

SURVEYOR

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

SEPTEMBER 20, 1993
Everett L. Swain, PLS
Assistant City Surveyor
Telephone: 488-5347
N-S Centerline Section 9
Twp. 39 S., Rge. 1 E.
(derived from Jackson County Surveyor's
(N.O.A.A. net established in 1968)

REFERENCE MONUMENT DATA
SE Corner D.L.C. No. 41
COURSE BEARING DISTANCE

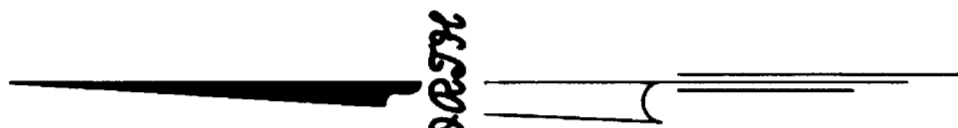
Table with 3 columns: Course, Bearing, Distance. Rows 1-4.

REFERENCE MONUMENT DATA
NE Corner D.L.C. No. 42
COURSE BEARING DISTANCE

Table with 3 columns: Course, Bearing, Distance. Rows 1-7.

Section Corner

2 inch by 24 inch Galv. Iron Pipe, flush, with 3 inch diameter bronze cap marked:
SWAIN SURVEYING
T. 39 S. R. 1 E.
SEC 54 S3 COR
S9 | S10
RLS 759 1974
For bearing tree information, refer to Filed Survey No. 5653.
Re: County Surveyor's Re-establishment dated: March 9, 1985.



MAP of SURVEY

located in
Donation Land Claim Nos. 41, 42 and 43 in the Southeast Quarter of Section 4
and the Northeast 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

LEGEND

- Fd. 2 inch inside diam. Iron Pipe with rolled top, 21 inches deep. Origin is unknown. Refer to Filed Survey No. 2860 for previous tie. Fd. Iron Pipe bears S 86°36'E 1.58' from the Northeast corner of DLC No. 42.
- Found 5/8 inch Iron Rod with red plastic cap marked: DAVID A. EDWARDS, RPLS 2339, exp. 1 inch +/-, Unless otherwise shown. Re: Filed Survey No. 11433.
- Found 5/8 inch Iron Rod with no identification, unless otherwise shown hereon.
- Found Iron Pipe with bronze disk marked: CITY OF ASHLAND, SURVEY MARKER in Monument Case, Unless otherwise shown.
- Set 1 inch by 36 inch Iron Pipe with 3 inch diameter bronze disk, in monu. case, marked: CITY OF ASHLAND
- 1993 LS 759 SURVEY MARKER
- Set 1 inch by 30 inch Iron Pipe with 3 inch diameter bronze disk, in monu. case, marked: CITY OF ASHLAND
- 1993 LS 759 SURVEY MARKER
- Set 35-1/4 inch long by 1 inch diam. Iron Pipe 33 ins. in the ground with 3 inch diam. bronze disk marked: CITY OF ASHLAND T 39 S R 1 E DLC 41
- 1993 LS 759 SURVEY MARKER
- Set 5/8 x 24 inch long Iron Rods with 1-1/2 inch diameter Aluminum Cap marked: CITY OF ASHLAND R.P. 1993
- Set 5/8 x 30 inch long Iron Rod with 1-1/2 inch diameter Aluminum Cap marked: CITY OF ASHLAND R.P. 1993

- A. 29.57' Centerline to Fd. Iron Rod, unmarked and tight against North side fence post. Re: Filed Survey No. 2860.
- B. 18.63' Centerline to face Easterly curb.
- C. 17.51' Centerline to face of Westerly curb.
- D. Found disturbed, 5/8 inch Iron Rod with obliterated markings on a yellow cap which bears N 89°57'42"W, 120.01' & S 00°02'18"W, 0.02' from SE DLC 41. Tied July, 1991. Re: F.S. No. 7751.
- E. Found disturbed, 5/8 inch Iron Rod with yellow cap marked: E.L. SWAIN, RLS 759, exposed 1/2" +/-, which bears N 00°03'38"E, 89.92' & N 89°56'22"W, 30.02' from SE DLC 41. Re: F.S. No. 7751. (Filed Survey No. 12527 shows offset from Centerline Mountain Ave. as 29.88') (Filed Survey No. 12902 shows offset from Centerline Mountain Ave. as 29.82')
- F. Found 5/8 inch Iron Rod with plastic cap marked: D. McMahon, LS 1913, exposed 3" +/-, which bears N 00°03'38"E, 2574.78' & N 89°56'22"W, 30.01' from SE DLC 41. Re: F.S. No. 12902.
- G. Found 5/8 inch Iron Rod with red plastic cap marked: DAVID A. EDWARDS RPLS 2339 which bears N 89°57'42"W, 250.13' & N 00°02'18"E, 0.20' from the SE DLC 41. (Filed Survey No. 11433 N 89°57'42"W, 249.96' [219.96 shown on plot] from SE Cor. DLC 41)
- H. Found 3/4 inch Iron Pipe with 1-1/2 inch coupling on top, 21 inches deep, origin unknown. Found monument bears N 00°12'24"E, 823.34' & S 89°47'36"E, 41' from centerline intersection of North Mountain Avenue and East Main Street, as now found monumented. (Filed Survey No. 8660 shows an offset from centerline North Mountain Avenue of 30.42')

DONATION

LAND CLAIM

ACCEPTED
Northeast Corner Donation
Land Claim No. 53, T.38 S.,
R.1 E.

2 inch Iron Pipe with 3 inch diameter bronze cap in concrete, 4.5 inches deep, marked:
SURVEY MONUMENT
T38S R1E
NE DLC NW DLC
53 54
RLS 759 1973
Corner not visited this survey
Refer to Filed Survey No. 5380 for additional details.

ACCEPTED
Southeast Corner Donation Land Claim No. 41

Punch hole in Sanitary Sewer Manhole Lid. Placed four (4) punch holes along with four chisel marks on the rim of said manhole to define by about intersection the corner location. See "Detail" above.
Fence Tied Aug. 1977
Fence corner post, fence bng. Ely & S'y, bears S 00°08'48"W, 946.11' & N 89°53'12"W, 14.7'. Tied Aug. 1977.

PROPORTIONAL
Northeast Corner Donation
Land Claim No. 42

1 inch diameter Galv. Iron Pipe with 2 1/2 inch diameter bronze cap marked:
T38S R1E
ESE | SW Cor
40 | 41
DLC Cor
CS
1988
Reference Filed Survey Nos. 7631 & 11856.

ACCEPTED
Southwest Corner Donation Land Claim No. 41

1 inch diameter Galv. Iron Pipe with 2 1/2 inch diameter bronze cap marked:
T38S R1E
ESE | SW Cor
40 | 41
DLC Cor
CS
1988
Reference Filed Survey Nos. 7631 & 11856.

D.L.C. No. 41

D.L.C.

No. 43

ACCEPTED
Southeast Corner Donation
Land Claim No. 42

Fd. 1 inch square iron bar, 11 inches deep, November, 1974.
A fd. 3/4 inch iron pipe with a 5/8 inch iron pin flange bears South, 0.06' & East, 0.21'. Refer to Filed Survey No. 5996 and 8486.
Refer to City of Ashland 'Tie Book' No. 101, Page 22 dated 10/13/78 for monuments found, reference monuments set and measurements taken.
A portion of the COUNTY SURVEYOR'S 'SPECIAL CORNER' records are as follows:
Fd. 12 in. deep, 1 in. square iron bar, noted on Survey No. 8660, dated 1980, to be the S.E. corner of DLC 42. Directly over fd. bar, set a 1-1/2 x 3/4 in. galvanized iron pipe, 6 in. deep, with 2-1/2 in. dia. bronze cap m'd: 759S R1E

Refer to McCall's Field Book 'B' or 'H', Page 106, dated 1884 for survey of East boundary line of Donation Land Claim No. 42.

ACCEPTED
Southwest Corner Donation Land Claim
No. 43, T.39 S., R.1 E.

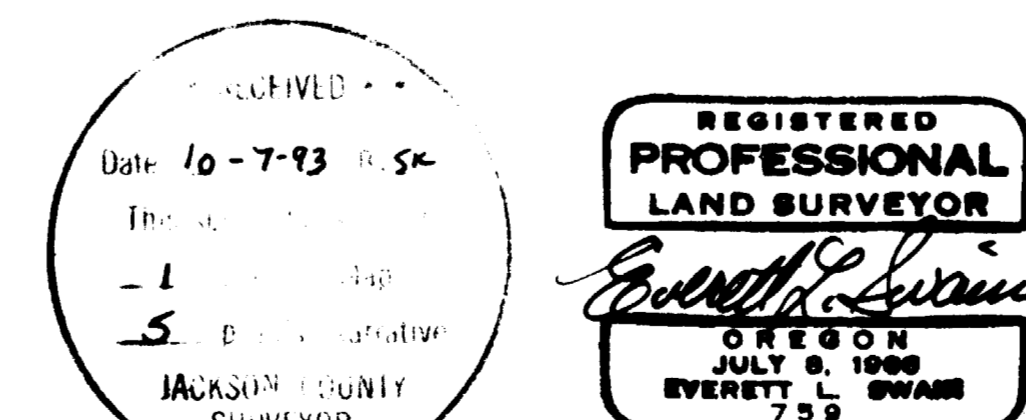
Fd. 3/4 inch Iron Pipe in Mon. Case, Tied November, 1973. Since replaced with a 3 inch diameter bronze disk, in monu. case, marked: CITY OF ASHLAND
Reference Filed Survey No. 8660, 8486, 9279 & 11963.
For further references, see H.L. McCall's field book 'A', Page 90, circ. 1888 surveying East Main Street. See Ashland Field Book No. 20, Page 18, circ. 1911, by McKimick wherein he makes reference to "Mon. on Main St. on D.L.C. Line" and shows D.L.C. line passing through angle point in 'B' Street. Further, refer to Field Book No. 3, Page 51 titled "Horse Ave. and D.L.C. Line with East Main St."
Refer to the Map of the Railroad Addition dated February, 1884, the Map of the Railroad Second Addition dated January, 1889, the Afta Addition dated July, 1909, the Map of Mine Addition dated May, 1888 and the Plat of Burke Addition to the City of Ashland dated September, 1910 for location and monument at corner point.
See County Surveyor's SPECIAL CORNER report, dated Feb. 23, 1988.
Corner not visited this survey

ACCEPTED
Southeast Corner Donation
Land Claim No. 42

(Gov't Record South, 2.40 Chs. = 158.40 Feet)
Refer to Filed Survey No. 8486.
(File Survey No. 8660 N 00°07'47"E, 159.92')
(County Surveyor's records show S 0°07'47"E, 159.95')

Job: C93T16
Plan Screen File: C93T16A

GRAPHIC SCALE - FEET



No. 39

D.L.C.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
ref: C93T16.nar
Page 5

BASIS OF BEARING:

True Meridian at the North-South Centerline of Section 4, Township 39 South, Range 1 East 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.

City Survey Crew:

Everett L. Swain, PLS
Crew Chief

Dennis Ernst, PLS
Engineering Tech. II

Equipment used:

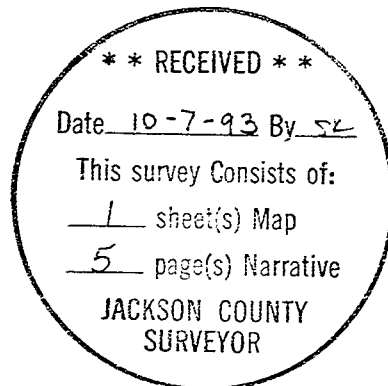
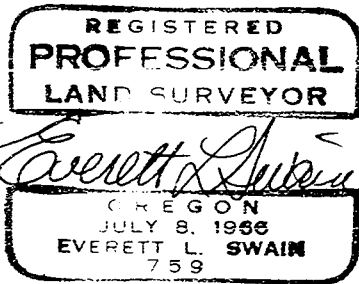
Wild T-2
H-P 3805A EDM
H-P 3808A EDM
Topcon DM-S1 EDM
Wild Invar Subtense Bar

All in good adjustment.

SEPTEMBER 20, 1993

ref: C93T16.nar

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



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
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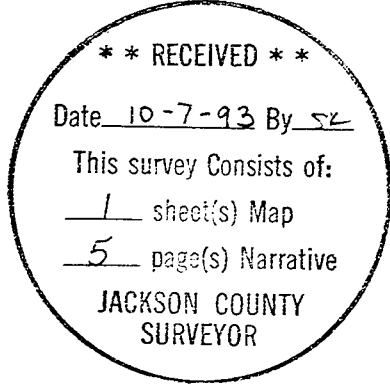
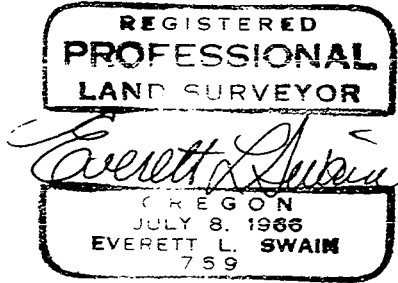
Wild T-2
H-P 3805A EDM
H-P 3808A EDM
Topcon DM-S1 EDM
Wild Invar Subtense Bar

All in good adjustment.

SEPTEMBER 20, 1993

ref: C93T16.nar

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



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250

ref: C93T16.nar

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Nothing was discovered in Walker's field books. There is in the possession of the City of Ashland, a map prepared by the Railroad titled: "ASHLAND, Jackson County, Oregon, Section 4/9, T.39S., R.1E. W.M., Scale 1"=100' July 25th, 1923". This map covers an area from Mountain Avenue on the East to Oak Street on the West, the North line of Donation Land Claim No. 42 on the North and 'A', Spring & Main Street on the South. There is a note on said map that states: "Dimensions of boundary lines of R.R. Reservation are result of survey". At the Northeast corner of Donation Land Claim No. 42, as shown on said railroad map, there is the following statement: "No evidence of mon.". There is also shown along the Easterly boundary line of Donation Land Claim No. 42, the following statement: "In the absence of definite information as to whereabouts of corners on dividing line bet'n D.L.C.-42-43. conclude that fence is 2 ft. inside of true line on R.R. Prop'ty. Fence North of Ctr. M.L. on line for 100 ft.". It is interesting to note that this map does show following: "Stone mon." & "Stone mon.- lead in top.". This information is shown at the Northwest corner of Donation Land Claim No. 42 and the half line of Donation Land Claim No. 40, respectively. I don't have a clue as to how the Railroad Surveyor determined his position for the Easterly boundary line of Donation Land Claim No. 42. Utilizing the temporary re-established position for the Southeast corner of Donation Land Claim No. 41 and the County Surveyor's re-established Southwest corner of Donation Land Claim No. 41, a proportion position for the Northeast corner of Donation Land Claim No. 42 was computed. This proportional position fits the North-South fence line, some 40 feet Southerly thereof, as tied by Surveyor Swain in 1977. Inasmuch as M.L. McCall ran this East boundary line of Donation Land Claim No. 42, in 1884, it would seem prudent to consider the fence line as probably having been built on McCall's survey line. If I didn't mention it before, the survey made by McCall, was for the Railroad. In any event, giving more weight to the position of the fence than to a 2 inch iron pipe, the origin being unknown, I find that the proportional position for the Northeast corner of Donation Land Claim No. 42 is more in harmony with the fence line than is the said 2 inch pipe. I further conclude that I can not put much weight in the Railroad's Survey as shown on the above referred to map, because of the statements found thereon.

In conclusion, I have held the temporary location of the Southeast corner of Donation Land Claim No. 41 as the FINAL corner location. This fell on the lid of a Sanitary Sewer Manhole. Five (5.00) foot offsets were established both Northerly and Westerly along the claim lines therefrom. Reference points were taken, as shown hereon. The centerline of North Mountain Avenue was monumented, as shown on the accompanying map. The Northeast corner of Donation Land Claim No. 42 was re-established and monumented at the proportional position as referred to hereinabove. References were also taken for this monumented position.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250

ref: C93T16.nar

Page 3

North Mountain Avenue, between East Main Street and the Southeast corner of Donation Land Claim No. 41, I will now evaluate Filed Survey No. 2860. Computing coordinate values for Surveyor Hurst's North Mountain Avenue centerline, a vector line was computed between the Southeast corner of DLC No. 41 and the centerline intersection of East Main Street and North Mountain Avenue, per his recorded survey values. This was compared to a computed vector line between the re-established temporary Southeast corner of DLC No. 41 and the centerline intersection of East Main Street and North Mountain Avenue, as found monumented and retraced by this survey. Considering that Surveyor Hurst executed his survey in 1965, he probably was utilizing a transit or theodolite of an accuracy not to exceed 5 seconds and measured his distances with a steel tape, of some undetermined length. The area wide control network established by Surveyor Swain, after 1971, was and is still being conducted with a 1 second theodolite and electronic distance measuring device. The precision between these two (2) computed vector lines, as set forth hereinabove, calculates to be approximately 1 part in 6000. This I find to be acceptable; however, when holding the centerline direction of North Mountain Avenue through the centerline intersection at 'B' Street, as has been done by Surveyors Hurst, Olson and myself, and then calculating a bearing-bearing intersection, holding the deed record angle at the point of horizontal intersection, I find a difference in the distances as reported by Surveyor Hurst and those calculated by this survey to be unacceptable. After considerable review and calculating various possibilities, I have come to the conclusion that there might be a problem with the angle and/or bearing calculations as reported in Filed Survey No. 2860. The monument set on the reported Easterly right of way line of North Mountain Avenue, by Surveyor Hurst, was tied to this survey control traverse, as well as the existing concrete curbs. The results are as shown on the accompanying map.

The initial survey of North Mountain Avenue by M.L. McCall on May 11, 1889, can be found in Field Book 'A', Page 128 in the office of the City Surveyor in the City of Ashland, Oregon. Also, see deed record Volume 20, Page 155-6 recorded the 4th day of December, 1889 and filed in the office of the Jackson County Recorder.

Now, turning to the Northeast corner of Donation Land Claim No. 42, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon. A great deal of research was conducted concerning the whereabouts of this original corner location. A 2 inch iron pipe was found within the near vicinity of this corner location but the origin of this pipe is unknown. A search of the Field Books of M.L. McCall's and F. Walker's was undertaken. In McCall's Field Book 'B' or #4, Page 106 dated 1884 McCall ran the East line of Donation Land Claim No. 42 and a portion of the North Line of said claim. However, McCall did not call for a monument at the Northeast corner of Donation Land Claim No. 42. I am not personally aware of McCall ever utilizing a 2 inch diameter iron pipe for a monument.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250

ref: C93T16.nar

Page 2

monuments within this general area. A temporary location for the Southeast corner of Donation Land Claim No. 41 was then established from this present adjusted control traverse. Monuments found were related to this temporary Southeast corner position and found to be satisfactory, considering all the previous construction activity that has gone on over the past years in this area. A 2 inch Iron Pipe, in the vicinity of the Northeast corner of Donation Land Claim No. 42, first shown on Filed Survey No. 2860, was tied by this Surveyor in March, 1972. At the time of the initial tie, by this Surveyor, this 2 inch Iron Pipe was only 7 inches below ground level. It was decided to try and locate this monument again. On September 16, 1993 it was found in good condition and 21 inches below ground level. It was tied to our previously established (1991) traverse control. The compared latitude position of said pipe as tied in 1972 and 1993 varies by 0.015 of a foot. The departure varies by 0.06 of a foot. Taking this into consideration, as well as the other data we have acquired in this survey, it is felt that the position of the Southeast corner of Donation Land Claim No. 41 is relocated in a very reasonable position.

Now, turning to the centerline of North Mountain Avenue. A control traverse was commenced in August, 1993 from a control point, as provided by this Surveyor, in the vicinity of East Main Street and North Mountain Avenue and established by me at the beginning of 1974. This present traverse control was run through the Northerly 5.00 foot offset monument at 'B' Street, as established by James H. Olson, PLS and shown on Filed Survey No. 8660. Continuing Northerly with said random traverse, proceeded to tie into the temporary Southeast corner of Donation Land Claim No. 41, as set forth hereinabove. The precision of this control traverse closure was 1 part in 18,853. The bulk of the error was in latitude.

A side tie was made from the random traverse control point at East Main and North Mountain Avenue to the found Westerly 5.00 foot offset monument at the centerline intersection of East Main Street and North Mountain Avenue. The distance measurement, being somewhat short, was made with an Invar Subtense Bar. This would insure a greater accuracy in calculating the direction of the centerline of East Main Street. The results were very favorable in relation to those values computed by this Surveyor for previous private surveys and before the monuments at East Main and North Mountain Avenue and 'B' Street and North Mountain Avenue were actually in place. These small bearing and distance differences are no doubt attributable to the small differences in actual position of the present day monuments compared to the previously calculated positions for said centerline directions and distances.

Now, turning to the only filed survey known to have attempted the retracement of the centerline location of

Survey No. 13679

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 a portion of Donation Land Claim Nos. 41, 42 and 43 in the Southeast Quarter of Section 4 and the Northeast 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 centerline of North Mountain Avenue between East Main Street and the Southeast corner of Donation Land Claim No. 41, said Township and Range. Also, to re-establish the Southeast corner of Donation Land Claim No. 41 and determine and monument the Northeast corner of Donation Land Claim No. 42, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon.

PROCEDURE: The City of Ashland purchased property East of North Mountain Avenue and in the vicinity of Hersey Street, Northerly and Southerly thereof. With the recent need by Bonneville Power Administration to set aside a parcel of land within the City's ownership and adjacent to North Mountain Avenue, for the purpose of establishing the City of Ashland's third electrical substation, the establishment and monumentation of the centerline of North Mountain Avenue was necessary and thus prompted this survey.

The Engineering Division of the City of Ashland undertook to re-establish the Southeast corner of Donation Land Claim No. 41, in 1991, when it was discovered that the Sanitary Sewer Manhole ring with the four chisel marks thereon had been destroyed by the apparent replacement of said manhole ring. It was discovered that no remaining reference points existed. There was a survey or two that had been made in the immediate vicinity but these points were found to have been disturbed by driveway construction, and ditch cleaning and maintenance activity. In March 1991 a control traverse was initiated starting at the Southwest corner of Donation Land Claim No. 41 and thence headed Easterly. The centerline of Williamson Way was one of the monumented lines utilized for adjustment of our control traverse. Proceeding Easterly, the control traverse was tied into the monument at the re-established section corner common to Sections 3, 4, 9 and 10, said Township and Range, as set by this Surveyor in 1974. Utilizing information from the private surveying records of Surveyor Everett L. Swain allowed adjustment of the control traverse to monuments previously set by Swain before the obliteration of the Southeast corner of Donation Land Claim No. 41. Our lowest ratio of precision was 1 part in 24000. This is compatible with Swain's original data which he used to tie and/or set the