

LAND PARTITION SURVEY

PARTITION PLAT NO. P-12-2007

APPROVAL

B. H. H. H. 2-22-2007
ASHLAND PLANNING DEPARTMENT DATE
PA # 2006-01893
PROPERTY LINE ADJUSTMENT

LOCATED IN:

LOT 7, BLOCK 11 OF THE CITY OF ASHLAND IN DLC NO. 40 IN THE
SW 1/4 OF SECTION 4, TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:

LEON POUPENEY
21 FRANCISCA DRIVE
MORAGA CALIFORNIA

APPROVAL:

EXAMINED AND APPROVED THIS 16th DAY OF

February, 2007
Jan H. Olson
CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT LEON J. POUPENEY AND MICHAEL DAOLE 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.

[Signature]
LEON J. POUPENEY, TRUSTEE OF THE LEON AND MOLLIE POUPENEY TRUST
[Signature]
MICHAEL DAOLE

PREPARED BY:
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 CONTINENTAL MYLAR #JPC-4M2.

[Signature]
RICHARD F. ALSPACH, PLS 2653

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

[Signature]
RICHARD F. ALSPACH, PLS 2653

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) S.S.

ON THIS, THE 24 DAY OF JANUARY, 2007, BEFORE ME JAVIER GALDON NOTARY PUBLIC, PERSONALLY APPEARED LEON J. POUPENEY, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.



[Signature]
NOTARY

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

ON THIS, THE 7 DAY OF February, 2007, BEFORE ME APPEARED MICHAEL DAOLE, 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.

[Signature]
NOTARY



DATE OF SURVEY: 11-17-2006

TERRASURVEY JOB NO. 549-06

RECORDING:

FILED FOR RECORD THIS 27 DAY OF FEBRUARY 2007, AT 2:52 O'CLOCK, P. M. AND RECORDED AS PARTITION PLAT NO. P-12-2007 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 18, PAGE 12

Kathleen S Beckett COUNTY CLERK
Barbara J Shaw DEPUTY

COUNTY SURVEYOR FILE NO. 19535

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
Cassie Juenson, deputy

TAX COLLECTOR

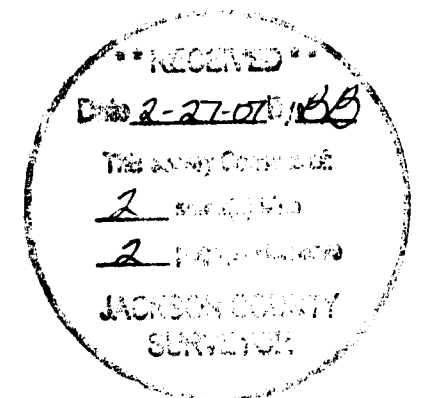
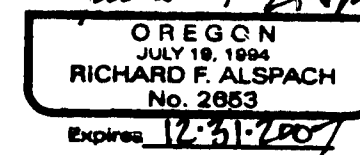
SURVEYOR'S CERTIFICATE

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:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7 IN BLOCK 11 OF THE MAP OF THE CITY OF ASHLAND BY M.L. McCALL ACCEPTED AND ADOPTED NOVEMBER 5, 1888; THENCE SOUTH 25°34'54" WEST, 60.00 FEET ALONG THE WESTERLY LINE OF LAUREL STREET; THENCE NORTH 63°43'49" WEST, 99.94 FEET; THENCE NORTH 25°34'25" EAST, 60.00 FEET; THENCE SOUTH 63°43'49" EAST, 99.95 FEET TO THE POINT OF BEGINNING

[Signature]
RICHARD F. ALSPACH PLS 2653

1/18/2007
DATE



LAND PARTITION SURVEY

PARTITION PLAT NO. P-12-2007

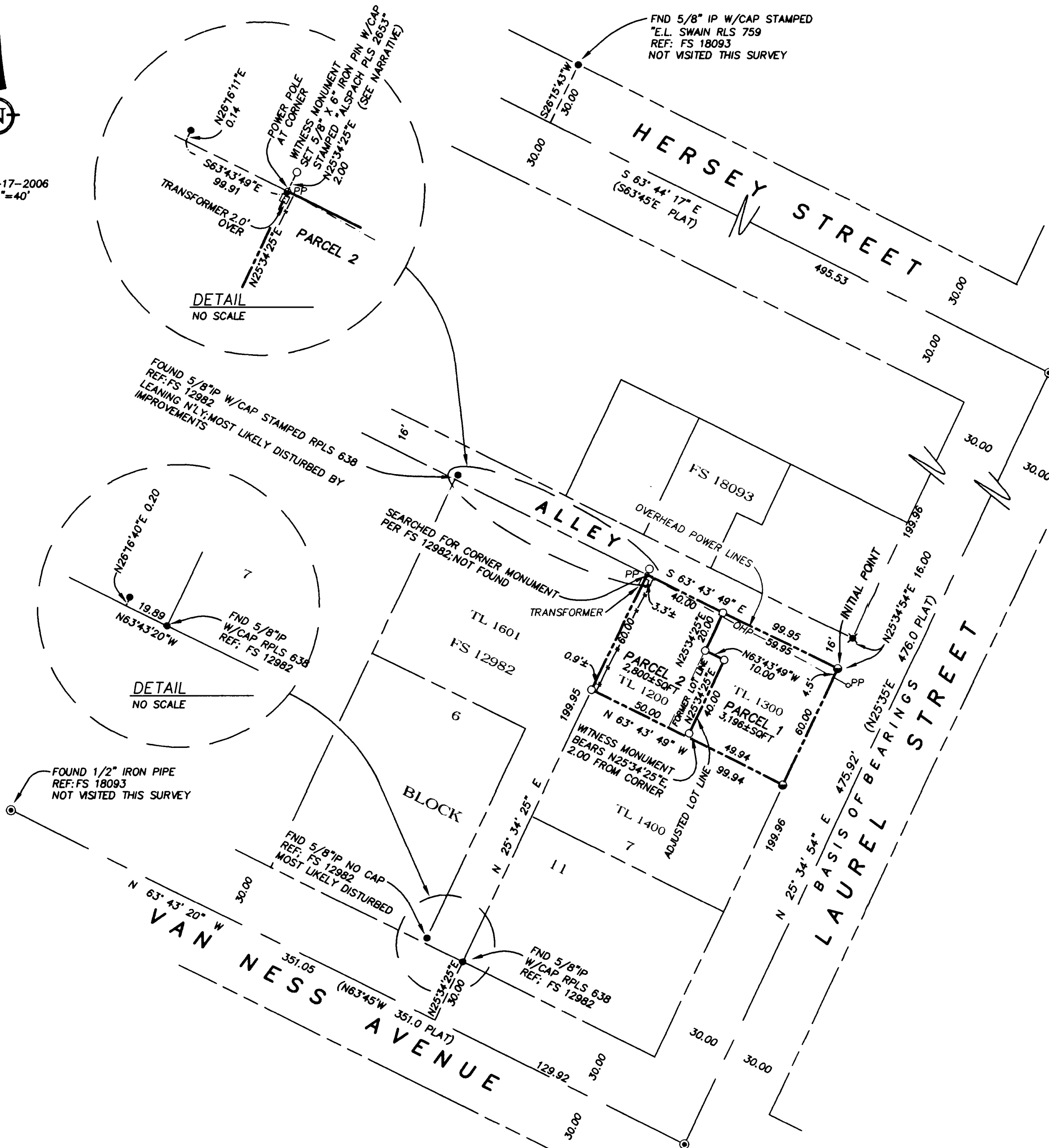
LOCATED IN:

LOT 7, BLOCK 11 OF THE CITY OF ASHLAND IN DLC NO. 40 IN THE SW 1/4 OF SECTION 4, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE BASE AND MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:

LEON POUPENY
21 FRANCISCA DRIVE
MORAGA CALIFORNIA

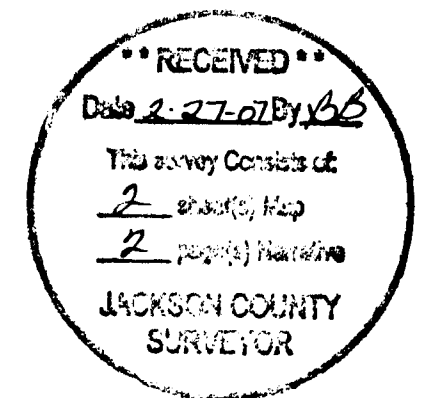
DATE: 11-17-2006
SCALE: 1"=40'



LEGEND

- SURVEYED PROPERTY LINE
- - - FENCE
- SET 5/8" X 30" IRON PIN W/CAP STAMPED "ALSPACH PLS 2653" UNLESS OTHERWISE NOTED
- SET LEAD PLUG W/TAG STAMPED "PLS 2653"
- ✕ FOUND 5/8" IP W/CAP STAMPED "OSMUS PLS 2464" PER FS 18093
- ⊙ FOUND MONUMENT AS NOTED IN STREET MONUMENT CASE
- FOUND MONUMENT AS NOTED
- () RECORD DATA WHEN DIFFERENT FROM MEASURED
- IP IRON PIN
- PP POWER POLE
- OHP OVERHEAD POWER LINES
- FS FILED SURVEY
- DN DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- REF: REFERENCE
- DRJCO DEED RECORDS JACKSON COUNTY OREGON

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF



BASIS OF BEARING

TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 4 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 25°34'54" E, PER FILED SURVEY NUMBER 12982

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard F. Alsپach
OREGON
JULY 19, 1994
RICHARD F. ALSPACH
No. 2653
Expires 12-31-2007

TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520

(541) 482-6474
terrain@bisp.net

JOB NO. 549-06

Survey Number 19535
P-12-2007

SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

November 17, 2006

SURVEYED BY:

TerraSurvey, Inc.
274 Fourth Street
Ashland, OR 97520

SURVEY FOR:

Leon Poupeney
21 Francisca Drive
Moraga, CA

LOCATION:

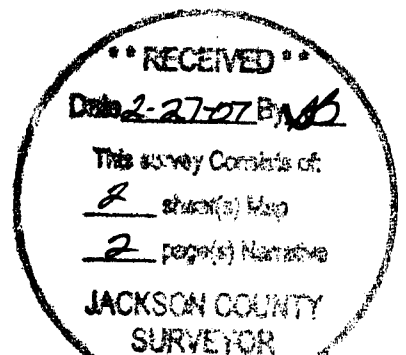
Located in Lot 7, Block 11, of the City of Ashland in DLC 40 in the SW 1/4 of Section 4, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon

PURPOSE:

The purpose of this survey is to monument and complete a property line adjustment between tax lot 1200 and tax lot 1300 (Assessor's Map No 39-1E-05 DA) per the approved planning action No. 2006-01893.

BASIS OF BEARINGS:

True Meridian at the N-S centerline of Section 4 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 found centerline monuments on Laurel Street at Van Ness Avenue and at Hersey Street as N 25°34'54" E per Filed Survey No. 12982



PROCEDURE:

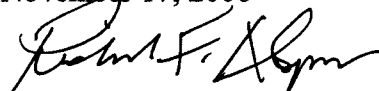
Using found control from a previous survey by this office (FS 18093) which had located pertinent street centerline monuments, I proceeded to search for and tie addition survey monuments in the subject area.

Block 11 of the 1888 Map of Ashland had been previously surveyed and proportioned by Filed Survey No. 8565 and subsequent surveys in the block have adopted and held that survey for the proportioned lines in that block. This survey has done the same. The block was proportioned along Laurel Street from found centerline monuments. The westerly line of lot 7 was determined by holding the found corner monument at the southwest corner of Lot 7 and record bearing from FS 12982. This procedure yielded a record distance along the northerly line lot 7 per FS 12982. Two other corner monuments from FS 12982 were found significantly off from record position as compared to other monuments found from the same survey and were deemed to be disturbed. One of the found monuments along the ally was leaning northerly and located immediately adjacent to a concrete garbage enclosure pad and fence post. The other monument along Van Ness Street had the plastic cap removed.

Two witness monuments were set out of necessity. The witness monument for the northwest corner of Parcel 2 is a 5/8" x 6" iron pin set in asphalt pavement and lies directly over marked underground power lines leading from a power pole which occupies the corner location. The southeast corner of Parcel 2 is occupied by the concrete footing of a 4"x4" fence post at the fence intersection.

The fence along the southerly line of Parcels 1 & 2 follows the property line as well as can be expected while the fence along the westerly line of Parcel 2 is obviously constructed off of the line as noted on the plat.

November 17, 2006



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

