

# MAP of SURVEY

Donation Land Claim No. 45 in the Northeast Quarter  
and the Southeast Quarter of Section 15, 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

### SURVEYOR

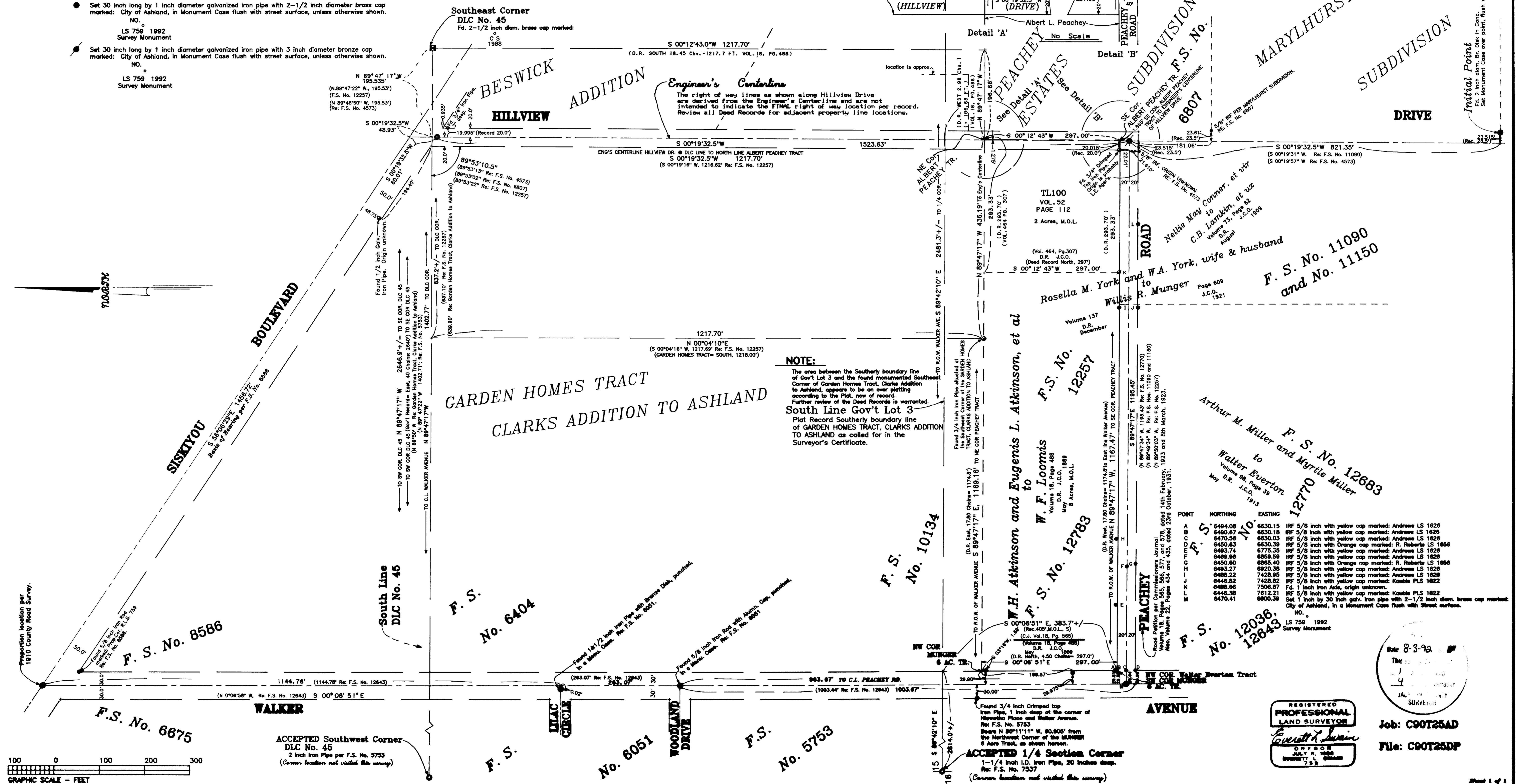
**CITY of ASHLAND**  
Engineering Division  
City Hall  
Ashland, Oregon 97520  
SCALE: 1" = 100'  
BASIS OF BEARING:

**JULY 10, 1992**  
Everett L. Swain, PLS  
Assistant City Surveyor

Telephone: 488-5347  
Filed Survey No. 8586 at  
CL SISKIYOU BLVD  
(derived from Jackson County Surveyor's)  
(N.O.A.A. net established in 1988)

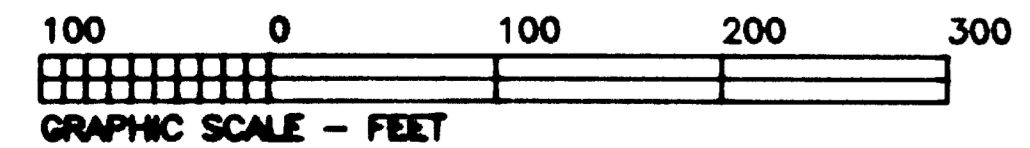
- Found monument as shown
- Found 5/8 inch iron rod with yellow cap marked: Andrews LS 1626, unless otherwise shown.
- Set 30 inch long by 1 inch diameter galvanized iron pipe with 2-1/2 inch diameter brass cap marked: City of Ashland, in Monument Case flush with street surface, unless otherwise shown.
- LS 759 1992 Survey Monument
- Set 30 inch long by 1 inch diameter galvanized iron pipe with 3 inch diameter bronze cap marked: City of Ashland, in Monument Case flush with street surface, unless otherwise shown.
- NO.
- LS 759 1992 Survey Monument

(Corner location not visited this survey) 1/4 Section Corner  
1 inch Iron Pipe with 2.5 inch diam. brass cap, flush with pavement.  
Re: F.S. No. 4847.



**NOTE:**  
The area between the southerly boundary line of Gov't Lot 3 and the found monument Southeast Corner of Garden Homes Tract, Clarke's Addition to Ashland, appears to be an over-plotting according to the Plat, now of record. Further review of the Deed Records is warranted.  
South Line Gov't Lot 3  
Plat Record Southerly boundary line of GARDEN HOMES TRACT, CLARKE'S ADDITION TO ASHLAND as called for in the Surveyor's Certificate.

POINT	NORTHING	EASTING	MARKER
6494.08	6630.15	IRF 5/8 inch with yellow cap marked: Andrews LS 1626	
6490.67	6630.18	IRF 5/8 inch with yellow cap marked: Andrews LS 1626	
6470.56	6630.03	IRF 5/8 inch with yellow cap marked: Andrews LS 1626	
6450.83	6630.38	IRF 5/8 inch with orange cap marked: R. Roberts LS 1856	
6493.74	6775.35	IRF 5/8 inch with yellow cap marked: Andrews LS 1626	
6489.98	6859.59	IRF 5/8 inch with yellow cap marked: Andrews LS 1626	
6450.80	6965.40	IRF 5/8 inch with orange cap marked: R. Roberts LS 1856	
6483.27	6920.38	IRF 5/8 inch with yellow cap marked: Andrews LS 1626	
6488.22	7428.95	IRF 5/8 inch with yellow cap marked: Andrews LS 1626	
6446.82	7428.82	IRF 5/8 inch with yellow cap marked: Kouba PLS 1822	
6488.66	7508.87	Fd. 1 inch Iron Pipe, origin unknown.	
6446.38	7612.21	IRF 5/8 inch with yellow cap marked: Kouba PLS 1822	
6470.11	6900.38	Set 1 inch by 30 inch galv. iron pipe with 2-1/2 inch diam. brass cap marked: City of Ashland, in a Monument Case flush with street surface.	



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Everett L. Swain*  
JULY 6, 1988  
OREGON STATE BOARD OF SURVEYORS

Date 8-3-92  
Job: C90T25AD  
File: C90T25DP

13095

Survey No. \_\_\_\_\_

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

**SURVEY FOR:** City of Ashland  
City Hall  
20 East Main Street  
Ashland, Oregon 97520

**LOCATION:** Situated in Donation Land Claim No. 45 in the Northeast Quarter and the Southeast Quarter of Section 15, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon.

**PURPOSE:** To survey and monument the centerline intersection of Walker Avenue and Siskiyou Boulevard, Walker Avenue and Peachey Road, Engineer's centerline of Hillview Drive with centerline of Peachey Road and the Engineer's centerline of Hillview Drive with the Southerly right of way line of Siskiyou Boulevard.

**PROCEDURE:** Surveyor, Everett L. Swain while in private practice some years ago, conducted many surveys adjacent to and within Section 15. Utilizing information from this Surveyor's private files, established a new survey control traverse within the area where street centerline monuments were to be set. The Primary Control Traverse closed with an **Adjusted Ratio of Precision of 1 part in 150,000 parts or better.** Three Secondary Control Traverses, which were utilized to tie found monuments by other Surveyors and to establish control for construction staking for the Peachey-Paradise Lane Local Improvement District, were closed with a Ratio of Precision of 1 part in 25,000 parts or better.

All primary traverse angles were observed with a Wild T-2 theodolite with a minimum of 2 sets of observations, that is angles being observed on the right face and the left face twice. Most all of the angles turned were evaluated in terms of a 'Rejection Factor' of 5 seconds from the mean observed angle. Distances were measured both forward and reversed utilizing a Topcon DM-S1 distance meter.

Walker Avenue was established utilizing the proportion location of Walker Avenue along Siskiyou Boulevard as set forth in the 1910 Jackson County Road notes and the 3/4 inch crimped top iron pipe found at the right of way intersection of Walker Avenue and Hiawatha Place. These positions verified the centerline intersection of Walker Avenue with Woodland Drive, as set by this Surveyor and shown on Filed Survey No. 6051. The monument at Walker Avenue and Lilac Circle was determined to be off line by 0.02 of a foot. Rather than re-setting the center point the offset value has been shown. The returned distance from the Southeast Corner of Donation Land Claim No. 45 to the centerline of Walker Avenue is found, by this survey, to be greater in length by 0.06 of a foot than that shown on Filed Survey No. 5753. Filed Survey No. 5753 was a

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result of a much more complexed Control Traverse than is this survey. However, the precision between these two measurements is 1 part in 23,000 parts or better. With the monuments that were utilized to establish the average centerline of Walker Avenue to begin with, found in place and undisturbed, it does not hold that distance should control the location of the centerline of Walker Avenue, as some recent surveys, by other Surveyors, would suggest. Nor would the monuments set and shown on Filed Survey No. 5753 be controlling over the previously found monumentation, when the average centerline of Walker Avenue was first retraced by this Surveyor.

Hillview Drive has been much of a puzzle for a good many years as to its proper centerline location. It is my belief that the dividing line, which should have been utilized between properties lying East of and West of what is now called Hillview Drive, should have been the North-South centerline of the Southeast Quarter of Section 15, as called for on the Plat of Bellevue, as now recorded. The right of way lines for both sides of this street should be looked at in terms of the Deed Record for all properties between Crestview Drive and Siskiyou Boulevard. There are cases where the right of way line per Deed Record is not parallel with the ENGINEER'S CENTERLINE, as established and shown on the accompanying map. It was felt by this Surveyor, as well as the Astland City Surveyor, that establishing the ENGINEER'S CENTERLINE, as shown hereon, would be the least disruptive location for all property owners along this street. This survey has not attempted to establish the right of way lines of Hillview Drive, as I believe there could be many circumstances needing review. I will now go to the Road Petition for Peachey Road, which in part is now overlaid by Hillview Drive.

On Wednesday the 14th day of February, 1923 Albert L. Peachey, representing 12 freeholders within said Road District, petitioned the County to establish a Road as described and set forth in Commissioners Journal Volume 18, Pages 565, 566, 577, and 578. On Friday, the 23rd day of October, 1931 an 'ORDER CORRECTING RECORD' was established and set forth in Commissioners Journal Volume 22, Page 434 and 435. This was for the correcting of a clerical error in the description of the road so established by the County Court on the 8th day of March, 1923.

Now, I find several surveys having been conducted recently, wherein the Surveyors of record indicate that the Peachey Road description is ambiguous. It is true that the description uses names of property owners to establish the road position and that the road is taken wholly from some land owners and is split by the land lines of other owners. HOWEVER, this does NOT make the description ambiguous. The description for Peachey Road, as set forth in Commissioners Journal Volume 18, Page 565 and 566, at the end of the first description states and I quote " said proposed road to follow as near as practicable the present used gate road way." end quote. Of course this qualification for road location was OK at the time of establishing the road.

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However, it is some 65 to 70 years later and the burden of proof is where was the 'gate road way' at that time and not where the road is today. For the lack of evidence to know exactly where the 'gate road way' was, we now go back to the ownership of the individuals as set forth in said road description. After considerable research and deed review, the location of these land owners property lines became apparent. What we don't know is who all the land owners were that participated in the granting of the road right of way, but it is assumed that legal action was taken, as required by law, by the County Court, to establish Peachey Road in its entirety. Read Commissioners Journal Volume 18, Pages 565, 566, 577 and 578. There was no justification for establishing Peachey Road as set forth in Filed Surveys No. 11090, 12036, 12257, et al. Now, turning to evaluate the Deed bearings given in most all of the deeds which had a direct effect upon the location of Peachey Road. Cardinal directions were given in nearly, if in fact not all, the land descriptions defining the property lines from which the Peachey Road right of way was extracted. In trying to determine if the intent was to be parallel with the South line of Donation Land Claim No. 45 or Cardinal direction as set forth in the deed, calculations were made both ways to see how the present improvements fit with both of these retracements. It should be noted that the Government Record bearing for the South line of Donation Land Claim No. 45 is EAST. In some cases the North-South improvement lines were more in harmony with Cardinal directions. In other cases the Intent of being parallel with Donation Land Claim No. 45 was more in harmony with the existing improvements. For the most part, considering all improvement ties made by this Surveyor, the results suggest that holding all East-West lines parallel to the South boundary line of Donation Land Claim No. 45 and the North-South lines 90 degrees therefrom, as called for in the deed records, would create the most harmonious conditions, not taking into account recent Filed Surveys which did little or nothing to try and establish the Peachey Road right of way line per record. That portion of Peachey Road which is now overlaid by Hillview Drive was not retraced, except to show its relationship to the East boundary line of the Albert L. Peachey ownership. It was felt that to establish the ENGINEER'S CENTERLINE of Hillview Drive would be a basis for eventual right of way control and that would have the least disruptive effect upon the entire population bordering Hillview Drive. **HOWEVER**, Peachey Road (North-South) can be retraced according to the Road Petition as set forth hereinabove.

It should be noted that in the course of performing the Peachey-Paradise Local Improvement District, it was necessary to explore the locations of Ross and Harmony Lane as well as Garden Way in the GARDEN HOMES TRACT, CLARKS ADDITION TO ASHLAND, as now recorded. A 3/4 inch Iron Pipe was found at what is believed to be the Southeast corner of said subdivision. It fits very well the distance south from the South line of Donation

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Land Claim No. 45, as call for on said plat. It should be noted however, that in the Surveyor's Certificate the South boundary of said Subdivision is qualified as being the South line of Government Lot 3, in Section 15. As shown on the accompanying map, there appears to be a vast difference between the distance called for along Harmony Lane and the position of the South boundary line of said Government Lot 3. No further investigation was made of this found condition.

**BASIS OF BEARING:**

Filed Survey No. 8586 along the centerline of Siskiyou Boulevard.

July 10, 1992

ref: C90T25AD.nar

City of Ashland  
Everett L. Swain, PLS  
Assistant City Surveyor  
20 East Main Street  
Ashland, Oregon 97520

