

APPROVAL:

Docy Salt... November 8, 1993
JACKSON COUNTY PLANNING DEPARTMENT
File: L.L.A.-92-92
PROPERTY LINE ADJUSTMENT

MAP of SURVEY

located in
the Southwest One/Quarter of Section 15
Township 39 South of Range 1 East of the
Willamette Base and Meridian,
JACKSON COUNTY OREGON

William and Karen Cowger

61 Nutley Street
Ashland, Oregon 97520

SURVEYOR

STEWART LAND SURVEYS
6370 Highway 66
Ashland, Oregon 97520
SCALE: 1" = 100
BASIS OF BEARING:
September 15, 1993
phone (503) 488-2831
TRUE MERIDIAN at the
N-S Centerline Section 15
(derived from Jackson County Surveyor's
(N.O.A. not established in 1988))

13714

Section 16

1/4 Corner common to Sections 15 & 16
fd. 1.25" Galv. Iron pipe in road bed
of Elkader Street. Disturbed Survey Monument had
been excavated out and was found in loose
fill of granite sub-grade. No References were available

Initial Point TIMBERLINE SUBDIVISION
fd. 2" brass disk in concrete 8" deep
bears N 15°56'42" W 6.58' from the
Center-West 1/16th corner of Section 15

Section 15

S 89°42'12"E 1323.55'

the point of intersection
of the East-West C/L of
Section 15 with the westerly
line of Timber Line Subdivision
from which the C-W 1/16th Cnr.
bears S 89°42'12" E 1.80'

S 89°57'08" E 1430.16'
(S 89°57'04" E 1430.16' f.s. 6254)
((Plat Record N 89°57'W 1428.47'))

fd. 1" galv. l. Pipe
for the NE corner
Timber Line Subd.

Timber Line
Subdivision

State of Oregon
on behalf of
Southern Oregon State College
40.48 acres
(adjusted Tax Lot 300)

N 00°05'35"W 1331.99'
(N 00°05'00" W 1332.21' f.s. 11993)
((N 00°05'39" W 1331.89' f.s. 10801))

Lot 7 Bk. 2
Lot 8 Bk. 2
Lot 7 Bk. 3
P.O.B. Roadway
26.18' easements
S 89°59'57"E 155.32'
(S 89°59' E 155.31' P.R.)

fd. 1/2" l. Pipe for
the most northerly A.P.
on the South Bdry. of
Timber Line Subd.
(S 89°55' E 562.69' P.R.)
(S 89°55'32" E 561.12')
(S 89°55' E 718.00' P.R.)
(S 89°59'57" E 562.68')
fd. 3/4" l. Pipe for
the most southerly A.P.
on the South Boundary of
Timber Line Subd.

South 1/16th corner common to Sections 15 & 16
fd. 2.5" brass disk w/ two bearing trees
see Narrative of Survey for additional description

N 89°42'45"W 664.13'
(S 89°43'09" E 664.085' f.s. 11993)

Center-west S.W. 1/4th corner
bears N89°42'45"W 2.06'
(East 660.00' V.80 P.414 D.R.J.Co.)

S 22°30'00"W 77.72'
witness corner
(S 22°30'00" W 77.72')

Centerline Curve Data
19' wide Roadway Easement
Table with columns: CURVE, RADIUS, LENGTH, DELTA, CHORD, CH. BEARING

- Legend
found: 5/8" Iron rod w/ a Red Plastic Cap
marked: "D.A.EDWARDS RPLS 2339",
unless otherwise noted
found: 3/4" Iron pipe as per Timber Line Subd.,
unless otherwise noted
set: 1/2" X 24" galv. Iron pipe w/ a Yellow
Plastic Plug marked: "STEWART LS 2057",
unless otherwise noted
set: reference monument offset radially, 10'
from property corners, which are 1/2" X 24"
galv. Iron pipes w/ Y.P.P. mkd. "STEWART LS2057"
computed location, unless noted otherwise

Curve Data
Table with columns: CURVE, RADIUS, LENGTH, DELTA, CHORD, CH. BEARING

Call Data
Table with columns: COURSE, BEARING, DISTANCE

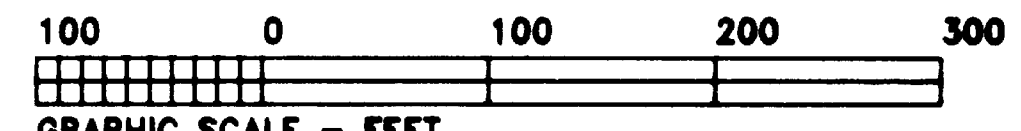
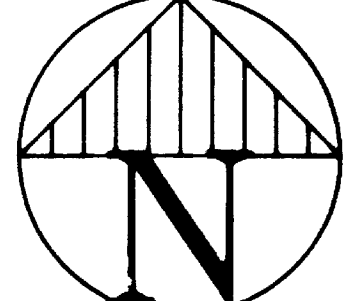
COWGER
10.24 acres
(adjusted Tax Lot 500)

Document No. 85-02686 O.R.J.Co.

Document No. 88-13859
O.R.J.Co.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Martin C. Stewart
OREGON
AUG 15, 1993
MARTIN C. STEWART
2057

Surveyor's Registration
Expires December 31, 1994



Job: 91e15-3a-J.N. 067
File: 91e15-3a.pl1

Section 15 Section 22
1/4 Corner

fd. 5/8" l. Rod as set forth on f.s.8607 sheet 1 of 1

Section 16

Section Corner
fd. a standard 3" B.L.M. brass cap
w/ five bearing trees
see Narrative of Survey
for additional description

N 89°43'25"W 661.46'
(N 89°44'07" W 661.39' f.s. 11993)

N 89°43'25"W 661.46'
(N 89°44'07" W 661.39' f.s. 11993)

N 89°43'25"W 2645.84'
(N 89°44'07" W 2645.56' f.s. 11993)

The S.W. corner of
Vol. 82 Page 392 J.C.D.R.
bears S 89°43'25" E 1.46'

Section 22
The S.W. corner of
Vol. 82 Page 392 J.C.D.R.
bears S 89°43'25" E 1.46'

Tax Lots 300 & 500 Assessor's Plat T39S-R1E-S.15

13714

STEWART LAND SURVEYS

6370 Highway 66
Ashland, Oregon 97520
phone (503) 488- 2831

NARRATIVE of SURVEY to COMPLY with PARAGRAPH 209.250 of the OREGON REVISED STATUTES

SURVEY MONUMENT DESCRIPTIONS

(all descriptions were measured to a 30d spike placed at the side center of the root crown of Bearing Tree unless noted otherwise)

SECTION CORNER COMMON TO SECTIONS 15, 16, 21 & 22, TOWNSHIP 39 SOUTH, RANGE 1 EAST, W.B.& M.

Found: A standard B.L.M. 3 inch brass cap on a 2 & 1/2 inch galvanized iron pipe exposed 7 inches; firmly set and marked: "T39S R1E; S16, S15, S22, S21; 1967; CADASTRAL SURVEY" with a 2" galvanized iron pipe on the Easterly side thereof.

from which:

A 13.8 inch d.b.h. Doug. fir bears N84°27'E, 31.1 feet dist. with no marks visible, the tree is partially covered by excavation from an adjacent granite pit.

(f.s.9735:12" DF N84°15'E, 31.2 feet dist.)

A 12.2 inch d.b.h. Doug. fir bears S35°25'E, 5.4 feet dist. with a single healed blaze.

(f.s.9735:10" DF S33°35'E, 5.5 feet dist.)

A 13.6 inch d.b.h. Madrone bears S01°32'W, 28.4 feet dist. with a single healed blaze.

(f.s.9735:13" Madrone S01°50'W, 28.4 feet dist.)

A 15.3 inch d.b.h. Doug. fir bears S22°47'W, 8.5 feet dist. with a single healed blaze.

(f.s.9735:13" DF S23°40'W, 8.5 feet dist.)

A 7.4 inch d.b.h. Black oak bears N73°03'W, 17.6 feet dist. with a double healed blaze.

(f.s.9735:6" BO N72°50'W 17.6 feet dist.)

SOUTH 1/16TH CORNER COMMON TO SECTIONS 15 & 16, TOWNSHIP 39 SOUTH, RANGE 1 EAST, W.B.& M.

Found: A 2 & 1/2 inch brass disk on a 1 inch galvanized iron pipe exposed 4 inches; firmly set and marked: "SWAIN SURVEYING T39S R1E; S1/16 S16&15; LS 759 1987".

from which:

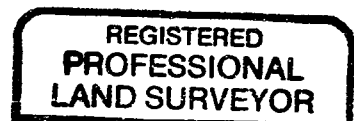
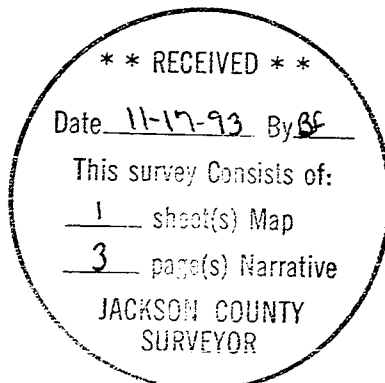
A 12.5 inch d.b.h. Doug. fir bears N88°12'E, 41.5 feet dist. with a double healed blaze.

(f.s.10901: 12" Red Fir N88°04'E, 41.07 feet dist. to lower blaze)

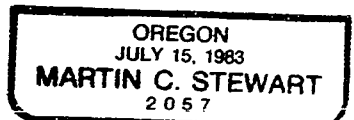
A 5.5 inch d.b.h. Black oak bears S38°07'W, 7.8 feet dist. with double partially open blaze with scribing evident.

(f.s.10901: 5.4" Black Oak S33°31'W, 7.6 feet dist. to lower blaze)

file: nrtv-957.wps



Martin C. Stewart



Surveyor's Registration
Expires December 31, 1994

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STEWART LAND SURVEYS

13714

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**NARRATIVE of SURVEY
to COMPLY with PARAGRAPH 209.250 of the
OREGON REVISED STATUTES**

The adjusted property lines were controlled by the existing roadway location. At the client's request this property line was located approximately 3 feet easterly from the existing westerly edge of the roadbed. The reference monuments were established 1-3 feet from the westerly top of cut slope to mark the westerly line of the shown proposed slope easement as well as referencing the true location of the adjusted property line. Descriptions were prepared reflecting the shown proposed easement locations but had not been recorded when this Survey was filed. As there will be additional work along this roadway any survey monuments placed on the true property line would undoubtedly be disturbed or buried and thereby render them essentially unusable.

Finally, there are several additional easements to yet be recorded. There is a proposed pedestrian walkway intended to benefit the public. However, it's final location and description have not been determined at the time of filing this survey, and it's ultimate location may differ from what is shown as a proposed location on the Map of Survey. In addition the clients have requested that subsequent descriptions be prepared to create a 19 foot wide ingress and egress easements over that portion of the existing roadway shown on the Map of Survey. This roadway continues from the client's Northerly boundary line and continues in a Southwesterly direction across their property, their Southerly adjoiner's lands, and terminates at the previously mentioned unimproved road in the vicinity of the West One/Sixteenth corner common to Sections 15 and 22. At this time this 19 foot wide ingress-egress easement is not intended to benefit the public at large, but to provide access for the adjoining land owners.

STEWART LAND SURVEYS

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NARRATIVE of SURVEY to COMPLY with PARAGRAPH 209.250 of the OREGON REVISED STATUTES

SURVEY No. 13714

SURVEY FOR: William and Karen Cowger
61 Nutley Street
Ashland, Oregon 97520

LOCATION: the Southwest One/Quarter of Section 15, Township 39
South of Range 1 East of the Willamette Base and
Meridian in Jackson County, Oregon.

PURPOSE: To establish property corners and lines for a Property
Line Adjustment.

DATE: September 15, 1993

**BASIS of
BEARINGS:** True Meridian at the North-South Centerline of Section
15, Township 39 South of Range 1 East of the Willamette Base and
Meridian as derived from the 1968 Jackson County Surveyor's control
network which utilized National Oceanic and Atmospheric Administration
geodetic survey monuments.

PROCEDURE: A thorough research of the public records indicated
that there had been several filed surveys subdividing Section 15 and
although there were discrepancies along the West line of Section 15
the resultant found interior sixteenth corner and deed corners were
found to be within acceptable positional tolerances. Deed research
showed 20' wide strips of land on either side of the North-South
centerline of the Southwest Quarter of the Southwest Quarter of
Section 15 that were intended for road or street purposes. As there
exists only an unimproved road along the West side of this North-South
centerline and there is no other easements or conveyances of record
that would connect these strips to existing roads or streets and that
in the absence of apparent heirs to the grantor of these strips that
the best intent construed would attach these strips to the original
tracts they were excepted from. Therefore no attempt was made to
segregate these strips other than to represent them as a matter of
record.

The hiatus shown in this area is a result of attempting to close
senior metes and bounds descriptions (that created the client's
original tract as well as their southerly adjoiner's original tract)
with a junior tract conveyed as an aliquot part of Section 15 as the
"West Half of the Southwest Quarter of the Southwest Quarter". It
being unclear as to the intent of these early conveyances therefore
the excess or deficiency should be allotted to the junior tract.

The positioning of the Southwest corner of the Timber Line
Subdivision was controlled by holding record distances from the
Initial Point found at the Northwest corner of Timber Line Subdivision
and found iron pipes along the Southerly boundary of this Subdivision.
The iron pipes, on the Southerly boundary were substantially out of
position relative to themselves, but the most northerly fit well for
bearing to the found interior lot corners and the most southerly fit
well to these same lot corners when record distance was held from it
and intersected with record distance from the Initial Point. The
Southwest corner was not set as it falls in a road cut slope and was
impractical to set. However, the intersection of the South Boundary
with the North-South centerline of the Southwest One/Quarter was set
at the top of this road cut.