

# LAND PARTITION SURVEY

PARTITION PLAT NO. P-12-2012

LOCATED IN:

IN THE SOUTHWEST QUARTER OF SECTION 35,  
TOWNSHIP 38 SOUTH, RANGE 1 EAST, WILLAMETTE BASE AND MERIDIAN  
JACKSON COUNTY, OREGON

SURVEY FOR  
WILLIS W. LEE  
1550 EAST NEVADA  
ASHLAND, OREGON 97520

LOCATION  
1550 EAST NEVADA  
ASHLAND, OREGON 97520

SURVEYOR  
**TERRASURVEY, INC.**  
PROFESSIONAL LAND SURVEYORS  
274 FOURTH STREET  
ASHLAND, OREGON 97520  
(541) 482-6474  
www.terrasurveyinc.com

### RECORDING:

FILED FOR RECORD THIS 14<sup>TH</sup> DAY OF MAY

2012, AT 3:31 O'CLOCK, P.M. AND RECORDED IN

VOLUME 23, PAGE 12

OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker  
COUNTY CLERK

Scraig S. Morgan  
DEPUTY

COUNTY SURVEYOR FILE NO. 21056

### 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 BOUNDARY:

COMMENCING AT A POINT ON THE WEST LINE OF SECTION 35 IN TOWNSHIP 38 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, WHICH POINT BEARS NORTH 00° 01' 22" EAST (RECORD IS NORTH 0° 03' EAST), 691.80 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE NORTH 89° 56' 22" EAST, 40.00 FEET TO THE EASTERLY LINE OF NEVADA STREET, BEING THE INITIAL POINT AND POINT OF BEGINNING; THENCE NORTH 89° 56' 22" EAST (RECORD IS NORTH 89° 58' EAST), 530.79 FEET; THENCE ALONG THE EASTERLY LINE OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 95-34264, OFFICIAL RECORDS, JACKSON COUNTY, OREGON, NORTH 00° 03' 22" EAST (RECORD IS NORTH 00° 05' EAST), 315.90 FEET TO THE SOUTHERLY LINE OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 94-06519 OF SAID OFFICIAL RECORDS; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 56' 22" EAST (RECORD IS NORTH 89° 58' EAST), 60.00 FEET; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, NORTH 00° 03' 22" EAST, (RECORD IS NORTH 00° 05' EAST), 329.09 FEET TO A 5/8" IRON PIN LOCATED ON A BOUNDARY LINE BY AGREEMENT AS RECORDED IN DOCUMENT NO. 2007-016316 OF SAID OFFICIAL RECORDS; THENCE ALONG SAID BOUNDARY LINE BY AGREEMENT, NORTH 89° 42' 29" EAST, 691.57 FEET TO A 3/4" IRON PIPE; THENCE ALONG A BOUNDARY LINE BY AGREEMENT AS RECORDED IN DOCUMENT NO. 2007-016315 OF SAID OFFICIAL RECORDS, SOUTH 00° 17' 23" EAST, 1249.07 FEET TO A 5/8" IRON PIN ON THE NORTHERLY LINE OF POMPADOUR DRIVE; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING COURSES AND DISTANCES: THENCE 56.96 FEET ALONG THE ARC OF A CURVE WHICH IS CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 347.22 FEET, A CENTRAL ANGLE OF 9° 23' 55", AND A LONG CHORD WHICH BEARS NORTH 60° 43' 56" WEST, 56.89 FEET TO A 5/8" IRON PIN; THENCE NORTH 65° 25' 54" WEST, 412.93 FEET (RECORD IS NORTH 65° 23' 03" WEST, 412.89 FEET) TO A 5/8" IRON PIN; THENCE 260.43 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 345.39 FEET, A CENTRAL ANGLE OF 43° 12' 08", AND A LONG CHORD WHICH BEARS NORTH 87° 01' 58" WEST, 254.31 FEET TO A 5/8" IRON PIN; THENCE SOUTH 71° 21' 58" WEST, 127.17 FEET (RECORD IS SOUTH 71° 16' 42" WEST, 127.38 FEET), TO A 5/8" IRON PIN; THENCE 142.90 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1302.46 FEET, A CENTRAL ANGLE OF 6° 17' 11", AND A LONG CHORD WHICH BEARS SOUTH 74° 25' 57" WEST, 142.83 FEET TO A 5/8" IRON PIN; THENCE SOUTH 77° 34' 33" WEST, 299.49 FEET (RECORD IS SOUTH 77° 33' 12" WEST, 300.59 FEET); THENCE 49.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 49.77 FEET, A CENTRAL ANGLE OF 57° 18' 33", AND A LONG CHORD WHICH BEARS NORTH 73° 46' 11" WEST, 47.73 FEET TO A 5/8" IRON PIN; THENCE 30.80 FEET ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 49.77 FEET, A CENTRAL ANGLE OF 35° 27' 36", AND A LONG CHORD WHICH BEARS NORTH 27° 23' 08" WEST TO A POINT ON SAID EASTERLY LINE OF NEVADA STREET; THENCE ALONG SAID EASTERLY LINE, NORTH 00° 01' 22" EAST, 490.39 FEET TO THE POINT OF BEGINNING.

### DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT WILLIS W. LEE AND LIZBETH A. LEE ARE THE OWNERS IN FEE TITLE OF THE LANDS HEREON DESCRIBED AND SAID OWNERS HAVE CAUSED THIS TRACT OF LAND TO BE PLATTED INTO PARCELS AS SHOWN HEREON AND THE NUMBER AND SIZE OF PARCELS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND WE DO HEREBY CREATE THE EXCLUSIVE INGRESS / EGRESS EASEMENT AND PRIVATE UTILITY EASEMENT OVER AND ACROSS PARCEL 3 FOR THE BENEFIT OF PARCEL 1, AND THE EXCLUSIVE DRIVEWAY EASEMENT AS SHOWN ON SHEET 2.

Willis W. Lee  
WILLIS W. LEE



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

ON THIS, THE 14<sup>TH</sup> DAY OF May, 2012, BEFORE ME APPEARED WILLIS W. LEE, 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.

NOTARY PUBLIC Alyssa L. Estep  
PRINTED NAME Alyssa L. Estep  
COMMISSION NO. 443161  
MY COMMISSION EXPIRES 10/5/2013

### APPROVALS:

EXAMINED AND APPROVED THIS 8<sup>TH</sup> DAY OF

MAY, 2012

Kerry K. Bradshaw  
JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S 92.100

AS OF MAY 14<sup>TH</sup>, 2012

Aena Crawford Deputy  
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY

ORS 92.095 AND ORS 311.280 HAVE BEEN PAID AS OF May 14<sup>th</sup>, 2012

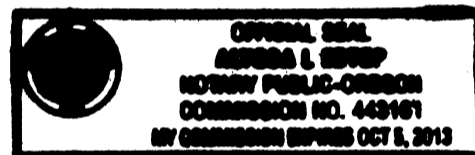
Cynthia A. Deputy  
TAX COLLECTOR

EXAMINED AND APPROVED THIS 10<sup>th</sup> DAY OF

MAY, 2012

KAM  
JACKSON COUNTY DEVELOPMENT SERVICES, DIRECTOR

Lizbeth A. Lee  
LIZBETH A. LEE



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

ON THIS, THE 14<sup>TH</sup> DAY OF May, 2012, BEFORE ME APPEARED LIZBETH A. LEE, 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.

NOTARY PUBLIC Alyssa L. Estep  
PRINTED NAME Alyssa L. Estep  
COMMISSION NO. 443161  
MY COMMISSION EXPIRES 10/5/2013

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

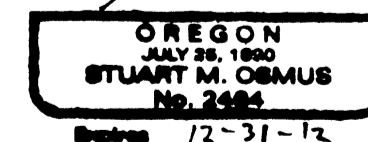
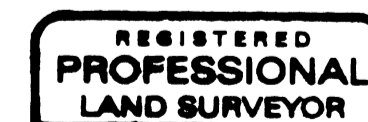
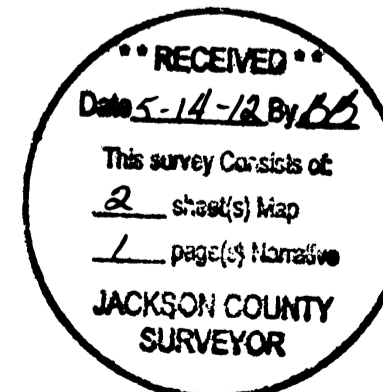
L.M.C.  
STUART M. OSMUS, PLS 2464

L.M.C.  
STUART M. OSMUS PLS 2464

5/07/12  
DATE

DATE OF SURVEY: SEPTEMBER 28, 2010

TERRASURVEY JOB NO. 582-06



Survey Number 21056  
P-12-2012

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

**DATE OF SURVEY:**

September 28, 2010

**SURVEYED BY:**

Terrasurvey, Inc.  
274 Fourth Street  
Ashland, Oregon 97520

**SURVEY FOR:**

Willis Lee  
1550 East Nevada  
Ashland, Oregon 97520

**LOCATION:**

The Southwest Quarter of Section 35, Township 38 South, Range 1 East, Willamette Meridian, Jackson County, Oregon.

**PURPOSE:**

To monument a three lot partition as approved under State Measure 49 Final Order number E129818.

**BASIS OF BEARINGS:**

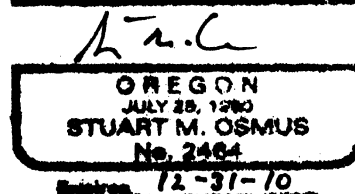
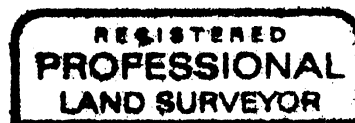
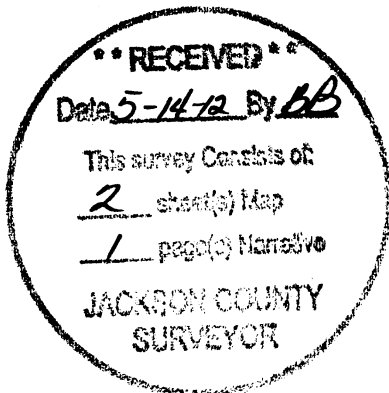
The west line of Section 35 between the Southwest Section corner and the South Sixteenth corner as shown on Filed Survey No. 16329.

**PROCEDURE:**

The parent tract of this partition was surveyed by this firm as part of a State Measure 37 claim which commenced in 2006. A description of the procedures used to establish the outer boundary can be found in the Survey Narrative which accompanied filed Survey No. 20747. Since the time of our original survey, a new wire fence has been constructed along a portion of the north line of Parcel 3.

September 29, 2010

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



# LAND PARTITION SURVEY

PARTITION PLAT NO. P-12-2012

LOCATED IN:  
THE SOUTHWEST QUARTER OF SECTION 35  
TOWNSHIP 38 SOUTH, RANGE 1 EAST,  
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

SURVEY FOR:  
WILLIS LEE  
1550 EAST NEVADA  
ASHLAND, OREGON 97520

### LEGEND

- SURVEYED PROPERTY LINES
- - - EASEMENTS
- x - FENCE
- FD 5/8" IRON PIN WITH PLASTIC CAP MARKED 'OSMUS PLS 2464' (FROM FS 20747)
- ◻ SET 5/8" X 30" IRON PIN WITH PLASTIC CAP MARKED 'OSMUS PLS 2464'
- FOUND 5/8" IRON PIN FROM FS 4199 UNLESS OTHERWISE NOTED
- FS FILED SURVEY—JACKSON COUNTY, OREGON
- FD FOUND
- IP IRON PIN
- OR— OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- VOL., PG. DEED RECORDS, JACKSON COUNTY, OREGON

### EASEMENT AND OTHER NOTES:

- 1) EASEMENTS RECORDED IN VOL. 168, PAGES 155 & 156, VOL. 256, PG. 149, AND VOL. 256, PG. 441 ARE BLANKET EASEMENTS WITHOUT DESCRIPTIONS OR WIDTHS AND CANNOT BE LOCATED UPON THESE PROPERTIES.
- 2) RESTRICTIVE COVENANT RECORDED AS DOCUMENT NO. 99-05772 APPLIES TO SHOP BUILDING LOCATED ON PARCEL 1.
- 3) HOLD HARMLESS AGREEMENT RECORDED AS DOCUMENT NO. 99-05877 APPLIES TO PARCELS 1 THROUGH 3.
- 4) IRRIGATION EASEMENT NOT DESCRIBED OR LOCATED IN DOCUMENT NO. 2004-065997 IS SHOWN AS CENTER OF EXISTING PIPELINES.
- 5) THIS PROPERTY RECEIVED SUBDIVISION APPROVAL UNDER STATE MEASURE 37 BUT WAS NOT SUBDIVIDED PRIOR TO PASSAGE OF STATE MEASURE 49. THIS PARTITION WAS APPROVED UNDER MEASURE 49 FINAL ORDER E129818.
- 6) THIS EASEMENT IS BEING CREATED ON THIS PLAT AS A REQUIREMENT OF JACKSON COUNTY PLANNING APPROVAL. THIS SURVEYOR CAN FIND NO LEGAL BASIS FOR THIS REQUIREMENT UNDER COUNTY ORDINANCE OR STATE LAW.

ACCEPTED 1/16 CORNER  
FD 1 1/4" IRON PIPE  
4" DEEP  
(FROM FS 7035)

FENCE CORNER BEARS  
S50°W, 3.6'

FS 16210

BOUNDARY LINE AGREEMENT  
OR 2007-016316

FD 3/4" IRON PIPE  
NEXT TO FENCE POST  
(FROM FS 2067)

N89°42'29"E  
8.12'

FD 5/8" IRON PIN W/CAP  
MARKED KAISER RLS 803  
FROM FS 9666

FS 9666

RIGHT OF WAY FOR POWER LINES  
VOL. 439, PG. 437

### REFERENCES

- (DR) DEED RECORD, DOC. NO. 83-18665
- (R1) RECORD BEARING AND/OR DISTANCE, FS 4199
- (R2) RECORD BEARING AND/OR DISTANCE, FS 2067
- (R3) RECORD BEARING AND/OR DISTANCE, FS 16329

**PARCEL 1**  
14.39 ACRES ±

AREA OF UNCERTAIN OWNERSHIP  
(SEE NARRATIVE)

3/4" PINCHED TOP PIPE  
BEARS N3°54'W, 10.02'  
(FROM FS 2067)

3/4" PINCHED TOP PIPE  
BEARS N3°18'W, 10.13'  
(FROM FS 2067)

(DR=N89°58'E)  
N89°56'22"E  
60.00'

FS 20747

RIGHT OF WAY EASEMENT  
FOR POWER AND  
COMMUNICATION LINES  
OR 96-03403

OR 83-18665

3/4" PINCHED TOP PIPE  
BEARS N7°26'E, 9.81'  
(FROM FS 2067)

IRRIGATION EASEMENT  
CENTERLINE  
OR 2004-065997

IRRIGATION EASEMENT  
CENTERLINE  
OR 2004-065997

IRRIGATION EASEMENT  
CENTERLINE  
OR 2004-065997

IRRIGATION EASEMENT  
CENTERLINE  
OR 2004-065997

**PARCEL 2**  
5.00 ACRES ±

**PARCEL 3**  
5.00 ACRES ±

EXCLUSIVE INGRESS/EGRESS AND  
PRIVATE UTILITY EASEMENT FOR  
THE BENEFIT OF PARCEL 1, TO BE  
CREATED BY THIS PLAT.

POMPADOUR DRIVE

BOUNDARY LINE AGREEMENT  
OR 2007-016315

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	56.96	347.22	9°23'55"	N60°43'56"W	56.89
C2	260.43	345.39	43°12'09"	N87°01'58"W	254.31
C3	142.90	1302.46	6°17'10"	S74°25'57"W	142.83
C4	49.78	49.77	57°18'33"	N73°46'11"W	47.73
C5	30.80	49.77	35°27'36"	N27°23'06"W	30.31
C6	50.40	1302.46	2°13'01"	S72°23'53"W	50.39
C7	92.50	1302.46	4°04'09"	S75°32'28"W	92.48

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

STUART M. OSMUS, PLS 2464

### BASIS OF BEARING

THE WEST LINE OF SECTION 35 BETWEEN THE SOUTHWEST SECTION  
CORNER AND THE SOUTH 1/16 CORNER AS SHOWN ON FILED  
SURVEY NO. 16329.

FD 2 1/2" BRASS CAP IN  
CONCRETE FENCE POST BASE  
(DISTURBED) S 12° W, 0.87'  
FROM RECORD 1/16 CORNER (RE: FS 11901)  
(FROM FS 5441)

S89°45'55"W  
10.96' (TO RECORD 1/16  
CORNER LOCATION)

**TERRASURVEY, INC.**  
PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET  
ASHLAND, OREGON 97520

(541) 482-6474

terrain@bisp.net

SHEET 2 OF 2

SCALE: 1" = 100'

DATE OF SURVEY: 9-28-10

ALL DISTANCES ARE IN FEET  
AND DECIMALS THEREOF

NEVADA STREET  
VOL. 256, PG. 429, 430

(BASIS OF BEARING)  
(R2=N00°03'E, 1322.06')  
N00°01'22"E  
1334.24'

(DISTANCE SOUTH FROM  
CORNER OF LOT TO  
CENTERLINE OF EASEMENT)

**RECEIVED**  
Date 5-14-12 By 66  
This survey consists of  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

SECTION CORNER  
FD 2 1/2" BRASS CAP IN ASPHALT  
1" DEEP  
(FROM FS 5441)