

MAP OF SURVEY

LOCATED IN
A PORTION OF LOT 1 & LOT 2, BLK. 37 OF COOLIDGE'S TRACT IN THE TOWN OF ASHLAND
IN GOV'T LOT 3 IN THE SE 1/4 OF SEC. 5, TWP. 39S., R.1E.W.M.
JACKSON COUNTY OREGON

LINDA VISTA CARE CENTER

135 Maple Street
Ashland, OR 97520

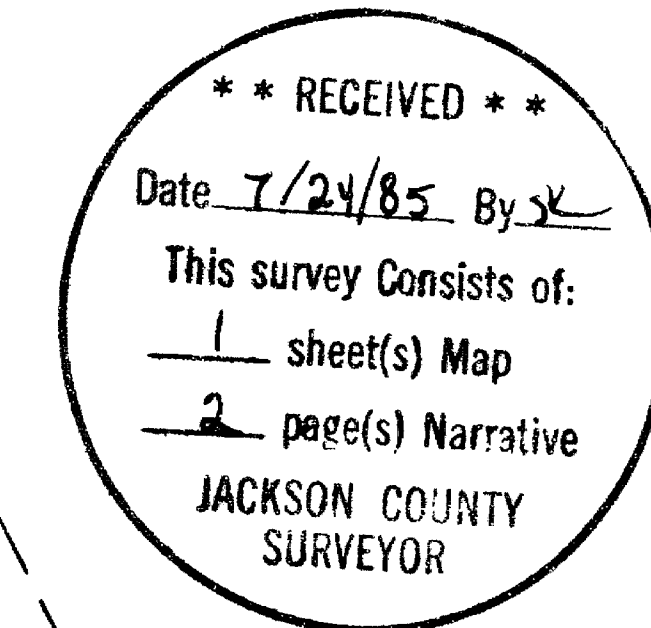
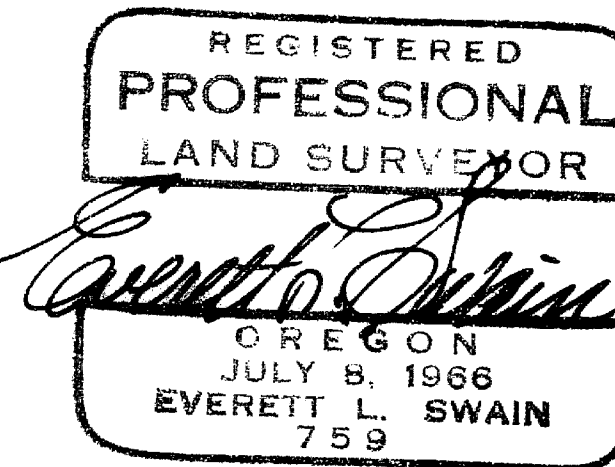
SWAIN SURVEYING, INC.
27 1/2 N. MAIN STREET
ASHLAND, OR 97520

JULY 17, 1985

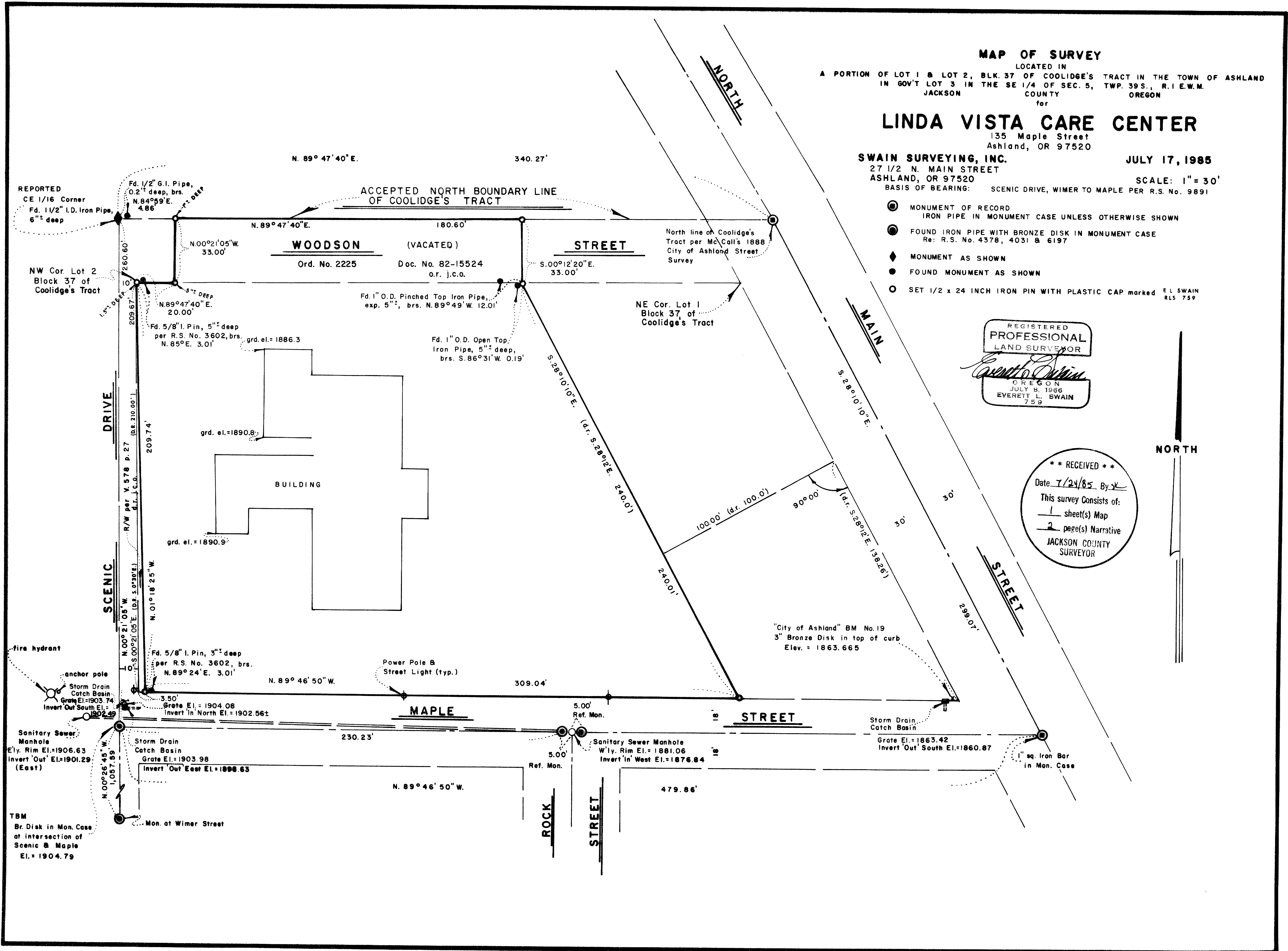
SCALE: 1" = 30'

BASIS OF BEARING: SCENIC DRIVE, WIMER TO MAPLE PER R.S. No. 9891

- ⊙ MONUMENT OF RECORD
IRON PIPE IN MONUMENT CASE UNLESS OTHERWISE SHOWN
- ⊙ FOUND IRON PIPE WITH BRONZE DISK IN MONUMENT CASE
Re: R.S. No. 4378, 4031 & 6197
- ◆ MONUMENT AS SHOWN
- FOUND MONUMENT AS SHOWN
- SET 1/2 x 24 INCH IRON PIN WITH PLASTIC CAP marked E.L. SWAIN
RLS 759



NORTH



SWAIN SURVEYING, INC.

27 1/2 North Main Street, Suite 9
ASHLAND, OREGON 97520

SURVEY NO. 10319

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Linda Vista Care Center
135 Maple Street
Ashland, OR 97520

LOCATION: Situated in a portion of Lots 1 and 2 of Block 37, Coolidge's Tract in the Town of Ashland in Government Lot 3 in the South-east quarter of Section 5, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon.

PURPOSE: To survey and monument that tract or parcel of land as set forth in Document No. 82-08493 of the Official Records of Jackson County, Oregon and to determine the extent of ownership of vacated Woodson Street.

PROCEDURE: Found monuments as set in the course of Recorded Survey No. 3602. I can not agree with the assessment made in analyzing the control for Coolidge's Tract along the West boundary line thereof. First of all, Coolidge's Tract, as now recorded, calls for the extremities of said subdivision to be controlled by Government Lot 3, Section 5, Township 39 South, Range 1 East. Therefore, even with Woolen Street (now Scenic Drive) being shown on said map as 43 feet in width, no such dedication can take place as it exceeds the Westerly boundary line of said Government Lot 3. Only that portion of Woolen Street falling within Government Lot 3, will be valid. The official City of Ashland map dated November 5, 1888 shows a street width lying Easterly of the accepted Westerly boundary line of Government Lot 3 and Northerly of Maple Street to be 10 feet in width. In retracing the outer boundaries of Lots 1 and 2, Block 37, utilizing the existing street monuments, the retraced distances are very close to those shown on the subdivision map of record. If the assumption was made that the West boundary line of Block 37 is situated 13 feet Easterly of the accepted Westerly boundary line of Government Lot 3, then a very noticeable shortage in distance would occur between Woolen Street (Scenic Drive) and North Main Street. I find nothing to support the 13 foot original right of way width along Woolen Street (Scenic Drive) as elucidated in Recorded Survey No. 3602.

Woodson Street was vacated by the City of Ashland as set forth in Ordinance No. 2225 and recorded as Document No. 82-15524 of the Official Records of Jackson County, Oregon. Inasmuch as the Northerly boundary line of Woodson Street is the North line of Government Lot 3 and no recent subdivision of Section 5 has taken place, because there is a lack of adequate monumentation for Section 5, research was conducted to see what the old records might reveal. It was found that M. L. McCall when surveying the city streets for the City of Ashland in 1888, called for the centerline angle point of North Main Street, as shown on the accompanying map, to be on the North line of the Coolidge's Tract. The found 1 1/2 inch iron pipe at the reported Center-East 1/16 corner of Section 5 has an origin which is unknown to me at this time. This corner has been in existence for some 18 to 20 years that I know of. This North line of Woodson Street was compared to a computed location of the Center-East 1/16 corner. The latitude position of the computed corner is some 8 feet, more or less, Northerly of the found 1 1/2 inch iron pipe. Lacking proof positive as to the exact location of the East-West centerline of Section 5, the reported Center-East 1/16 corner, a found 1 1/2 inch iron pipe, and the North Main Street centerline angle point, as called for by M. L. McCall

Linda Vista Care Center
Sheet 2

in 1888 to be on the Northerly boundary line of Coolidge's Tract, was held for control as the Northerly right of way line of Woodson Street and the Northerly boundary line of Coolidge's Tract. This fits the existing fences and found monuments along the Southerly right of way of Woodson Street. However, it should not be construed that the Northerly line of Woodson Street, as shown on this survey, is common to the true East-West centerline of Section 5.

My client has the reversionary rights to all of the vacated Woodson Street, lying Northerly of their property and at right angles to said street, except for that portion retained by the City of Ashland in the vicinity of Scenic Drive and as shown on the accompanying map.

The remainder of the survey is as shown on the accompanying map.

BASIS OF BEARING:

Scenic Drive, Wimer to Maple per Recorded Survey No. 9891.

July 17, 1985

Swain Surveying, Inc.
27 1/2 N. Main Street
Ashland, OR 97520

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Everett L. Swain
OREGON
JULY 8, 1966
EVERETT L. SWAIN
759

**** RECEIVED ****
Date 7/24/85 By SL
This survey Consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR