

APPROVAL:

[Signature] 5.15.17  
ASHLAND PLANNING DEPARTMENT DATE  
PA # 2016-01677

APPROVAL:

EXAMINED AND APPROVED THIS 10<sup>th</sup> DAY OF  
MAY, 2017

[Signature]  
CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT SCOTT BANDOROFF AND LAURA ROBIN BANDOROFF AS TENANTS BY THE ENTIRETY 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 5' WIDE GAS LINE EASEMENT CREATED HEREON IS A NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL 1 FOR THE INSTALLATION, USE, REPLACEMENT AND REPAIR OF A PRIVATE GAS LINE AND,

THAT THE 5' WIDE SEWER LINE EASEMENT CREATED HEREON IS A NON EXCLUSIVE EASEMENT APPURTENANT TO PARCEL 2 FOR THE INSTALLATION, USE, REPLACEMENT AND REPAIR OF A PRIVATE SANITARY SEWER.

[Signature]  
SCOTT BANDOROFF

[Signature]  
LAURA ROBIN BANDOROFF

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

ON THIS, THE 5<sup>th</sup> DAY OF May, 2017, BEFORE ME APPEARED SCOTT BANDOROFF, 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.

NOTARY SIGNATURE  
NOTARY PUBLIC-OREGON: Rachael Ann Smith  
COMMISSION NO: 947137  
MY COMMISSION EXPIRES: February 09, 2020

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

ON THIS, THE 5<sup>th</sup> DAY OF May, 2017, BEFORE ME APPEARED LAURA ROBIN BANDOROFF, 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.

NOTARY SIGNATURE  
NOTARY PUBLIC-OREGON: Rachael Ann Smith  
COMMISSION NO: 947137  
MY COMMISSION EXPIRES: February 09, 2020

# LAND PARTITION SURVEY

PARTITION PLAT NO. P-13-2017

LOCATED IN:

THE NE 1/4 OF SECTION 16, TOWNSHIP 39 SOUTH,  
RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
SCOTT & LAURA BANDOROFF  
552 BEACH STREET  
ASHLAND, OREGON 97520

PREPARED BY:  
**TERRASURVEY, INC.**  
PROFESSIONAL LAND SURVEYORS

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

DATE OF SURVEY: 1-27-2017  
TERRASURVEY JOB NO. 1097-16

THIS IS TO CERTIFY THAT THIS IS AN  
EXACT COPY OF THE ORIGINAL DRAWING  
[Signature]  
RICHARD F. ALSPACH, PLS 2653

RECEIVED  
DATE 5/19/17 BY PB  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

RECORDING:

FILED FOR RECORD THIS 19<sup>th</sup> DAY OF May  
2017, AT 9:51 O'CLOCK, A.M. AND RECORDED AS  
PARTITION PLAT NO. P-13-2017 OF THE RECORDS  
OF PARTITION PLATS IN JACKSON COUNTY, OREGON.  
INDEX VOLUME 28, PAGE 13

[Signature] [Signature]  
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 22244

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER  
CHARGES AS REQUIRED BY O.R.S. 92.095  
HAVE BEEN PAID AS OF May 19, 2017

ASSESSOR [Signature] Agent  
TAX COLLECTOR [Signature] 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:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF ASHLAND STREET WITH THE EAST LINE OF BEACH STREET IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON; THENCE SOUTH 00'00'47" EAST ALONG SAID EAST LINE OF BEACH STREET, 210.00 FEET; THENCE NORTH 89°59'45" EAST PARALLEL WITH SAID SOUTH LINE OF ASHLAND STREET, 219.68 FEET TO THE EAST LINE OF THE LAND DESCRIBED IN THE DEED RECORDED IN VOLUME 37 AT PAGE 520 OF DEED RECORDS, JACKSON COUNTY, OREGON; THENCE NORTH 00'16'49" EAST (CITED AS NORTH 00'15' WEST IN SAID DEED) ALONG SAID EAST LINE, 110.00 FEET; THENCE SOUTH 89°59'45" WEST PARALLEL WITH SAID SOUTH LINE OF ASHLAND STREET, 100.00 FEET; THENCE NORTH 00'16'49" EAST PARALLEL WITH SAID EAST LINE OF SAID DEED, 100.00 FEET TO SAID SOUTH LINE OF ASHLAND STREET; THENCE SOUTH 89°59'45" WEST ALONG SAID SOUTH LINE, 120.76 FEET TO THE POINT OF BEGINNING.

[Signature] 2/2/17  
RICHARD F. ALSPACH PLS 2653 DATE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

[Signature]  
OREGON  
JULY 19, 1994  
RICHARD F. ALSPACH  
No. 2653

Renewal 12-31-2017

# LAND PARTITION SURVEY

PARTITION PLAT NO. P-13-2017

LOCATED IN:

THE NE 1/4 OF SECTION 16, TOWNSHIP 39 SOUTH,  
RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

SCOTT & LAURA BANDOROFF  
552 BEACH STREET  
ASHLAND, OREGON 97520

DN 2011-002916

**FILED**  
Date 5/19/17 By PB  
This Survey Consists Of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

### LEGEND

- SURVEYED PROPERTY LINE
- - - EASEMENT
- SET 5/8" X 30" IRON PIN W/CAP STAMPED "ALSPACH 2653"
- ⊙ FOUND 3" BRASS CAP W/DRILL HOLE MARKED "CITY OF ASHLAND SURVEY MARKER", UNLESS OTHERWISE NOTED, IN STANDARD STREET MONUMENT CASE PER FS 17339
- ✱ FOUND 5/8" IRON PIN W/CAP STAMPED "L.J. FRIAR & ASSOC." PER FS 17339
- ( ) RECORD DATA, AS NOTED, WHEN DIFFERENT FROM MEASURED
- FS FILED SURVEY
- DN DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- DRJCO DEED RECORDS JACKSON COUNTY OREGON

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

### ENCUMBRANCES (PER FIRST AMERICAN TITLE COMPANY OF OREGON PUBLIC RECORDS REPORT, ORDER NO. 7169-2770845)

1. NO SPECIFIC LOCATION IS GIVEN FOR THE RIGHT OF WAY TO SPRING AND RIGHT OF WAY FOR WATER PIPES, WATERWAYS, AND DITCHES RESERVED IN THE DEED RECORDED IN VOLUME 31, PAGE 201 OF DEED RECORDS, JACKSON COUNTY, OREGON

THIS IS TO CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL DRAWING

*Richard F. Alspach*  
RICHARD F. ALSPACH, PLS 2653

## TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET  
ASHLAND, OREGON 97520

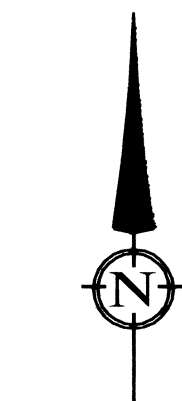
(541) 482-6474  
terrain@bisp.net

JOB NO. 1097-16

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Richard F. Alspach*  
OREGON  
JULY 19, 1994  
RICHARD F. ALSPACH  
No. 2653

Renewal 12-31-2017



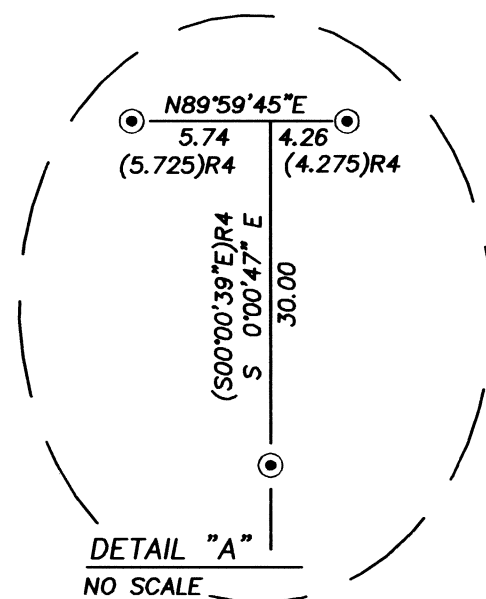
DATE: 1-27-2017  
SCALE: 1"=40'

CITY OF ASHLAND & BEACH ST. SOUTH  
1995 SURVEY MARKER  
3" BRASS CAP W/ DRILL HOLE

SEE DETAIL "A"  
PT. "A"

PT. "B"  
SECTION CORNER  
2 1/2" BRASS CAP

T39S RIE  
9 | 10  
16 | 15  
CS  
1989



CITY OF ASHLAND & BEACH ST. NORTH  
1995 SURVEY MARKER  
3" BRASS CAP W/DRILL HOLE

### REFERENCES

- R1 DN 86-07596
- R2 DN 2011-002916
- R3 FS 12096
- R4 FS 17339

### BASIS OF BEARING

MONUMENTS FOUND AT PT. "A" AND PT. "B" AS N 89°59'45" E, PER FILED SURVEY NUMBER 17339

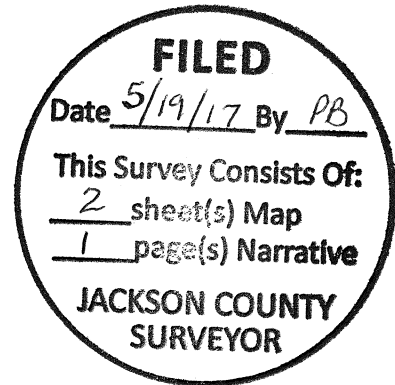
**SURVEY NARRATIVE**  
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

January 27, 2017

SURVEYED BY:

TerraSurvey, Inc.  
274 Fourth Street  
Ashland, Oregon



SURVEY FOR:

Scott & Laura Bandoroff  
552 Beach Street  
Ashland, Oregon

LOCATION:

Located in the NE 1/4 of Section 16, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon

PURPOSE:

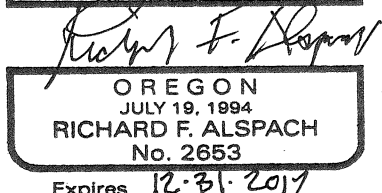
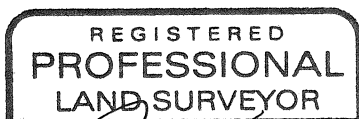
To survey and monument the Land Partition approved by City of Ashland Planning Action No. 2016-01677.

BASIS OF BEARINGS:

The Basis of Bearings for this survey is the centerline of Ashland Street as N 89° 59'45" E per monuments found from filed survey No. 17339.

PROCEDURE:

The subject property was first created by the deed recorded in Volume 326 at Page 247, Deed Records, Jackson County, Oregon and is senior to property deeds to the immediate south (Vol. 33, Pg.221) and the property to the northeast (Vol. 370, Pg.85). As a result deed record distances were held in establishing lines common to these properties. The north and west lines of the subject property are controlled by street centerline monuments found on Ashland and Beach Streets. The south line of the subject property was established at the deed record distance along Beach Street from the northwest corner of the property and held parallel with Ashland Street per deed citation. The far east line of the subject property was previously established by Survey No. 12096 and Survey No. 17339. The line as previously established was adopted by this survey and the northeast corner on said line was placed at the deed record distance from the southeast corner. From said northeast corner the internal "L" corner was established on a line parallel with Ashland Street as cited in the deed and again at the deed record distance. The northerly corner of the subject property was placed at the intersection of the southerly line of Ashland Street with a line held parallel with the previously established east line. This solution fit the existing fence along that line favorably. Monuments were set at all corners as indicated on the plat sheet. This survey was accomplished using a Topcon GPT 3002W total station and conventional surveying techniques.



*Richard F. Alspach*  
Richard F. Alspach, PLS 2653  
TerraSurvey, Inc.  
274 Fourth Street  
Ashland, Oregon