

# LAND PARTITION SURVEY

PARTITION PLAT NO. P-07-2009

**APPROVAL:**

[Signature] 2/9/2009  
ASHLAND PLANNING DEPARTMENT      DATE  
PA # PL-2008-01517

**APPROVAL:**

EXAMINED AND APPROVED THIS 6<sup>th</sup> DAY OF  
February, 2009  
[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 IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND SAID OWNER HAS 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 5' WIDE PRIVATE STORM DRAIN AND SANITARY SEWER EASEMENT IS AN APPURTENANT EASEMENT GRANTED IN FAVOR OF PARCEL 2 FOR THE INSTALLATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF A PRIVATE STORM DRAIN AND SANITARY SEWER, AND

THAT THE AREA DESIGNATED AS A PROPANE TANK & GENERATOR EQUIPMENT EASEMENT IS AN EASEMENT GRANTED TO THE OWNER OF THE ADJOINING PROPERTY DESCRIBED IN THE DEED RECORDED AS DOCUMENT NUMBER 92-29675, OFFICIAL RECORDS, JACKSON COUNTY, OREGON FOR THE INSTALLATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF AN UNDERGROUND PROPANE TANK, ASSOCIATED WIRING AND PIPING, AND ABOVE GROUND GENERATOR EQUIPMENT, INCLUDING ACCESS TO REPLENISH THE PROPANE TANK, AND

THAT THE AREA DESIGNATED AS AN AIR CONDITIONING AND HEAT PUMP EQUIPMENT EASEMENT IS AN EASEMENT GRANTED TO THE OWNER OF THE ADJOINING PROPERTY DESCRIBED IN THE DEED RECORDED AS DOCUMENT NUMBER 92-29675, OFFICIAL RECORDS, JACKSON COUNTY, OREGON FOR THE INSTALLATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF ABOVE GROUND AIR CONDITIONING AND HEAT PUMP EQUIPMENT, AND

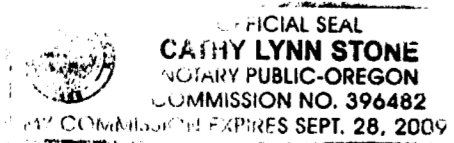
THAT THE AREA DESIGNATED AS A PRIVATE SANITARY SEWER EASEMENT IS AN EASEMENT GRANTED TO THE OWNER OF THE ADJOINING PROPERTY DESCRIBED IN THE DEED RECORDED AS DOCUMENT NUMBER 92-29675, OFFICIAL RECORDS, JACKSON COUNTY, OREGON FOR THE INSTALLATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF A PRIVATE SANITARY SEWER.

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

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

ON THIS, THE 6<sup>th</sup> DAY OF February, 2009, 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



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

BEING

PARCEL 1 OF PARTITION PLAT P-61-2007  
FILED SURVEY NO. 19759  
DN 2008-024825

SURVEY FOR:

SIDNEY B. DEBOER  
234 VISTA STREET  
ASHLAND, OREGON

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.

[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: 1-08-2009  
TERRASURVEY JOB NO. 668-08

**RECORDING:**

FILED FOR RECORD THIS 11<sup>th</sup> DAY OF February  
2009, AT 2:11 O'CLOCK, P. M. AND RECORDED AS  
PARTITION PLAT NO. P-07-2009 OF THE RECORDS  
OF PARTITION PLATS IN JACKSON COUNTY, OREGON.  
INDEX VOLUME 20, PAGE 07

[Signature] [Signature]  
COUNTY CLERK      DEPUTY

COUNTY SURVEYOR FILE NO. 20319

**TAX STATEMENT:**

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF February 11, 2009

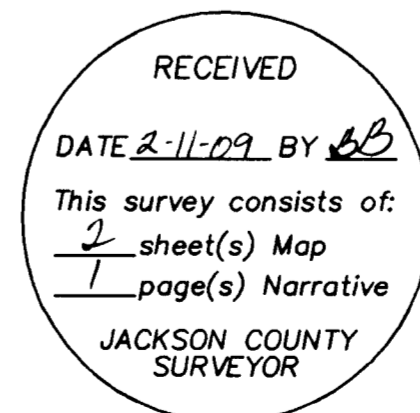
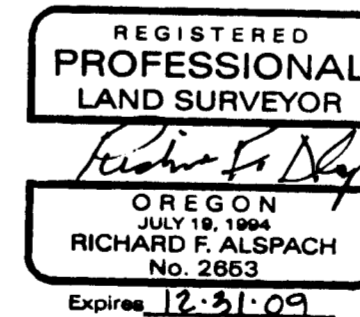
ASSESSOR [Signature]  
TAX COLLECTOR [Signature]

**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:

PARCEL 1 OF PARTITION PLAT RECORDED SEPTEMBER 11, 2007, AS PARTITION PLAT NO. P-61-2007 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 19756 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

[Signature] 2-05-09  
RICHARD F. ALSPACH      PLS 2653      DATE



Survey Number 20319  
P-7-2009

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

DATE OF SURVEY:

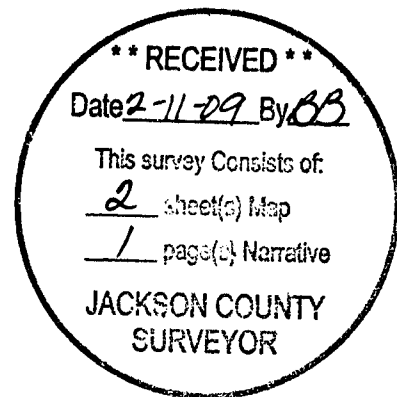
JANUARY 08, 2009

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:

To partition Parcel 1 of Partition Plat P-61-2007 into two parcels per the conditionally approved planning action No. PL-2008-01517


BASIS OF BEARINGS:

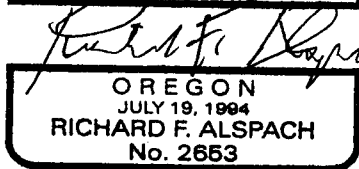
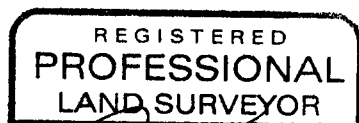
The southerly line of Donation Land Claim Number 40 as N 89° 51' 25" W per monuments found from Filed Survey Number 14665

PROCEDURE:

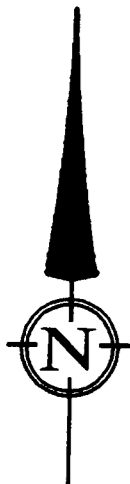
The subject property has been previously surveyed by this office and property corner monuments found or set by FS 18766 and FS 19759. In conducting this survey I recovered and utilized survey monuments and control from these previous surveys and set monuments at the newly created line partitioning the property. I reset the bent monument at the southeast corner of Parcel 2 in its previously located position. Easements have been created in favor of the adjoining property to the east to accommodate existing conditions. I have shown the existing fence, existing graded driveway, overhead guy line, and overhead telephone & cable tv lines which have been shown and addressed by the previous surveys and narratives.

January 19, 2009

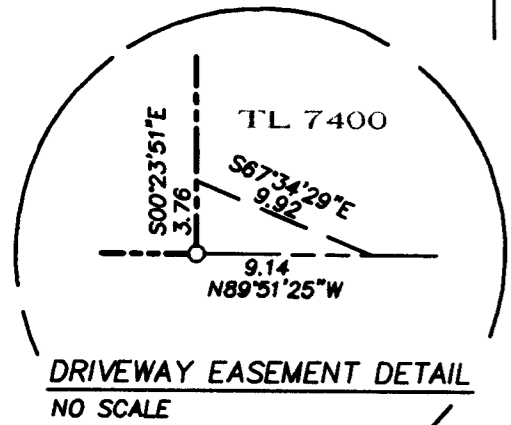
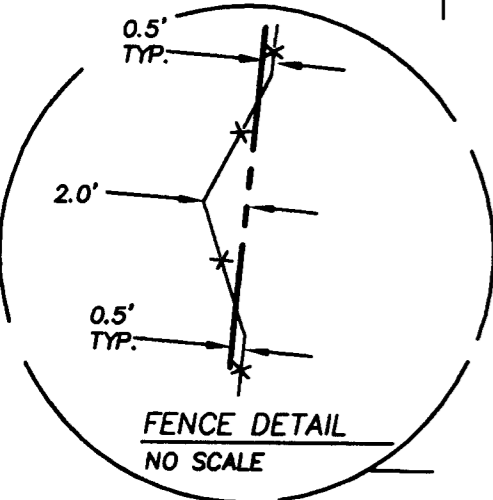
  
Richard F. Alspach, PLS 2653  
TerraSurvey, Inc.  
274 Fourth Street  
Ashland, OR 97520



Expires 12-31-09



DATE: 1-08-2009  
SCALE: 1" = 20'



LINE TABLE		
NO.	COURSE	LENGTH
L1	S54°34'04"E	5.09
L2	S65°16'28"E	5.00
L3	N65°16'28"W	5.00
L4	S24°43'32"W	10.00
L5	S65°16'28"E	5.00

EXISTING 6' WIDE PRIVATE PEDESTRIAN ACCESS EASEMENT PER PARTITION PLAT P-61-2007 FS 19759

WITNESS MONUMENT CORNER BEARS N35°25'56"E, 1.00' REF: FS 19759

5' WIDE PRIVATE STORM DRAIN AND SANITARY SEWER EASEMENT (CREATED BY THIS PLAT)

WITNESS MONUMENT CORNER BEARS N24°43'32"E, 1.00' REF: FS 19759

PRIVATE SANITARY SEWER EASEMENT (CREATED BY THIS PLAT)

AIR CONDITIONING & HEAT PUMP EQUIPMENT EASEMENT (CREATED BY THIS PLAT)

PROPANE TANK & GENERATOR EQUIPMENT EASEMENT (CREATED BY THIS PLAT)

PT. "A"  
FOUND 3" BRASS DISC IN CONCRETE STAMPED: "RAVENWOOD TOWNHOMES SE DLC 40 T39S R1E INITIAL POINT SWAIN SURVEYING INC. 1979" REF: FS 14665 (NOT VISITED THIS SURVEY)

PT. "B"  
FOUND 3/4" IRON PIPE, NO TAG REF: FS 14665 (NOT VISITED THIS SURVEY)

INITIAL POINT  
FOUND 5/8" IP W/CAP STAMPED "ALSPACH PLS 2653" REF: FS 18766

# LAND PARTITION SURVEY

PARTITION PLAT NO. P-07-2009

LOCATED IN:

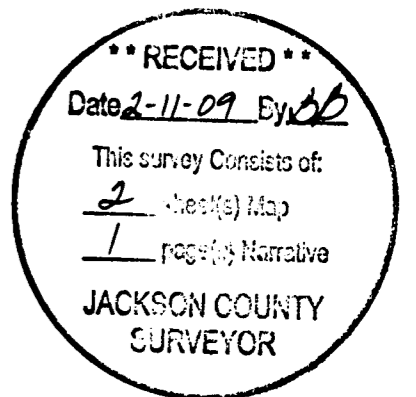
LOT 8 & LOT 9 OF THE HARGADINE TRACT  
IN DONATION LAND CLAIM NO. 40 IN  
THE NW 1/4 OF SECTION 9, TOWNSHIP 39 SOUTH  
RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

BEING

PARCEL 1 OF PARTITION PLAT P-61-2007  
FILED SURVEY NO. 19759  
DN 2008-024825

SURVEY FOR:

SIDNEY B. DEBOER  
234 VISTA STREET  
ASHLAND, OREGON



## LEGEND

- SURVEYED PROPERTY LINE
- X- FENCE
- O SET 5/8" X 30" IRON PIN W/CAP STAMPED "ALSPACH PLS 2653"
- FOUND MONUMENT AS NOTED IN STREET MONUMENT CASE
- FOUND 5/8" IRON PIN W/CAP STAMPED "ALSPACH PLS 2653" PER FS 19759, UNLESS OTHERWISE NOTED
- ⊙ 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
- ( ) 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
- TYP. TYPICAL

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. 668-08

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

[Signature]  
RICHARD F. ALSPACH, PLS 2653