

MINOR LAND PARTITION

APPROVAL:

Steve Darnell
ASHLAND PLANNING COMMISSION
PA 85-111

12/10/85
DATE

FILED FOR RECORD THIS THE 30 DAY OF December
1985 AT 3:11 O'CLOCK P.M. AND RECORDED
IN VOLUME 6 PAGE 82 OF "MINOR LAND
PARTITIONS" IN JACKSON COUNTY, OREGON.

Kathleen S. Beckel
County Clerk
Walter Baker
Deputy

LOCATED IN
LOTS 2,3,8 & A PORTION OF LOT 4, BLK. 22 IN CHITWOOD TRACTS &
LOTS 1 THRU 9, BLK. V IN RAILROAD ADDITION IN THE CITY OF ASHLAND
IN D.L.C. No. 40 & 42 IN NW 1/4 OF SEC. 9, TWP. 39S., R. 1 E. W.M.
JACKSON COUNTY OREGON

VALLEY OF THE ROGUE BANK & WILLIAM BUTLER

P.O. BOX 36
ASHLAND, OR 97520

2082 COKER BUTTE ROAD
MEDFORD, OR 97504

D.L.C. No. 42

NORTH

SURVEYOR

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

SEPTEMBER 12, 1985

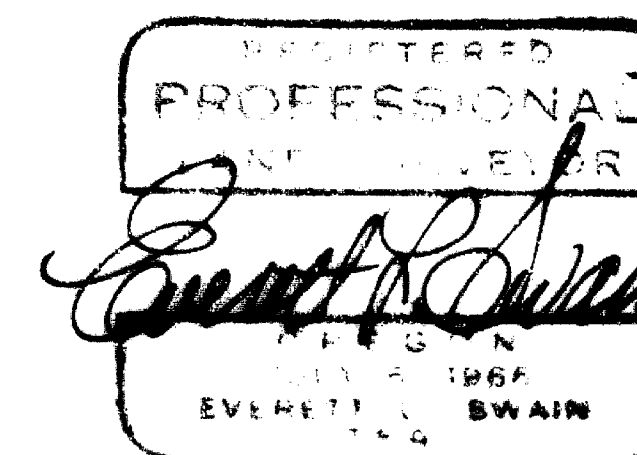
SCALE: 1" = 50'
BASIS OF BEARING:

TRUE MERIDIAN AT N-S Q. OF SEC. 9
(derived from N.O.A.A. net)

- FOUND 3/4 INCH PIPE IN MONUMENT CASE UNLESS OTHERWISE SHOWN
- FOUND MONUMENT AS SHOWN
- FOUND 5/8 INCH IRON PIN PER R.S. No. 8224 UNLESS OTHERWISE SHOWN
- SET 3/4 x 24 INCH GALVANIZED IRON PIPE WITH BRASS NAIL IN PLASTIC PLUG mkd. E.L. SWAIN RLS 759
- SET 3/4 x 24 INCH IRON PIPE WITH BRASS NAIL IN PLASTIC PLUG mkd. E.L. SWAIN RLS 759

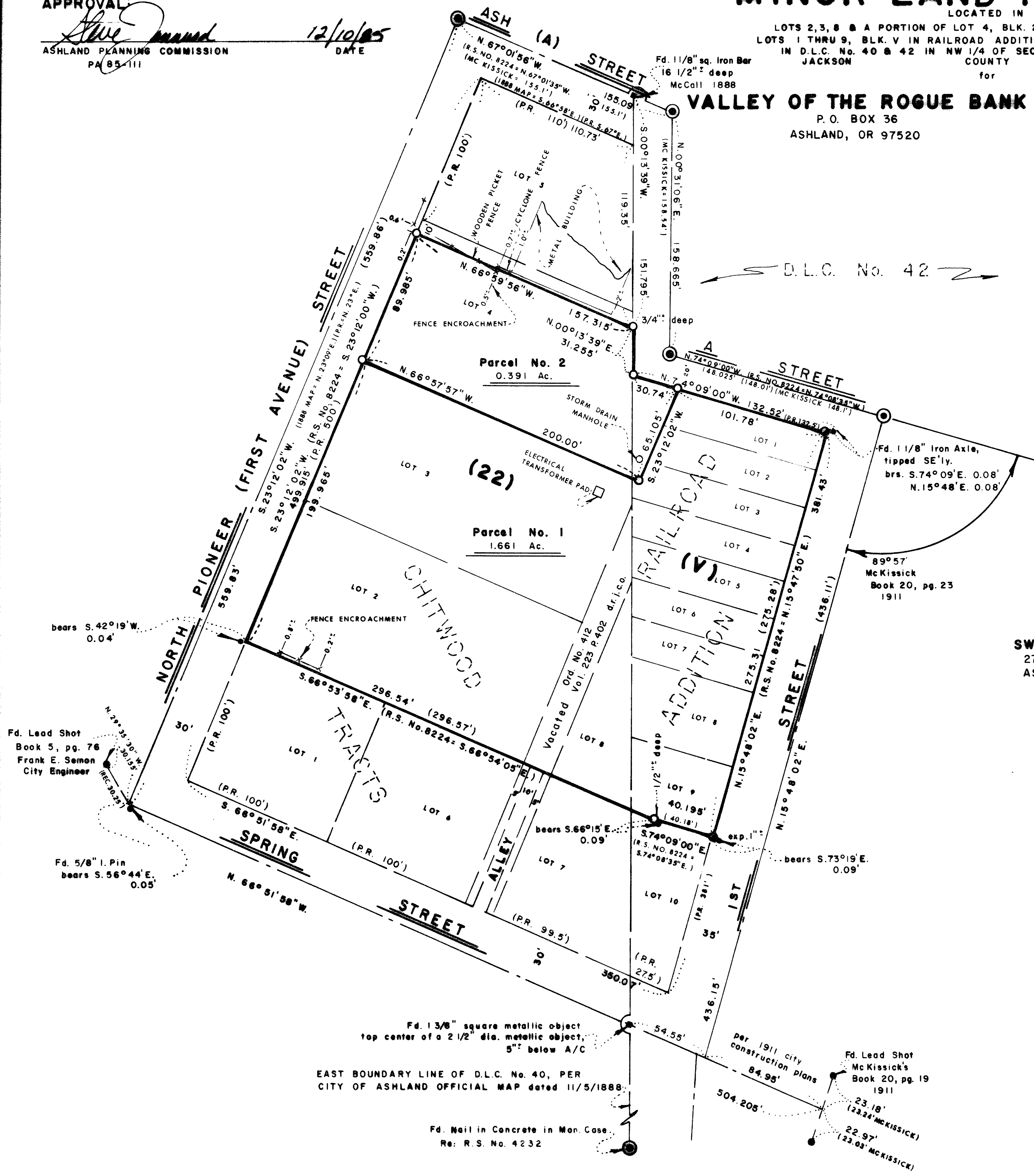
SURVEYOR'S CERTIFICATE

I, EVERETT L. SWAIN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON No. 759, HEREBY CERTIFY THAT THIS MAP IS CONFORMABLE TO THE FIELD NOTES AND THE SURVEY HAS BEEN CORRECTLY EXECUTED WITHIN THE REQUIREMENTS AND REGULATIONS OF THE STATE OF OREGON.



Everett L. Swain
Surveyor

** RECEIVED **
Date 12/30/85 By JK
This survey consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR



EAST BOUNDARY LINE OF D.L.C. No. 40, PER CITY OF ASHLAND OFFICIAL MAP dated 11/5/1888

Fd. Nail in Concrete in Mon. Case
Re: R.S. No. 4232

SWAIN SURVEYING, INC.

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

SURVEY NO. 10486

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209 250
OREGON REVISED STATUTES

SURVEY FOR: Valley of the Rogue Bank William Butler
P.O. Box 36 2082 Coker Butte Road
Ashland, OR 97520 Medford, OR 97504

LOCATION: Situated in Lots 2,3,8 and a portion of Lot 4 in Block 22 of the
Chitwood Tracts, Lots 1 thru 9 in Block V of the Railroad Addition
in the City of Ashland and a portion of an alley vacated by Ordinance
No. 412 all in Donation Land Claims No. 40 and 42 in the Northwest
quarter of Section 9, Township 39 South, Range 1 East of the Willamette
Base and Meridian, Jackson County, Oregon.

PURPOSE: To survey the boundary lines of William Butler and Valley of the
Rogue Bank ownership. Adjust the boundary lines of said ownerships
to the parcel configuration as shown on the accomapnying map and
monument said boundary lines as shown thereon. No legal descriptions
have been prepared at this time.

PROCEDURE: Initiated a new control traverse line tieing into previous control
traverse lines established while conducting Recorded Surveys No.
5802, 8098 and other numerous surveys throughout the general area.
At the intersection of North Pioneer and Spring Street, new curb
and sidewalk construction has destroyed all but one of the original
lead shot reference points per City of Ashland Field Book No. 5,
page 76. These reference points had been found by this surveying
firm many years ago and tied to our control traverse line at that
time. In establishing the final location for the centerline inter-
section point of North Pioneer and Spring Street, the results shows
a found 5/8 inch iron rod to be out of harmony with its reported
location. Therefore, it was not utilized for street centerline
control.

In establishing the centerline of Spring Street it became apparent
that a difference in measurement between this surveyor and Recorded
Survey No. 8224 exist. At the location of the reference points taken
by Mc Kissick, City of Ashland Surveyor, and shown in City Field
Book No. 20 at page 19 in the year 1911, a lead shot was found in
the Northerly and Southerly concrete curb. In the street, two (2)
hub tacks were found some 0.03 foot apart at the approximate center-
line of Spring Street. These two (2) reference points (lead shot)
were found by this surveyor many years ago and our present ties verify
the ties and calculations made at the time of our first visit. An
iron bar monument was set by M.L. McCall at the centerline of Spring
Street at the East boundary line of Donation Land Claim No. 40 in the
establishment of the Official City of Ashland Survey approved and
adopted by the Common Council of the City of Ashland on the 5th day
of November, 1888. Recorded Survey No. 8224 shows finding a 1 1/4
inch square bolt at this location. Years ago, before the paving
overlay of this street, a monument was found at this same approximate
location and was thought to be a 1 inch square iron bar. Due to the
fact Recorded Survey No. 8224 needed the Easterly boundary line of
Donation Land Claim No. 40, but choose to set witness corners instead
and also shows this point as an angle point in the centerline of
Spring Street, prompted further investigation of this found monument.
First of all, the distance from the computed centerline intersection
of North Pioneer and Spring Street to the found monument in question
is within 0.1 foot, more or less, of the distance called for by M. L.
McCall. However, in looking at the returned bearings of said street,
it is my opinion that someone, at a point in time after M.L. McCall,
tried to reset this corner point and failed to establish the proper
alignment by approximately six (6) minutes of meridian. Anyway, this

Valley of the Rogue Bank - William Butler
page 2

found monument in question was evaluated in relation to its departure position to the Easterly boundary line of Donation Land Claim No. 40. It was found to be out of harmony by an amount which would not allow it to control the direction of said claim line. However, in checking this found monument in relation to the centerline of Spring Street, as controlled by the found reference points of McKissick's on the Easterly end and by the computed centerline intersection of North Pioneer and Spring Street, on the Westerly end, I cannot concur with Recorded Survey 8224 that an angle point exists at this point. I personally returned to the location of this monument and conducted an examination of this point. Without extensive excavation around this monument, it appeared to me that we are dealing with neither a bolt or an iron bar per say. It appears as though it could be some sort of an axle shalf. However, I'm not sure, so I have elected to describe it as shown on the accompanying map.

Some fence encroachments exist on the Southerly boundary line of Parcel No. 1 and fence encroachments exist along the Northerly boundary line of Parcel No. 2. The extent of these encroachments are as set forth on the accompanying map.

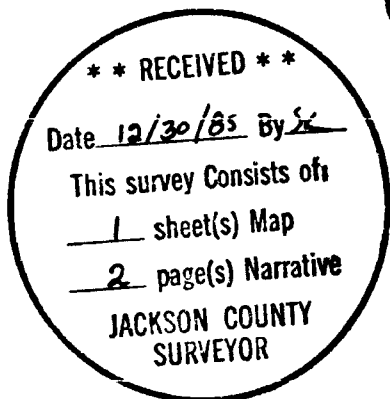
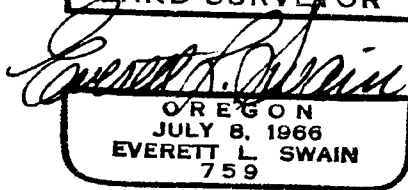
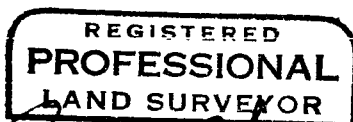
It should be noted that Chitwood Tracts and the Railroad Addition shows the Easterly boundary line of Donation Land Claim No. 40 controlling the boundary between said recorded subdivisions. In 1888 M.L. McCall surveyed 'A' Street and Ash Street. In establishing the centerline of Ash Street, McCall calls for "to iron pin on East line of Donation Land Claim No. 40". He continues on to a "stone monument on centerline of 'A' Street." The iron pin set by McCall was found and checked for departure in relation to the line connecting the Southeast corner of Donation Land Claim No. 40 with the Ell corner Northerly thereof. The location of said iron pin and the nail in concrete in a monument case at East Main and the reported East line of claim No. 40 are within reasonable limits and nearly the same offset from the overall claim line. Therefore, the monuments as shown on the accompanying map were held for the East boundary line of Donation Land Claim No. 40 in this case. However, the found monuments along the centerline of 'A' Street, (North-South section) as now exist, are out of alignment. McCall's 1888 survey of 'A' Street shows a distance of 143 feet from 1st Street to a stone monument Westerly thereof. McKissick shows a distance of 148.1 feet. This problem was not resolved. The East boundary line of Donation Land Claim No. 40 was utilized for control and the relationship of that portion of 'A' Street, which bears in a North-South direction, is shown for comparison. Other pertinent information is as shown on the accomapnying map.

BASIS OF BEARING:

True Meridian at the N-S centerline of Section 9 as derived from the National Oceanic and Atmospheric Administration (formerly Coast and Geodetic Survey) survey net established in 1968 and filed in the office of the Jackson County Surveyor.

December 10, 1985

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



T.L. 13400 - 13500 - 13600
39 1E 9BA