

MAP of SURVEY

located in
a Portion of Lot 2 and Lot 3 in the Chitwood Tract to the City of Ashland
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

CITY of ASHLAND

20 East Main Street
Ashland, Oregon 97520

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

SURVEYOR

SWAIN SURVEYING, INC.

FEBRUARY 28, 1990

27 1/2 North Main Street
Ashland, Oregon 97520

SCALE: 1" = 60'

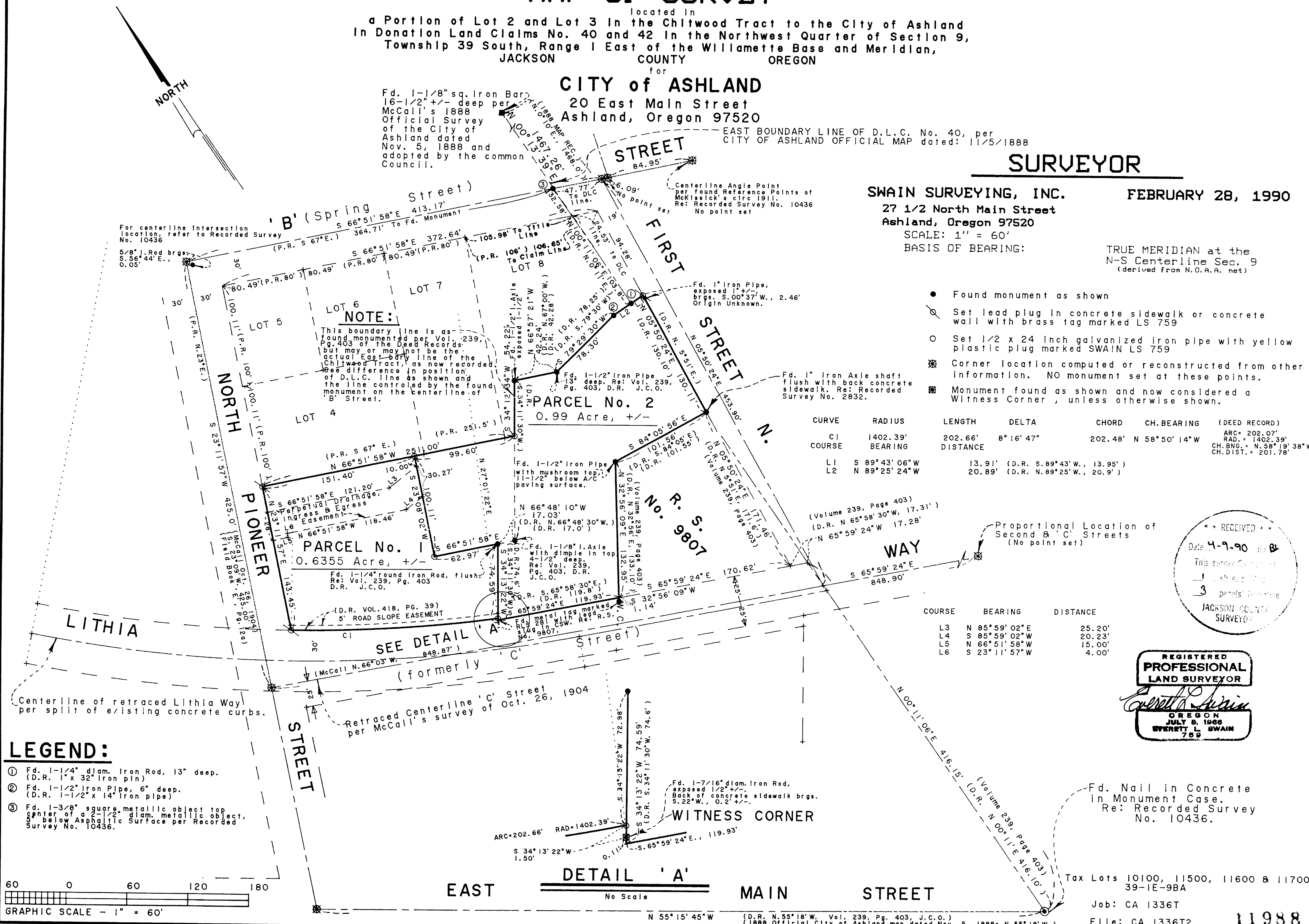
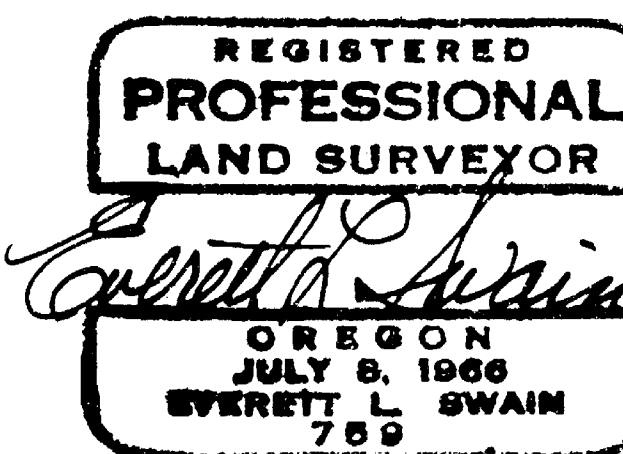
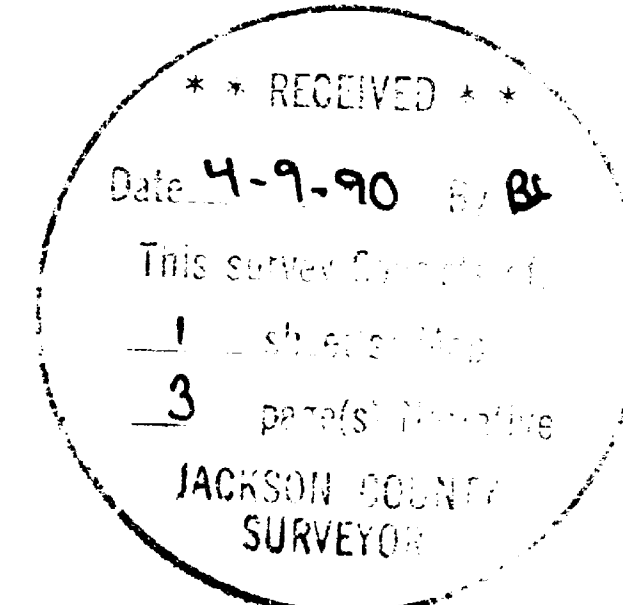
BASIS OF BEARING:

TRUE MERIDIAN at the
N-S Centerline Sec. 9
(derived from N.O.A.A. net)

- Found monument as shown
- ⊗ Set lead plug in concrete sidewalk or concrete wall with brass tag marked LS 759
- Set 1/2 x 24 inch galvanized iron pipe with yellow plastic plug marked SWAIN LS 759
- ⊠ Corner location computed or reconstructed from other information. NO monument set at these points.
- ⊞ Monument found as shown and now considered a Witness Corner, unless otherwise shown.

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING	(DEED RECORD)
C1 COURSE	1402.39'	202.66'	8° 16' 47"	202.48'	N 58° 50' 14" W	ARC = 202.07' RAD. = 1402.39' CH. BNG. = N 58° 19' 38" W. CH. DIST. = 201.78'
L1		13.91'	(D.R. S. 89° 43' 06" W, 13.95')			
L2		20.89'	(D.R. N. 89° 25' 24" W, 20.9')			

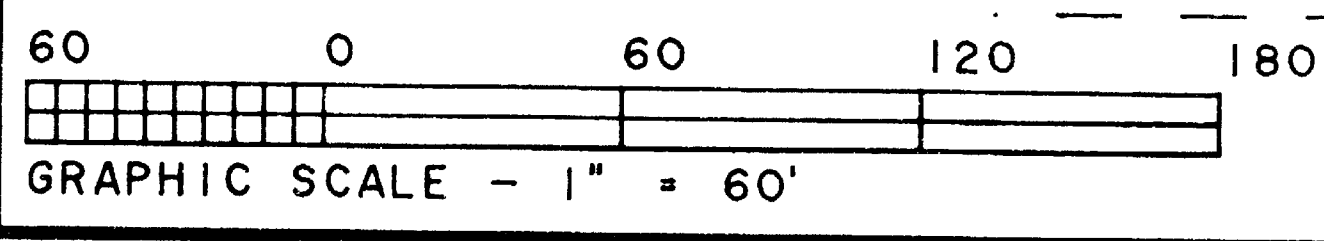
COURSE	BEARING	DISTANCE
L3	N 85° 59' 02" E	25.20'
L4	S 85° 59' 02" W	20.23'
L5	N 66° 51' 58" W	15.00'
L6	S 23° 11' 57" W	4.00'



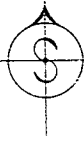
NOTE:
This boundary line is as found monumented per Vol. 239, Pg. 403 of the Deed Records, but may or may not be the actual East-bdry line of the Chitwood Tract, as now recorded. See difference in position of D.L.C. line as shown and the line controlled by the found monument on the centerline of 'B' Street.



- LEGEND:**
- ① Fd. 1-1/4" diam. Iron Rod, 13" deep. (D.R. 1" x 32" Iron pin)
 - ② Fd. 1-1/2" Iron Pipe, 6" deep. (D.R. 1-1/2" x 14" Iron pipe)
 - ③ Fd. 1-3/8" square metallic object top center of a 2-1/2" diam. metallic object, csg. below Asphaltic Surface per Recorded Survey No. 10436.



Tax Lots 10100, 11500, 11600 & 11700
39-1E-9BA
Job: CA 1336T
File: CA 1336T2



SWAIN SURVEYING, INC.

27½ North Main Street
Ashland, Oregon 97520

11988

Survey No. _____

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

SURVEY FOR: CITY of ASHLAND
20 East Main Street
Ashland, Oregon 97520

LOCATION: Situated in a Portion of Lot 2 and Lot 3 in the Chitwood Tract to the City of Ashland 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 and monument the boundary lines of a proposed Boundary Line Adjustment, Minor Land Partition, per representative of the City of Ashland.

PROCEDURE: This survey started out as a Boundary Line Adjustment between property recently purchased by the City of Ashland as set forth in Document No. 88-28125 of the Official Records of Jackson County, Oregon and that property purchased by J.W. Copeland Yards, a Corporation of Oregon, as set forth in Volume 239, Page 403 of the Deed Records of Jackson County, Oregon. Due to circumstances beyond my control, this survey is not being completed as a boundary line adjustment but rather a **Map of Survey** showing monuments found and monuments set for the PROPOSED boundary line adjustment.

This retracement survey became a very complexed issue inasmuch as the deed of J.W. Copeland calls for monumentation that suggested that an actual survey had been conducted prior to the Copeland purchase. It was highly suspect that the late surveyor, Mr. C.Z. Boyden, Registration No. 7, had conducted several extensive surveys in the Ashland area in the 1930's. In conferring with Mark Boyden, Professional Land Surveyor and son of the late C.Z. Boyden, it was learned that in fact Mr. Boyden had surveyed the property that J.W. Copeland had purchased. Mark Boyden was very gracious in allowing me to review his fathers survey files in order that I might know better the foot steps that his father had taken in the course of his survey.

A control traverse was established along Lithia Way, First Street, North; North Pioneer Street and then tied into previous control along East Main Street, 'B' Street and First Street, Northerly of 'B' Street. These traverses were all found to be very satisfactory for closure. Monumentation per Recorded Surveys No. 2832, 9807 and that monumentation as called for in Deed Record Volume 239, Page 403, were search for and those monuments found were tied to the control traverse. Other monuments, as previously tied, and as shown on Recorded Surveys No. 10436 were utilized in this survey. Inasmuch as the J.W. Copeland deed called for the Easterly boundary line of the Chitwood

988

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

Page 2

Tract, it was necessary to try and retrace the position of said Easterly boundary line to confirm the location of the monuments found in the field. When conducting Recorded Survey No. 10436, it came to my attention that a certain metallic object at the vicinity of the East Line of Donation Land Claim No. 40 and the centerline of 'B' Street did not fit the claim line to well. At that time it was ignored for control for said claim line but was utilized for centerline control of 'B' Street. In reviewing Mr. C.Z. Boyden's records, he shows having set a monument at that position. The position of this metallic object fits the distance back to the angle point in 'B' Street, previously established by McKissick in or around 1911, very well, in relation to the distance recorded by Mr. Boyden. However, this location does not fit the Donation Land Claim line by a little less than a foot. The control for the claim line was established between a monument found at Ash ('A') Street, being a 1 & 1/8 inch square iron bar, 16 & 1/2 inches deep and as shown on the Official City of Ashland Map, adopted by the Common Council on the 5th day of November, 1888 (surveyed by M.L. McCall) and the found monument at the intersection of the centerline of East Main Street and said East line of Donation Land Claim No. 40, as set forth on the Officially adopted City map, as hereinabove set forth. The monuments as called for in J.W. Copeland's deed and shown at the most Northerly corner of Parcel No. 2 on the accompanying map, were search for several times before all were found, except the one on the right of way line of First Street N.; This monument had been destroyed by construction of a concrete wall, lending support for an elevated yard. A 1 inch iron pipe was found some 2 & 1/2 feet Southeasterly thereof, with the origin being unknown. The deed called for this monument to be a 1 & 1/2 inch by 14 inch iron pin monument. Therefore, this property corner location was re-monumented with a lead plug and brass tag in the top of the concrete wall to mark the true corner location. Now, returning to the metallic object on the centerline of 'B' Street. After finding all the monuments called for in the J.W. Copeland deed, except for one, and correlating these monuments with the retraced centerline of 'B' Street, as shown on the accompanying map, and comparing all of this data with the records of the late Mr. C.Z. Boyden, it is my belief that the position of this metallic object is correct in relation to the monuments called for in Deed Record Volume 239, Page 403 of the Deed Records of Jackson County, Oregon; However, this metallic object is not on the East boundary line of Donation Land Claim No. 40 which is required to locate the East boundary line of the Chitwood Tracts, per recorded plat. Most all of the present day Deeds of Record, along Copeland's boundary lines, call for the J.W. Copeland deed, as set forth hereinabove. It would appear to me that there may be an ownership established by acquiescence; This particular ownership of J.W. Copeland Yards, and Oregon Corp., has been in existence since 1942 and would seem to have established an ownership to said monumented

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES
Page 3**

line, if nothing more, than through adverse possession. However, it was recommended to the client to utilize the found monuments, per the Copeland deed, and firm that location with a Boundary Line Agreement. As of now, I am not aware of what the client has decided to do, if anything.

The right of way line of Lithia Way was established by splitting the existing curbs. Several years ago an attempt was made to retrace the alignment of Lithia Way by utilizing the State Highway Map or the Deed Records with incredibly poor results. It was therefore, felt that the best location, for the intent of the taking by the State Highway Commission, is the present location of Lithia Way 'as constructed'. Other information is as shown on the accompanying map.

BASIS OF BEARING:

True Meridian at the North-South 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.

FEBRUARY 28, 1990

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

ref: CA1336T2.NAR

Tax Lots 10100, 11500, 11600 &
11700, 39-1E-9BA

