

# LAND PARTITION SURVEY PARTITION PLAT NO. P-16-2023

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,  
TOWNSHIP 39 SOUTH, RANGE 1 EAST,  
WILLAMETTE MERIDIAN,  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FILED  
Date 4/26/23 By PB  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

APPROVAL:

EXAMINED AND APPROVED THIS 10 DAY OF April, 2023

Scott Fein  
JACKSON COUNTY SURVEYOR  
IN ACCORDANCE WITH O.R.S. 92.100

APPROVAL:

EXAMINED AND APPROVED THIS 21 DAY OF April, 2023

Brandon Goldman  
ASHLAND PLANNING DEPARTMENT

PLANNING ACTION NO. PA-T1-2021-00168  
(MAP 39 1E 08 AD, TAX LOT 7300)

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT LARRY GOBELMAN AS TRUSTEE OF THE LARRY GOBELMAN TRUST, DATED NOVEMBER 28, 2006, AS TO AN UNDIVIDED ONE-THIRD INTEREST, AND JOYCE STAHMANN, AS TRUSTEE OF THE JOYCE STAHMANN TRUST, DATED DECEMBER 16, 2005, AS TO AN UNDIVIDED TWO-THIRDS INTEREST, EACH AS A TENANT IN COMMON, ARE THE OWNERS OF THE LANDS SHOWN ON THIS PARTITION PLAT, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO THE PARCELS AS SHOWN HEREIN. ALL BOUNDARY LINES ARE PLAINLY SET FORTH AND THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION, AND DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE UNDER THE JURISDICTION OF THE CITY OF ASHLAND, THE TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (PUE) AND SLOPE EASEMENT, AND DO HEREBY CREATE THE TEN (10) FOOT WIDE PRIVATE SEWER EASEMENT, AND THE VARIABLE WIDTH PRIVATE INGRESS/EGRESS AND PRIVATE UTILITY AND PARKING EASEMENTS AS SHOWN ON SHEET 2.

Joyce Stahmann  
JOYCE STAHMANN (TRUSTEE)

Larry Gobleman  
LARRY GOBELMAN (TRUSTEE)

ACKNOWLEDGEMENT

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

ON THIS, THE 7<sup>th</sup> DAY OF April, 2023, THE ABOVE NAMED JOYCE STAHMANN, 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.

Denise M. DeNunzio  
NOTARY PUBLIC, STATE OF OREGON

COMMISSION NO. 1031154

MY COMMISSION EXPIRES 11/21/26

ACKNOWLEDGEMENT

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

ON THIS, THE 7<sup>th</sup> DAY OF April, 2023, THE ABOVE NAMED LARRY GOBELMAN, 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.

Denise M. DeNunzio  
NOTARY PUBLIC, STATE OF OREGON

COMMISSION NO. 1031154

MY COMMISSION EXPIRES 11/21/26

SURVEY FOR:  
**JOYCE STAHMANN AND LARRY GOBLEMAN**

SITE:  
34 SCENIC DRIVE  
ASHLAND, OREGON 97520

SURVEYOR'S CERTIFICATE

I, PHILIP J. DROSSOS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 90718, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THOSE TRACTS OF LAND SHOWN HEREIN AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

BEGINNING AT A 2-1/2 BRASS CAP MARKING THE SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 40 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE ALONG THE WEST LINE OF SAID DONATION LAND CLAIM, NORTH 00°04'27" EAST, A DISTANCE OF 91.52 FEET (RECORD NORTH, 92.0 FEET) TO A SET 5/8" REBAR; THENCE LEAVING SAID WEST LINE AND PARALLEL WITH THE SOUTH LINE OF SAID DONATION LAND CLAIM, SOUTH 89°52'21" EAST, A DISTANCE OF 91.89 FEET (RECORD EAST, 92.0 FEET) TO A SET 5/8" REBAR; THENCE PARALLEL WITH SAID WEST LINE, NORTH 00°04'27" EAST, A DISTANCE OF 40.00 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 89°51'59" EAST, A DISTANCE OF 118.07 FEET (RECORD EAST, 118.0') TO A FOUND 5/8" REBAR; THENCE SOUTH 00°03'26" WEST, A DISTANCE OF 131.51 FEET (RECORD SOUTH, 132.0') TO A FOUND 5/8" REBAR BEING ON THE AFOREMENTIONED SOUTH LINE OF SAID DONATION LAND CLAIM; THENCE SOUTH 00°12'56" EAST, A DISTANCE OF 160.19 FEET (RECORD SOUTH, 159.72') TO A SET 5/8" REBAR; THENCE NORTH 89°55'33" WEST, A DISTANCE OF 210.69 FEET (RECORD WEST, 210.0') TO A POINT ON THE EAST LINE OF SCENIC DRIVE, SAID POINT BEING MARKED WITH A SET 5/8" REBAR; THENCE ALONG SAID EAST LINE, NORTH 00°01'51" EAST, A DISTANCE OF 160.38 FEET (RECORD NORTH 2.42 CHAINS (159.72')) TO THE POINT OF BEGINNING.



Renewal 12-31-23

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

Philip J. Drossos  
PHILIP J. DROSSOS, PLS 90718

RECORDING:

FILED FOR RECORD THIS 26<sup>th</sup> DAY OF April, 2023, AT 8:20 O'CLOCK, A. M. AND RECORDED AS PARTITION PLAT NO. P-16-2023 OF THE RECORDS

INDEX VOLUME 34, PAGE 16

Christine D. Walker  
COUNTY CLERK

Sonya S. Morgan  
DEPUTY

COUNTY SURVEYOR FILE NO. 23880

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 04.23.2023

ASSESSOR David C. Maxmuth DATE 4-25-23

TAX COLLECTOR ROBERT CRAWFORD DATE 04.25.2023  
Deputy

SURVEY NARRATIVE  
TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2022-012279, JACKSON COUNTY OFFICIAL RECORDS, AS APPROVED BY THE CITY OF ASHLAND AS PLANNING ACTION PA-T1-2021-00168.

PROCEDURE: USING A TRIMBLE S6 TOTAL STATION AND TRIMBLE R-10 GPS RECEIVERS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY MYSELF DURING THE PERFORMANCE OF SURVEY NUMBER (S/N) 23824, I RECOVERED AND TIED THE EXISTING MONUMENTS OF RECORD AS SHOWN HEREIN. SURVEYOR EVERETT SWAIN SURVEYED A LARGE PORTION OF THE EXTERIOR BOUNDARY OF THE SUBJECT PROPERTY ON S/N 6707 AND NOTABLY S/N 9206. I HOLD HIS RECOVERED CORNER MONUMENTS TO ESTABLISH THE SOUTH AND EAST LINE AND A PORTION OF THE NORTH LINE. THE BRASS CAP MONUMENTING THE NORTHWEST CORNER OF DLC NO. 40 WAS TIED BY ME PREVIOUSLY AND ITS CONDITION MATCHED THE COUNTY SURVEYOR'S CORNER REPORT NOTES. IT WAS NOW FOUND TO BE FLUSH IN A NEW SIDEWALK. SAID CURRENT LOCATION IS APPROXIMATELY 0.08' FROM MY PREVIOUS TIES, EVEN THOUGH THIS DISTANCE IS VERY MINIMAL, I HOLD SAID PREVIOUS LOCATION FOR THIS PARTITION.

EASEMENTS OF RECORD

EASEMENTS SHOWN IN AMERITITLE ORDER NO. 454498AM EFFECTIVE DATE MARCH 08, 2023 ARE NOT LOCATABLE, BLANKET IN NATURE, AND/OR ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

#4. RIGHT-OF-WAY FOR AN IRRIGATION DITCH FOR THE WEST ASHLAND DITCH COMPANY, RECORDED IN VOLUME 5, PAGE 769, DEED RECORDS OF JACKSON COUNTY, OREGON.

**TERRASURVEY, INC.**

PROFESSIONAL LAND SURVEYORS

270 FOURTH STREET  
ASHLAND, OREGON 97520

(541) 482-6474  
terrain@bisp.net  
JOB NO. 1449-21

# LAND PARTITION SURVEY

## PARTITION PLAT NO. P-16-2023

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,  
TOWNSHIP 39 SOUTH, RANGE 1 EAST,  
WILLAMETTE MERIDIAN,  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:  
**JOYCE STAHMANN AND LARRY GOBLEMAN**

SITE:  
34 SCENIC DRIVE  
ASHLAND, OREGON 97520

DATE: 03-12-2023  
SCALE: 1" = 30'

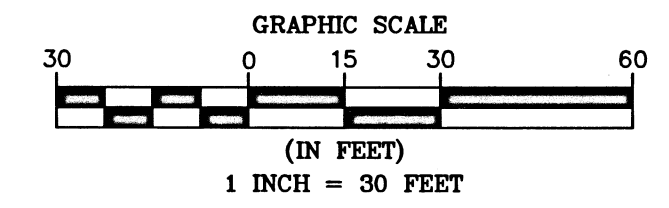
FILED  
Date 4/26/23 By PL  
This Survey Consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

### LEGEND

- BOUNDARY LINE
- ✦ FOUND 2-1/2" BRASS CAP PER JACKSON COUNTY RE-ESTAB. OR AS NOTED
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "RLS 759" PER S/N 6707 OR 9206
- ✕ FOUND LEAD PLUG WITH TACK AND BRASS WASHER STAMPED "RLS 759" PER S/N 9206
- ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "ALSPACH PLS 2653" PER S/N 18054
- FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 19235
- SET 5/8" X 30" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "DROSSOS LS 90718"
- EXISTING EASEMENT AS NOTED
- ┌ LAND HOOK INDICATING SAME OWNERSHIP
- PUE PUBLIC UTILITY EASEMENT
- S/N SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY, OREGON
- INST. NO. INSTRUMENT NUMBER, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- VOL. PG. VOLUME/PAGE, DEED RECORDS OF JACKSON COUNTY, OREGON
- (R1) RECORD DATA PER S/N 6707
- (R2) RECORD DATA PER S/N 9206
- (R3) RECORD DATA PER S/N 18054

BASIS OF BEARING WAS DETERMINED BY HIGH PRECISION GPS OBSERVATIONS (NAD83 (2011) EPOCH 2010.00 DATUM) APPLIED TO THE WEST LINE OF DONATION LAND CLAIM NO. 40, T39S, R1E, W.M. AS SHOWN HEREIN RESULTING IN A BEARING OF N00°04'27"E.

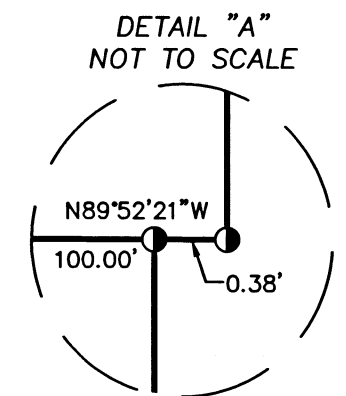
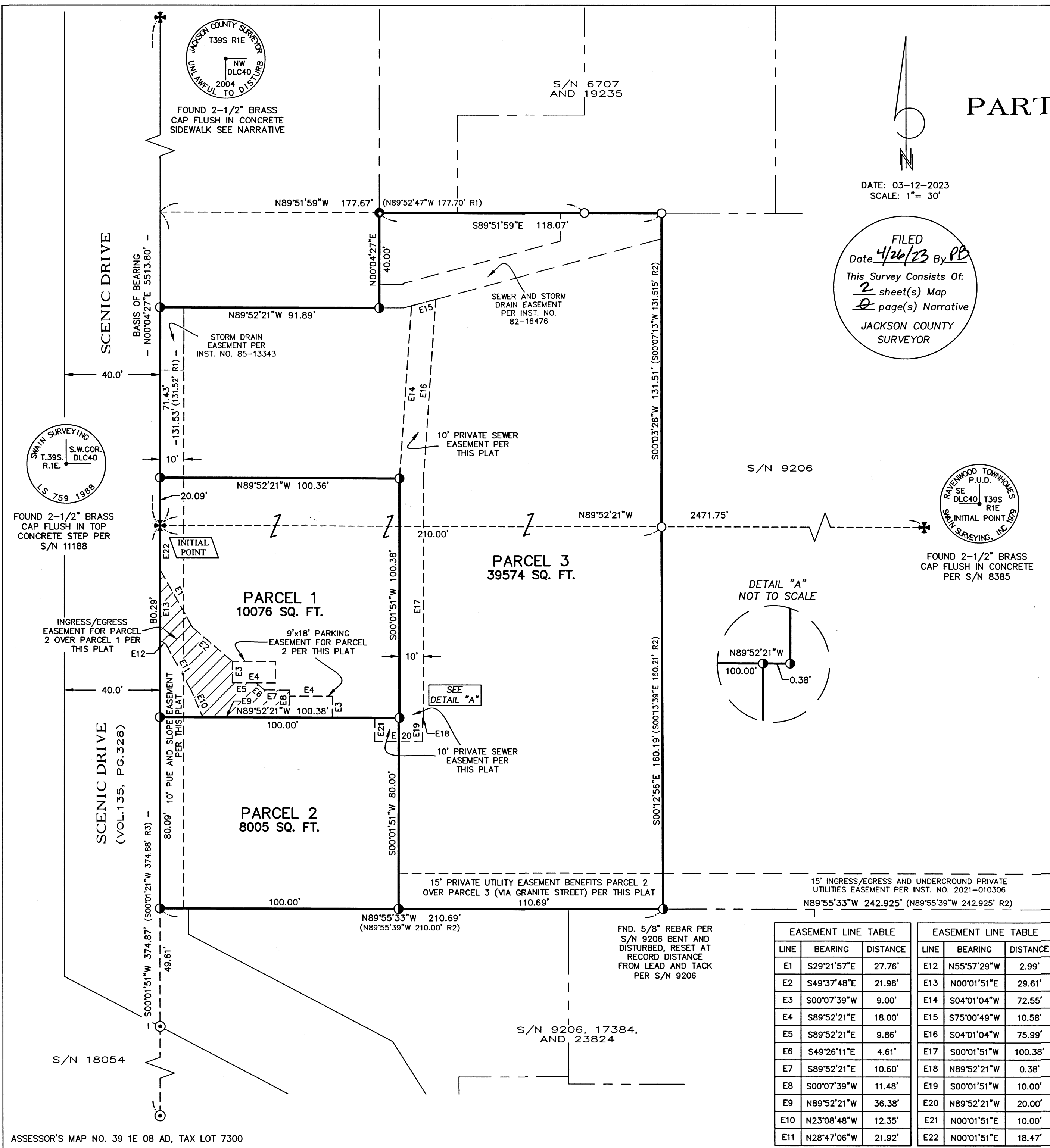
REGISTERED  
**PROFESSIONAL  
LAND SURVEYOR**  
PHILIP J. DROSSOS  
No. 90718  
Renewal 12-31-23



**TERRASURVEY, INC.**  
PROFESSIONAL LAND SURVEYORS

270 FOURTH STREET  
ASHLAND, OREGON 97520  
(541) 482-6474  
terrain@bisp.net  
JOB NO. 1449-21

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.  
PHILIP J. DROSSOS, PLS 90718



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	S29°21'57"E	27.76'
E2	S49°37'48"E	21.96'
E3	S00°07'39"W	9.00'
E4	S89°52'21"E	18.00'
E5	S89°52'21"E	9.86'
E6	S49°26'11"E	4.61'
E7	S89°52'21"E	10.60'
E8	S00°07'39"W	11.48'
E9	N89°52'21"W	36.38'
E10	N23°08'48"W	12.35'
E11	N28°47'06"W	21.92'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E12	N55°57'29"W	2.99'
E13	N00°01'51"E	29.61'
E14	S04°01'04"W	72.55'
E15	S75°00'49"W	10.58'
E16	S04°01'04"W	75.99'
E17	S00°01'51"W	100.38'
E18	N89°52'21"W	0.38'
E19	S00°01'51"W	10.00'
E20	N89°52'21"W	20.00'
E21	N00°01'51"E	10.00'
E22	N00°01'51"E	18.47'