland plus 10' of Meade Street vacated by City Ordinance 394 and minus 5' which was added to Hillcrest Street by dedication to the City in Volume 97, Page 267 of Deed Records.

There have been several prior surveys in Block 48 of the Summit Addition over the years, namely Filed Survey No.10269, Filed Survey No. 14014, and Filed Survey No. 17054 which was performed by this office.

In retracing the boundary of the subject property for the property line adjustment I recovered and utilized control from FS 17054. Street centerline monuments found from that survey and previous surveys were used to control the location of the streets and the block. The centerline monument located at the intersection of Summit Street and Meade Street was found and used by FS 10269. That monument was not found by FS No 14014 but rather its position was calculated using record distances noted on FS No 10269 from the centerline monuments at Pearl Street and at Hillcrest Street. This survey has adopted that position as well.

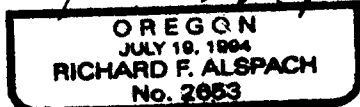
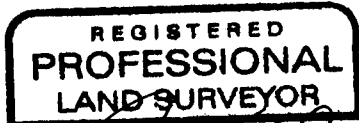
Found corner monuments from previous surveys were accepted for the northerly line of the subject property. Monuments were placed at the newly adjusted line and at the southeast corner of the subject property.

There are no fences on the east west and south boundary of the subject property and the chain link fence along the northerly line, which appears to have been constructed by the owners of the northerly adjacent property, lies approximately 0.2' north of the monumented property line.

Overhead power lines, a power pole, a fire hydrant, and a portion of the concrete curb and gutter lies within the easterly 10' of the subject property. It is assumed that there is no recorded easement for these utilities and roadway since Ordinance 394 recorded in document No. 71-02852 which vacated the westerly 10' of Meade Street did not reserve an easement for any such utilities and the Public Records Report for the Partition prepared by Land America Lawyers Title (order No. 48g0486568) did not find any recorded document granting an easement for these entities. However given the length of time the roadway & utilities have been in place it is likely that prescriptive rights have accrued.

January 25, 2007

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



Expires 12-31-2007

