

MAP OF SURVEY

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 9,
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON
OCTOBER 25, 1996

SURVEY FOR:
GLENN AND LAURIE SHIPLEY
419 FRIENDSHIP CIRCLE
ASHLAND, OREGON 97520



SURVEY BY:
TIMBERLINE KKB LAND SURVEYING
KERRY K. BRADSHAW LS 2271
P.O. BOX 3064
CENTRAL POINT, OR. 97502
(541) 664-7510 CELLULAR 944-6692

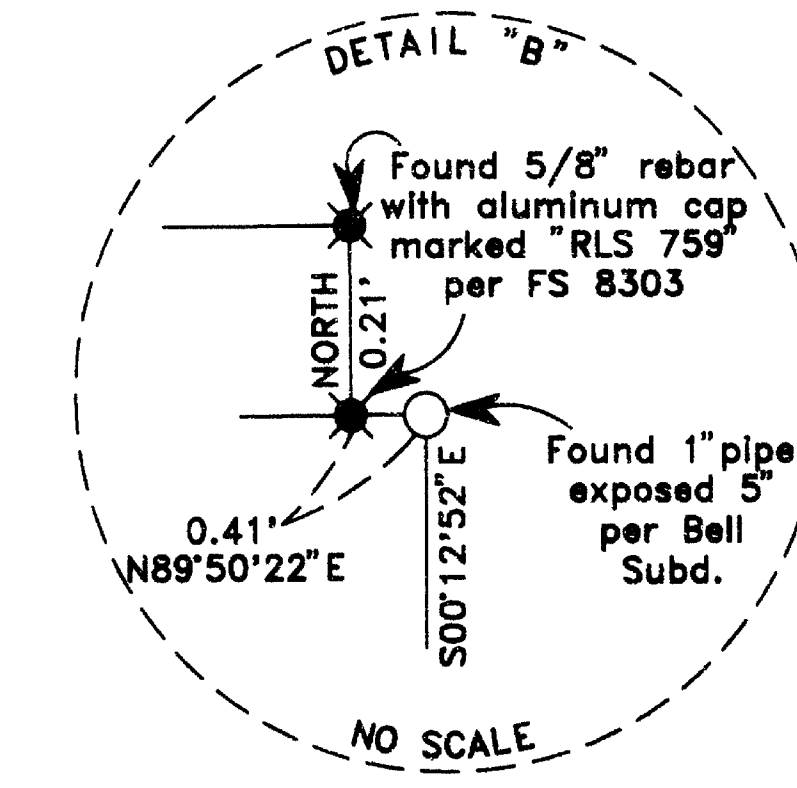
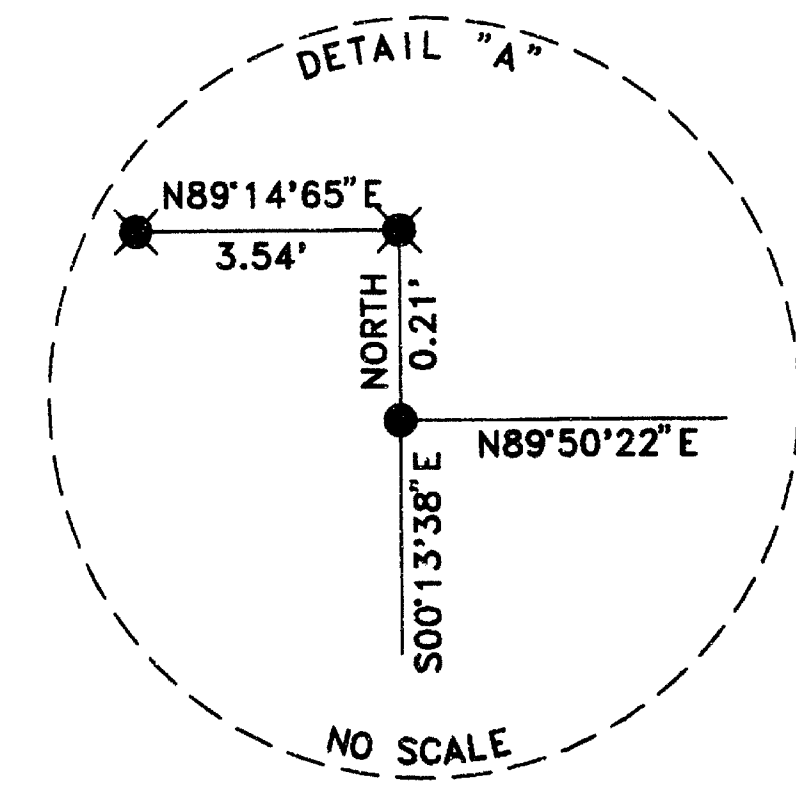
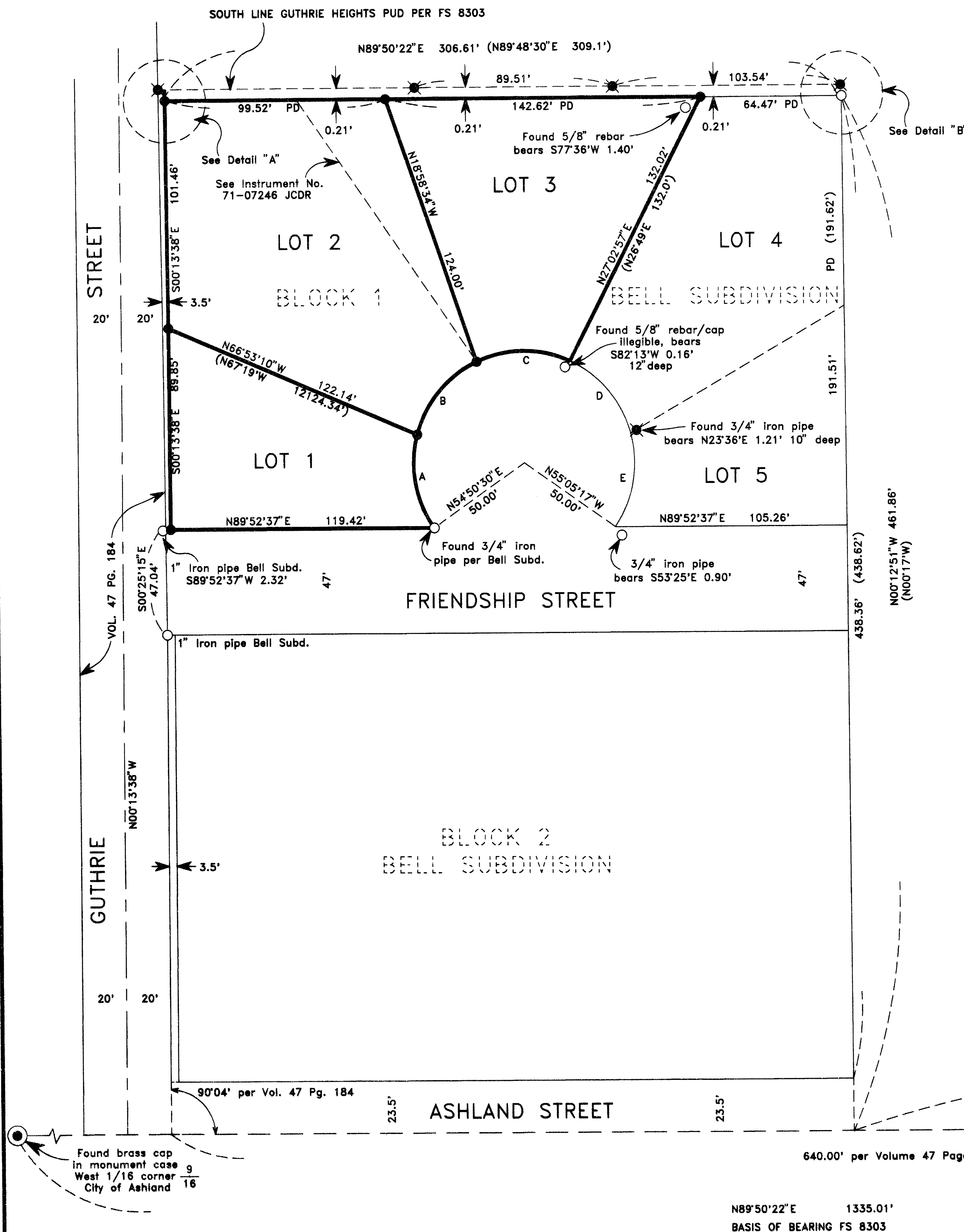
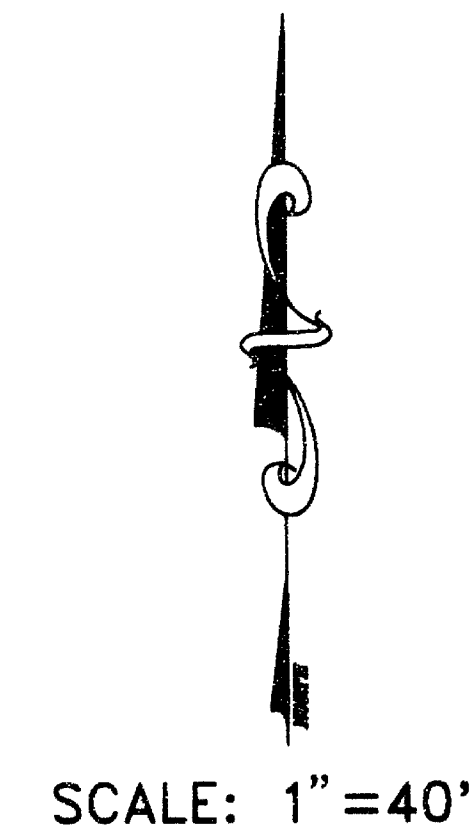
LEGEND

- ⊗ = Found 5/8" rebar with plastic cap marked "RLS 759" per FS 8303
- = Found monument as noted
- ⊙ = Found brass cap monument
- = Set 5/8" X 24" rebar with yellow plastic cap marked: "BRADSHAW LS 2271"
- PD = Proportionate distance
- FS = Filed Survey, Jackson County Surveyor Office
- () = Record data per Bell Subdivision
- JCDR = Jackson County Deed Records

BASIS OF BEARING SOUTH LINE SECTION 9 FROM
FROM WEST 1/16 CORNER TO SOUTH 1/4 CORNER
AS SHOWN ON FILED SURVEY NO. 8303

CURB TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
A	50.00'	43.68'	50°03'13"	42.30'	N10°07'53"W
B	50.00'	43.63'	49°59'47"	42.259'	N39°53'37"E
C	50.00'	43.63'	49°59'47"	42.259'	N89°53'24"E
D	50.00'	43.63'	49°59'47"	42.259'	S40°06'49"E
E	50.00'	43.657'	50°01'39"	42.284'	S09°53'54"W



**** RECEIVED ****
Date 1/21/97 By SK
This survey consists of:
— sheet(s) Map
— page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kerry K. Bradshaw
OREGON
JULY 16, 1987
KERRY K. BRADSHAW
2271
EXPIRATION DATE 12/31/97

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

SURVEY FOR: Glenn Shipley
419 Friendship Circle
Ashland, OR 97520

SURVEY BY: Timberline KKB Land Surveying
Kerr, K. Bradshaw LS 2271
P.O. Box 3064
Central Point, OR 97502
(541)664-7510 or (541)944-6692 (Mobile)

DATE: October 25, 1996

LOCATION: Southeast 1/4 of Southwest 1/4 of Section 9, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon.

PURPOSE: To survey and monument Lots 1, 2, and 3; Block 1, of Bell Subdivision.

PROCEDURE: Using a Nikon AG20 total station, the South 1/4 corner and west 1/16 corner, as well as found monuments per Filed Surveys 5582, 8303, and the original plat of Bell Subdivision, were incorporated in a control traverse. The collected data was analyzed and the parcels monumented as shown on the accompanying map.

Measurements revealed that the west boundary of Bell Subdivision as monumented and shown on the original plat, was approximately 2.5 feet westerly of the location as set forth in Volume 47, Page 184 of Official Deed Records, said Volume and Page being the creating device of Guthrie Street.

Found monuments along Friendship Street within Bell Subdivision, including along the area of the cul-de-sac were analyzed in an attempt to determine originality and intent as to the position of the right-of-way as first laid out. The fact that the found monuments included large and small diameter pipes as well as iron pins, although normally uncommon, was an accepted practice standard for the surveyor involved. Measured distance between found monuments along or near the north line of Friendship Street matched the record plat distance and had a best fit relationship to found monuments around the cul-de-sac. It was decided to hold these found monuments as original and the cul-de-sac was positioned as shown on the map. It can be noted that the found 3/4" iron pipe controls the east-west location of the cul-de-sac. The north-south location of the right-of-way was established by holding the 1" pipe on the west and proportioning the south-east corner of Block 1 on the east, thus avoiding an angled right-of-way line.

Lot corners along the north line of the subdivision were proportioned and the cul-de-sac was monumented per plat record, holding the indicated radius and arc lengths.

BASIS OF BEARING: South line of Section 9, from the South 1/4 corner to the West 1/16 corner as shown on Filed Survey No. 5582.

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This survey Consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY

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