

APPROVAL:

*[Signature]* 8/2/2007  
ASHLAND PLANNING DEPARTMENT  
PA # PL-2007-00727  
PROPERTY LINE ADJUSTMENT

APPROVAL:

EXAMINED AND APPROVED THIS 1st DAY OF  
August, 2007  
*[Signature]*  
CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT SIDNEY B. DEBOER, TRUSTEE OF THE SIDNEY B. DEBOER TRUST U.T.A.D. JANUARY 30, 1997 AND JON F. HARBAUGH AND JOANN HARBAUGH, AS TRUSTEES OF THE HARBAUGH FAMILY TRUST 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 DESIGNATED AS A 6' WIDE PRIVATE PEDESTRIAN EASEMENT IS AN APPURTENANT EASEMENT IN FAVOR OF PARCEL 1 FOR THE USE, MAINTENANCE AND REPLACEMENT OF CONCRETE STEPS FOR PEDESTRIAN ACCESS.

*[Signature]*  
SIDNEY B. DEBOER, TRUSTEE OF THE SIDNEY B. DEBOER TRUST

*[Signature]*  
JON F. HARBAUGH, TRUSTEE OF THE HARBAUGH FAMILY TRUST

*[Signature]*  
JOANN HARBAUGH, TRUSTEE OF THE HARBAUGH FAMILY TRUST

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

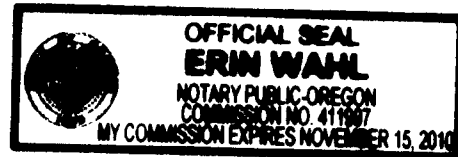
ON THIS, THE 17<sup>th</sup> DAY OF July, 2007, BEFORE ME APPEARED SIDNEY B. DEBOER, TRUSTEE, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY HIM AND TO BE HIS FREE ACT AND DEED.

*[Signature]*  
NOTARY

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

ON THIS, THE 27 DAY OF July, 2007, BEFORE ME APPEARED JON F. HARBAUGH, AND JOANN HARBAUGH, TRUSTEES, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY HIM/HER AND TO BE HIS/HER FREE ACT AND DEED.

*[Signature]*  
NOTARY



LAND PARTITION SURVEY

PARTITION PLAT NO. P-61-2007

LOCATED IN:

LOT 8 & LOT 9 OF THE HARGADINE TRACT  
IN DONATION LAND CLAIM NO. 40 IN  
THE NW 1/4 OF SECTION 9, TOWNSHIP 39 SOUTH  
RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:

SIDNEY B. DEBOER  
234 VISTA STREET  
ASHLAND, OREGON

PROPERTY LINE ADJUSTMENT  
DN 2004-030195 & DN 91-20856

PREPARED BY:

TERRASURVEY, INC.  
PROFESSIONAL LAND SURVEYORS

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

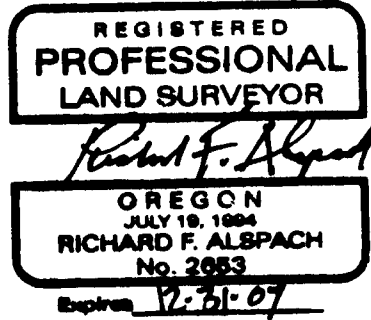
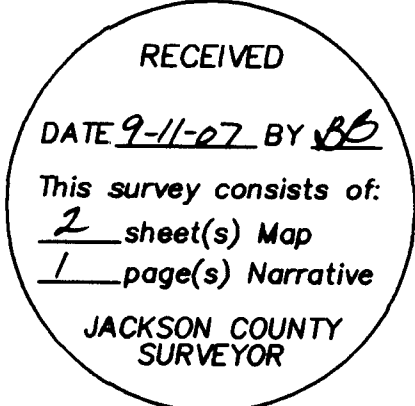
I CERTIFY THAT THIS SURVEY WAS PREPARED WITH ARCHIVAL QUALITY MATERIALS AS REQUIRED BY ORS 209.250. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD INK #51640A ON CONTINENTAL MYLAR #JPC-4M2.

*[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

DATE OF SURVEY: 5-29-2007  
TERRASURVEY JOB NO. 551-06



RECORDING:

FILED FOR RECORD THIS 11 DAY OF SEPTEMBER 2007, AT 2:29 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-61-2007 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 18, PAGE 61

*[Signature]* *[Signature]*  
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 19759

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF SEPT. 11<sup>th</sup>, 2007

ASSESSOR *[Signature]*  
TAX COLLECTOR *[Signature]*

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 SOUTHWEST CORNER OF LOT 8 OF THE HARGADINE TRACT TO THE CITY OF ASHLAND, JACKSON COUNTY, OREGON ACCORDING TO THE OFFICIAL PLAT NOW OF RECORD; THENCE ALONG THE WESTERLY LINE OF SAID LOT 8, NORTH 00° 27' 48" WEST, 149.94 FEET TO THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED RECORDED AS DOCUMENT NUMBER 91-20856, OFFICIAL RECORDS, JACKSON COUNTY, OREGON; THENCE ALONG THE SOUTHERLY LINE OF SAID LANDS, NORTH 89° 51' 58" W, 60.00 FEET TO THE SOUTHWEST CORNER THEREON; THENCE ALONG THE WESTERLY LINE OF SAID LANDS, NORTH 00° 27' 48" WEST, 157.88 FEET TO AN ANGLE POINT; THENCE NORTH 35° 25' 56" EAST, 17.82 FEET TO THE SOUTHERLY LINE OF VISTA STREET IN THE CITY OF ASHLAND, JACKSON COUNTY OREGON; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 54° 34' 04" EAST, 173.96 FEET TO THE NORTHEAST CORNER OF THE LANDS CONVEYED IN THE DEED RECORDED AS DOCUMENT NUMBER 2004-063683, OFFICIAL RECORDS, JACKSON COUNTY, OREGON; THENCE ALONG THE EASTERLY LINE OF SAID LANDS, SOUTH 24° 43' 32" WEST, 97.91 FEET TO AN ANGLE POINT; THENCE SOUTH 54° 34' 05" EAST, 27.10 FEET TO AN ANGLE POINT; THENCE SOUTH 00° 23' 51" EAST, 117.15 FEET TO THE SOUTH LINE OF SAID LOT 8; THENCE ALONG SAID SOUTH LINE, NORTH 89° 51' 25" WEST, 71.53 FEET TO THE POINT OF BEGINNING.

*[Signature]*  
RICHARD F. ALSPACH PLS 2653

7-31-07  
DATE

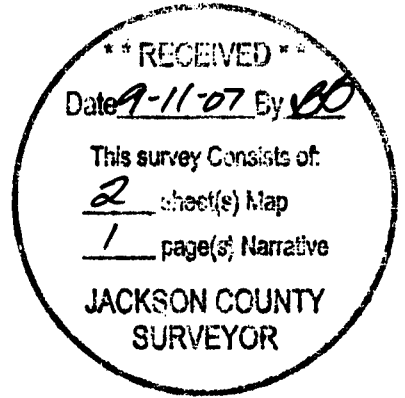
**SURVEY NARRATIVE**  
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

May 29, 2007

SURVEYED BY:

TerraSurvey, Inc.  
274 Fourth Street  
Ashland, OR 97520



SURVEY FOR:

Sidney B. Deboer  
234 Vista Street  
Ashland, OR 97520

LOCATION:

Located in Lot 8 and Lot 9 of the Hargadine Tract in Donation Land Claim No. 40 in the NW 1/4 of section 9, 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 7500 and Tax Lot 7600 (Assessor's Map No 39-1E-09 BC) per the approved planning action No. PL-2007-00727.

BASIS OF BEARINGS:

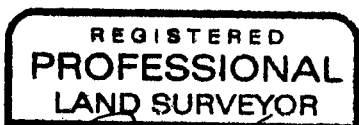
The southerly line of Donation Land Claim Number 40 as N 89° 51' 25" W per monuments found from Filed Survey Number 14665

PROCEDURE:

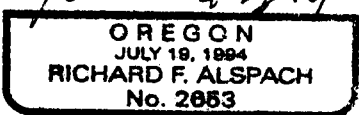
The subject properties (Tax Lot 7500 & Tax Lot 7600) have been previously surveyed and property corner monuments found or set by FS 14665 and FS 18766. In conducting this survey I recovered and utilized survey control from FS 18766 to retrace both of these surveys. Some of the monuments from these surveys were destroyed from recent construction and were reset at their former record position where possible. Other corners fell on a newly constructed wall and were referenced with witness monuments. New property corner monuments were set on the adjusted line as shown on the accompanying plat.

A newly constructed iron fence along the westerly and southerly boundary of Parcel 1 lies approximately 0.5' inside the boundary except in two instances which are shown on the map. A garage structure containing three berths straddles the NW property line of Parcel 2. I assume this structure was built in the 1930's from a party wall agreement recorded in 1934 (Vol.200 Pg. 541). The party wall was not built along the property line as intended according to the agreement. This discrepancy is shown on FS 14665 and on the accompanying plat.

An overhead guy line supporting a joint utility pole on Vista Street crosses Parcel 2 to a pole located in the adjoining property. The Public Records- Partition Report( Land America Lawyers Title report 48g0487087, prepared 6/4/07) shows no recorded easement for this overhead guy line. Additionally overhead telephone and cable tv lines, servicing Parcel 2, cross a small portion of the NW corner of Parcel 1. Both overhead locations are shown on the plat.



*Richard F. Alspach*



Expires 12-31-2007

July 31, 2007

*Richard F. Alspach*

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

# LAND PARTITION SURVEY

PARTITION PLAT NO. P-61-2007

LOCATED IN:

LOT 8 & LOT 9 OF THE HARGADINE TRACT  
IN DONATION LAND CLAIM NO. 40 IN  
THE NW 1/4 OF SECTION 9, TOWNSHIP 39 SOUTH  
RANGE 1 EAST, WILLAMETTE MERIDIAN  
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SURVEY FOR:  
SIDNEY B. DEBOER  
234 VISTA STREET  
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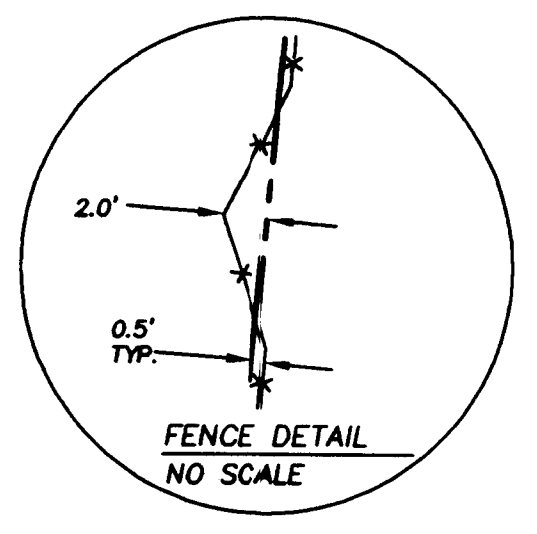
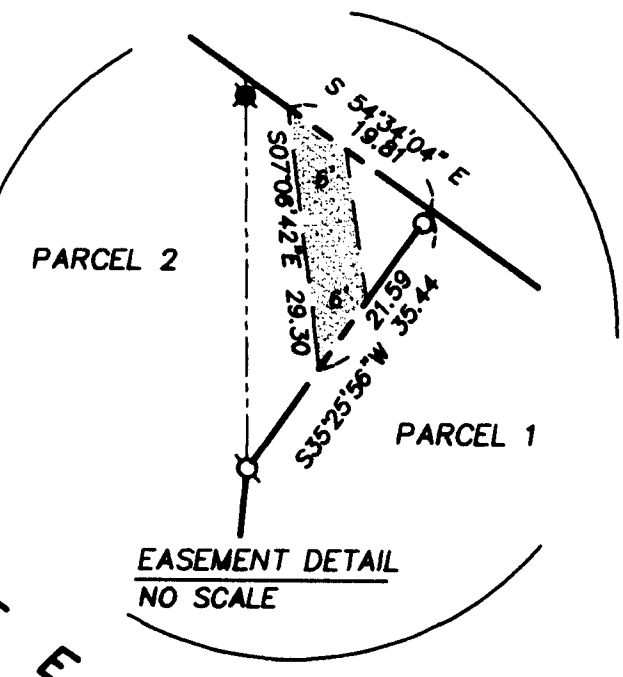
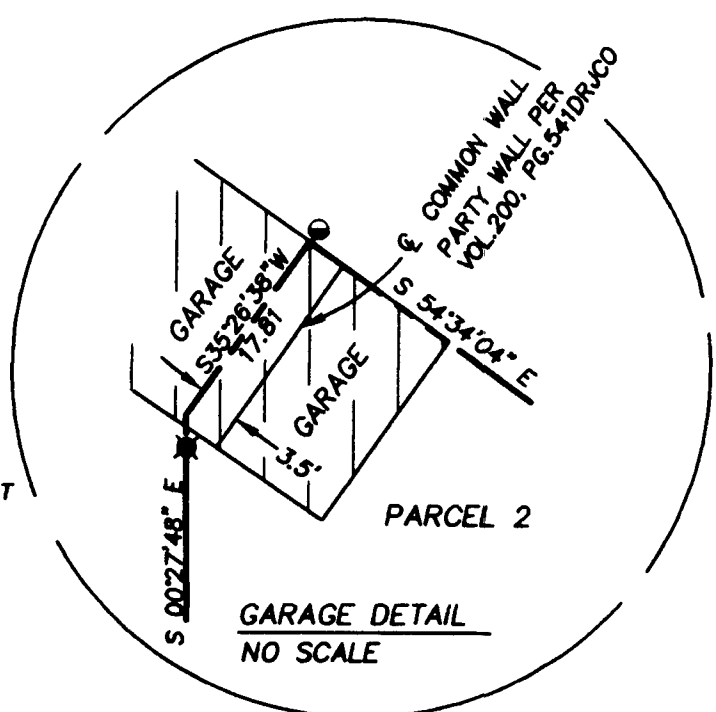
PROPERTY LINE ADJUSTMENT  
DN 2004-030195 & DN 91-20856

DATE: 5-29-2007  
SCALE: 1" = 30'

**\*\* RECEIVED \*\***  
Date 9-11-07 By [Signature]

This survey consists of:  
 sheet(s) Map  
 page(s) Narrative

JACKSON COUNTY  
SURVEYOR



**LEGEND**

---	SURVEYED PROPERTY LINE
-X-	FENCE
○	SET 5/8" X 30" IRON PIN W/CAP STAMPED "ALSPACH PLS 2853"
◻	SET 5/8" X 24" IRON PIN W/CAP STAMPED "ALSPACH PLS 2853"
●	SET LEAD PLUG AND TAG STAMPED " PLS 2853"
⊙	FOUND MONUMENT AS NOTED IN STREET MONUMENT CASE
⊛	FOUND 5/8" IP W/CAP STAMPED "D. HUCK LS 2023" PER FS 13262
⊛	FOUND 5/8" IP W/CAP STAMPED "D. HUCK LS 2023" PER FS 14665
●	FOUND MONUMENT AS NOTED
( )	RECORD DATA WHEN DIFFERENT FROM MEASURED
JP	JOINT UTILITY POLE
CATV	OVERHEAD CABLE TELEVISION
TEL	OVERHEAD TELEPHONE
IP	IRON PIN
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

**TERRASURVEY, INC.**  
PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET  
ASHLAND, OREGON 97520

(541) 482-6474  
terrain@bisp.net

JOB NO. 551-06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Richard F. Alspach*  
RICHARD F. ALSPACH  
No. 2853

Expires 12-31-2017

**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 POINT "A" AND POINT "B" AS N 89° 51' 25" W, BEING THE SOUTHERLY LINE OF DONATION LAND CLAIM NO. 40 PER FILED SURVEY NO. 14665 ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR

N 89° 51' 25" W 873.47  
BASIS OF BEARINGS  
GLENVIEW DRIVE  
(WIDTH VARIES)

THIS IS TO CERTIFY THAT THIS IS A CAD  
GENERATED COPY OF THE ORIGINAL DRAWING  
*Richard F. Alspach* RICHARD F. ALSPACH, PLS 2853