

WEST 1/16 SEC. COR.
2" G.I. PIPE WITH 3" DIAM. BRASS DISK, 12" DEEP AS SET AND SHOWN ON RECORDED SURVEY No. 10637.

1/4 SECTION CORNER
Pipe and Brass Cap, now 1" +/- below the Asphaltic Surface of Ashland Street.
Re: Recorded Survey No. 1711.

MINOR LAND PARTITION
Filed for Record the 21st day of March, 1978 and Recorded in Volume 2, at Page 13 of MINOR LAND PARTITIONS in JACKSON COUNTY, OREGON.

C-E-NW 1/64 COR.
3/8 INCH IRON ROD & ALUMINUM CAP AS SHOWN ON RECORDED SURVEY No. 9339.

NW 1/16 SECTION CORNER
SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, T.39 S., R.1 E., W.B. & M. PER RECORDED SURVEY No. 9339 No Point Set.

REFERENCE MONUMENT
2" I. PIPE BRS. S.29°14'15" E., 1.36'.
SECTION CORNER
Location per retracement of McCall's surveys.
Re: Recorded Survey No. 8239.

Re: = Reference
S.R. = Survey Record

LEGEND

RECEIVED
Date 11/23/88 By SL
This survey consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR



SWAIN SURVEYING, INC.
27-1/2 North Main Street
Ashland, Oregon 97520
Scale: 1" = 60'
Basis of Bearing:

- Found 1/2 inch galvanized pipe per Recorded Survey No. 10626, unless otherwise shown.
- Set 1/2 x 24 inch Iron Rod with Yellow Plastic Cap marked: SWAIN LS 759

MAP of SURVEY
located in
the Northwest Quarter of Section 16, Township 39 South, Range 1 East of the
Willamette Base and Meridian,
JACKSON COUNTY OREGON
for
JON P. and JILL R. JOOS
601 Terrace Street
Ashland, Oregon 97520

NOVEMBER 21, 1988

TRUE MERIDIAN AT N-S
CENTERLINE OF SECTION 16.
(derived from N.O.A.A. net)

Tax Lot 402, 39-1E-168B
Ref: JPJ 1315T

11354

NARRATIVE

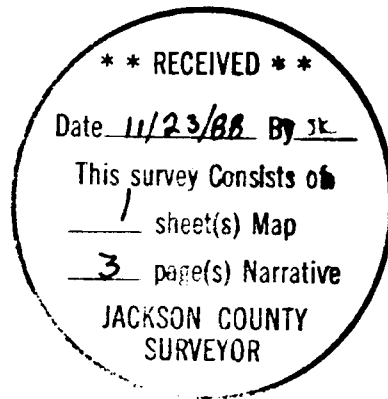
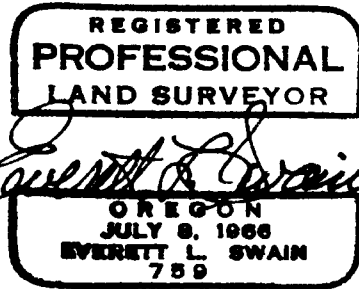
Jon p. and Jill R. Joos
Sheet 3 of 3

November 21, 1988

Ref: JPJ 1315T.NAR

Swain Surveying, Inc.
27 1/2 North Main Street
Ashland, Oregon 97520

Tax Lot 402, 39-1E-16BB



NARRATIVE

Jon P. and Jill R. Joos
Sheet 2 of 3

conveying land for street right of way until 1978 when Craig Martin conveyed some small strips of land for street purposes as set forth on that Minor Land Partition as hereinabove referred to. It should be noted that in describing the centerline of the two deeded Terrace Street rights of way, no call was ever made to the North-South centerline of the Northwest Quarter of Section 16. The centerlines were described strictly by bearing and distance. Therefore, as was done in 1978 by this surveyor, the retraced Terrace Street centerlines of 1890 and 1894 were established by holding McCall's record angle from the section line common to Sections 9 and 16.

It should be noted that many of the deeds in this area are described by starting either at the Northeast corner of the Northwest Quarter of the Northwest Quarter or at the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 16 and then proceed either North or South, as the case may be to a point. Then they most generally proceed either East or West. Its not clear if they intended to follow the sixteenth line or if they intended to go North or South. In any event, my clients description, which starts on the East line of the Northwest Quarter of the Northwest Quarter of Section 16 also has a call for an adjoiner tract as set forth in Volume 402, Page 335 of the Deed Records. This deed description starts out by saying and I quote: 'Beginning at a point on the West side-line of Terrace Street in the City of Ashland, Jackson County, Oregon, which point is 704.0 feet South of the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 16 etc.' end quote; My point being that the West right of way of Terrace Street is not South of the West one-sixteenth section corner of Section 16. Therefore, this document cannot control my clients description at this point because the adjoiner tract is some 26 feet, more or less, Westerly. Suffice it to say, the legal descriptions throughout this area are less than adequate. It would appear that boundary line agreements may eventually be needed to resolve the questions that obviously arise in the future.

The monuments set on this survey, will define the Westerly right of way line of Terrace Street as resurveyed by this surveyor. However, there may be some question as to the latitude position of these monuments due to the decision to hold the record 90 degree angle from the East line of the Northwest Quarter of the Northwest Quarter rather than holding the bearing of West from said sixteenth line. This difference is small and due to the fact that it does not extend Westerly beyond the street right of way line should pose little or no problem. However, should boundary lines be extended Westerly therefrom, then additional research would be warranted.

BASIS OF BEARING:

True Meridian at the North-South centerline of Section 16 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.



SWAIN SURVEYING, INC.

27 1/2 North Main Street
Ashland, Oregon 97520

Survey No. **11394**

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

SURVEY FOR: Jon P. and Jill R. Joos
601 Terrace Street
Ashland, Oregon 97520

LOCATION: Situated in the Northwest Quarter of Section 16,
Township 39 South, Range 1 East of the Willamette Base
and Meridian, Jackson County, Oregon.

PURPOSE: To establish the Westerly right of way line of Terrace
Street where it is common to the Joos ownership as set
forth in that description furnished by the client and
found in Agent File No. 14985-C of the SAFECO Title
Insurance Owner's Policy.

PROCEDURE: Commenced this survey from control previously
established between the section line common to Section
9 and 16 and Crowson Reservoir. Previous information
accumulated while conducting that Minor Land Partition
filed for Record the 21st day of March, 1978 and
Recorded in Volume 2, Page 13 of "MINOR LAND
PARTITIONS" in Jackson County, Oregon provided the
background information needed to determine the right of
way line of Terrace Street. Terrace Street was
originally deeded as set forth in Volume 20, Page 402
of the Deed Records of Jackson County, Oregon. It was
learned that one of the original grantors of the
Terrace Street right of way of 1890 had in fact sold
his property approximately six months prior to his
participation in establishing Terrace Street.
Therefore, only a portion of the 40 foot right of way
as set forth in said conveyance was in fact deeded for
public right of way. At a later point in time, for
reasons unknown, M.L. McCall, Ashland City Surveyor,
surveyed a new alignment for Terrace Street. See
Volume 29, Page 321 of the Deed Records of Jackson
County, Oregon. This new alignment did not replace all
of the original Terrace Street right of way of 1890. In
fact, it did not replace any of the original Terrace
Street right of way of 1890. No records can be found
which would indicate that the City of Ashland had ever
vacated said right of way. Therefore, there are two
rights of way which overlap one another. This leaves
the Westerly right of way line of Terrace Street being
controlled by the conveyance of 1890. The other side or
the Easterly right of way of Terrace Street was
controlled, in part, by the right of way conveyance of
1894. Today a portion of the Easterly right of way line
of Terrace Street has been modified by those
dedications which took place when the hereinabove
referred to Minor Land Partition was granted and
approved by the City of Ashland Planning and
Engineering Departments. In any event, the owners of
that tract of land as set forth in Volume 19, Page 385,
dated August, 1889, or any of the subsequent owners
thereof, ever entered into any document or documents