MAP OF SURVEY

BOUNDARY LINE AGREEMENT

SURVEYED BY: EAGLE-EYE SURVEYING CORPORATION

23 NORTH IVY STREET MEDFORD, OREGON 97501 PHONE: (541) 776-2313 REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 19, 1594
RUSSELL D BRAUGHTON
2657

EXPIRES 12/31/97

LOCATED in Lot 4, Block 8, City of Ashland and in the NE I/4 of Section 8, T. 39 S., R. I E., W.M., Jackson County, Oregon

November 25, 1997

for

APPROVAL: 97-096

ASHLAND PLANNING DEPARTMENT
BOUNDARY LINE AGREEMENT

T39-IE-BAD TAX LOTS 900 8 901

11/26/97 DATE

Ken Pool 94 Pine Street Ashland, Oregon 97540

LEGEND

- O INDICATES A 5/8" X 30" STEEL PIN W/ RED PLASTIC CAP MKD. 'R. BRAUGHTON--LS 2657' SET.
- INDICATES 5/8" DIAM. STEEL PIN PER S.N. 13578 NOT VISITED THIS SURVEY.
- INDICATES A MONUMENT AS NOTED NOT VISITED THIS SURVEY.
- () DENOTES RECORD DATA PER 1888 "TOWN OF ASHLAND" PLAT. S.N. = SURVEY NUMBER

SCALE: I" = 30' I" DIAM. I. PIPE BASIS OF BEARINGS: TRUE MERIDIAN AT NORTH-SOUTH CENTER LINE OF SECTION 9 AS W/ BRASS CAP MKD, 'RLS 759' DERIVED FROM THE J.C.S. 1968 N.O.A.A. NET. REFERENCE BEARING FOR PER S.N. 4660 IN THIS SURVEY TAKEN FROM EXISTING CONTROL POINTS PER S.N. 13578, MON. CASE FILED BY THIS OFFICE, AS DERIVED FROM CENTERLINE MONUMENTS IN GRANITE STREET AS SHOWN ON S.N. 4897 AND S.N. 13578. SW'RLY LINE OF THE NORTHERLY HALF OF LOT 4, BLOCK 8 PER S.N. 13578 & ALLEY AS RETRACED S. 67.09.29.E. 254.025. (254.) SWRLY LINE OF IN S.N. 4660 THE NORTHERLY HALF OF LOT 4, BLOCK 8 PER S.N. 13578 SET WIT. MON. I" DIAM. L. PIPE W/ BRASS CAP MKD. 'RLS 759' **BOUNDARY LINE** T.L. 900 PER S.N. 4660 IN AGREEMENT S.N. 13578 MON CASE DOC. NO. 97-42322 BOUNDARY LINE AGREEMENT | 12 | SONE PER | DOC. NO. 72-02982 DOC. NO. 97-42322 RIGHT OF WAY PER COUNCIL ORDINANCE CITY OF ASHLAND SEE DETAIL NO. 359 IN 1908 BRASS CAP IN COMPUTED SW'RLY LINE 2.06 LEFT MON. CASE 6" DEEP OF LOT 4, BLOCK 8 50. PER S.N. 13578 -T.L. 901 FD. 5/8" DIAM. I. PIN PER S.N. 4623 COMPUTED SWRLY LINE AGREEMENT BOUNDARY OF LOT 4, BLOCK 8 PER AN UNRECORDED PER S.N. 13578 WRITTEN AGREEMENT SEE S.N. 13314 S.N. 13314 SET WIT. MON. AGREEMENT BOUNDARY PER AN UNRECORDED WRITTEN AGREEMENT 0,72 SEE S.N. 13314 DETAIL SCALE: I" = I' FD. 5/8" DIAM. STEEL PIN PER S.N. 13314 NOTE: PROPORTIONMENT OF LOT 4 IS BASED UPON OVERALL MEASUREMENT OF CITY OF ASHLAND Date 11-24-97 By & BRASS CAP IN MON. CASE 7" DEEP BLOCK 8 AS SHOWN ON S.N. 13314. THE PURPOSE OF THIS SURVEY WAS TO RESOLVE THE DISPUTED BOUNDARY BETWEEN TAX LOT 900 & TAX This survey Consists of: LOT 901 CREATED BY AN AMBIGUITY ON THE FACE OF DOC. NO. 72-02982, OFFICIAL RECORDS, JACKSON COUNTY, OREGON (SEE NARRATIVE). NO L sheet(s) Map ATTEMPT WAS MADE TO SURVEY THE NORTHEASTERLY AND page(s) Narrative SOUTHWESTERLY BOUNDARIES OF THE SUBJECT TAX LOTS; THESE WERE ACCEPTED, AS MONUMENTED, PER SURVEY NUMBERS 13314 & 13578. JACKSON COUNTY SURVEYOR

BASIS OF BEARINGS:

True Meridian at the North-South Center Line of Section

9 as derived from the J.C.S. 1968 N.O.A.A. net. Reference bearing for this survey taken from existing control points per S.N. 13578, filed by this office, as derived from centerline monuments in Granite Street as

shown on S.N. 4897 and S.N. 13578.

EQUIPMENT:

Nikon DTM-A5 Electronic Total Station.

DATE

COMPLETED:

November 25, 1997

REGISTERED PROFESSIONAL LAND SURVEYOR

RUSSELL D BRAUGHTON 2657

Expires 12/31/97

T39-1E-8AD Tax Lots 900 & 901

EAGLE-EYE SURVEYING CORPORATION

(formerly Edwards Surveying & Land Planning Inc.) 23 North Ivy Street, Medford

P.O. Box 4397, Medford, Oregon 97501-0170 Tel. (541) 776-2313 Fax. (541) 776-9978

SURVEY NUMBER

15581

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

SURVEY FOR:

Ken Pool

94 Pine Street

Ashland, Oregon 97540

LOCATION:

Lots 4, Block 8, City of Ashland and in the NE 1/4 of Section 8, T. 39 S., R. 1 E., W.M.,

Jackson County, Oregon.

PURPOSE:

BOUNDARY LINE AGREEMENT: Ashland Planning Dept. Planning Action No. 97-096; To resolve the disputed boundary between Tax Lot 900 & Tax Lot 901 created by an ambiguity on the face of Doc. No. 72-02982, Official Records, Jackson County, Oregon and to prepare legal descriptions for the purpose of recording a Boundary Line Agreement' and monument said 'Boundary Line Agreement' as shown on the accompanying map.

PROCEDURE:

An ambiguity on the face of Doc. No. 72-02982 was discovered in process of surveying the line between the subject tax lots. Doc. No. 72-02982 is a Quitclaim Deed for "a strip of land 4.00 feet in width" "lying Southwesterly of and contiguous to" a line described as being 170.00 feet to the Northwest of the Southeast corner of Lot 4, Block 8, City of Ashland (1888 plat), and perpendicular to the Southwesterly line of said Lot 4 (bears to Northeast). It is impossible for a strip of land to be contiguous (adjacent) to and also lay to the Southwest of the Northeast bearing line as described; therefore, an ambiguity exists. The parties involved in the 'Quitclaim' are no longer available for testimony; the introduction of the physical features that exist along the apparent lines of ownership was used to determine that the probable intent of the Quitclaim was to describe a strip of land 4.00 feet in width lying to the Northwest and contiguous to the line being described. The current owners of both tax lots were consulted and were in agreement with the findings that I presented. Utilizing existing control points from Survey Numbers 13314 & 13578, an agreement boundary was monumented as shown on the aiiached map and legal descriptions prepared and remitted to Jackson County
Title Company to prepare the 'Boundary Line Agreement'
for recording with County Clerk. The 'Boundary Line Agreement' was recorded as Doc No. 97-42322, Official Records, Jackson County, Oregon. Monuments set on this survey consist of 5/8" x 30" steel pins with red plastic caps mkd. "R. BRAUGHTON--LS 2657".

> * * RECEIVED * * Date 11-21-97 By @ This survey Consists of: _ sheet(s) Map 2 page(s) Narrative JACKSON COUNTY **SURVEYOR**