

NW Corner D.L.C. No. 54
Fd. Br. Cap flush with
pavement in Oak Knoll Dr.

885.02'
893.64'
(13.54 chains)
Deed

(6.22')
N. 0° 13' 51" E., 6.18'

NE Corner Vol. 52
Page 248 & the NW
Cor. Vol. 87, Pg. 279,
Deed Records.
(See Narrative)

Hiatus between East line
of OAK KNOLL MEADOWS,
PHASE 3 and the West line
of Vol. 87, Pg. 279 which is also
the East line of Vol. 52, Pg. 248,
Deed Records. (See Narrative)
8.62' wide

Platted East boundary of OAK KNOLL
MEADOWS, PHASE 3, as per
recorded plat



(438.61')
438.56'

431.36'

(South)
437.03'

(South)
437.03'

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437.03'

(South)
437.03'

Area indicated on plat of OAK KNOLL MEADOWS, PHASE 3
"to be deeded to adjoining tax lot"

(N. 89° 33' 14" W., 325.39')
N. 89° 33' 47" W., 325.46'

(N. 44° 44' 20" W., 7.06')
N. 44° 39' 51" W., 7.10'

N. 89° 46' 09" W., 42.71'
N. 89° 46' 50" W., 149.12'

N. 50° 20' 11" E., 6.83'
N. 50° 20' 11" E., 1093.22'

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Doc. Nos. 66-02770 & 72-08394
2.555 Acres
(2.702 Ac. bounded by fence
and subd.)
Annexed by Ordinance No. 2615

CROWSON

ROAD

PLAT OF SURVEY

LOCATED in D.L.C. No. 54 & the SW 1/4 of Section
13, T. 39 S., R. 1 E., W.M., Jackson County, Oregon.

March 20, 1991

SURVEYED FOR: James & Anna Mae Smith
c/o Leo Zupan
375 Lithia Way
Ashland, Oregon

SURVEYED BY: Edwards Surveying and Land Planning Inc.
1014 East Pine Street
Central Point, Oregon 97502
Phone: (503) 664-1539

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DAVID A. EDWARDS
2239

LEGEND

- Indicates 5/8" diam. I. Pin w/plastic cap mkd. "D. MCMAHON-LS 1913" per plat of OAK KNOLL MEADOWS, PHASE 3 unless noted.
- ✱ Indicates 5/8" diam. I. Pin w/plastic cap mkd. "THOMAS-LS 505" per R.S.N. 7577
- Indicates 5/8" x 24" steel pin w/plastic cap mkd. "D.A. EDWARDS-RPLS 2339" set.
- () Denotes record data per plat of OAK KNOLL MEADOWS, PHASE 3 unless otherwise noted.
- x—x—x Fence line
- R.S.N. = Recorded Survey Number
- J.C.S. = Jackson County Surveyor
- SCALE: 1" = 50'
- BASIS OF BEARINGS: N.O.A.A. true bearing on North line of D.L.C. 54 per plat of OAK KNOLL MEADOWS, PHASE 3.

Date 3/28/91 SC
This
1
2
JAC
SURVEYOR

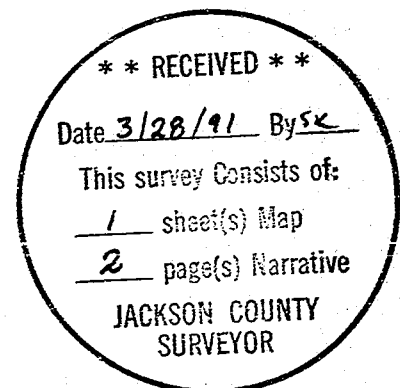
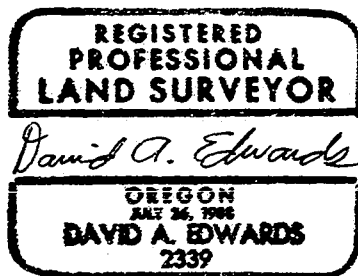
The adjoiningers have in any event expressed a willingness to quitclaim excess area which is vested in them. Monuments set on this survey consist of 5/8" x 24" steel pins with red plastic caps mkd. "D.A. EDWARDS-RPLS 2339".

It should be noted that the plat of OAK KNOLL MEADOWS, PHASE 3 shows for the NE corner of D.L.C. No. 54 a 1986 brass cap by the County Surveyor. This cap formerly occupied the top of a 1" diam. iron pipe shown on R.S.N. 2149 to be the NE corner of D.L.C. No. 54. Further inquiry into the matter at the office of D. McMahon shows that in fact the corner tied to on said subdivision plat was the 3/4" diam. iron pin set by McCall in 1906 which has been recently capped and perpetuated by the County Surveyor's office.

BASIS OF BEARINGS: North line of D.L.C. per plat of OAK KNOLL MEADOWS, PHASE 3.

EQUIPMENT: Nikon NTD-4 Semi-automatic theodolite/E.D.M.

DATE COMPLETED: March 20, 1991.



Edwards Surveying and Land Planning Inc.
Registered Land Surveyors
1014 East Pine St.
Central Point, Oregon 97502
(503)664-1539

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,
OREGON REVISED STATUTES

SURVEY FOR: James & Anna Mae Smith
c/o Leo Zupan
375 Lithia Way
Ashland, Oregon 97520

LOCATION: In D.L.C. No. 54 & the SW 1/4 of Section 13,
T. 39 S., R. 1 E., W.M., Jackson County,
Oregon.

PURPOSE: To locate and monument the boundaries of those
tracts described in Documents Numbered 66-02770
and 72-08394, official records. Also, to
monument the potential boundaries of ownership,
given the position of an old fence and the
adjoining property owners apparent willingness
to quitclaim the area between said fence and
deed boundary. Also, to prepare a legal
description of the area to be annexed into the
City of Ashland.

PROCEDURE: An open traverse was run between the NW and NE
corners of D.L.C. No. 54 with the resultant
data being as shown on the accompanying plat.
Additional ties to monuments set per the plat
of OAK KNOLL MEADOWS, PHASE 3 and R.S.N. 7577
were made as shown. Computations using deed
record data were then performed and monuments
set as shown. With regard to the East line of
OAK KNOLL MEADOWS, PHASE 3, my research
indicates the following: In Vol. 52, Pg. 248
Fred Homes, et. ux. conveyed a certain tract to
W.H. Easter, et. ux. which began at a point
7.72 chains "East" of the NW corner of D.L.C.
No. 54 and ran thence South, NE, North to the
D.L.C. line, and "West" 6.32 chains to the
point of beginning. This legal description does
not close and it appears from field
measurements that the East line of the above
noted subd. is monumented following this deed
around counterclockwise and throwing the entire
error into the last course. It also appears
that the 7.72 chain call should have been
7.22 chains as evidenced by other early deeds.
In Vol. 87, Pg. 279, Fred Homes, et. ux.
conveys another tract to Charles Homes, et. ux.
which begins "13.54 chains East" (7.22 + 6.32)
and proceeds East, SW along the road center
line and North to the point of beginning. It is
my contention, therefore, that Mr. Homes and
his wife did not intend to leave a gap between
the properties which they were conveying and
that the East line of the first deed above is
in fact the West line of the second.